

An aerial photograph of a residential development area. A large, irregular area is outlined with a thick blue dashed line. Inside this boundary, a winding stream flows through the landscape, surrounded by green vegetation. The stream is bordered by a light blue line. The surrounding area is mostly brown and dry, with some scattered houses and roads visible. The text "Project Narrative" is written in a bold, dark red font, and "August 31, 2022" is written in a smaller, black font below it.

Project Narrative

August 31, 2022

Wildcat Hill

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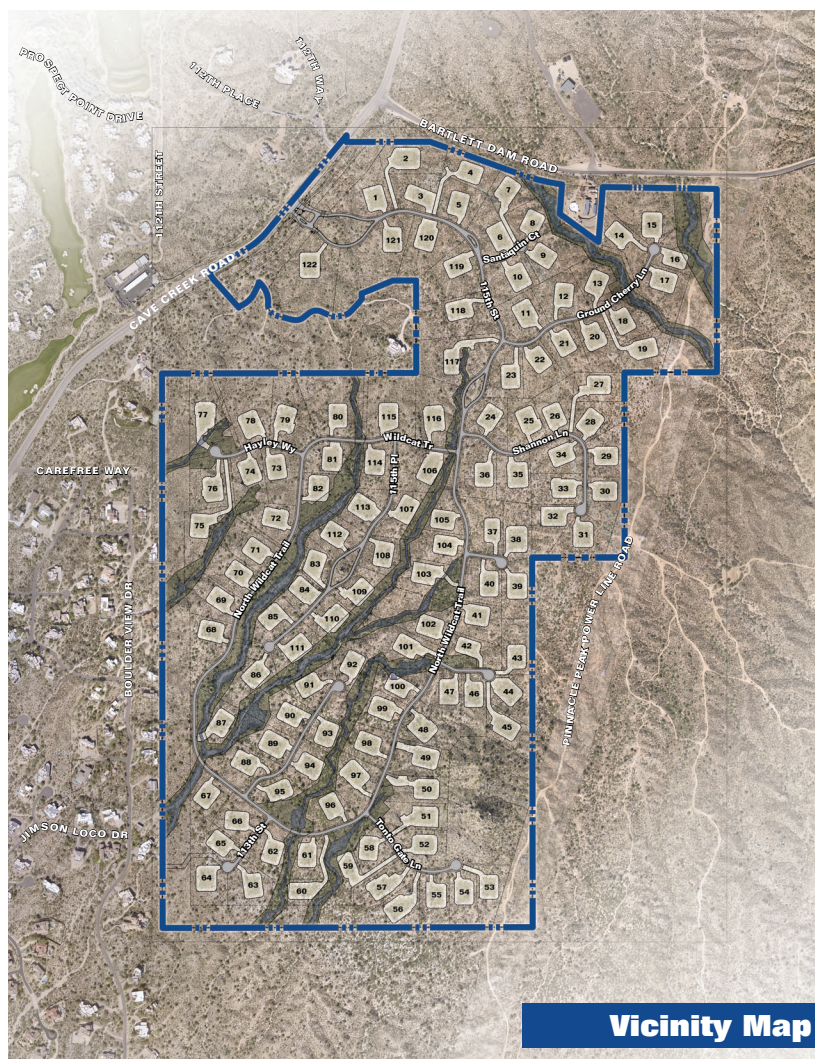


I. INTRODUCTION

Coe & Van Loo Consultants, Inc. (“CVL”), on behalf of the property owner, Wildcat Partners, LLC, seeks approval of a Preliminary Plat for the approximate 353-acre property (“Property”) that was subdivided in 2006/2007 as Wildcat Hill, located south and east of Cave Creek Road and Bartlett Dam Road. In accordance with the Property’s approved R1-70 zoning designation, this proposal is to develop 122 ultra-low density lots that will be a minimum of 80,000 square feet in size for custom and semi-custom home development. This subdivision will be buffered on all sides either by 160 ft. – 200 ft. of natural area open space or by the Tonto National Forest. At a minimum of 80,000 square feet, the proposed lots will be almost double the size of the existing low density residential development in the area - most all of which is zoned R1-43/ESL.

This Preliminary Plat is being submitted as a continuation of the previous Wildcat Hill development approvals granted by the City of Scottsdale (“City”) and will uphold the previous approvals permitting one home for every 2.7 acres – roughly 1/3 as dense as the surrounding zoning and lotting patterns.

The purpose of this request is to submit, process, and obtain Preliminary Plat approval for the creation and subdivision of approximately 122 residential lots, private streets and common open space areas in accordance with the attached Preliminary Plat.



II. LOCATION AND CONTEXT

This Property is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The Property is approximately 353-acres in size and is undeveloped. As previously noted, the Property is adjacent to the Tonto National Forest on the east and partially along the south. Low density residential development zoned R1-43/ESL lies to the west of this site, and further to the west and north are the Desert Mountain and Carefree Hills neighborhoods.

Adjacent Zoning:

