



REZONING 7-ZN-2022

The Fisher Property, Dynamite Road

CITY OF SCOTTSDALE

Submitted: June, 2022

Second Submittal: August, 2023

**GAMMAGE
&
BURNHAM**

RVi

Kimley»Horn



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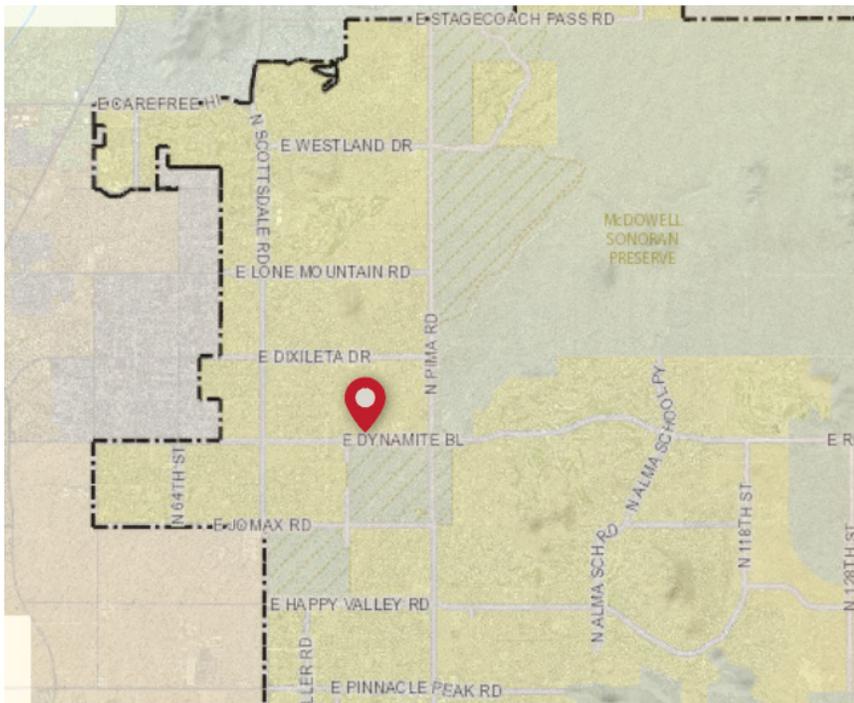
Planning + Landscape Architecture

SECTION 1 INTRODUCTION

PURPOSE OF REQUEST

This request is for the rezoning of an approximately 55-acre site located near the northeast corner of Dynamite Boulevard and Hayden Road (the “Property”). The Property is currently zoned as R1-190 ESL FO Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay and is designated as Rural Neighborhoods within the 2035 General Plan. The applicant is seeking to rezone the Property to a combination of R1-70 ESL FO and R1-43 ESL FO zoning. The proposed community is a rural-density single-family desert community, featuring a total of 37 lots on 55.1 gross acres with an overall density of 0.67 dwelling units per acre. The community plan has been designed to provide a natural transition from existing development, complement the existing topography, maintain significant drainageways, and provide open space buffers to existing perimeter roadways and adjacent properties.

To accomplish the proposed development, a separate application has been submitted to abandon a portion of 82nd Street located within the site.



SITE LOCATION

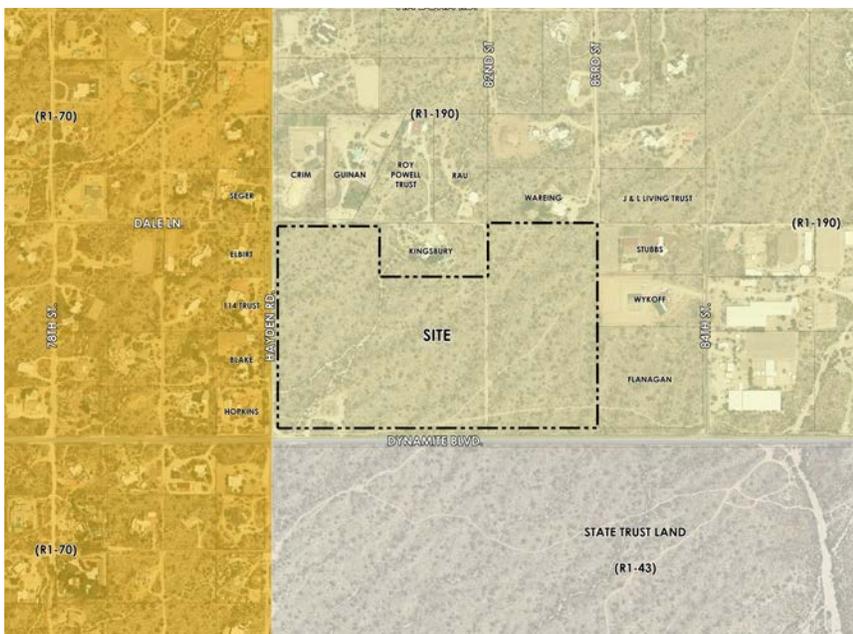
SURROUNDING CONTEXT

The Property is located in an area of single-family residential land uses with a range of zoning designations from R1-70 ESL FO to the west, R1-190 ESL FO to the north and east, and R1-43 ESL FO and R1-130 ESL FO to the south. Similar to the Property, all surrounding lots are similarly designated as ‘Rural Neighborhoods’ in the 2035 General Plan and are also located within the Environmentally Sensitive Lands (ESL) overlay area and the Foothills Overlay (FO) area. The property to the south, across Dynamite Boulevard, is held in trust by the Arizona State Land Department and is zoned to allow a significant amount of development at a density of one unit per acre.

The Property has frontage on Dynamite Road to the south, Hayden Road to the west, and Dale Lane to the north.

EXISTING ZONING

The current zoning is R1-190 ESL FO, which allows for the development of single-family residential homesites as well as other non-residential uses such as wireless communication facilities, schools or religious facilities. Per the current zoning of the property, development must comply with the R1-190 Single-Family Residential District standards, as well as the standards established for the Environmentally Sensitive Lands District, and the Foothills Overlay District.



