

# REATA RANCH

Narrative  
Development Review Board  
Resort Core  
92-PA-2021

Prepared for:  
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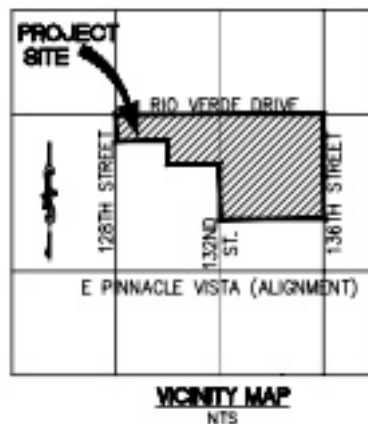


**September 30, 2021**

**Request**

The subject application is for re-approval of the site plan, building elevations and exterior building materials for the Resort Core element of the Reata Ranch Guest Ranch Master Plan Community. The zoning is R-4R ESL. The subject parcel is part of the 220-acre Master Plan and is located in the northeast portion of the Master Plan at the southwest corner of Rio Verde Drive and 136<sup>th</sup> Street.

This application was originally unanimously approved by the Development Review Board (DRB) in November 2014 under case number 9-DR-2014. The Final Plat was subsequently approved by the City Council in June 2016. Since this DRB approval has expired, a request for an identical DRB application is being submitted for re-approval. The current zoning is R-4R ESL. The subject project is located on 220 acres at the southeast corner of Rio Verde Drive and 128<sup>th</sup> Street.



**Townhouse/Resort District (R-4R)**

R-4R ESL zoning for Reata Ranch was approved by the City Council in February 2011 under case number 15-ZN-2011. The R-4R district allows resort residential communities that include recreational amenities and services that are appurtenant to the community. Pursuant to the zoning stipulations for this case, the maximum total number of units allowed for Reata Ranch is 330.

**Master Environmental Design Concept Plan (MEDCP)**

On August 15, 2013, The Scottsdale Development Review Board unanimously approved the Reata Ranch Master Environmental Design Concept Plan (Case No. 1-MP-2013). The purpose of this document is to illustrate the community character of Reata Ranch. Scottsdale's unique traditions and history provide the perfect opportunity for Reata Ranch to embrace the unique character of Scottsdale's western lifestyle that has made it such a great place to live and visit. Pursuant to the approved MEDCP, the resort community's primary amenity and equestrian portions of the site are primarily located in the northeast portion of the project. There are equestrian trails planned throughout the entire community connecting to and from the main equestrian facilities location.

**Vision**

The vision for Reata Ranch is to revive elements of the historic guest ranch lifestyle by creating a guest ranch resort residential community. The community will offer historically

influenced resort lifestyle opportunities including equestrian activities, wildlife appreciation, multi-use trails and Upper Sonoran design excellence.

### **Development Review Board Criteria**

This request for site plan and building elevation approval complies with the Development Review Board criteria pursuant to section 1.904 of the Scottsdale zoning code. In addition, it follows criteria set forth in the Reata Ranch Master Environmental Design Concept Plan which was approved by the Development Review Board in August 2013 under case number 1-MP-2013.

- The proposed site plan poses no adverse impacts to the general health, safety, welfare and convenience of nearby residents or their respective neighborhoods.
- The site plan incorporates sensitive and desirable design among the buildings, roads, trails and parking with the terrain and natural area open spaces.
- The plan minimizes impacts to sensitive natural features of the property such as washes, vegetation and rock outcroppings.
- The architectural character, landscaping and site design of the proposed development promotes a desirable relationship of the structures to one another, to open spaces and the topography.
- As identified in the approved Reata Ranch MEDCP, site planning and architectural character of Reata Ranch was developed with the Sonoran Desert environment in mind and in compliance with the criteria outlined in the Environmentally Sensitive Lands Ordinance, Desert Foothills Character Area Plan and the Scottsdale Sensitive Design Principles as is outlined in later sections.
- Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
- Mechanical equipment will be screened using screening that is integral to the building design.

### **Architecture**

Architectural character is paramount to the vision of the Reata Ranch community. Set in the tone of a contemporary desert guest ranch, the architecture is designed with the inspiration of a historical ranch style lifestyle with a touch of modern-day contemporary inspired by the forward-thinking architectural elements now seen at the McDowell Sonoran Preserve's Gateway Park and Tom's Thumb Trailhead. The straight, clean lines of contemporary design create simplicity and add character to the forms while complementing the subtle elegance of the desert setting. By utilizing thoughtful touches of color, along with stacked stone, board-formed concrete and time-tested metal accents, the architecture not only complements the stunning surroundings, but it embraces and mimics the ruggedness of the natural desert. From the inside, large open windows will showcase the expansive views to the surrounding mountains, including the McDowell Mountains, Superstition Mountains, and Four Peaks.

Classic ranch style is simplistic and utilitarian in nature and this simplicity does not mean a lack of style or elegance. Traditional ranch style buildings date back to the late 1800's and early 1900's. Popularized after World War II, the style can be found in just about every part of the United States. Typical ranch style buildings are one to two stories with either a hipped or gabled roof. They are usually horizontal with an asymmetrical façade. Reata Ranch adds a modest contemporary sense to this style, while, at the same time,

blending the colors and materials into structures to create a harmonious blend with the natural surroundings. Many of the most prominent characteristics of this style are listed below.

- Heavy base materials consisting of stone, brick, and block
- Lighter materials towards the higher portions of the structure
- Roofs often made with a steel frame and metal rooftops
- Varying roof forms
- Mix of gable and hip forms
- Roofs often include gable windows and vents
- Walls consisting of ranch style materials, including brick, block, stucco, corrugated metal, with modern expressions of glass
- Patio openings

Building heights within Reata Ranch will be limited to 26 feet. Building heights in most cases will be measured from existing natural ground. However, in areas where finish floors are required to be raised due to floodplain requirements, building heights may be measured from a point slightly higher than existing natural grade.

### **Buildings**

**Arena-**The covered arena near Rio Verde Drive will be one of the largest structures at Reata Ranch. Reflecting the ranch style, this building will be a key architectural component of the Guest Ranch. The arena will provide sixteen (16) feet of clearance and be no taller than twenty-six (26) feet as measured from existing grade.

**Equestrian Lodge-**This building serves as the administrative office and retail shop for the equestrian center. The building itself resembles an old, but well cared for, small barn that was converted to facilitate administrative activities.

**Reata Ranch Cantina-**This building serves as the food and beverage operation for the equestrian center and has been designed to resemble an old, but well cared for, classic barn. This building features adjacent patio areas and will be a social center point of the equestrian center and guest ranch.

**Equestrian Barn-**The main barn at Reata Ranch will accommodate up to 16 horses in stalls, and typical day-to-day horse related activity. This building, which is designed as a true working barn, will be a prominent architectural feature of the guest ranch, and a gathering place for guests.

**Covered Entry Bridge-**This structure provides a strong and welcoming sense of arrival into the core of the resort. The bridge is designed in the same architectural vein as the rest of the guest ranch. The bridge provides 14 feet of clearance from the driving surface to the bottom of the roof structure.

**Entry Gatehouse-**The entry gatehouse is located just beyond the covered bridge and provides access to ranch headquarters and the rest of the Reata Ranch Community. The structure provides for covered access for guests and a by-pass lane for residents. The architecture of the building is consistent with the other buildings located within Reata Ranch

**Guest Ranch Lodge**-The guest ranch lodge is the welcome center for all guests. This building is the administrative center for the resort, as well the main food and beverage operation for the resort.

**Recreation Center**-This building is the central amenity for the resort and the residents of Reata Ranch. Included in this building are fitness facilities, lounge, lockers, pool, spa pool, juice and coffee café and outdoor gathering areas.

**Guest Ranch Resort Units**-There are five options proposed for the Guest Ranch Resort Units at Reata Ranch.

1. Duplex Unit with garage & discrete resident/guest entrances.
2. Studio Unit
3. One Bedroom Unit
4. One Bedroom Unit with Garage
5. Two Bedroom Unit

Sizes range from about 500 square feet to 2,500 square feet. All these resort units are representative of the architectural style of the community.

### **Site Plan**

The Reata Ranch guest ranch site plan is comprised of many different elements organized together to create a unique and special resort community. Continuing in the western tradition of Scottsdale, the resort includes an equestrian compound with a traditionally sized, covered riding arena, a historically influenced, but modern, barn for day and long-term boarding of horses, a cantina, and welcome lodge. The architecture of the buildings honors and respects the historical and traditional western style, with a compliment of contemporary characteristics. The equestrian facility is immediately to the left (east) of the main resort community entrance.

The Ranch Headquarters is located adjacent to the vista corridor wash in the center of the community and is at the terminus of the main entry trail/roadway. The Ranch Headquarters contains the guest ranch lodge reception and recreation center.

Connections to the rest of the community are provided to allow access for residents without having to leave the community or go through a gate. A secondary access point is provided at 136<sup>th</sup> street on the east side of the equestrian center and at 128<sup>th</sup> Street on the west side of the community.

Resort buildings were thoughtfully located throughout the resort master plan to minimize the view shed impacts on neighboring properties while maximizing views of the surrounding mountain ranges, and to create small, unique, intimate spaces within the resort for guests and residents to enjoy.

The equestrian center features the cantina and equestrian lodge at the main entrance of the resort community. A “main street” through the equestrian compound extends from the main entrance to 136<sup>th</sup> street to enhance the decidedly “western” theme of the equestrian village. The arena is located near Rio Verde Drive and is anticipated to become an iconic feature of the Reata guest ranch community.