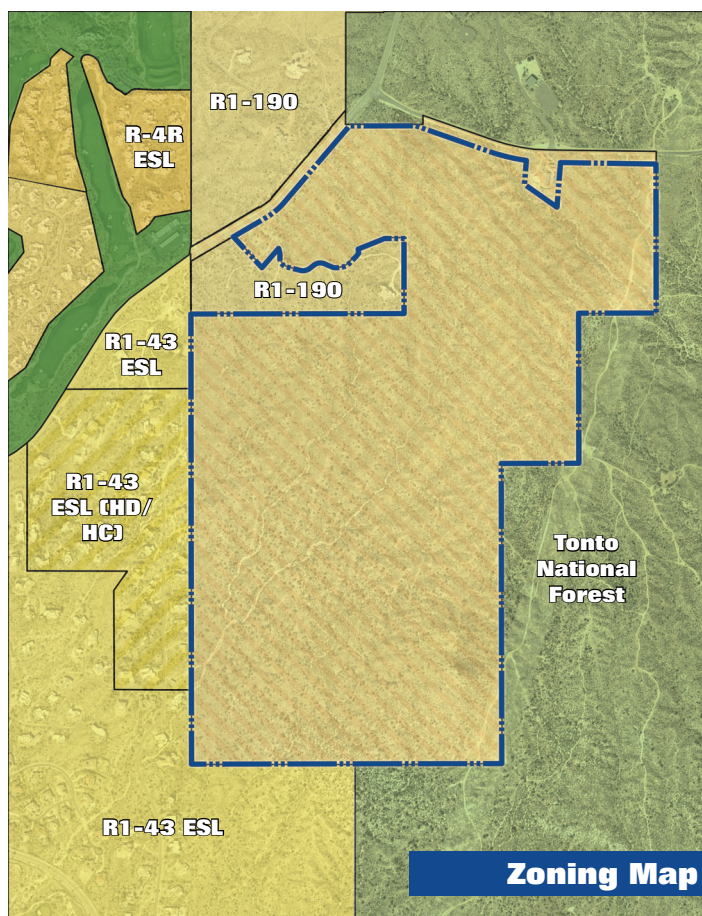
- East: Tonto National Forest
- West: R1-43/ESL
- North: To the north across Bartlett Lake Dam Road, is the Tonto National Forest. Across Cave Creek Road, to the northwest, is R1-190/ESL, developed as the Quail Ridge Subdivision.
- South/
Southeast: To the south/southeast is the Tonto National Forest.

(See *Context Aerial, Exhibit B*) for adjacent Zoning and surrounding context.

Custom home subdivisions known as Desert Mountain, Mirabel, Carefree Hills and Vista Valle are all in the vicinity of the subject site.

The site has several natural washes running from the northeast to southwest. Site elevations range from 3,040 feet to 3,275 feet above sea level. The most significant natural features of the site include numerous rock outcroppings, the wash corridors and Wildcat Hill itself.

The site vegetation consists of desert trees, shrubs, ground covers and cactus. The tree species consist of Blue Palo Verde, Mesquite, Foothill Palo Verde and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote and jojobas shrubs.



Environmental Conditions

ESLO Landform

A majority of the Wildcat Hill property is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands (ESL) ordinance. A portion of the Property, Wild Cat Hill itself, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.

Topography & Slope

The topography undulates between the various wash corridors that traverse the site in a northeast to southwest direction. Elevations on the site range from 3050' near the southwest corner to over 3275' near Bartlett Lake Road. Wild Cat Hill itself reaches 3240' in elevation. *(See Slope Analysis Map of the Property, Exhibit C).*

Vegetation/Site Features

Vegetation is typical of this Sonoran desert area of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the Palo Verde. Creosote, Bursage and jojoba are the main shrubs. Saguaros and Cholla cactus are also found throughout the site.

Man-made Features

Due to the proximity of the Tonto National Forest east of this site, trespassers have created several unimproved and unauthorized trails on parts of the site to access the Forest. Unfortunately, heavy use of these unauthorized trails has led to the creation of significant and scattered debris piles along the trails including up to the top of Wildcat Hill. These debris piles will be removed. The other man-made feature present on the property is a set of power line towers located within a regional power line corridor that cuts across the east edge of the site.

Hydrology Analysis

CVL has prepared a preliminary analysis of the site hydrology. A copy of which is being submitted with this application.



III. GENERAL PLAN CONFORMANCE

This proposed community of custom and semi-custom single-family homes is consistent with not only the Land Use designation of Rural Neighborhoods, but also with the goals and policies of the General Plan (*See General Plan Land Use, Exhibit D*). The goals of the Land Use Element include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. The proposed land uses will seamlessly fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse mixture of housing opportunities within the community. This proposed design will certainly integrate very well with the physical and natural environment and its neighborhood setting.

IV. PROJECT DESCRIPTION

The project development team has spent a significant amount of time walking the property to analyze and evaluate appropriate development areas and identifying natural areas that should be preserved. City Staff has also walked the Property and the result of this extensive collective effort is a vastly better development plan than the recorded Final Plat offers. This subdivision will now offer spectacular home sites, while at the same time preserving nearly all of the natural amenities found on the Property. A large portion of the 353-acre site will be preserved as dedicated natural area open space (NAOS). This low-density residential community is planned to be gated with access to the community primarily via hydrant.

As designed, this subdivision separates itself from adjacent home sites with either a natural area open space buffer of 160 ft. – 200 ft. or the Tonto National Forest on the east side and partially on the south side. These proposed lots will be almost double the size of the existing low density residential development in the larger area-most all of which is zoned R1-43/ESL. The proposed plat will allow only one unit for every 2.7 acres of the Property – roughly 1/3 as dense as the surrounding zoning and lotting pattern.

The topographic contouring of the property is dramatic and offers opportunities for creating a truly unique residential environment. Each home site will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills, maintain natural wash corridors, protect natural features and blend into the surrounding desert environment. The maximum allowed disturbance area for each lot ranges between 20,000 and 25,000 square feet, resulting in a range of on-lot open space being retained of between two-thirds (2/3's) to three quarters (3/4's) of every lot.

The custom and semi-custom home program allows for the preservation of the main washes that run through the Property, as well as most of the boulder outcroppings present on-site, through the strategic use of these building envelopes.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The main entrance into this unique gated residential community is divided by a large landscape buffer between drives to create a sense of arrival to this new neighborhood. The entrance then connects to a spine road that creates an internal loop with fingers to individual cul-de-sac streets for a unique lotting pattern. The drainage swales and wash corridors traversing the Property will be left undeveloped and retained in a natural state. As to off-site roadways, the Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

Native Plan Inventory. A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. A specific plan inventory will be performed for each lot on a lot-by-lot basis based on specific grading and drainage plans for each home site.



Boulder Protection Program. The Preliminary Plat was carefully laid out to minimize disturbance to the significant boulder outcroppings. All development envelopes were thoughtfully delineated to protect most of the natural features within individual lots. Further, specific boulder surveys and protection plans will be required for each lot prior to any on-lot development and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the improvement plans. The inventory will identify those boulder outcrop areas that meet the definition of protected boulder areas by Ordinance (Section 6.100.C).