Zoning Classification	
	R1-43
	R1-190
	R1-70

SITE CONTEXT + EXISTING ZONING

SECTION 2 EXISTING CONDITIONS

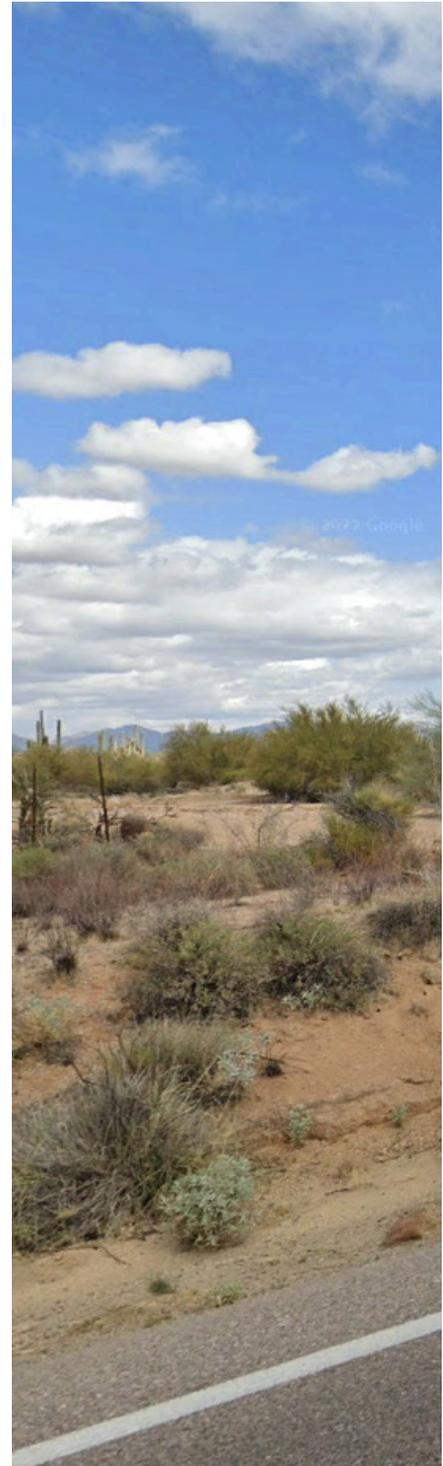
EXISTING LAND USE AND IMPROVEMENTS

The site is 55.1 gross acres of vacant property located at the NEC of Dynamite Boulevard and Hayden Road (80th Street). Notable disturbance on the site includes scarring for a structure near the Southwest corner that was demolished in 2007 and several jeep trails that pre-date much of the development in this area (pre-1990s).

A majority of the adjacent properties to the east, west and north are developed with large lot single family uses. The Hayden Road, Dynamite Boulevard and Dale Lane frontages include existing dedicated right-of-way and limited roadway improvements. The property also includes dedicated right-of-way (but no improvements) for the future extension of 82nd Street from the south edge of the site and includes an existing public water line that extends south from Dale Lane to Dynamite Boulevard. The need for the future 82nd Street alignment will be eliminated with this development proposal and the applicant will seek an abandonment of the right-of-way and a relocation of the existing water line.

EXISTING ENVIRONMENTAL FEATURES

The site is located within Scottsdale's Upper Desert Landform per the Environmentally Sensitive Land Ordinance (ESLO). This portion of the Upper Desert Landform is characterized as having moderate land slopes of 5% to 35%, a wide variety of vegetation, and redeposited soils. Contrary to the Upper Desert designation on-site, slope conditions when measured from highest elevation to lowest are less than 5% on average. The subject property gently slopes from northeast to southwest, with intermittent minor wash corridors that convey localized stormwater. Vegetation on the site exists in densities typical of the Upper Sonoran Desert with higher concentration located proximate to washes. The property does not contain any hillside areas or boulder features that are more typical of properties located along the foothills of the McDowell Mountains to the east.



VIEW OF SITE FROM
DYNAMITE BLVD

DRAINAGE

Referencing FEMA FIRM Panel 04013C1310L, the subject site is located within Flood Hazard Zone X. This is a low-risk designation and is defined as: “Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.”

The Property is located in an area of Scottsdale that is characterized as an alluvial fan, with many minor braided washes that weave throughout the area. The ESL Ordinance specifically recognizes washes with flows greater the 50 cubic feet per second (cfs) as mandated for protected status. The wash corridor that extends through the western portion of the Property, outfalling at the southwest corner, has been determined to convey flow volumes that warrant protected status.

VEGETATION

Desert vegetation, including saguaro cacti and other plant species typically found in the Sonoran Desert blanket the majority of the Property. A small area near the southwest corner of the Property is unvegetated after the demolition of a dwelling in 2007.

WATER

Water service is provided by the City of Scottsdale. Existing water infrastructure consists of a 12-inch line along the south border of the Property in Dynamite Boulevard, an 8” line along the west boundary in Hayden Road, and an 8-inch line through the Property, within the 82nd Street alignment. There are 6 fire hydrants located on the perimeter of the Property.

WASTEWATER

The Property lies within the Scottsdale water and sewer service area; however, no existing wastewater infrastructure is proximate to the Property and all adjacent developed properties maintain on-lot septic solutions. The closest sewer infrastructure capable of servicing the Property via a gravity solution is located at Scottsdale Road and Dynamite Road, approximately 1 ¼ mile west of the project’s southwest corner.

STREETS

The Property primarily fronts on Dynamite Boulevard which is considered a Minor Arterial with a Rural Classification per the City of Scottsdale’s Transportation Master Plan. Today, only two undivided paved lanes exist, no curbs are built and the shoulders are unpaved. The Property includes approximately 1/3-mile of frontage along Dynamite Boulevard and ¼-mile of frontage on Hayden Road (80th Street). The property is subject to local street alignments identified on the desert foothills area 6 Local Area Infrastructure Plan (L.A.I.P). These alignments are defined to ensure access to all properties subject to existing property configurations, and includes trail corridors and localized water/sewer alignments.

SECTION 3 PROPOSED DEVELOPMENT PLAN

PROPOSED LAND USE AND ZONING

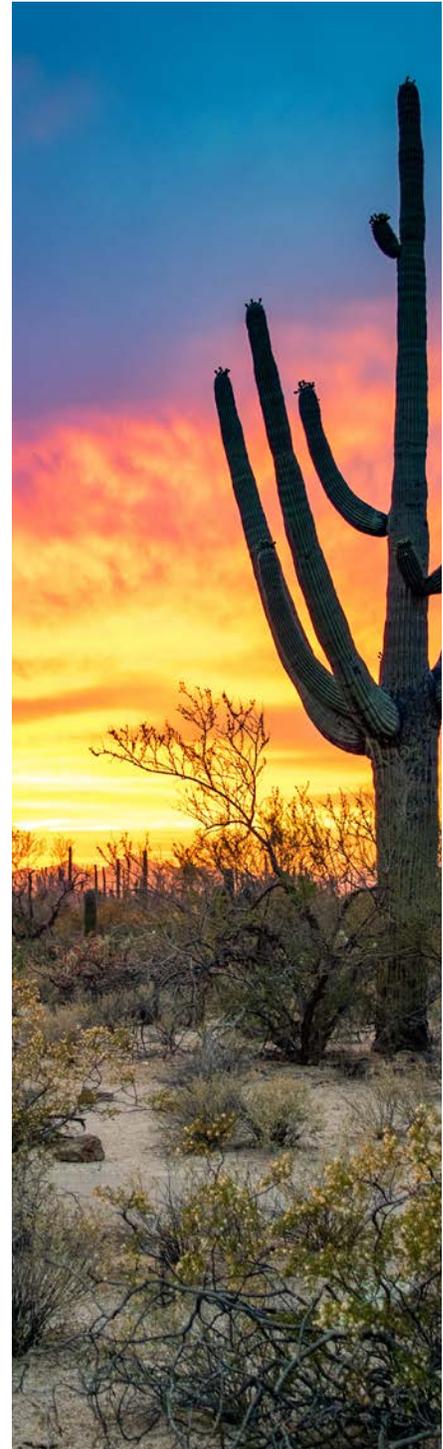
The proposed community will be comprised of 37 sensitively placed single family home lots at an overall density of 0.67 dwelling units per acre. The rural density of the community will allow for homes to be located in a manner that provides meaningful buffer setbacks to adjacent properties, setbacks to adjacent roadways, and allows for sensitive natural open space areas throughout The Property.