There are no water features proposed for this site.

### **Phasing**

Given the size and complexity of the Reata Ranch project phasing is very likely. There are 3 aspects to the project that will be priority-

1. Floodplain mitigation, Letter of Map Revision
2. Wastewater service
3. Potable water service via a transmission line in Rio Verde Drive

A phasing exhibit has been included to illustrate the general scope of each anticipated phase. The sequencing of the phases is subject to revision. However, appropriate access, storm water management and utility improvements necessary to serve each given phase will be constructed prior to or concurrent with the construction of subject phase. In addition, zoning stipulations require that a certificate of occupancy for overnight guest ranch units shall be issued prior to or concurrent with a certificate of occupancy being issued for any dwelling units that are not overnight accommodations. The Scope of each of the phases is anticipated to be as follows:

PHASE 1 - Rio Verde Waterline, CLOMR Grading

PHASE 2 - Offsite Street Improvements (128<sup>th</sup>, 132<sup>nd</sup> & 136<sup>th</sup> Streets), Rio Verde Turn Lanes at 136<sup>th</sup> Street, Offsite Water line improvements (128<sup>th</sup> Street, 132<sup>nd</sup> Street & 136<sup>th</sup> Street), Lift Station and Force Main,

PHASE 3 - Entry Road from Rio Verde Drive to Parcel E entrance, Rio Verde turn lanes at entrance, Parcel E, Parcel G and Parcel H.

PHASE 4 - Parcel C

PHASE 5 - Parcel F

PHASE 6 - Parcel D

PHASE 7 - Parcel B & Grade separated crossing over 132<sup>nd</sup> Street

PHASE 8 - Parcel A

### **Water**

Water service will be provided by the city of Scottsdale. The point of feed will be the existing 16-inch water transmission line at 122<sup>nd</sup> Street and Rio Verde Drive. Reata Ranch will extend this line pursuant to city requirements along the north side of Rio Verde to the intersection of 136<sup>th</sup> Street and Rio Verde Drive.

### **Sewer**

Sewer service will be provided by the city of Scottsdale. The outfall point will be an existing 8-inch gravity sewer located in Rio Verde Drive at 114<sup>th</sup> Street. Since the Reata Ranch Property is at a lower elevation than this outfall point, 2 waste water pump stations will be constructed as part of the development. These pump stations will be built to City of Scottsdale specifications and will be operated by the city.

### **Electric**

Reata Ranch is located at the eastern edge of the Arizona Public Service (APS) serving territory. APS has existing overhead facilities along the south side of Rio Verde Drive

from 128<sup>th</sup> Street to 136<sup>th</sup> Street. The point of feed for this project is located at the northwest corner of 122<sup>nd</sup> Street and Rio Verde Drive.

### **Natural Gas**

Natural gas service will be provided by Southwest Gas Corporation (SWG). The point of feed for Reata Ranch is near the intersection of Rio Verde Drive and 114<sup>th</sup> Street that is approximately 1 ¾ miles west of the project's northwest corner. SWG facilities will be installed in a joint trench with the APS, CenturyLink and Cox facilities.

### **Communications**

Internet, cable television and telephone services will be provided by CenturyLink Communications and Cox Communications.

**CenturyLink** has existing underground facilities within and around the perimeter of the property. The unconfirmed point of feed will likely come from existing facilities along Rio Verde Drive. CenturyLink prefers to install fiber facilities to new developments and may need to come from a further source pending area capacities and new service projections.

**Cox Communications** has both underground and aerial fiber optic and coaxial facilities along the south side of Rio Verde Drive. There are 2 points of feed that have been identified. One is at the southeast corner of 128<sup>th</sup> Street and Rio Verde Drive and the other is at the south side of Rio Verde Drive near 132<sup>nd</sup> Street. Cox is likely to include fiber as part of its service throughout Reata Ranch.

### **Circulation**

Reata Ranch will have a very simple roadway network that will provide scenic and easy access through and around the community. There is one primary ingress/egress point located on Rio Verde drive at 134<sup>th</sup> Street alignment across from the existing Fraesfield Trailhead entry. 2 secondary ingress/egress points are located on 128<sup>th</sup> street and 136<sup>th</sup> Street. A grade separated crossing will be constructed at 132<sup>nd</sup> Street.

The internal roadways within Reata Ranch will follow the Scottsdale Street design standards. Roadway alignments have been designed to be scenic, safe, move traffic efficiently and minimize impact to the land. The main roadway will feature intermittent medians to allow for additional landscape. Entry into the individual parcels will be accessed from the main roadway and feature a median and potentially a second gate. Reata Ranch will feature a well-connected trail network. The Western Heritage Trail will be a multi-purpose trail that will traverse the site through the Vista Corridor. Neighborhood and community trails will provide connectivity to the Western Heritage Trail and throughout the community.

### **Environmentally Sensitive Lands Ordinance**

Reata Ranch is located within Environmentally Sensitive Lands Overlay and as such is regulated by the Environmentally Sensitive Lands Ordinance (ESLO). The ESLO's purpose is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

The ESLO contains twelve general statements as to its purpose and goals. The following outlines these 12 goals and describes how Reata Ranch will implement these goals.

**1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

Reata Ranch is located in the Upper Desert Landform. There are no steep hillsides, rock fall or rolling boulder hazards or unstable slopes. Site planning for Reata Ranch avoids creating flooding, subsidence and erosion through careful grading and drainage design.

**2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The Reata Ranch site plan emphasizes the existing landscape and its proximity to the McDowell Sonoran Preserve. There is one prominent rock outcropping in the southeast corner that will be protected. Washes on the on the property will be preserved in their natural condition to the fullest extent possible. Where modifications are made, the impacted areas will be revegetated to match the surrounding desert environment. In addition, restoration of significant portions of the property which had been damaged by previous ranching activities will also occur.

**3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

Reata Ranch will highlight living with the land. Commonly accepted desert protection techniques will be used during construction to avoid unwanted impacts to the areas set aside for preservation. Reata Ranch proposes to provide wastewater collection facilities that will help to mitigate an existing ground water problem of higher-than-normal nitrate levels by eliminating the need for additional septic systems

**4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

Reata Ranch will be responsible for all onsite infrastructure improvements and additional offsite improvements deemed necessary to support the project.



**5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

Reata Ranch is implementing a clustered development approach, as encouraged by the ESLO, which will allow for the protection of larger areas of meaningful Natural Area Open Space (NAOS). As a result of clustering, a majority of NAOS will likely be in common area tracts.

**6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

Reata Ranch will reprise an experience once common in Scottsdale, but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage and provide a new market segment for economic development including educational, historical and cultural contributions to the larger community. Partnerships with local wildlife organizations are already being discussed. A significant part of the programming at Reata Ranch will include the opportunities associated with the close proximity of McDowell Sonoran Preserve.

**7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.**

The development of Reata Ranch has been based on thorough and detailed site planning, drainage analysis, traffic impact analysis and engineering. Existing drainage courses will be maintained to the fullest extent possible.

**8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.**

Reata Ranch implements clustered development, as encouraged by the ESLO, which will allow for the protection of larger areas of undisturbed NAOS. Existing constraints such as rock outcrops, drainage and topography will influence decisions concerning location of buildings, roads and utilities.

**9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors and materials, grading location, design and treatment, and landscaping design and materials.**

Reata Ranch has implemented building design and site planning that is compatible with and respects the colors, materials and natural resources of the area.

**10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.**

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed NAOS. Existing constraints such as rock outcrops, drainage and topography will dictate decisions concerning location of buildings, roads and utilities.

**11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.**

Reata Ranch is implementing clustered development, as encouraged by the ESLO, which will allow the protection of larger areas of undisturbed Natural NAOS. Reata Ranch is bringing back a form of residential lodging that once used to be common in Scottsdale but no longer exists - guest ranches. The character of Reata Ranch will celebrate Scottsdale's western heritage.

**12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.**

Reata Ranch is utilizing a local and uniquely experienced team of consultants to ensure the highest quality of design and development experience, in North Scottsdale.

### **Scottsdale's Sensitive Design Principles**

The City has established a set of design guidelines, known as the Scottsdale's Sensitive Design Principles, to encourage the quality design in our community. The following Sensitive Design Principles are implemented in the design and development of Reata Ranch.

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment. The **Scottsdale Sensitive Design Principles** were established in 2000 to reinforce the quality of design in our community. The following 14 Principles will be incorporated into the design and development of Reata Ranch:

**1) The design character of any area should be enhanced and strengthened by new development.**

Reata Ranch building design will consider the distinctive qualities and character of the surrounding area and, where appropriate, will integrate these qualities. Reata Ranch will emphasize a western character that will complement the surrounding area including the McDowell Sonoran Preserve.

**2) Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.**

Reata Ranch will encourage the careful clustering of buildings to maximize views and avoid disturbance to natural features.

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

The most prominent features of the Reata Ranch site are a significant rock outcrop in the southeast corner and a major wash that traverses the site from northwest to southeast. Site planning and design will be integrated into the terrain and preserve these features.

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

Reata Ranch is incorporating into its planning efforts, programming that promotes further awareness and educates residents and guests about the importance of the local wildlife to the fragile ecosystem of the Upper Sonoran Desert. The Reata Ranch Owner has already had numerous positive and productive conversations with city staff and 2 different local wildlife rehabilitation organizations in this regard.

**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.**

Reata Ranch is envisioned to have a western character throughout that will be conveyed through high quality design of streetscapes, common areas and architecture.