Landscape Development. Due to the ESLO regulations, the landscape theme for the subdivision will feature only trees, shrubs and ground cover plants, selected from the City of Scottsdale “Indigenous, Desert Appropriate and Recommended Plant List”. All planting within the roadway disturbance areas will be re-vegetated with plants from the Indigenous Plant list. Plants will be selected from the Indigenous Plant list based on their natural elevation ranges.

Plantings around the gatehouse and entry area that are separated from the NAOS areas by hardscape will be supplemented with plants from the Desert Appropriate list. On-lot plantings within enclosed areas may include plants from the Recommended Plants for Enclosed Areas list. Per the ESL ordinance, any proposed on-lot turf will not be visible from off-site. The above list is available here: <http://www.scottsdaleaz.gov/codes/nativeplant/eslo>

Cave Creek Road Scenic Corridor. A two hundred (200) to three hundred sixty (360) foot Scenic Corridor is being provided adjacent to Cave Creek Road along the frontage of the Property, which is far in excess of the City’s objective to obtain 100’. The Corridor will feature indigenous vegetation (undisturbed and re-vegetated). Generally, this area will remain primarily undisturbed. Where improvements are required, they will conform to the City of Scottsdale Scenic Corridor Design Guidelines (SCDG). Improvements include drainage structures at the project entry, an entry gatehouse and gates, and low walls. Plans for these improvements will be the subject of a separate submittal to the City, with City review and approval. Materials for these structures will be in conformance with the SCDG, including corten or rusted finish metalwork, and stacked stone or rusted wire rock gabion walls. Finish materials will have an LRV no greater than 35%.

Design Guidelines and CC&Rs. As mentioned, Wildcat Hill is planned as a custom and semi-custom residential community that will provide diverse housing products, 1 and 2 story floor plans and architectural styles to eliminate the redundancy found in standard tract home developments with smaller narrow lots, uniform setbacks and garage dominance designs. The homes at Wildcat will be designed to promote and enhance the character of this high Sonoran Desert area of the City of Scottsdale, while establishing a unique neighborhood identity with design features, such as building articulation, massing, building materials, colors, and trim. Wildcat Hill will utilize energy-efficient components and building materials in order to conserve energy and promote the City of Scottsdale as a sustainable community and will include environmentally conscious elements, a well-constructed and tightly sealed thermal envelope, high-efficiency heating and cooling systems and energy-efficient doors, windows, and appliances. The applicant has prepared Supplemental Design Guidelines.



All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. The master developer of this Property will be preparing architectural and landscape design guidelines for all future homes within Wildcat Hill. The guidelines will be more restrictive than the requirements of the ESL ordinance and the Scottsdale building code.

Phasing. The project is proposed for three phases. Phase 1 consists of the entryway, the 12 inch off- site waterline that will connect the site to the Desert Mountain Golf Course No. 6 and roughly one-half of the backbone infrastructure (streets, utilities, lighting and landscaping) and lots adjacent to the infrastructure. Phase 2 and Phase 3 are comprised of the balance of the backbone infrastructure and remaining lots. Lots sales will be split between custom and semi-custom high-end builders. Build-out is expected to be roughly 10 years or perhaps more.



V. AMENDED DEVELOPMENT STANDARDS JUSTIFICATION

In order to encourage sensitivity to site conditions and to provide flexibility in site planning, Section 6.1083 of the Environmentally Sensitive Lands (ESL) Ordinance allows development standards to be adjusted up to 25%, subject to a showing that the amended standards better achieve the purposes of the Environmentally Sensitive Lands Ordinance.

This Preliminary Plat does improve significantly upon the existing recorded subdivision in a variety of ways. This design is more comprehensive in nature, responds better to the topographic contouring of the land, and continues to be compatible with the existing land uses in the area and with the established circulation patterns on adjoining properties. The internal street system is no longer a dominant feature in the overall design, and the natural and re-vegetated open spaces are located throughout the development. This is a plan for low density – single family housing that will further contribute to the lifestyle of the area and provide an appropriate edge to the Tonto National Forest.

The setting is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of each lot being left as open space (dedicated NAOS and/or undedicated NAOS).

Through the use of development envelopes, the design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site. In order to accommodate and preserve the numerous natural open space elements present on this site, the owner proposes to utilize Amended Development Standards as allowed in the Environmentally Sensitive Lands (ESL) Ordinance, Section 6.1083. The following is a more detailed list of plan improvements over the existing recorded plat provided herein to justify utilization of the code provision allowing up to a 25% reduction in the City's development standards (these same features were provided earlier in the Executive Summary):

Preservation of Wildcat Hill - more secure. Most of the land feature known as Wildcat Hill will now be in its own tract as a Conservation Easement ("CE") rather than having the ownership of Wildcat Hill be split up and preserved thru various on-lot easements as was done with the previously approved plat. However, in an effort to protect more of the sensitive areas of the Wildcat Hill slopes, an additional 60-foot on-lot CE has been provided on multiple lots. This dual approach provides better protection of this important landform and makes this natural feature more accessible and usable by residents and the public, if desired, while also providing protection for the more sensitive slope areas. (*See Exhibit C, Slope Analysis Map of the Property*).



Preservation of natural wash corridors through site – less disturbance. In the existing recorded plat, there were 13 driveway crossings of the natural washes, these driveway way crossings have been significantly reduced. Lots have now been designed to be in front of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have been reduced to under 4 roadway crossings. The natural wash corridors traversing the Property will therefore be far more natural due to fewer disturbances. The NAOS ordinance requirement is approximately 41% of the overall site (145 acres), and our plan exceeds it.

New Natural Desert Transition/Buffer Area-Protected in Separate HOA Tract.

A 160 ft. to 200 ft. natural desert transition area is being retained in a separate HOA tract along the common boundary with adjacent privately owned property around this proposed subdivision. This approach increases the width of the open space buffer shown on the recorded plat and shifts the previous on-lot open space into commonly held HOA tracts for better preservation of the natural area open spaces.

More NAOS and Total Overall Open Space Will Be Provided. While the lot yield has increased, the amount of open space has also increased. The Property is located within the Upper Desert Landform and, according to the current slope analysis, is required to provide approximately 41% of the total site area (approximately 145 total acres) in Natural Area Open Space (NAOS). The original 2006/2007 final plat designated approximately 50% of the development as NAOS. However, this proposal features even more NAOS.