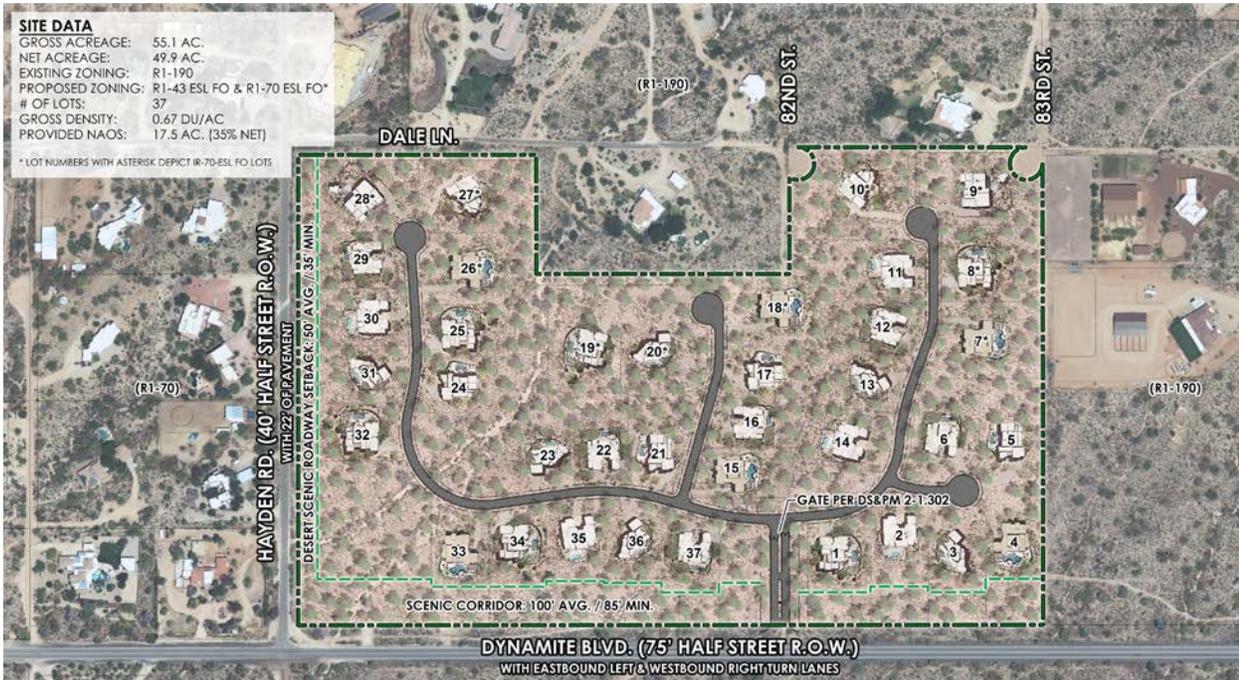
In total, the development plan includes ten R1-70 ESL FO (average net lot size: 57,246 Sq.Ft.) and twenty-seven R1-43 ESL FO (average net lot size: 40,245 Sq.Ft.) single-family residential lots as the primary land use with modified development standards. All incidental land uses and conditional uses associated with R1-70 ESL FO and R1-43 ESL FO are proposed to be permitted or eligible for request in the capacity outlined by the City of Scottsdale Zoning Ordinance.

The portion of the property designated for R1-70 ESL FO zoning is strategically placed to allow compatible, transitional development generally located along the north and east edges of the site where the community abuts similar or larger lot sizes. This area will include 10 of the community's 37 lots with an overall density of 0.45 dwelling units per gross acre.

The R1-43 ESL FO zoned area will more closely associate with the portion of the property that is proximate to the high-volume Dynamite Boulevard traffic corridor. The density for the 27 lots in this portion of the property is 0.82 dwelling units per gross acre.

The proposed lot layout and homesite locations were strategically and thoughtfully designed to be a natural extension of surrounding existing development. An overarching design goal was to create a community that complements, yet appropriately transitions from, existing residential development patterns.