- 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.**

The Reata Ranch site is adjacent to the McDowell Sonoran Preserve and in close proximity to the McDowell Regional Park. There will be numerous multi-use trails and pathways within the project for both internal circulation and convenient connection to the existing and planned trail and pathway systems surrounding the property.

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

As previously outlined, Reata Ranch will host a significant trail system to encourage pedestrian connectivity. Shading elements for pedestrians will be adequately provided through landscaping and/or constructed shade structures.

- 8) Buildings should be designed with a logical hierarchy of masses.**

Specific building design has not yet been established but, buildings at Reata Ranch will respect the ESLOs building height restrictions and will be articulated so that large monolithic planes will be avoided. Elements such as windows, entries, and patios will be made visible while the less significant areas should be visually screened in an appropriate manner.

- 9) The design of the built environment should respond to the desert environment.**

One of the most significant attributes of the desert environment is a climate that allows for considerable outdoor living. Consequently, Reata Ranch architecture and design will celebrate this attribute while emphasizing ample shade for its residents and guests through the use of such features as deep roof overhangs and recessed windows. Natural and local materials displaying textures and colors matching that which is found in the surrounding desert will also be utilized.

- 10) Developments should strive to incorporate sustainable and healthy building practices and products**

All development improvements at Reata Ranch should be accomplished in a manner to minimize environmental impact and maximize sustainability.

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

A majority of Reata Ranch site has historically been a working ranch. As a result, there is significant disturbance and debris and limited salvageable native vegetation. However, existing vegetation that will survive salvage will be used in the landscaping. Attention will be given to revegetating existing scarred areas with native vegetation.

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

Reata Ranch will utilize a landscape plant palette that is predominantly native to the area and arid in nature. If water is used as a feature, it will only be used in an effective and efficient way

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

Minimal lighting to promote the area's "Dark skies" policy will be implemented by Reata Ranch. Specific lighting techniques have not been established at this early stage of the project.

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

Signage will be complementary to the uses the character at Reata Ranch.  
Signage will blend into the architecture and its surrounding environment.  
Signage materials should be the same or complimentary to those used on the buildings and landscape,

### **Dynamite Foothills Character Area Plan**

Reata Ranch is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the 3 goals of the Dynamite Foothills Character Plan. These goals are-

- 1) *Preserve the existing Rural Desert character for the Dynamite Foothills that will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.***
- 2) *Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.***
- 3) *Promote open space in accordance with CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.***

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment as well as promoting the connection of desert open spaces with trails that create functional linkages.

The following strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.

#### ***Goal 1 (Preservation of the existing rural desert character)-***

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain “dark skies” by prohibiting the use of streetlights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city’s master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.

- Cluster development to minimize disturbances thus providing a significantly greater amount of Natural Area Open Space that will create a greater sense of openness.
- Use cluster development patterns to provide a variety of housing types.
- Provide a large scenic corridor along Dynamite Boulevard and use native vegetation in all streetscapes.

***Goal 2 (Provide guidelines for balancing the topographic diversity)***

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Consider the inclusion of low-scale and low-intensity non-residential uses that provide neighborhood services where the site and buildings maintain a rural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

***Goal 3 (Promote significant open space)***

- Consider developer donation of area of natural desert for conservation.
- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Preserve and protect unique natural features, historic and archeological sites.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

Accompanying the Dynamite Foothills Character Area Plan is an Implementation Plan. The Implementation Plan includes design and performance guidelines that were developed to assist in achieving the rural desert character that defines the area. These guidelines are advisory in nature but provide a foundation for implementation. The Guidelines are organized into several discussion areas-

- Location Criteria
- Land Use Relationships
- Sensitivity to Setting
- Physical Character

Each Guideline is defined relative to several different land use categories. The following discussion relates specifically to the category of **Low-Density Specialty Resorts** such as Reata Ranch

*Location Criteria-*

***Low Density Specialty Resorts should be adjacent to major natural open space areas such as the McDowell Sonoran Preserve, Tonto National Forest and***

***Fraesfield Mountain, to enhance access and encourage usage to these open spaces with minimal transition.***

The McDowell Sonoran Preserve is adjacent to Reata Ranch on the north and west. McDowell Regional Park is in close proximity.

***Low Density Specialty Resorts should not be accessed from local residential streets to prevent minimize traffic impacts to local residential activity.***

Reata Ranch Guest Ranch's primary access will be from Rio Verde Drive-a major arterial

*Land Use Relationships-*

***Buildings, recreation facilities and parking areas should be located at least 300 feet from adjacent residential lots to minimize the contrast of such uses with residential areas.***

Reata Ranch will respect surrounding land uses. As a result, any parking and recreational facilities at Reata Ranch will be appropriately buffered from any surrounding low density residential uses.

***Parking areas and loading/service areas should not be visible from adjacent parcels in order to achieve a rural, residential character.***

Parking and service areas will be screened so as to eliminate visibility from adjacent parcels.

*Sensitivity to Setting-*

***Buildings should be residentially scaled and in concert with the Rural Desert character. Guest ranch, casita scale buildings are preferred. Any building larger than 12,500 square feet should provide additional setbacks in order to maintain compatibility with the residential setting.***

A majority of the structures at Reata Ranch will be casita- and villa-scale buildings featuring architecture that is residential in scale.

***Buildings and facilities, except one- or two-unit casitas without direct vehicular access, should not be placed on slopes over 10%. Larger buildings and associated parking areas are difficult to place on steeper slopes without resulting in substantial cuts and fills.***

Reata Ranch does not contain any areas with slopes greater than 10% with the exception of localized areas such a wash embankments. Regardless, this standard will be adhered to, and cuts and fills kept to a minimum as outlined in the ESLO.

***Recreation facilities should be sited in low areas, such as on terraces next to washes.***

The specific scope and location of recreation areas has not been defined at this early stage; however, the location of all recreation areas will be thoughtfully determined.



***Designate grading/construction envelopes prior to the development of a site to protect the surrounding natural desert areas from construction encroachment.***

Pursuant to widely accepted development practices, areas of development disturbance will be delineated.

***Physical Character-***

***In order to blend with the desert and the rural character, buildings should be single story in height.***

Reata Ranch buildings will predominantly be single story in height. Two story buildings will be limited and located internal to the project.

***The minimum separation between buildings should be 40 feet so that they appear similar to single family homes in their layout.***

Reata Ranch intends to use clustering techniques for buildings as encouraged by the ESLO and the Dynamite Foothills Character Area Study. This means that within the clustered areas building separations will likely be less than 40 feet. However, this result in greater separations between the clusters allowing more meaningful areas of open space and better maintains the residential character.

***Complex building design and multiple roof types/ forms should be used to provide interest. Structures should work with the topographic form of the site so that the natural form of the land is retained.***

The buildings at Reata Ranch will be carefully located within the existing topography to minimize grading disturbance of the natural form of the land.

***Building materials should be southwestern rural and indigenous, where possible.***

Building materials, where possible, will be southwestern and rural in character. Buildings will utilize colors, shapes and textures to promote a “blending” with the natural desert environment where possible.

***Low density specialty resorts should maintain a Rural Desert character and residential appearance.***

Reata Ranch will maintain and enhance the rural desert character and reflect a residential appearance.