More Natural Boulder Outcroppings Conserved. While the original plat had sought to conserve significant natural rock outcroppings, many were located on individual private lots. The new plat conserves a majority of the existing rock outcroppings and boulder clusters within dedicated common area conservation tracts owned by the HOA and with Conservation Easements dedicated to the City.

Significant Increase in Depth of Scenic Corridor along Cave Creek Road. The current scenic corridor easement along Cave Creek Road as shown in the existing final plat is only 50'. Under the new subdivision plat, this Cave Creek Road frontage will feature a new scenic corridor easement with a minimum depth of 200 ft. in increasing to 360 ft. in depth in several locations.

Reduction of Lots along West Property Line. In the original recorded plat, there are 10 lots along the west property line. In this proposal, that number has been greatly reduced.

Preservation of 200 ft. Natural Area Buffer (with Maximum of 12 Lots) around Existing Outparcels Near Cave Creek Road – There will be no change in the depth of the natural area buffer easement or in the setbacks (or the number of lots) that were documented in the recorded agreement with these owners.

This Low Density Subdivision Will Feature Half the Density of the R1-43/ESL Zoning Category Common to this Area. The proposed plat will allow only one unit for every 2.7 acres – roughly 1/3 as dense as most of the surrounding zoning and lotting.



Conforms to the General Plan. This Preliminary Plat complies with the General Plan land use designation for this area.

More and Better Open Space. Currently, the on-site natural area open space is disturbed by drainage and on-lot construction areas. The addition of the open space buffer tracts and subdivision redesign create larger consolidated and connected areas of existing densely vegetated natural open space which lessens the disturbance.

All 122 Lots are a Minimum of 80,000 sq. ft. The existing final plat has 76 lots. This proposal seeks an increase to 122 lots: a minimum size of 80,000 square feet and averaging 2.28 acres in size overall. Though we are proposing to increase the total number of lots in the development, these lots will still be very large and with significantly deeper exterior buffers, more overall open space and the use of conservation open space (to protect the Wildcat Hill landform and other major boulder outcroppings).

Pedestrian Trail Access. The existing natural trails will remain (no additional disturbance) to allow area residents access to the Wildcat Hill landform. A small pedestrian trailhead feature will be located at the end of the cul-de-sac on the southwest corner of Wildcat Hill itself that will connect to existing trails at that location. It will feature a rustic shade structure with a desert theme and a trail identity sign at the access points to Wildcat Hill. The development of new trails that could mar the undisturbed desert in the area will be discouraged.

Abandonment of Unnecessary Right-of Way and Return to NAOS – The existing 66' wide Patent Easement ROW along the west property line is proposed to be eliminated and be retained in NAOS.

Infrastructure Improvements Will Benefit the Area. The City had planned in 2007 to construct a water tank and two booster pumps at the north end of the property but for a variety of reasons those improvements were never built, and the plans were removed from the City's CIP budget. However, through development of this new subdivision on the property, the tank and booster pumps will now be built by the City which should improve water pressure for parts of the larger area.

It is important to understand that the lot sizes are almost double the size of the prevailing lots in the area. At the same time, the amount of open space has been increased over that provided in the recorded final plat, which offers better protection of the natural area open space through use of common area HOA tracts and conservation easements. *(See Open Space Comparison – Proposed Plat and Existing Plat (2006 / 2007), Exhibit A)*. In sum, we believe this is now an impressive plan for an impressive site.

A "legislative draft" outlining Wildcat Hill's R1-70 ESL zoning district standards are as follows.



SECTION 5.030. - SINGLE-FAMILY RESIDENTIAL (R1-70/ESL) DISTRICT (AMENDED)

Section 5.031 Purpose

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.034 Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-70/ESL district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ **EIGHTY THOUSAND (80,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

1. Width. All lots shall have a minimum width of ~~two hundred fifty (250 feet)~~ **ONE HUNDRED EIGHTY SEVEN AND ONE-HALF FEET (187.5)**.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY (20) FEET MEASURED AT THE PROPERTY LINE.**

C. Density. There shall be no more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. ~~No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR (24) FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. Yards

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~sixty (60)~~ **FORTY FIVE (45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent



to a key lot, accessory buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY FIVE (45) FEET.**

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ **TWENTY THREE (23)** feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ **FORTY FIVE (45)** feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.

G. *Walls, fences and landscaping.*

Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access.*

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.

I. *Corral.*

Corral fence not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

SECTION 5.034. R1-70/ESL SINGLE-FAMILY RESIDENTIAL DISTRICT
SUMMARY TABLE

Development Standard	Ordinance Requirement	Wildcat Hill Amendment	Max. ESL Reduction*	Wildcat Hill Reduction
A. Minimum Lot Area (Sq. Ft.)	70,000	80,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	250'	187.5'	25%	25%
2. Flag Lots	-	20'	-	-
C. Maximum Building Height	30'	24'	N/A	-
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front (Face of building)	60'	45'	25%	-
b. Front (Face of garage)	60'	45'	25%	-
c. Front (Corner lot side street)	60'	45'	25%	25%
d. Front (Key lot side street)	60'	45'	25%	-
e. Front (Double frontage)	60'	45'	25%	-
2. Side Yard				
a. Minimum	30'	23'	25%	23.3%
b. Minimum Aggregate	60'	45'	25%	-
3. Rear Yard	60'	45'	25%	-
E. Distance Between Buildings (Min)				
a. Accessory & Main	10'	-	-	-
b. Main Bldg on Adjacent Lots	60'	-	-	-
F. Maximum Wall Height				
a. Front	3'	-	-	-
b. Side	8'	-	-	-
c. Rear	8'	-	-	-
d. Corner Lot/Key Lot	8'	-	-	-
e. Corral fence	6'	-	-	-
G. Development Perimeter Setbacks	-	-	-	-
*Maximum reductions as allowed by Section 6.1083 of the ESL ordinance				



VI. SENSITIVE DESIGN PRINCIPLES

The City's Sensitive Design Principles are based "on the overall belief that development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment." The proposed Wildcat Hill Preliminary Plat implements many of these design principles to create a unique and environmental sensitive community within the fabric of the natural desert environment. It increases the minimum required NAOS and respects the natural topography of the Property to retain as much of the desert flora as possible.