CONCEPTUAL LAYOUT ILLUSTRATIVE

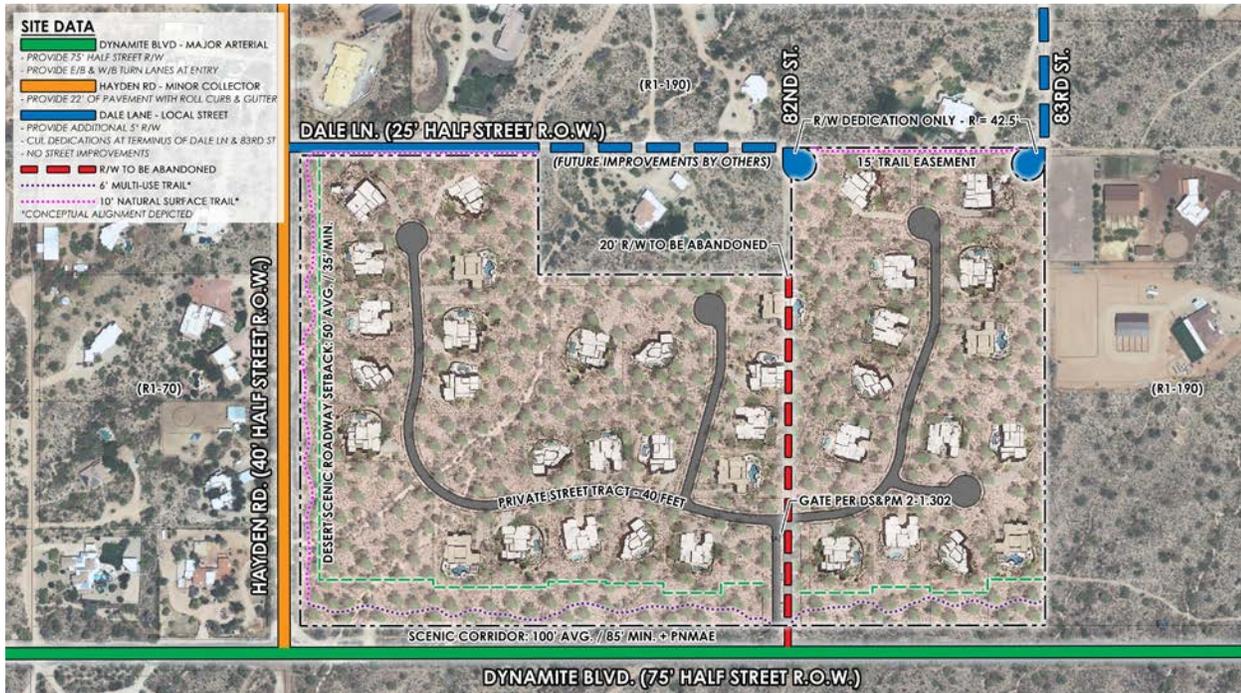
CIRCULATION

The development plan includes a single ingress/egress point off Dynamite Boulevard through a gated access point. All internal local streets will be private and conform with the City’s Local Rural/ESL roadway type. The entry gate will be in conformance with DSPM 2-1.302. These internal streets have been routed to minimize wash crossings and the overall improvement footprint. To preserve the natural desert, community appearance and reduce traffic impacts on adjacent properties to the east and north, no access points are proposed from Hayden Road or Dale Lane.

Internal circulation has been designed to limit the number of wash crossings, adhere to the natural topography of the site and maintain meaningful open space buffers between the subject site and adjacent properties.

Perimeter Roadway improvements will include the following:

- The Dynamite Boulevard half street will be fully dedicated with 75 feet of right-of-way. A scenic corridor dedication of 100’minimum/85’average will be provided. Improvement to the frontage will include a center turn lane proximate to the community entrance. No other improvements to Dynamite Boulevard will be required. A 6-foot multi-use trail will be constructed within the roadway shoulder.
- The Hayden Road half street dedication of 40 feet has been previously dedicated. A desert scenic roadway setback of 50’average/35’minimum will be provided. Improvements to the Hayden Road frontage will include 22 feet of pavement with roll curb and gutter. A 10-foot wide natural surface trail will be constructed in the roadway shoulder.
- Dale Lane extending across a 660-foot portion of the north western project boundary will include an additional 5-foot right-of-way dedication in addition to the existing 20-foot half street dedication, but no roadway improvements. A 10-foot natural surface trail will be constructed in the southern shoulder.



CONCEPTUAL PEDSTRIAN & VEHICULAR CIRCULATION PLAN

for undisturbed and revegetated N.A.O.S.. The proposed open space areas are designed to provide significant buffers along the edges of the Property, allowing homesites to be internalized, where they will be less visible from perimeter roadways and adjacent properties.

The community includes buffered open space setbacks along both Dynamite Boulevard and Hayden Road. Dynamite Boulevard is designated as a Scenic Corridor. In accordance with the Scenic Corridor design guidelines, the corridor is proposed as an average 100' setback with a minimum depth of 85 feet. This reduction in the average setback depth is supported by the exception parameter defined in the Scenic Corridor Design Guidelines that allows for reductions in the minimum Scenic Corridor depth to 85 feet if the setback perimeter edge horizontal edge meanders. Homes that back to Dynamite will include a scenic corridor setback that varies from 85 feet to 120 feet to provide a non-linear edge that deviates from the typical linear edge found in many other communities.

Hayden Road is designated as a Desert Scenic Roadway, and will include a setback which maintains an average 50-foot open space setback. To further enhance the large scenic setbacks, an expansive existing open space will be maintained at the southwest corner of the site, where both scenic setbacks converge at the intersection corner of Hayden Road and Dynamite Boulevard. This will result in a meaningful viewsheds into the site that includes a corridor of undisturbed N.A.O.S. that extends northeast into the center of the community.

Both of the perimeter roadway setbacks will be designated as Natural Area Open Space (N.A.O.S.) with limited disturbance for drainage and access improvements. Along the north and eastern shared property lines, large rear and side yards will be provided as

N.A.O.S. to promote a meaningful rural desert buffer between this development and surrounding properties.

As illustrated in the Conceptual Site Plan exhibit, open space will be woven across the site to provide connected and contiguous corridors that establish a passive amenity for residents and allows for animal movement through the site. Minimal impact is proposed along the site's primary wash corridors to ensure that stormwater continues to drain in existing natural patterns across the western portion of the site, and a substantial amounts of existing natural desert vegetation will be preserved or further vegetated as permitted by The City.

Natural Area Open Space areas will be located on individual residential lots as well as in tracts or easements outside of individual lots; these areas will be managed/maintained by the future HOA and dedicated to the City through protective easements. On-site vegetation that falls within improvement areas and qualify for salvage will be replanted within areas designated as N.A.O.S. to provide enhanced density and buffering value.

In total, as shown on the N.A.O.S. plan, a total of 35.4% of the net site will be designated as N.A.O.S.. 22.5% will be left as undisturbed N.A.O.S. and 12.9% of the will be revegetated N.A.O.S. The amount of N.A.O.S provided on the property exceeds the City requirement by 1.7 acres. This surplus amount will be provided as revegetated N.A.O.S and will be replanted with a combination of salvaged materials, hydroseed treatment and new material in densities that blend with areas of undisturbed N.A.O.S.

COMMUNITY CHARACTER

The planned community design will be guided by materials and colors common to the Sonoran Desert with intent to blend into the surrounding natural environment, respect existing view sheds, and support the unique character of the site. All homes will be limited to a height of 24-feet to protect viewsheds and minimize any visual impacts of the community from surrounding properties. Open spaces will be designed to promote an appreciation for the natural landscape and maintain corridors for wildlife through vegetated washes. Large perimeter buffers will be used instead of perimeter walls to enhance the rural desert aesthetic of the area, maintain a greater sense of openness and to provide thoughtful transitions to surrounding properties.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE

In 1991 the City of Scottsdale adopted the Environmentally Sensitive Lands Ordinance (ESLO). This ordinance established a protective overlay to preserve natural open spaces and sensitive areas unique to the northern portions of Scottsdale. The ESLO was created to effectively balance natural open space protections and preservation, while appropriately facilitating the development expectations of property owners and the City's economic goals. The ESLO applies to land north of the Central Arizona Project canal, where, per the ordinance, the city may apply the ESL Overlay to all properties and generally include one or more of the following environmental conditions: land slopes over 15 feet, unstable slopes, boulders, protected peaks and ridges, watercourse, bedrock, undisturbed native vegetation, lower desert, upper desert and hillside landform classifications. Of these identified environmental conditions, the Property contains minor washes and undisturbed native vegetation. As shown in the proposed site exhibits and as outlined in this narrative, these two environmental conditions are being mitigated or protected in compliance with the ESLO. Wash corridors and native vegetation are being protected through the development's significant commitment to protect at least 35% of the overall Property acreage as undisturbed or revegetated open space.

