

Storyrock Phase 3A

Narrative

This pre-application request looks at a proposal to apply for reapproval of the expired Storyrock Phase 3A Preliminary Plat (5-PP-2016#5). Additionally, the project team will look to expand the boundary to include an additional 5-acre property currently in process for a rezoning (4-ZN-2021). All together these properties, zoned R1-43 PRD ESL (under review), R1-18 PCD ESL, R1-35 PCD ESL and R1-43 PCD ESL, will allow for a combined development of 82 lots on +/-100 acres. The subject site is generally located northeast of the intersection of 128th street & Pinnacle Peak Road alignment. The entire property is currently undeveloped and is surrounded by existing approved single-family residential communities, to the north (Storyrock) and west (Sereno Canyon), along with pockets of undeveloped property (R1-130 ESL) and the McDowell Sonoran Preserve to the east and south.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.81 dwelling units per acre, this community would be consistent with the densities in Rural Neighborhoods, which are usually one house per acre (or more) of land.

This community is planned to be a high-quality, upscale neighborhood, taking access from 128th street and Alameda Road. The community takes advantage of north Scottsdale's continued growth, the McDowell Sonoran Preserve, Sonoran Desert natural viewsheds and amenities that the surrounding area has to offer.

PROJECT DATA

GROSS SITE AREA: 101.42 Ac.
 NET SITE AREA: 99.80 Ac.
 NUMBER OF LOTS: **82 LOTS**
 DENSITY: 0.81 DU/AC
 NAOS REQUIRED PER MEDCP: 52.17 Ac.
 NAOS PROVIDED: +/-52.28 Ac.

GENERAL PLAN LAND USE: RURAL NEIGHBORHOOD
 (0-1 DU/AC)

EXISTING/PROPOSED ZONING: R1-18PCD ESL
 R1-35PCD ESL
 R1-43PCD ESL
 R1-43PRD ESL

AMENDED DEVELOPMENT STANDARDS: 25% REDUCTION

NOTE: THIS PROPOSED SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY REVIEWS/APPROVALS.