1. **The design character of any area should be enhanced and strengthened by new development.**
 - **Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.**
 - **Building design should be sensitive to the evolving context of an area over time.**

The topographic contouring of the property is dramatic and offers opportunities for creating a unique custom and semi-custom home environment, which incorporates the quality and sensitivity of design that the City expects in this part of north Scottsdale. The home sites will be designed and oriented to take advantage of the views of the surrounding mountains and natural features. Site specific development envelopes are delineated for each lot in order to minimize cuts and fills in an effort to blend into the surrounding desert environment. The maximum allowed disturbance area ranges between 20,000 and 25,000 square feet in area resulting in a range of between two-thirds and three-quarters of every lot being left as open space (dedicated NAOS and/or undedicated NAOS). This appropriate design allows for the preservation of the main washes that run through the Property as well as the boulder outcroppings present on-site through the use of development envelopes.

As noted earlier, the average lot size is 99,342 square feet, which is significantly larger than the minimum of 70,000 square feet required by R1-70/ESL zoning district. This self-imposed restriction takes into consideration the unique desert climate, topography and the surrounding Sonoran desert character.

2. **Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:**
 - **Scenic views of the Sonoran desert and mountains.**
 - **Archaeological and historical resources.**

The size of the lots and distribution pattern of the development envelopes enable's many of the new home sites to take advantage of the property's dramatic topography and views of the surrounding mountains and natural features. The design also retains and features Wildcat Hill itself.



3. Development should be sensitive to existing topography and landscaping.

- **A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.**

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers a spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the Property.

Roadway layouts respect and accommodate the natural topography of the Property and retain as much of the desert flora as possible. The drainage swales traversing the Property will be left undeveloped and will be retained in a natural state.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Special efforts have been incorporated into the development plan to minimize impacts on the desert environment through the use of appropriate development areas. Existing rock outcroppings and boulder clusters within dedicated common area will be incorporated into conservation tracts. Existing washes, significant rock cropping, and natural areas will be retained in actual undisturbed NAOS area to allow natural habitats to remain.

There were 13 driveway crossings of natural washes in the existing recorded plat, which has now been significantly reduced. Lot frontages are now been designed to be ahead of the washes, which drastically reduces the number of driveway crossings. There were also 8 roadway wash crossings, which have been reduced to under 4 roadway crossings.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- **Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.**

The design intent of this community is to blend seamlessly into the desert environment fabric with minimal disturbance to the natural desert environment. Streets are designed to reduce asphalt and to minimize impacts on the desert. The overall theme is to reduce the impacts to this unique topography property and use the topography to create unique lots.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

This is a secluded gated community with larger lots and significant open space reserved between lots to create a sense of openness. Alternative modes of transportation, including bus access has not been expanded this far north. However, bicycles are very prevalent in this area and this site is accessible by bike.



7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- **Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.**

The existing natural pedestrian trails will remain to allow area resident's access to Wildcat Hill. No additional disturbance is proposed.

8. Buildings should be designed with a logical hierarchy of masses:

- **To control the visual impact of a building's height and size.**
- **To highlight important building volumes and features, such as the building entry.**

Again, this will be a planned custom and semi-custom home subdivision. The master developer of this Property will prepare architectural and landscape design guidelines for the future homes in Wildcat Hill. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom and semi-custom home designs will be controlled by the HOA architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team. Controlling each home's visual impact will be an important element of these supplemental design guidelines.

9. The design of the built environment should respond to the desert environment:

- **Interior spaces should be extended into the outdoors both physically and visually when appropriate.**
- **Materials with colors and coarse textures associated with this region should be utilized.**
- **A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.**
- **Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.**

All of these design features will be utilized in the development of homes in Wildcat Hill. All builders will be required to design their homes to take the desert environment into consideration, with plantings, colors, house styling, roof overhang and recessing of doors and windows. The residential architectural intent for Wildcat Hill is to emphasize diversity of styles, floor plans, elevations, materials and color.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- **Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.**

The City's current design strategies and building techniques are encouraged to be used to minimize environmental impacts and reduce energy consumption.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- **The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.**
- **The landscaping should complement the built environment while relating to the various uses.**

The character of the planting design is based on the native plant inventory. Every natural landscape within the City of Scottsdale has a unique character based on the specific species found there, and their density. The development team has reviewed the natural plant densities and species on the Property, and will re-vegetate disturbed areas with plants selected from the City of Scottsdale “**Indigenous, Desert Appropriate and Recommended Plant List**”, and installed at densities that reflect the current character of the Property. Mature plants salvaged from the Property’s disturbed areas will be carefully sited for transplant on the project site with considerations to location, views, and adjacent plant material.

Near built environment areas, including the entry gate and the pedestrian trailhead, planting will be selected that both highlights these features, but also blends with the surrounding vegetation.

All open space areas, except the entry gate, will use plants selected solely from the indigenous plant list. At the entry gate, and only within areas separated by hardscape (such as the median), the plant selection will be supplemented from the Desert Appropriate Plant list.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- **Water, as a landscape element, should be used judiciously.**
- **Water features should be placed in locations with high pedestrian activity.**

Water will be treated as a precious resource within this development. Passive rainwater harvesting techniques, including microbasins and natural earthwork forms, will be utilized where feasible to provide supplemental water to the low water use and desert adapted plantings. No water features or fountains are proposed for any open space area within the project.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