JUSTIFICATION FOR PROPOSED AMENDED DEVELOPMENT STANDARDS

In order to meet and exceed the goals of the Environmentally Sensitive Lands Ordinance, a 25% reduction has been requested for the minimum lot area, lot width, and building setbacks prescribed within the R1-43 ESL FO and R1-70 ESL FO zoning districts. In addition, Lots 4, 5 and 19 have been designed as flag lots to reduce the amount of street length and ensure that more open space is preserved as a result. As required for all single family uses in ESL areas, building height will be a maximum of 24 feet as measured from existing natural grade. No modifications to the maximum allowed densities are proposed.

The proposed amended development standards are requested to specifically facilitate development of a residential community that furthers the goals of the Desert Foothills Character Area Plan and ESLO. The proposed standards allow for more design flexibility for preserving existing washes, meaningful and contiguous Natural Area Open Space, perimeter buffers to surrounding properties, and scenic corridor buffers. As a result, the standards will promote the goals of the ESL Ordinance and provide for a community that accomplishes a balanced development and open space preservation design approach.

SECTION 4 GENERAL PLAN CONFORMANCE

2035 GENERAL PLAN

The City of Scottsdale identifies a vision for future growth in the 2035 General Plan. This recently adopted document identifies four new Community Aspirations of providing exceptional experiences, outstanding livability, community prosperity, and distinctive character. To achieve these aspirations, the 2035 General Plan maintains the six previously established Guiding Principles to preserve meaningful open space, enhance neighborhoods, seek sustainability, support economic vitality, advance transportation, and value Scottsdale's unique lifestyle and character. The General Plan further promotes the community's vision through 24 Elements. Of these Elements, the applicant has specifically focused on the goals of the Character and Design Element, Land Use Element, Open Space Element, and the Housing Element to highlight correlations between the General Plan and this proposal.

The General plan provides further detailed guidance for development proposals by designating Future Land Uses and Character Areas. The subject site is designated as Rural Neighborhoods and falls within the Desert Foothills Character Area. These designations call for a density of up to one dwelling unit per acre and provide design guidance on how to retain the large-lot character while also preserving desert vegetation, washes, and natural features.

The following is a summary of this application's correlation with the goals and objectives of the following City planning documents:

- General Plan - Six Guiding Principles of the
- General Plan – Goals & Objectives Conformance (Character & Design, Land Use, Open Space and Housing)
- General Plan - Rural Neighborhoods Future Land Use Designation
- Desert Foothills Character Area Plan

SIX GUIDING PRINCIPLES

1. PRESERVE MEANINGFUL OPEN SPACE

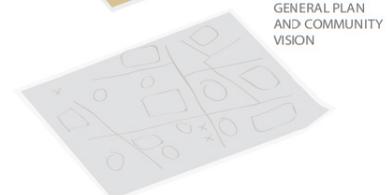
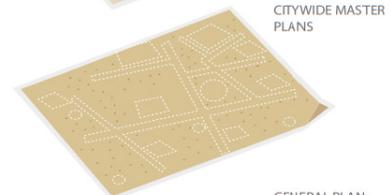
To preserve significant natural and visual resources, the City of Scottsdale adopted the Environmentally Sensitive Lands Ordinance. This ordinance prescribes a percentage of each development site that must be preserved as natural area open space (N.A.O.S.).

Based on the City’s criteria, 15.98 acres of N.A.O.S. is required for the property. The proposed conceptual site plan provides over 17 acres of natural open space including excess revegetated natural open space of 2 additional acres, which exceeds the City’s requirement. In total, 35% of the overall site is proposed to be maintained as N.A.O.S. and excess revegetated natural open space.

2. ENHANCE NEIGHBORHOODS

The proposed development plan utilizes several design approaches that respond to and enhance the existing neighborhood development patterns. These include thoughtfully designed access, protection of view corridors, perimeter open space buffers, open edges, generous building setbacks, contributions to the City’s Transportation Master Plan Goals, and extension of the City’s public water and sewer infrastructure.

The proposed development plan will provide buffered open space edges in the form of scenic corridors that will maintain natural open space view corridors from perimeter edges. Building envelope setbacks with large contiguous N.A.O.S. easements will establish buffering opportunities that exceed setback requirements of the existing zoning and will ensure for better compatibility within the existing neighborhood. No perimeter walls are proposed along the edges of the community. Instead, there will be 50-foot and 100-foot average scenic corridor/roadway buffers along Hayden Road and Dynamite Boulevard. Public right-of-way will be dedicated along Dynamite Boulevard to meet City half-width requirements and contribute to the goals of the Transportation Master Plan. Within Dynamite Boulevard, it may be required that sanitary sewer be extended from Scottsdale Road to the eastern boundary of The Property, thus enhancing over a mile of frontage where sanitary sewer service was otherwise not provided.



In an effort to further enhance transitions from adjacent neighborhoods, this proposal includes a density transition that extends from existing large lots to the north, through the property to the Dynamite Boulevard arterial roadway corridor. This transition includes the designation of all perimeter lots along the northern edge as R1-70 ESL FO, then to R1-43 ESL FO to the center and southern edges of the site.

A single access into the community will benefit the larger neighborhood and traffic safety by concentrating vehicular access to a single location along Dynamite Boulevard that will serve all 37 lots via a network of internal private streets. If maintained as R1-190 ESL FO zoning, a lot split scenario would likely result in multiple unregulated individual driveway locations potentially along all edges of the community as well as the expansion of the number of homes utilizing septic systems, and likely resulting in a fragmented N.A.O.S. pattern that sacrifices meaningful continuity. Existing access to adjacent properties will not be affected with this proposal.

3. SEEK SUSTAINABILITY

Consistent with the City of Scottsdale's ESL and N.A.O.S. standards, extensive portions of the site will be preserved as natural open space where existing natural elements like washes and native vegetation will be minimally impacted or fully preserved. Landscaping will consist of drought tolerant native desert plants and materials salvaged from the property as approved by the City. The use of development envelopes will ensure that each lot provides a contribution towards the community's N.A.O.S. requirements and will promote a connected and contiguous network of linked open space that will allow for the propagation of high value open space, wildlife corridors that allow for unimpeded movements throughout the community, and overall sustainable community design practices that are in conformance with ESL principles and standards.