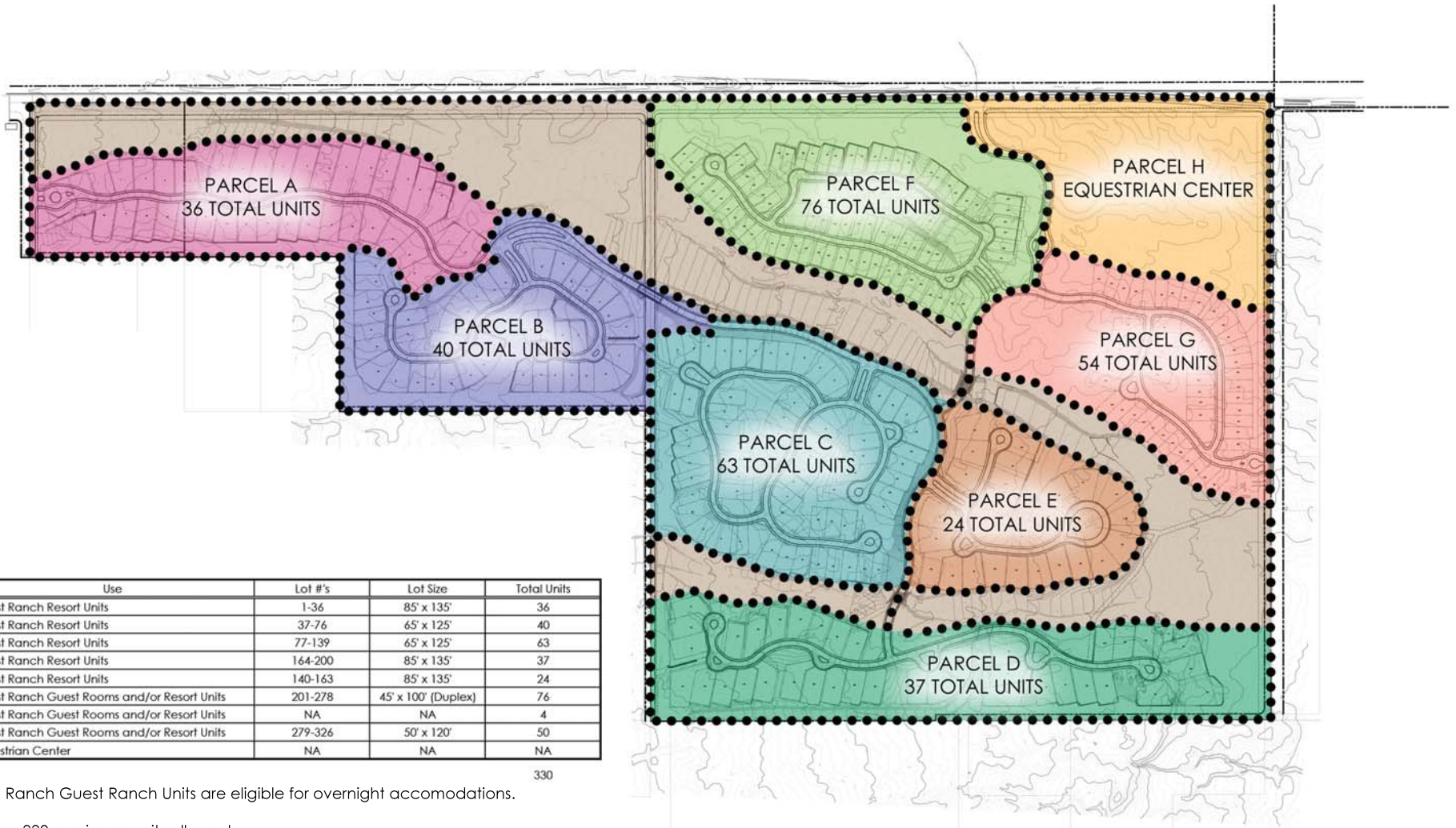
CONTEXT AERIAL WITH SITE PLAN

# REATA RANCH

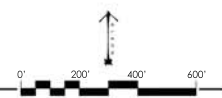
PRELIMINARY PLAT







PRELIMINARY PLAT  
**REATA RANCH**  
 PARCEL PLAN















**REATA RANCH PLANT LEGEND**

Sym.	Plant Name	Size	Qty	Col/Per
	<i>Acacia greggii</i>	24" Box	110	2"
	<i>Colubia acedii</i>	15Gal	10	0.75"
	<i>Olneya tesota</i>	36" Box	10	2"
	<i>Yucca elata</i>	24" Box	9	0.75"
	<i>Parthenocissus vitacea</i>	24" Box	130	1"
	<i>Blue Palo Verde</i>	15Gal	130	1"
	<i>Parthenocissus vitacea</i>	24" Box	78	2"
	<i>Blue Palo Verde</i>	15Gal	70	1"
	<i>Prosopis juliflora</i>	24" Box	152	2"
	<i>Redwood</i>	15Gal	136	1"
	<i>Carrizillo gigante</i>	8' min.	100	
	<i>Saguaro</i>	1000	122	
	<i>Opuntia engelmannii</i>	5 gal.	211	
	<i>Cholla</i>	5 gal.	114	

**MASS PLANTING**

HATCH MASSING (Plan Graphic)  
Planting areas, as indicated with the below hatch, shall be installed per planting matrix.

	Feature Palette
	Transition Palette
	Revegetation Palette
	NAGS Palette
	Turf
	Decomposed DG

**REATA RANCH FEATURE PALETTE**

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre
<b>Trees</b>				
Large				
Multicore Red Fairy Duster	<i>Calliandra callicanthera</i>	5 gal.	45	22
Calliandra Sage	<i>Leucophaea nevadensis</i>	5 gal.	45	22
Medium				
Autumn Sage	<i>Salvia greggii</i>	1 gal.	30	45
Black Dunes	<i>Dalea bicolorata</i>	1 gal.	50	17
<b>ACCENTS</b>				
Desert Manzanita	<i>Artemisia tridentata</i>	1 gal.	30	45
Golden Desert Sage	<i>Grayia polytrichoides</i>	1 gal.	30	45
Autumn Sage	<i>Salvia greggii</i>	1 gal.	30	45
Desert Manzanita	<i>Artemisia tridentata</i>	1 gal.	30	45
<b>CACTUS</b>				
Desert Agave	<i>Agave parviflora</i>	5 gal.	30	36
Desert Agave	<i>Agave deserti</i>	5 gal.	30	36
Desert Agave	<i>Agave attenuata</i>	5 gal.	30	36
Small Rock Barrel	<i>Ferocactus wislizeni</i>	5 gal.	40	27
Large Pinyon Pine	<i>Pinus ponderosa</i>	5 gal.	30	17
<b>Total o.c. spacing</b>			<b>10.15 o.c.</b>	<b>423</b>

**REATA RANCH TRANSITIONAL PALETTE**

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre
<b>Trees</b>				
Large				
Chaparral Bush	<i>Larrea tridentata</i>	5 gal.	45	10
Calliandra	<i>Calliandra eriophylla</i>	5 gal.	45	22
Little Leaf Cactus	<i>Ferocactus parviflorus</i>	5 gal.	45	10
Chaparral Sage	<i>Salvia leucanthera</i>	5 gal.	50	17
Chaparral	<i>Artemisia tridentata</i>	5 gal.	45	22
Golden Eye	<i>Grayia polytrichoides</i>	5 gal.	70	9
Large Fairy Duster	<i>Calliandra callicanthera</i>	5 gal.	45	10
Calliandra Sage	<i>Leucophaea nevadensis</i>	5 gal.	45	22
Medium				
Desert Goldencholla	<i>Sphaeralcea ambigua</i>	1 gal.	40	27
Fairy Duster	<i>Calliandra eriophylla</i>	1 gal.	40	27
Desert Milkweed	<i>Parthenocissus vitacea</i>	1 gal.	44	22
Black Dunes	<i>Dalea bicolorata</i>	1 gal.	30	45
Autumn Sage	<i>Salvia greggii</i>	1 gal.	30	45
Large Shrub	<i>Parthenocissus vitacea</i>	1 gal.	40	22
Small Rock Barrel	<i>Ferocactus parviflorus</i>	1 gal.	45	22
<b>Small</b>				
Desert Manzanita	<i>Artemisia tridentata</i>	1 gal.	30	17
Suspender Bush	<i>Ricinus communis</i>	1 gal.	30	45
<b>CACTUS</b>				
Desert Barrel	<i>Ferocactus californicus</i>	5 gal.	45	22
Desert Agave	<i>Agave deserti</i>	5 gal.	45	10
Desert Agave	<i>Agave attenuata</i>	5 gal.	30	17
Desert Rock Barrel	<i>Ferocactus wislizeni</i>	5 gal.	45	22
Redwood	<i>Parthenocissus vitacea</i>	5 gal.	70	9
Desert Manzanita	<i>Artemisia tridentata</i>	5 gal.	70	9
<b>Total o.c. spacing</b>			<b>9.87 o.c.</b>	<b>444</b>

**REATA RANCH REVEGETATION PALETTE**

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre
<b>Trees</b>				
Large				
Chaparral Bush	<i>Larrea tridentata</i>	5 gal.	45	10
Calliandra	<i>Calliandra eriophylla</i>	5 gal.	45	22
Little Leaf Cactus	<i>Ferocactus parviflorus</i>	5 gal.	45	10
Chaparral Sage	<i>Salvia leucanthera</i>	5 gal.	50	17
Chaparral	<i>Artemisia tridentata</i>	5 gal.	45	22
Golden Eye	<i>Grayia polytrichoides</i>	5 gal.	70	9
Large Fairy Duster	<i>Calliandra callicanthera</i>	5 gal.	45	10
Medium				
Desert Goldencholla	<i>Sphaeralcea ambigua</i>	1 gal.	45	22
Fairy Duster	<i>Calliandra eriophylla</i>	1 gal.	35	36
Desert Milkweed	<i>Parthenocissus vitacea</i>	1 gal.	44	22
Black Dunes	<i>Dalea bicolorata</i>	1 gal.	30	45
<b>Small</b>				
Desert Barrel	<i>Ferocactus parviflorus</i>	1 gal.	30	17
Suspender Bush	<i>Ricinus communis</i>	1 gal.	30	45
<b>CACTUS</b>				
Desert Barrel	<i>Ferocactus californicus</i>	5 gal.	45	22
Desert Agave	<i>Agave deserti</i>	5 gal.	45	10
Desert Agave	<i>Agave attenuata</i>	5 gal.	30	17
Desert Rock Barrel	<i>Ferocactus wislizeni</i>	5 gal.	45	22
Redwood	<i>Parthenocissus vitacea</i>	5 gal.	70	9
Desert Manzanita	<i>Artemisia tridentata</i>	5 gal.	70	9
<b>Total o.c. spacing</b>			<b>11.44 o.c.</b>	<b>533</b>

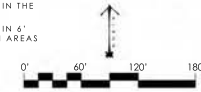
**REATA RANCH NAOS PALETTE**

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre
<b>Trees</b>				
Large				
Desert Rock Barrel	<i>Ferocactus wislizeni</i>	24" Box	30	7
Desert Rock Barrel	<i>Ferocactus wislizeni</i>	24" Box	45	10
Desert Manzanita	<i>Artemisia tridentata</i>	24" Box	45	10
<b>Trees</b>				
Large				
Chaparral Bush	<i>Larrea tridentata</i>	5 gal.	85	8
Calliandra	<i>Calliandra eriophylla</i>	5 gal.	85	14
Medium				
Fairy Duster	<i>Calliandra eriophylla</i>	5 gal.	45	22
<b>Small</b>				
Desert Barrel	<i>Ferocactus parviflorus</i>	1 gal.	70	9
Suspender Bush	<i>Ricinus communis</i>	1 gal.	30	45
<b>CACTUS</b>				
Desert Barrel	<i>Ferocactus wislizeni</i>	5 gal.	70	9
Desert Agave	<i>Agave attenuata</i>	5 gal.	45	22
Desert Agave	<i>Agave deserti</i>	5 gal.	45	10
Desert Rock Barrel	<i>Ferocactus wislizeni</i>	5 gal.	70	9
Redwood	<i>Parthenocissus vitacea</i>	5 gal.	70	9
<b>Total o.c. spacing</b>			<b>15.52 o.c.</b>	<b>181</b>