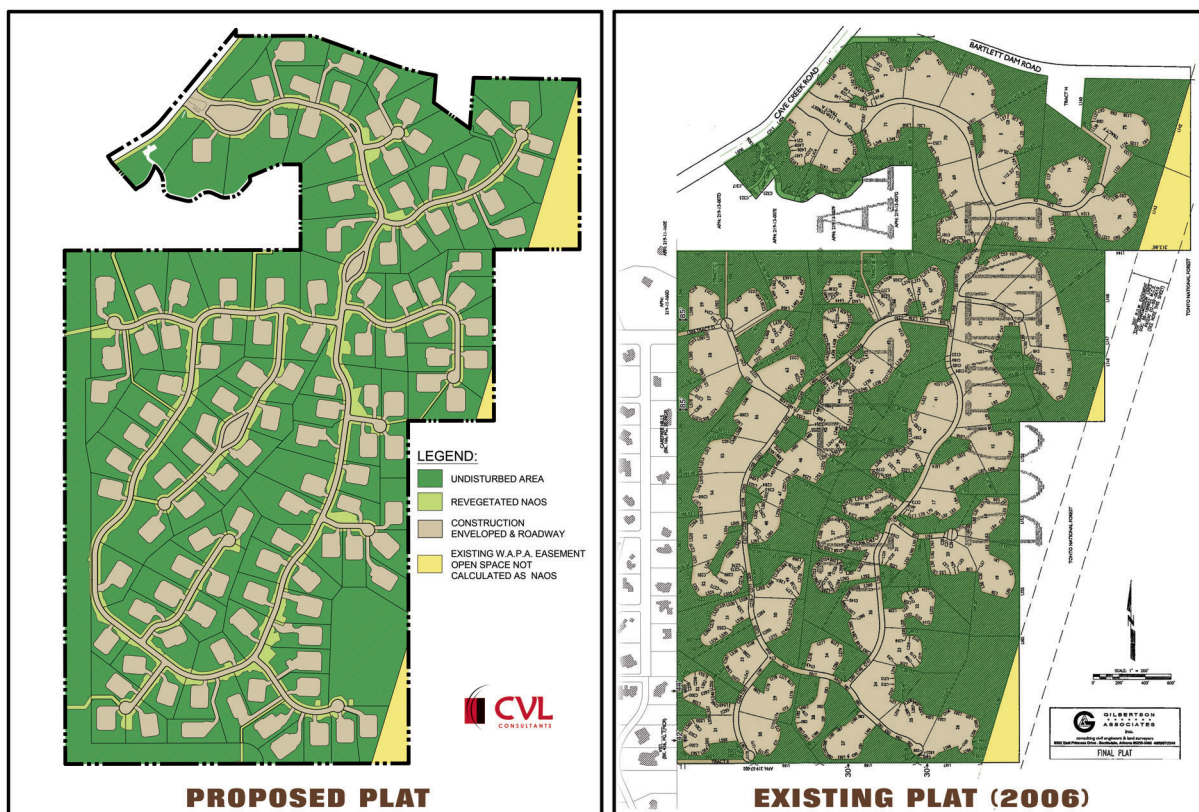
- **A balance should occur between the ambient light levels and designated focal lighting needs.**
- **Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.**

Lighting for Wildcat will comply with all of these elements of the City’s codes. External lighting will be appropriately located and designed to conserve energy and prevent light from spilling onto adjacent properties.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Entry signage will be designed to be compatible with and sensitive to the Sonoran Desert environment through the use of desert tones and materials indigenous to the area. Materials will generally be of a rusted or weathered metal finish. Additional signage includes pedestrian scale interpretive trailhead marker that will include project themed iconography, and a short narrative on the significance of Wildcat Hill and the Sonoran Desert.



VII. TRAFFIC

The traffic impact analysis prepared by Trace Consulting, dated July 2014, submitted with the application states that this development is projected to generate approximately 1,161 trips per day: 92 during the AM peak and 122 during the PM peak hour. The analysis also concludes that the intersection of Cave Creek Road and Bartlett Dam Road and the community entry on Cave Creek Road will operate at service level A from project inception to full build-out. Owner will dedicate, as fee simple, a 55-ft half-street along N. Cave Creek Road and a 100-foot half-street along E. Bartlett Lake Road.

VIII. CONCLUSION

As stated above, the purpose of this request is to submit, process, and obtain Preliminary Plat approval for the creation and subdivision of approximately 122 residential lots, private streets, and common open space areas in accordance with the attached Preliminary Plat.

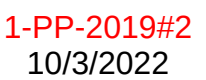
The proposed development plan is more responsive than the recorded subdivision to both its natural setting and with its neighborhood setting by being consistent with the scale and quality of the surrounding single-family homes. The project has been designed to offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods. In sum, we believe this is now an impressive plan for an impressive site.