4. SUPPORT ECONOMIC VITALITY

By adhering to the planned future land use and density recommendations of the General Plan, the proposal contributes to the desired balance of land uses and preserves future density capacity for more urban areas that more effectively support Scottsdale's economic vitality. The proposal actively supports expansion of the City's housing stock to meet growing housing needs, but does so by providing a moderate and appropriate density that adds diversity to housing options in the area while working within the established General Plan guidance. Further, the General Plan establishes broad guidance that promotes the creation of desirable and characteristically compatible neighborhoods, provide needed infrastructure that will benefit current and future residents, and enhance overall community value that contributes to the City's general economic vitality.

5. ADVANCE TRANSPORTATION

Public right-of-way dedications along Dynamite Road to allow the city to construct the planned boulevard street section design which includes a landscaped median to support the rural desert character of the area and an optional 8-foot-wide trail or sidewalk. Transportation improvements have been proposed that elevate city-wide transportation objectives while simultaneously limiting traffic and circulation impacts on adjacent properties.

6. VALUE SCOTTSDALE'S UNIQUE LIFESTYLE AND CHARACTER

Sustainability and compatibility with the Sonoran Desert environment as supported by Scottsdale's Environmentally Sensitive Lands Ordinance and the Desert Foothills Character Area Plan, promote a unique vision for a balanced development that elevates lifestyle opportunities and character elements that make Scottsdale a unique and quality community. This proposal incorporates guidance from these community plans and policies to establish a planned community that achieves a harmonious balance within the immediate area and as a component of the overall City.

GENERAL PLAN ELEMENTS CHARACTER AND DESIGN ELEMENT

Goal CD1 Ensure all development is appropriate in terms of community goals surrounding area character and context.

The property is located within the Desert Foothills Character Area Plan. As further detailed below, the proposed development will contribute towards meeting the three goals to build the Desert Foothills Character by (1) Preserving the natural character and visual qualities of the Sonoran Desert, (2) connecting desert open spaces and trails, and (3) maintaining the unique distinguishable desert community aesthetics.

Goal CD2 Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

As part of the review process for the requested rezoning, the applicant has worked with Staff to amend the Desert Foothills Area 6 Local Area Infrastructure Plan to show modified utility, trail, and road locations. The proposed modifications address prior roadway alignments that will promote reductions in non-local traffic patterns, contribute towards future circulation goals of the city, and ensure for the continued documentation of future and existing local/regional trail corridors.

LAND USE ELEMENT

Goal LU2 Sensitively transition and integrate land uses with the surrounding natural and built environments.

The proposed development includes two different underlying zoning districts and lot sizes that adhere to the 'rural neighborhood' character designation and is consistent with the low density development pattern current found in the area. Amended development standards are proposed for both of the proposed residential district types. These amendments will support a community character that emphasizes a reduced development footprint and allows for the dedication of meaningful and contiguous natural open space areas including perimeter buffers and the protection of natural drainage corridors.

OPEN SPACE ELEMENT

Goal OS 3 Maintain the lush desert character and wildlife corridors by protecting and preserving natural open spaces.

The proposed development provides extensive N.A.O.S tracts or easements across the site to preserve existing washes and natural vegetation. The maintenance of larger areas of N.A.O.S. will promote wildlife habitat and migration, and provide a Sonoran Desert aesthetic that complements the current character of the site and general area.

Goal OS 4 Visually and physically connect open spaces to maintain a continuous open space system.

N.A.O.S is proposed in a connected fashion throughout the proposed development. From the adjacent ROWs of Hayden Road, Dale Road, and Dynamite Boulevard, natural vegetative N.A.O.S. buffers of 50 to 115 feet or more will be maintained and extended between the buildable envelopes of proposed lots to connect these perimeter areas to the interior of the site. At the corner of Hayden Road and Dynamite Boulevard an approximate depth of 480 feet of undisturbed N.A.O.S will be visible and connected to an additional 360-foot deep meandering revegetated and undisturbed wash area to the north.

HOUSING ELEMENT

Goal H1 Support diverse, safe, resource-efficient, and high-quality housing options.

The proposed development will promote elevated development standards mandated by the City of Scottsdale for new development by considering the effects of building orientation, design elements that are conducive to desert livability, solar orientation and community sustainability. These considerations are guided by principals outlined in the General Plan, the Foothills Overlay district and the Desert Foothills Character Area Plan. The proposed planned community provides for diversity of housing product type not currently available in the area by advancing a moderately sized community that is holistically guided by common objectives for drainage mitigation, contiguous community open spaces and edge treatments. These objectives could not be accomplished without the ability to master plan the subject property and ensure for the meaningful protection of the site's most sensitive areas.

Goal H2 Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

To meet this goal, the General Plan provides ten policies, many of which promote housing options for low, moderate, and workforce level incomes, entry-level households, and short-term housing. While these policies may be effective in more developed and publicly-served portions of Scottsdale, in the rural low-density single-family Desert Foothills area, they may be less-effective or even disruptive. As an alternative to the identified income-related strategies above, this proposal provides two different rural single-family lot sizes in an effort to provide a variety of rural large-lot housing options while still appropriately considering the surrounding rural single-family context. To balance the housing goals of

the city and the surrounding context, the proposed lots will be a minimum of 32,250 square feet and the overall density will be 0.67 dwelling units per acre. Alternatively stated, this development will result in one home for each one and a half acres. This contributes to the city’s goals for housing variety while also transitioning from and compatible with adjacent properties that range from two to five acres in area.

**RURAL NEIGHBORHOOD
FUTURE LAND USE DESIGNATION**

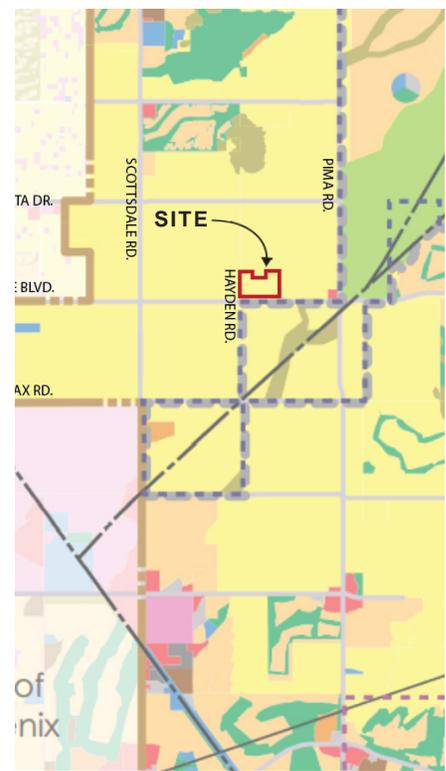
The 2035 General Plan designates a future land use of “Rural Neighborhoods” across the subject property and surrounding properties. Rural Neighborhoods are described in the General Plan as:

RURAL NEIGHBORHOODS: This category includes the largest-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant and special care is needed to preserve open desert character and environmental features. The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.