DRB APPLICATION  
**REATA RANCH**  
 Conceptual Landscape Plan - Sheet 3



\* PLANTS WILL NOT BE PLACED WITHIN THE SCENIC CORRIDOR  
 \* PLANTS WILL NOT BE PLACED WITHIN 4' OF ANY WALKWAY OR PEDESTRIAN AREAS



Date: July 3, 2014  
 GREY/PICKETT



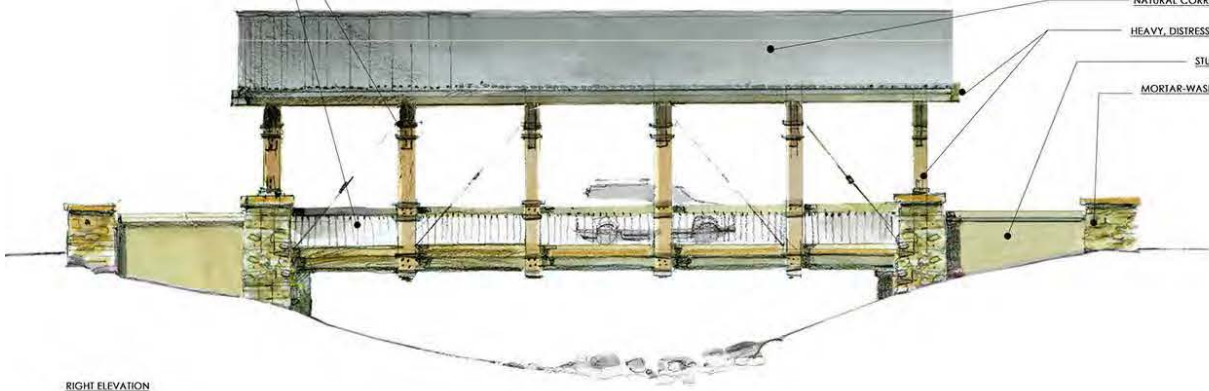
HAMMERED IRON METAL WORK

NATURAL CORRUGATED STEEL ROOFING

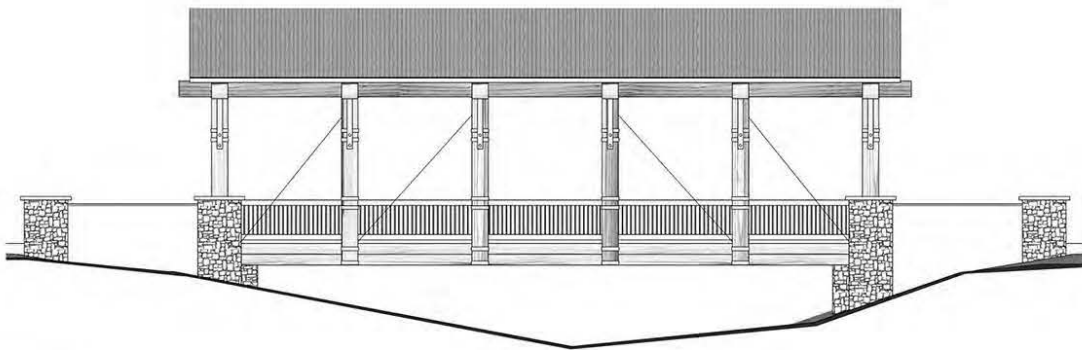
HEAVY, DISTRESSED BARNWOOD TIMBERS

STUCCO COLOR - LRV 15%

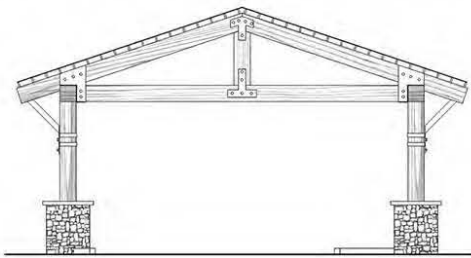
MORTAR-WASHED LOCAL FIELD STONE



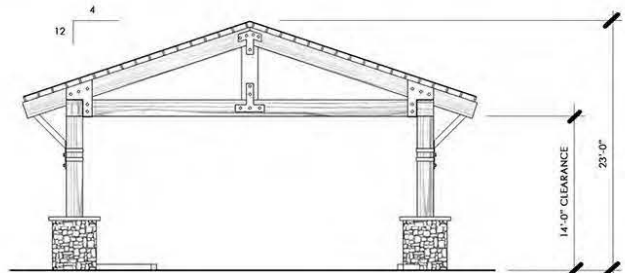
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



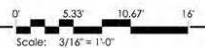
FRONT ELEVATION



STREET SCAPE

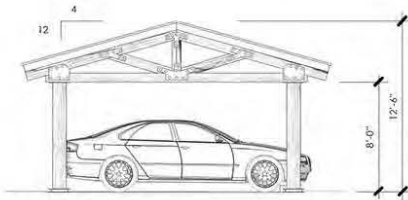


DRB APPLICATION  
**REATA RANCH**  
 COVERED BRIDGE ELEVATIONS

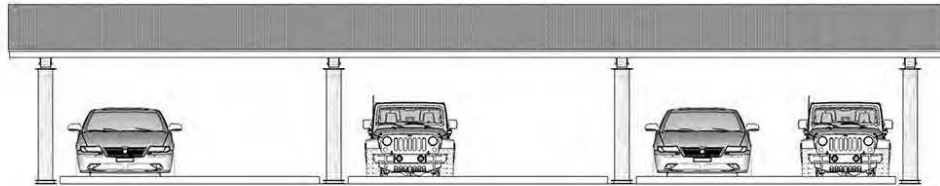




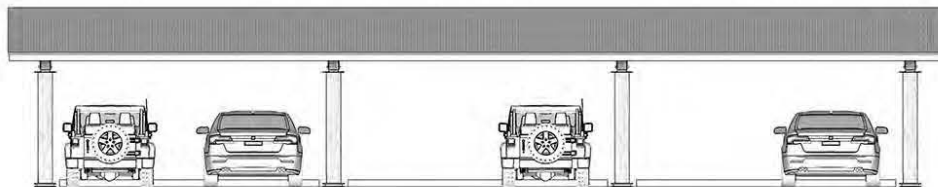
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



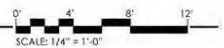
FRONT ELEVATION



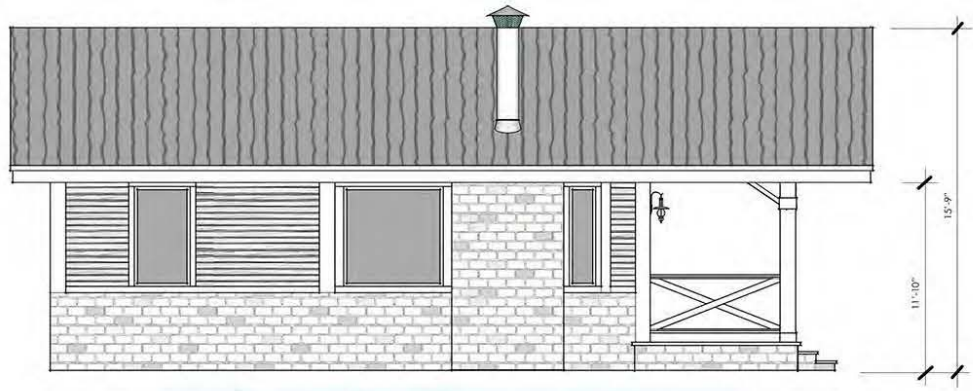
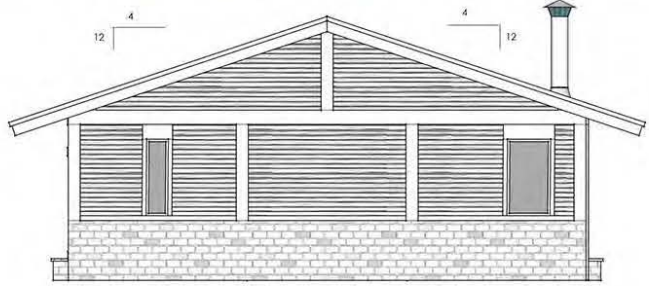
STREETSCAPE ELEVATION



