



Meredith Tessier
City of Scottsdale Planning Department

RE: 12-PP-2022 (NEC of 94th Street and Bell Road) – Summary of Site Plan Modifications

The following is a brief documentation of notable site plan revisions between 2nd and 3rd submittal of case 12-PP-2022:

Site plan revisions were generally limited to modifications to incorporate the Community Clubhouse in the southwest corner of the property. The previous version of the site plan/preplat included 54 single family lots on the 40-acre property (1.4 du/ac). The recent inclusion of the clubhouse eliminated lots 53 and 54 from the plan and the expansion the Tract H area. This results in a proposed 52-lot community with an overall density of 1.3 dwelling units per acre. A materials packet (site plan, floor plans, elevations, materials) for the clubhouse building and associated amenities has been included with this 3rd submittal.

All other revisions are limited to minor refinements in localized areas throughout the site. A notable change to the pedestrian circulation along the project's perimeter will now include an enhanced crossing of 94th Street at the entry intersection. The planned trail improvements will no longer extend north of this intersection due to a lack of connectivity to any existing trail to the north of the project.

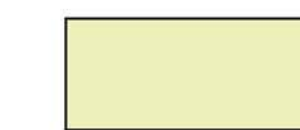


LEGEND



VILLA HOMESITES:

LOCATED ALONG THE WESTERN AND SOUTHER PERIMETER OF THE COMMUNITY, COMPRISING 20 HOMESITES WITH LOT AREAS OF NOT LESS THAN 11,400 SQUARE FEET.



ESTATE HOMESITES:

ESTATE INTERIOR HOMESITES:
LOCATED WITHIN THE INTERIOR OF THE COMMUNITY COMPRISING 19 HOMESITES WITH LOT AREAS OF NOT LESS THAN 19,900 SQUARE FEET.

ESTATE PERIMETER HOMESITES:
LOCATED ALONG THE COMMUNITY'S NORTH AND EAST PERIMETER, COMPRISING APPROX. 13 HOMESITES WITH LOT AREAS RANGING FROM 19,000 TO 27,000 SQUARE FEET.

SITE DATA

GROSS SITE AREA:	40.0 ACRES +/-
NET SITE AREA:	37.2 ACRES +/-
EXISTING ZONING:	R1-7 PCD (HD)
NUMBER OF LOTS:	52
MAX. ALLOWED DENSITY:	4.0 DU/AC PER 11-Z-86
PROPOSED DENSITY:	1.4 DU/AC
REQUIRED N.A.O.S.:	6.16 AC (15.4% OF SITE)
PROVIDED N.A.O.S.:	6.22 AC (15.5% OF SITE)

* VEGETATION DEPICTED ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO DEPICT SPECIFIC LOCATIONS OR QUANTITIES OF MATERIALS. PLEASE REFER TO THE PRELIMINARY LANDSCAPE PLAN FOR MORE DETAILED PLANTING INFORMATION.

Copyright RVI

Aerial photography circa April 2023



4800 N Scottsdale Rd Ste 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

94TH STREET AND BELL ROAD • PRELIMINARY SITE PLAN

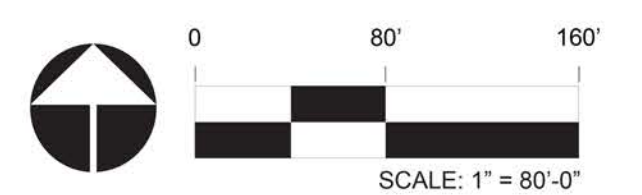
- Scottsdale, Arizona
- October 24, 2023
- # 22002497
- American First Builders, LLC



DALE GARDON DESIGN
Architecture . Planning . Placemaking



Kimley Horn



SCALE: 1" = 80'-0"
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

© 2023 Dale Gardon Design, LLC. All rights reserved.



STREET VIEW OF MAIN ENTRY

94th and Bell Clubhouse

October 20, 2023



DALE GARDON DESIGN
Architecture · Planning · Placemaking



STREET VIEW OF UPPER TERRACE

94th and Bell Clubhouse

October 20, 2023



DALE GARDON DESIGN
Architecture · Planning · Placemaking

© 2023 Dale Gardon Design, LLC. All rights reserved.



BIRDS EYE OF POOL TERRACE AND PLAY LAWN

94th and Bell Clubhouse

October 20, 2023



© 2023 Dale Gardon Design, LLC. All rights reserved.



STREET VIEW OF CLUBHOUSE FROM BELL ROAD LOOKING WEST

94th and Bell Clubhouse

October 20, 2023



DALE GARDON DESIGN
Architecture · Planning · Placemaking

© 2023 Dale Gardon Design, LLC. All rights reserved.



BIRDS EYE OF CLUBHOUSE

94th and Bell Clubhouse

October 20, 2023



DALE GARDON DESIGN
Architecture . Planning . Placemaking

© 2023 Dale Gardon Design, LLC. All rights reserved.



STREET VIEW OF CLUBHOUSE FROM CORNER OF 94TH STREET AND BELL ROAD



94th and Bell Clubhouse

October 20, 2023



DALE GARDON DESIGN
Architecture · Planning · Placemaking