EXHIBIT A



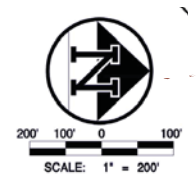
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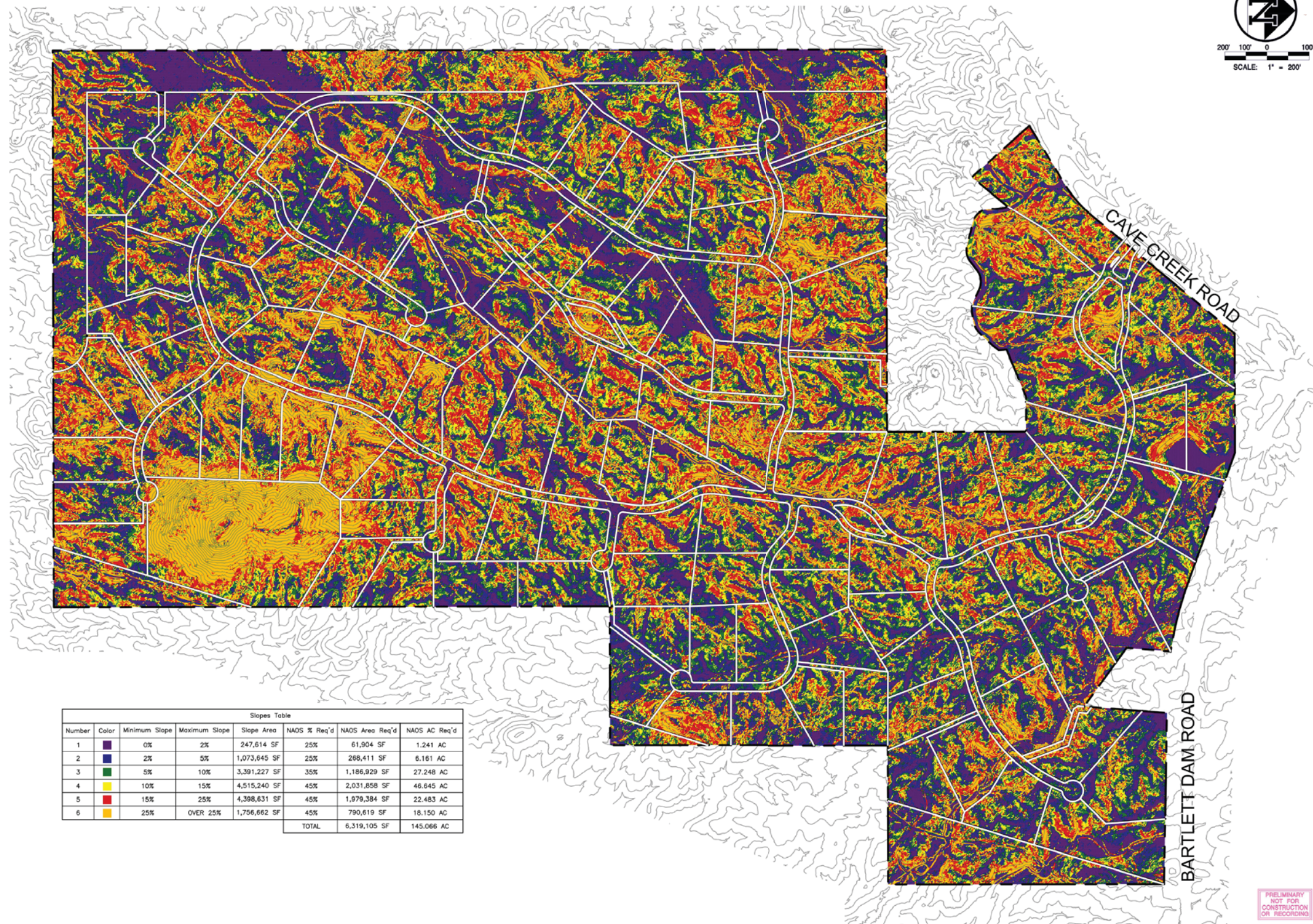
Context Aerial
EXHIBIT B





Slope Analysis Map of the Property

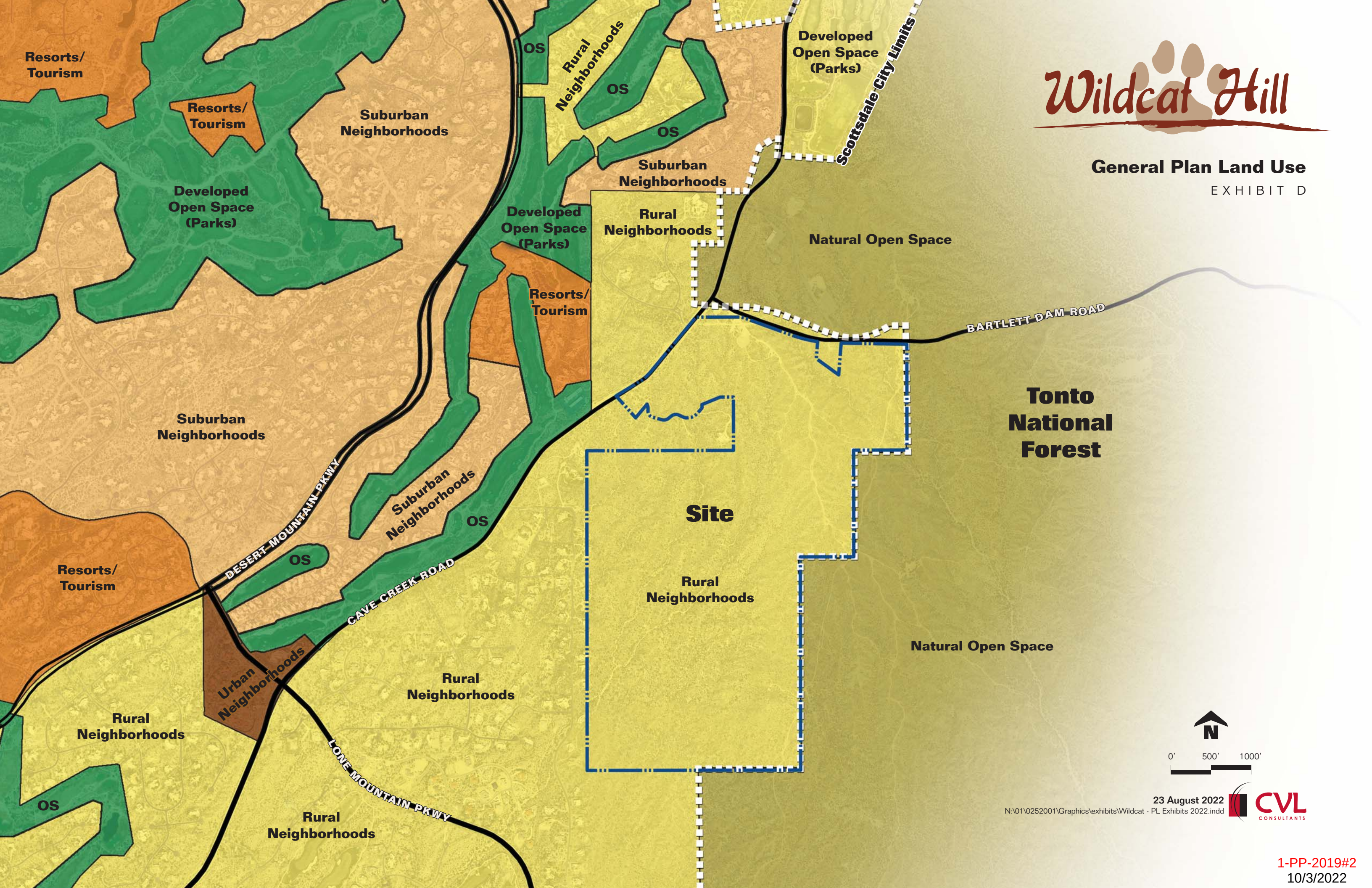
EXHIBIT C



Slopes Table							
Number	Color	Minimum Slope	Maximum Slope	Slope Area	NAOS % Req'd	NAOS Area Req'd	NAOS AC Req'd
1		0%	2%	247,614 SF	25%	61,904 SF	1.241 AC
2		2%	5%	1,073,645 SF	25%	268,411 SF	6.161 AC
3		5%	10%	3,391,227 SF	35%	1,186,929 SF	27.248 AC
4		10%	15%	4,515,240 SF	45%	2,031,858 SF	46.645 AC
5		15%	25%	4,398,631 SF	45%	1,979,384 SF	22.483 AC
6		25%	OVER 25%	1,756,662 SF	45%	790,619 SF	18.150 AC
				TOTAL		6,319,105 SF	145.066 AC