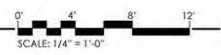
DRB APPLICATION  
**REATA RANCH**  
 COVERED PARKING STRUCTURE ELEVATIONS





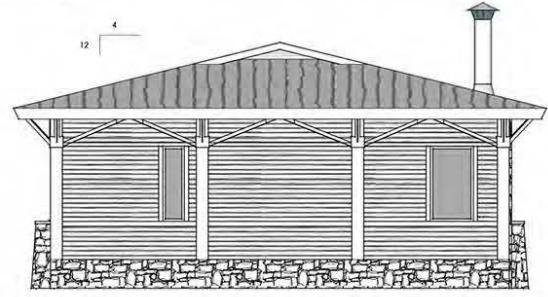


DRB APPLICATION  
**REATA RANCH**  
 TWO BEDROOM CABIN ELEVATIONS

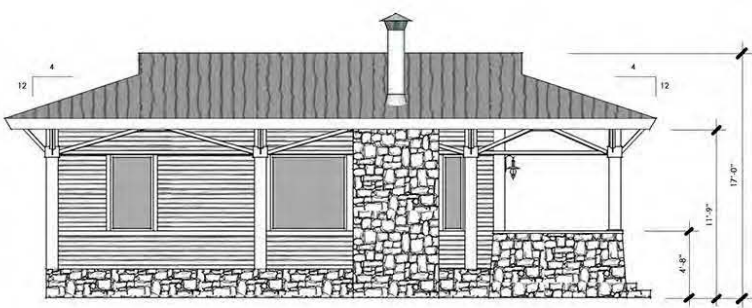




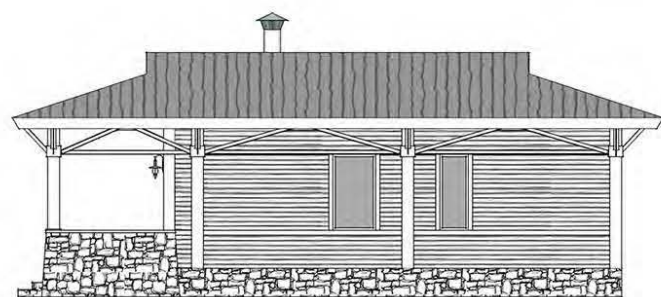
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



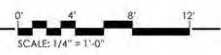
STREETSCAPE ELEVATION



DRB APPLICATION

# REATA RANCH

ONE BEDROOM LODGE ELEVATIONS



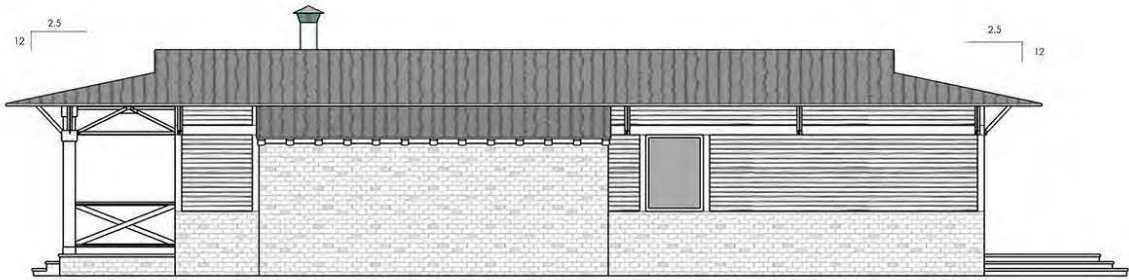




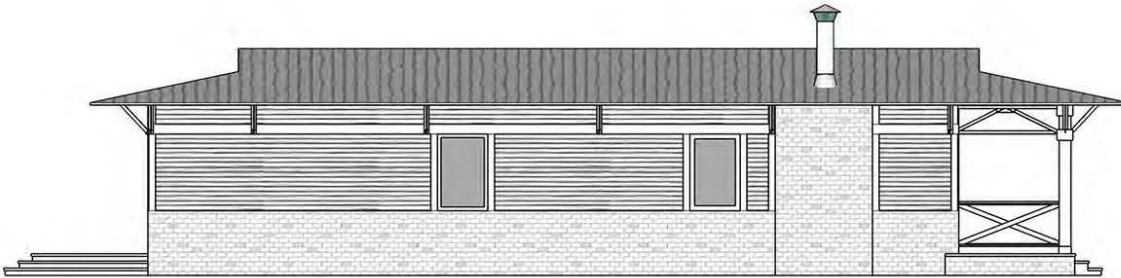
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