The proposed development adheres to the City’s definition for Rural Neighborhoods by supporting the goal of large residential lots with emphasis on desert preservation and natural desert character. The proposed overall density of 0.68 dwelling units to the acre is situated appropriately within the expected density range for this land use designation.

DESERT FOOTHILLS CHARACTER AREA PLAN

To demonstrate conformance with the Desert Foothills Character Area Plan (DFCAP), the proposed development plan aligns with three primary goals of the DFCAP, (1) Preserve the natural character and visual qualities of the



FUTURE LAND USE
SCOTTSDALE 2035 GENERAL
PLAN

Sonoran Desert, (2) connect desert open spaces and trails, and (3) maintain the unique distinguishable desert community aesthetics. Below, each of the three goals and applicable strategies have been listed followed by statements of how the proposed development contributes to the DFCAP goals being applied across the subject property.

Goal 1 Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.

Goal 1 Strategy 1 Blend buildings and structures into the natural desert setting by using principles of minimal visual impact set forth by the Great Sonoran.

The City of Scottsdale created both the DFCAP the Foothills Overlay (FO) zoning district to encourage development to recognize and incorporate the character of the natural desert. To ensure buildings and structures blend into the surrounding desert setting, the proposed development follows the established FO Property Development Standards. Building height will be limited to a maximum of 24 feet and the enclosed area of each lot will be limited to a maximum of 60% of the total lot area. Building exteriors will be comprised of non-reflective materials which have a maximum light reflective value of 40. Exterior paint colors and finishes will complement and be indicative of the surrounding Sonoran landscape and will not exceed a value of 6 as indicated in the Munsell Book of Color.

Goal 1 Strategy 2 Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.

To maintain the appearance of the rural desert character, site engineering needs have been balanced to accommodate strategic and impactful placement of N.A.O.S. across the site. Along Dynamite Boulevard, N.A.O.S. will emphasize minimal disturbance with the exception of where revegetation is proposed in support of planned realignments to portions of the existing trail. The scenic setback along Dynamite Boulevard will meander between depths of 85 feet and 120 feet from the ROW to avoid the appearance of a straight setback which is not consistent with the surrounding natural setting.

Washes currently traverse the site from northeast to southwest.

GOAL 1

PRESERVE THE
NATURAL, VISUAL
QUALITIES
OF THE LUSH
UPPER SONORAN
DESERT BY
USING DESERT-
SENSITIVE
BUILDING
TECHNIQUES
THAT RETAIN AND
BLEND WITH THE
NATURAL DESERT
CHARACTER OF
THE AREA

Portions of these washes located within the interior of the site have been graded to balance the need to convey stormwater flows and provide suitable envelopes for interior lots. By proposing to grade and revegetate portions of the washes near the site interior, wash corridors located near the perimeter of the property will remain as undisturbed particularly where they are visible from Hayden Road and Dynamite Boulevard to promote the rural desert character of the community as viewed from the project edge.

As shown on the N.A.O.S. plan, revegetated and undisturbed N.A.O.S. is provided between the enclosed areas of the proposed lots with dimensions that meet or exceed ESL Ordinance minimum requirements. These interstitial spaces connect to the large scenic setbacks as well as to the washes. This provides increased adjacency of proposed homesites to natural open space and buffering between homes. In addition, these connections also allow for wildlife to traverse through the site, maintaining existing corridors to facilitate these movements.

Goal 1 Strategy 3 Sensitively integrate infrastructure into the natural desert setting and rural lifestyle.

The location of the proposed streets was intentionally designed to limit disturbance to existing washes located within the site and conform to existing topographic conditions. Existing washes will be sensitively maintained and incorporated into the proposed open space network.

Goal 2 Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network

Goal 2 Strategy 1 Promote a continuous trail system which connects the local neighborhoods to each other and a regional trail system leading into the preserves.

Currently, informal natural trails exist along the Hayden Road and Dynamite Boulevard frontages. These established paths meander between the public rights-of-way and privately-owned properties, and serve as critical components of the local circulation network. As part of this development

proposal, the public use of these trails will be formalized as part of establishing trail easement dedications as required by the City of Scottsdale.

Goal 2 Strategy 2 Encourage the development of an open space system which links open space throughout the Desert Foothills area to the scenic and vista corridors and preserves.

N.A.O.S tracts or easements are proposed along Dynamite Boulevard and Hayden Road. Within these areas, natural surface trails will be established and formalized for the public use and will link to adjoining rights-of-ways or existing trail segments to enhance the connected open space system of the Desert Foothills Area.

Goal 2 Strategy 3 Promote recreation opportunities to enhance and preserve a Rural Desert character.

The subject property is located in a community that is recognized for its strong equestrian and rural character. The area is bifurcated by primitive local roadway and trail improvements that encourage residents to ride and walk. The Site will include public trail segments along three sides of the community including a large trail within the Dynamite Road scenic corridor setback. These trail segments provide for enhanced recreational opportunities and will link to other existing segments to expand Scottsdale’s larger trail network.

Goal 3 Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.

Goal 3 Strategy 1 Use physical elements within the improvement/expansion of local infrastructure to create thematic elements.

In keeping with the City of Scottsdale Scenic Corridor Design Guidelines, physical elements will be avoided within the proposed meandering open space and scenic corridor buffers along Dynamite Boulevard and Hayden Road. An emphasis on eliminating unnecessary improvements associated with

GOAL 2

PROMOTE
CONNECTED
AREAS OF DESERT
OPEN SPACE AND
TRAILS THROUGH
VISUAL AND
FUNCTIONAL
LINKAGES
WITHIN AND
BETWEEN LOCAL
NEIGHBORHOODS
AND A REGIONAL
OPEN SPACE
NETWORK

infrastructure improvements in this area is preferred by area residents and supports the Rural/Low Density Residential character of the community.

Goal 3 Strategy 2 Create gateways that reflect the area's identity and highly visible focal points within the study area.

Thematic elements associated with the planned community will include materials and colors that are representative of the Sonoran Desert context of the site. The creation of gateway improvements will be limited, instead design will be focused on a limiting elements that draw attention away from the natural setting of the area.

Goal 3 Strategy 3 Scenic corridors should be designed to reflect an identity for the entire length of the corridor and respond to the unique character the road bisects.

The subject property is bounded on the west and south edges by open space setbacks. Hayden Road is classified as a Desert Scenic Roadway and requires a average open space setback of 50 feet from the edge of the public right-of-way. Dynamite Road is designated as a scenic corridor and requires an open space setback with a minimum depth of 85 feet and a minimum average setback of 100 feet.

Both frontages will prioritize the preservation of existing natural vegetation throughout these corridors. Along Dynamite Road, building envelope setbacks will be staggered in depth to add variability and promote a more 'organic' edge condition. These design elements are consistent with scenic corridor design qualities found in other sections along the Dynamite Road corridor and contribute to its character without diminishing the desert aesthetic as experienced from motorized and non-motorized perspectives.