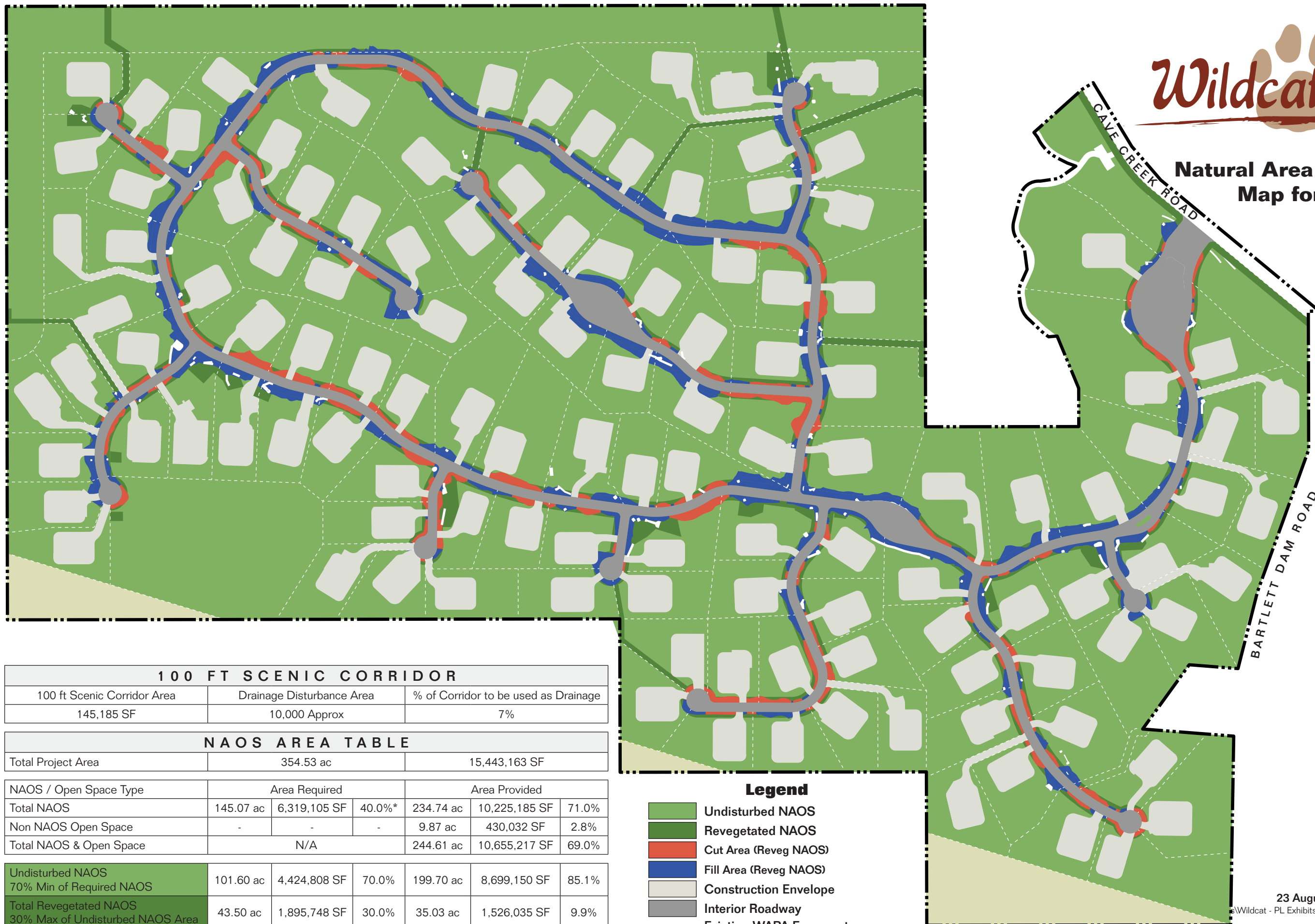
General Plan Land Use
EXHIBIT D





Natural Area Open Space Map for Wildcat Hill

EXHIBIT E



100 FT SCENIC CORRIDOR		
100 ft Scenic Corridor Area	Drainage Disturbance Area	% of Corridor to be used as Drainage
145,185 SF	10,000 Approx	7%

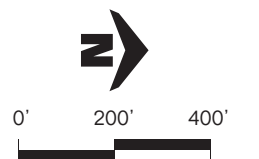
NAOS AREA TABLE		
Total Project Area	354.53 ac	15,443,163 SF

NAOS / Open Space Type	Area Required			Area Provided		
Total NAOS	145.07 ac	6,319,105 SF	40.0%*	234.74 ac	10,225,185 SF	71.0%
Non NAOS Open Space	-	-	-	9.87 ac	430,032 SF	2.8%
Total NAOS & Open Space	N/A			244.61 ac	10,655,217 SF	69.0%

Undisturbed NAOS 70% Min of Required NAOS	101.60 ac	4,424,808 SF	70.0%	199.70 ac	8,699,150 SF	85.1%
Total Revegetated NAOS 30% Max of Undisturbed NAOS Area	43.50 ac	1,895,748 SF	30.0%	35.03 ac	1,526,035 SF	9.9%

* Based on and Calculated from Slope Analysis

Legend	
	Undisturbed NAOS
	Revegetated NAOS
	Cut Area (Reveg NAOS)
	Fill Area (Reveg NAOS)
	Construction Envelope
	Interior Roadway
	Existing WAPA Easement (Open Space not calculated as NAOS)



23 August 2022
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Wildcat Hill

Context Aerial
EXHIBIT B