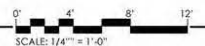
LEFT ELEVATION

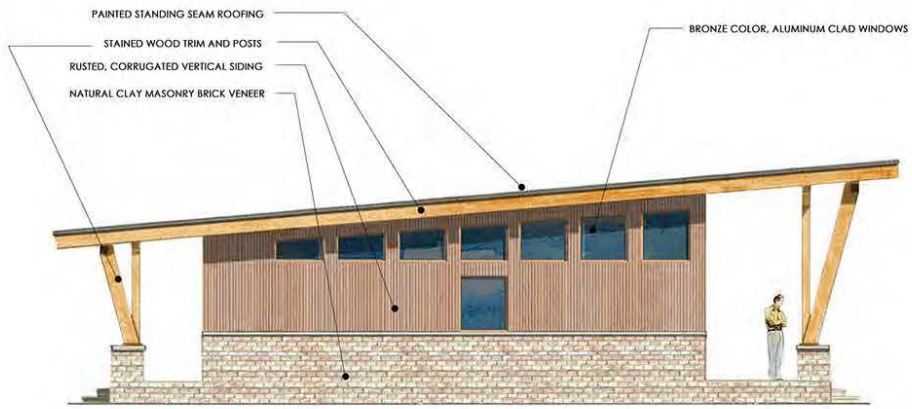


STREETSCAPE ELEVATION

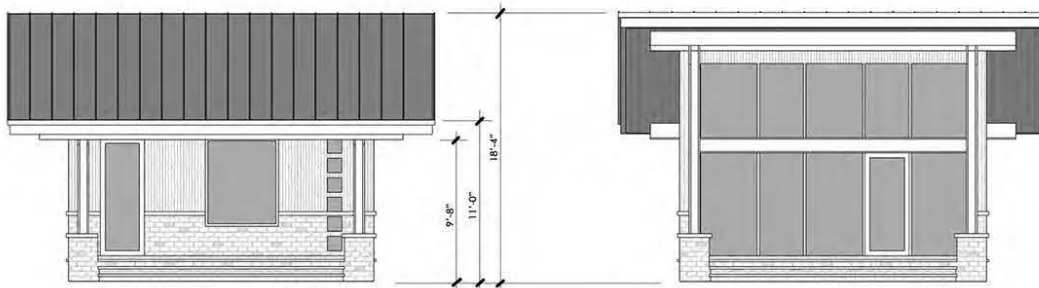


DRB APPLICATION  
**REATA RANCH**  
 ONE BEDROOM LODGE WITH GARAGE ELEVATIONS



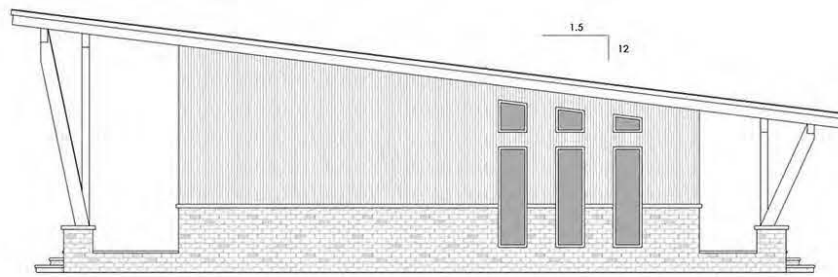


RIGHT ELEVATION



FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



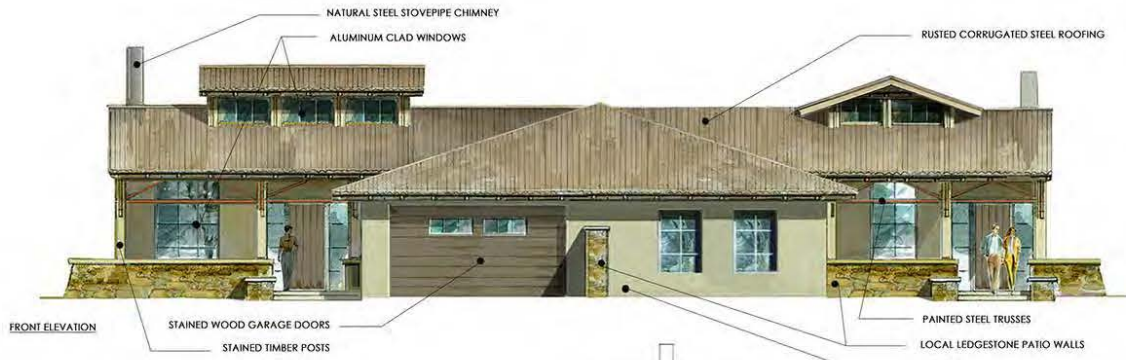
STREETSCAPE ELEVATION



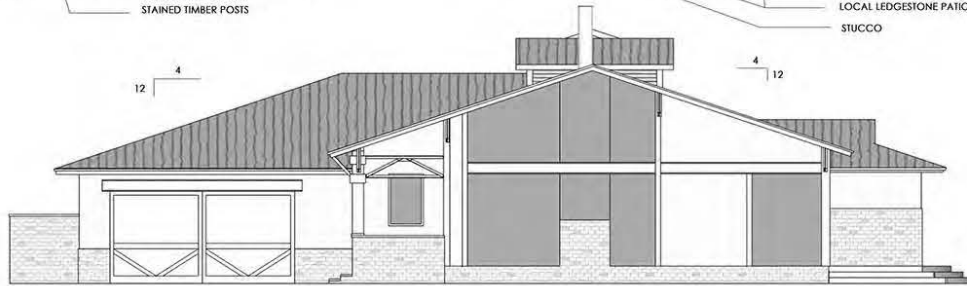
DRB APPLICATION  
**REATA RANCH**  
 RESORT CABIN ELEVATIONS



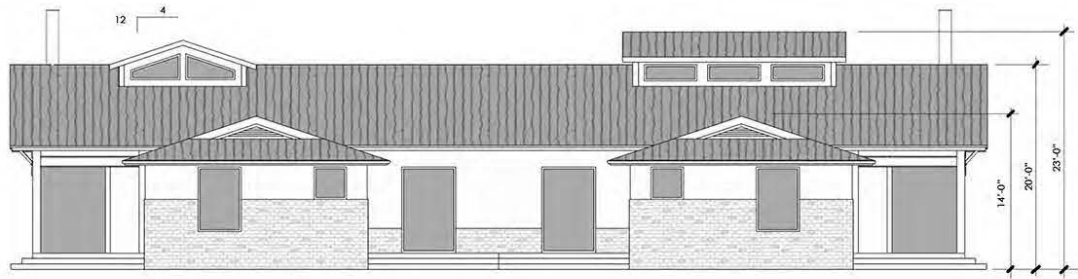




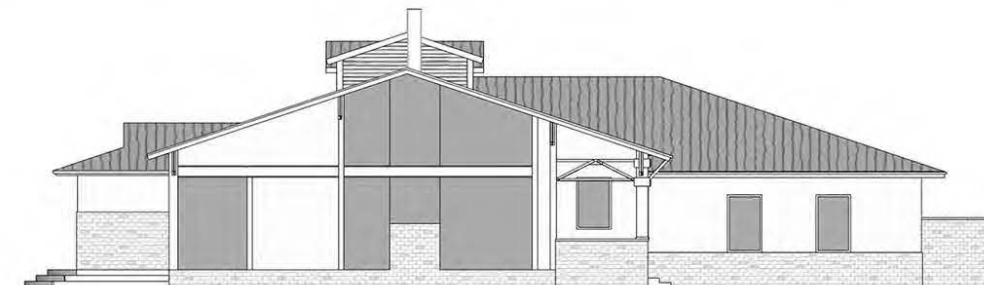
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



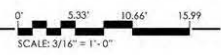
LEFT ELEVATION

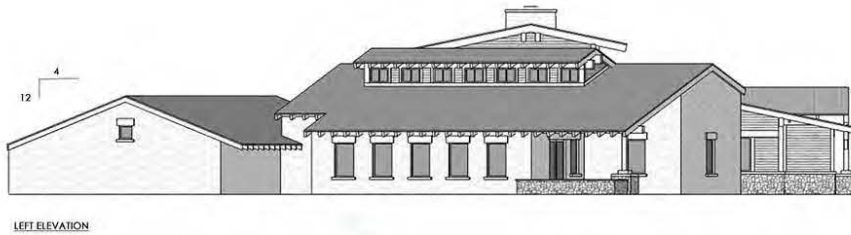
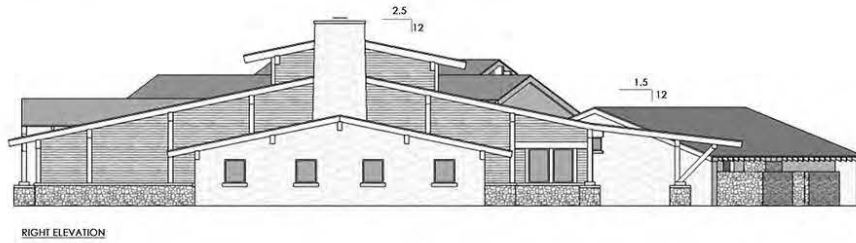


STREETSCAPE ELEVATION



DRB APPLICATION  
**REATA RANCH**  
DUPLEX CASITA ELEVATIONS

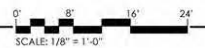




DRB APPLICATION

# REATA RANCH

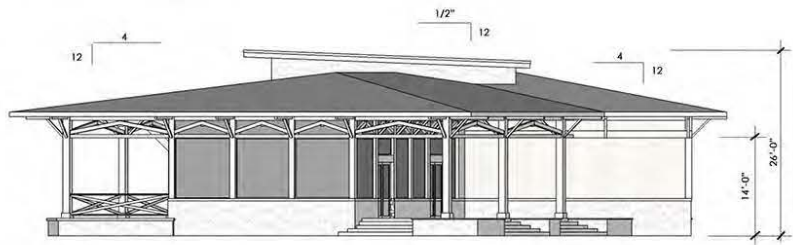
RECREATION CENTER ELEVATIONS



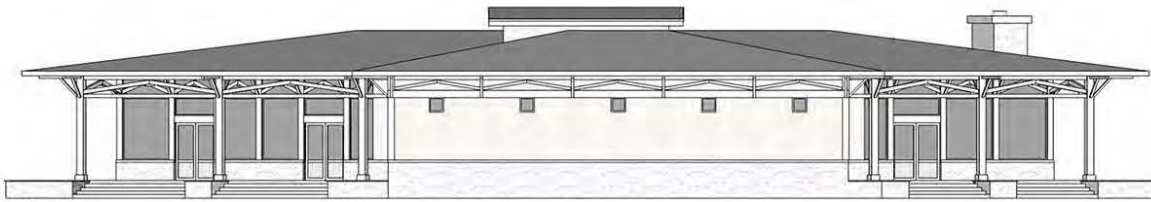




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



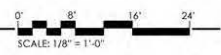
LEFT ELEVATION



SCAPE ELEVATION

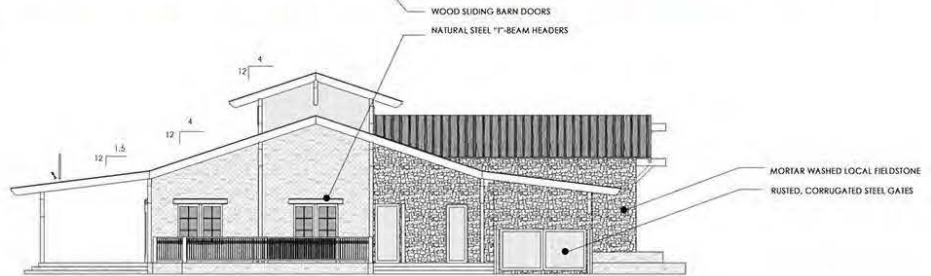


DRB APPLICATION  
**REATA RANCH**  
 RESORT LODGE ELEVATIONS

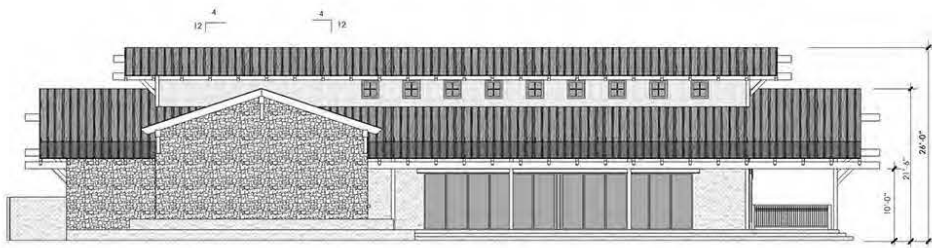




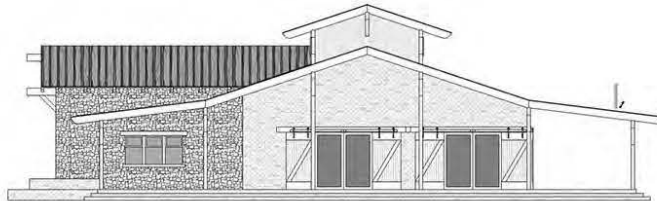
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



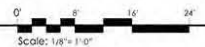
STREETSCAPE ELEVATION



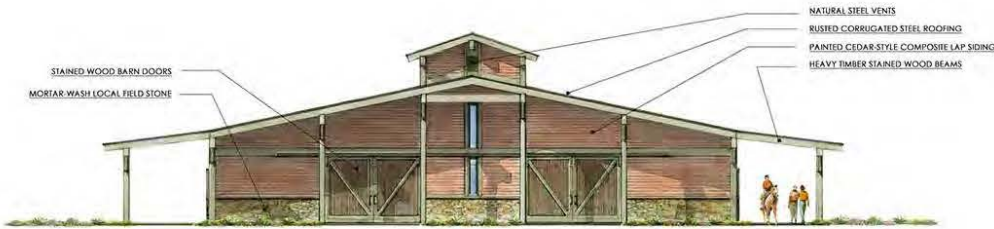
DRB APPLICATION

# REATA RANCH

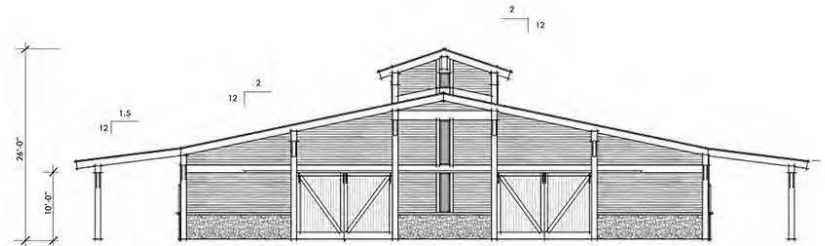
REATA RANCH CANTINA ELEVATIONS



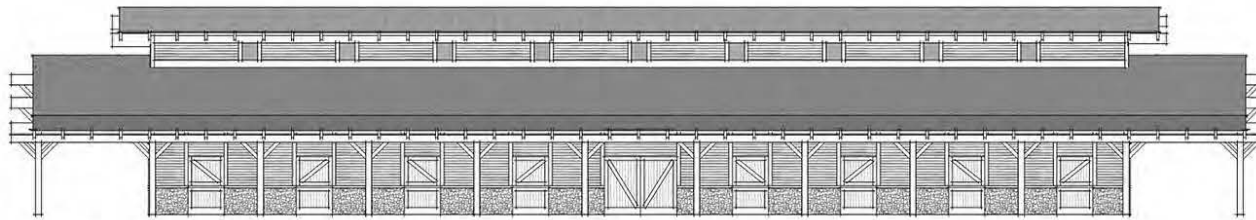




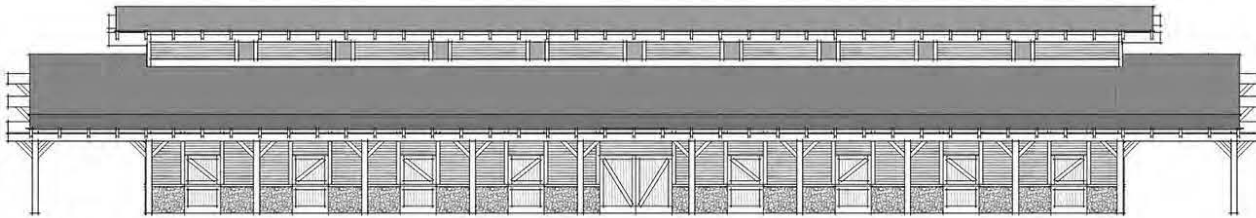
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

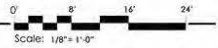


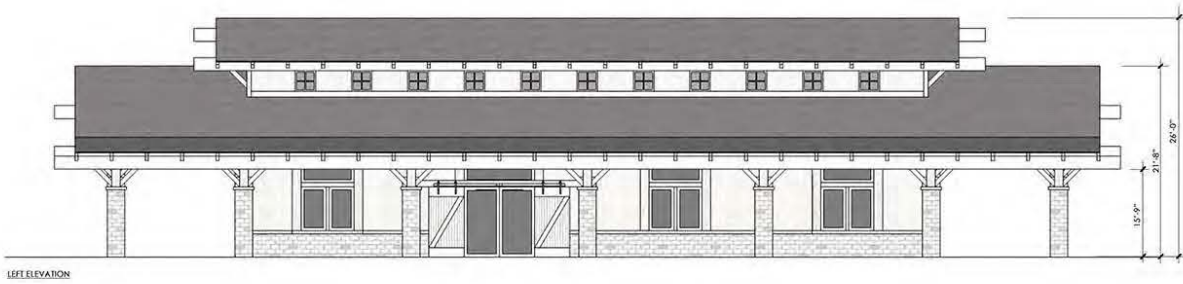
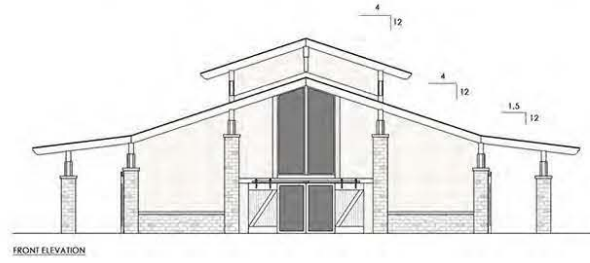
LEFT ELEVATION



STREETSCAPE ELEVATION

DRB APPLICATION  
**REATA RANCH**  
 EQUESTRIAN BARN ELEVATIONS

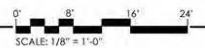




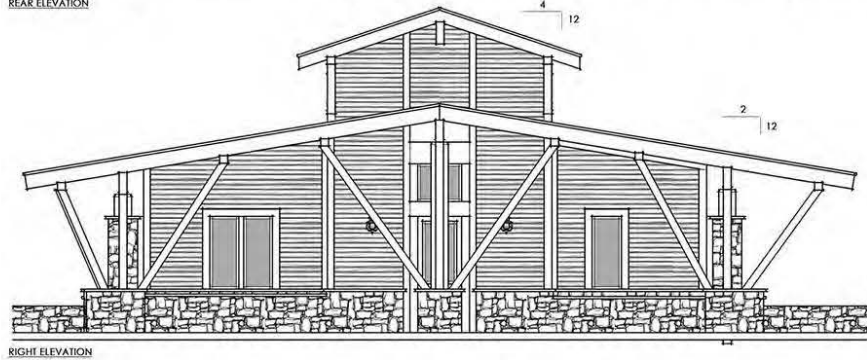
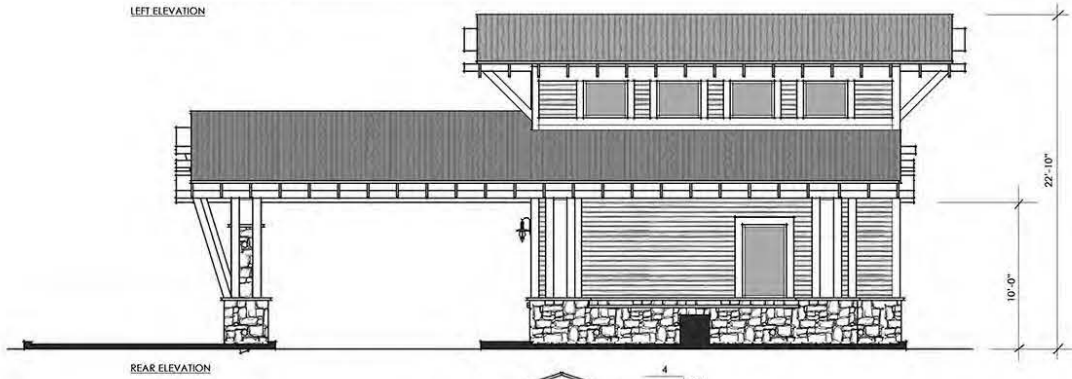
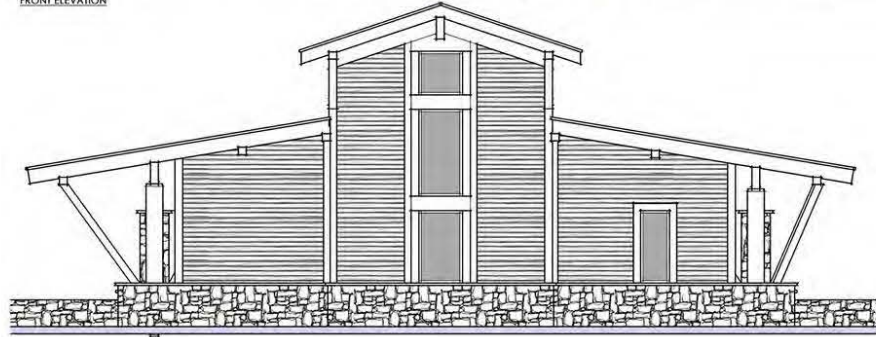
DRB APPLICATION

# REATA RANCH

EQUESTRIAN LODGE ELEVATIONS



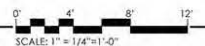


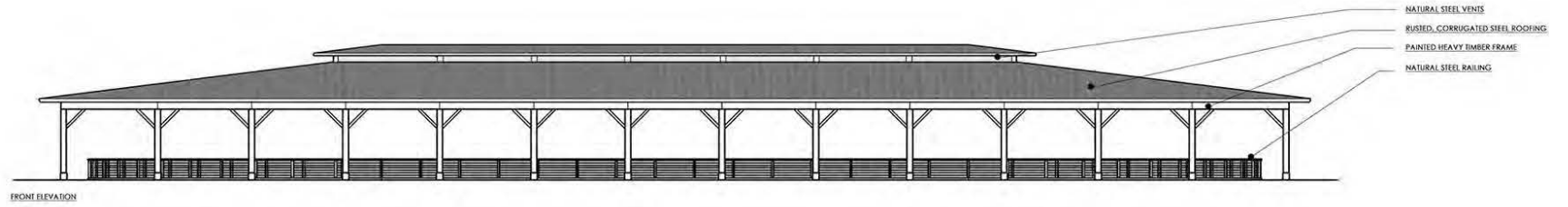


DRB APPLICATION

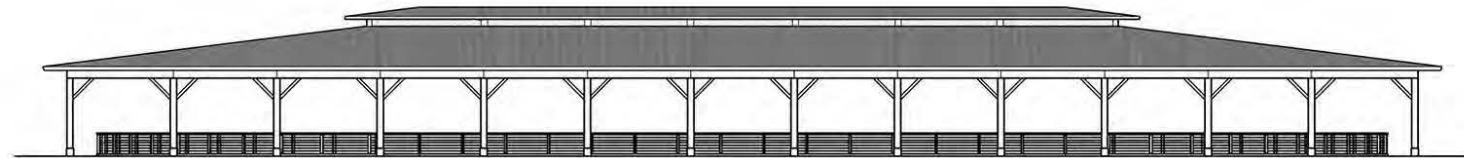
# REATA RANCH

ENTRY GATEHOUSE ELEVATIONS





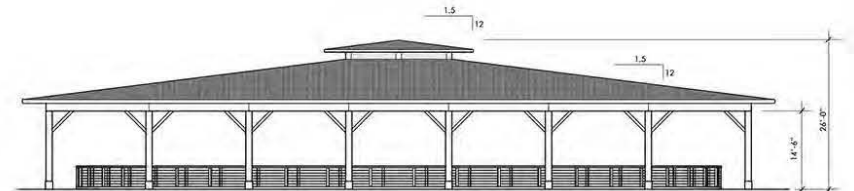
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

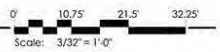


LEFT ELEVATION



STREETSCAPE ELEVATION

DRB APPLICATION  
**REATA RANCH**  
 ARENA ELEVATIONS







Resort Duplex  
Character Sketch



Resort Suite Character Sketch

Resort Duplex Character Sketch



Resort Lodge Character Sketch



Recreation Building Character Sketch



GREY|PICKETT





Resort Overview Character Sketch



Resort Casitas Character Sketch



Resort Overview Character Sketch



Resort Pool Character Sketch