GOAL 3

IDENTIFY AND CELEBRATE THE RURAL DESERT CHARACTER EXPERIENCED IN THE DESERT FOOTHILLS STUDY AREA THAT WILL RESULT IN OR MAINTAIN A UNIQUE DESERT COMMUNITY DISTINGUISHED FROM OTHER PARTS OF SCOTTSDALE AND THE METROPOLITAN AREA.

CONCLUSION

This proposal presents a community design that is in conformance with the goals and policies of the City's 2035 General Plan, the Environmentally Sensitive Lands Ordinance and the goals and objectives of the Desert Foothills Character Area Plan. At a proposed overall density of 0.67 dwelling units per acre, the planned community is well within the allowed density ranges of the General Plan land use Rural Neighborhoods designation. A transitional zoning district approach that facilitates larger R1-70 ESL FO lots along the norther perimeter and moderately sized R1-43 ESL FO lots along Dynamite Road allows for a development pattern that is complementary to existing zoning and represents a natural progression from larger, rural lots to the Dynamite Road regional transportation corridor and the planned higher density (R1-43 ESL FO development) on the State Trust Land to the south. Extensive N.A.O.S. commitments that exceed ESL requirements, and in areas where sensitive areas are protected and corridors and contiguous, will ensure that the community meets and exceeds development expectations within this unique area of Scottsdale.

EXHIBIT A: CONTEXT AERIAL

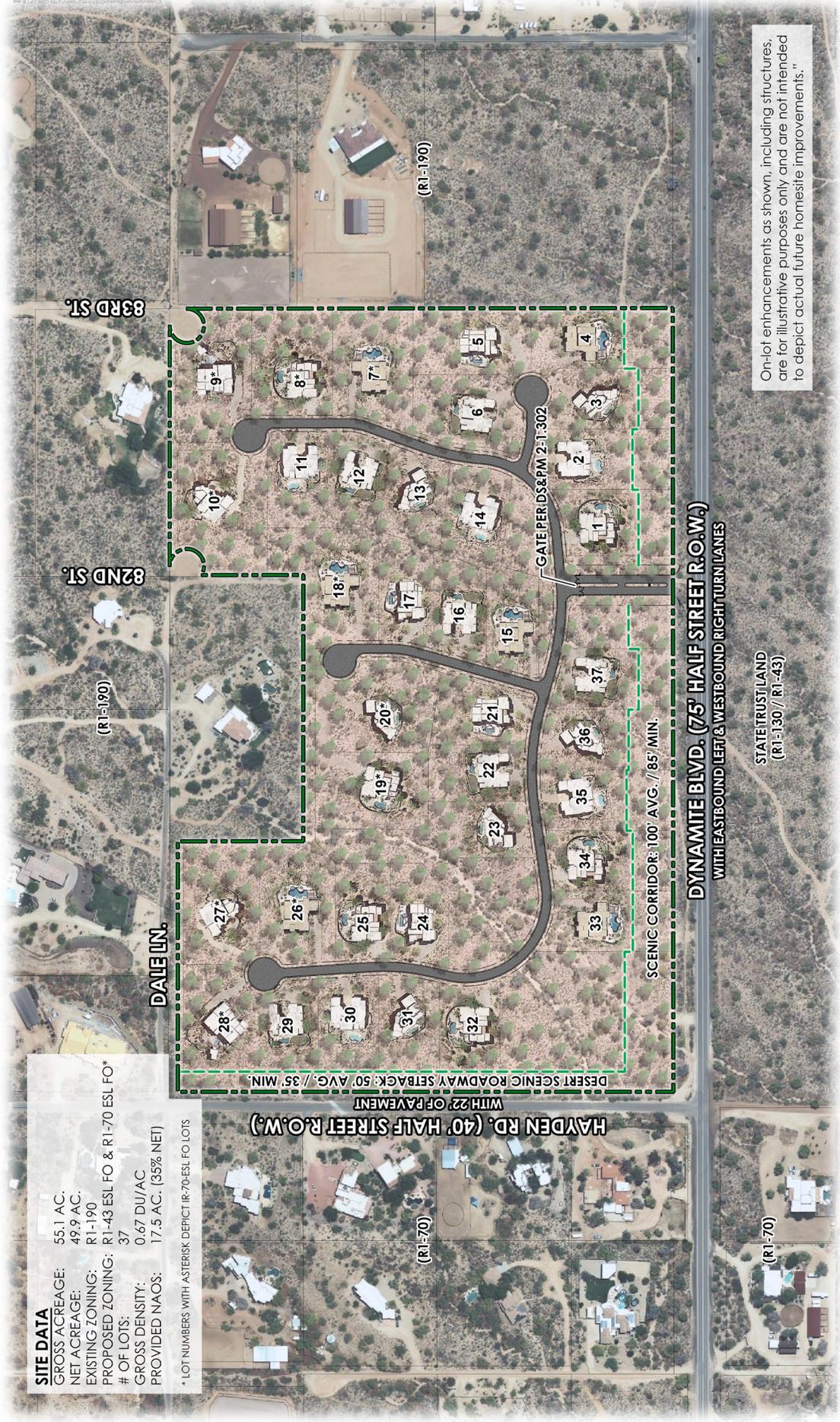


0 100 200 400
 SCALE: 1" = 200'-0"
 This map was prepared by RVI Planning + Landscape Architecture, Inc. for the purpose of providing a visual context for the project. It is not intended to be used as a legal document. RVI Planning + Landscape Architecture, Inc. does not make an independent investigation of the accuracy of the information shown on this map. The information shown on this map is based on the information provided to RVI Planning + Landscape Architecture, Inc. by the client. RVI Planning + Landscape Architecture, Inc. does not represent any regulatory approval.

RVI
 RVI PLANNING + LANDSCAPE ARCHITECTURE, INC.
 10000 N. CENTRAL AVENUE, SUITE 100
 SCOTTSDALE, ARIZONA 85257
 WWW.RVIPLANNING.COM

FISHER PROPERTY • CONTEXT AERIAL
 SCOTTSDALE, AZ
 2025-04-10
 21001789
 FISHER

EXHIBIT B: CONCEPTUAL SITE PLAN



SITE DATA
 GROSS ACREAGE: 55.1 AC.
 NET ACREAGE: 49.9 AC.
 EXISTING ZONING: R1-190
 PROPOSED ZONING: R1-43 ESL FO & R1-70 ESL FO*
 # OF LOTS: 37
 GROSS DENSITY: 0.67 DU/AC
 PROVIDED NAOS: 17.5 AC. (35% NET)

* LOT NUMBERS WITH ASTERISK DEPICT IR-70-ESL FO LOTS

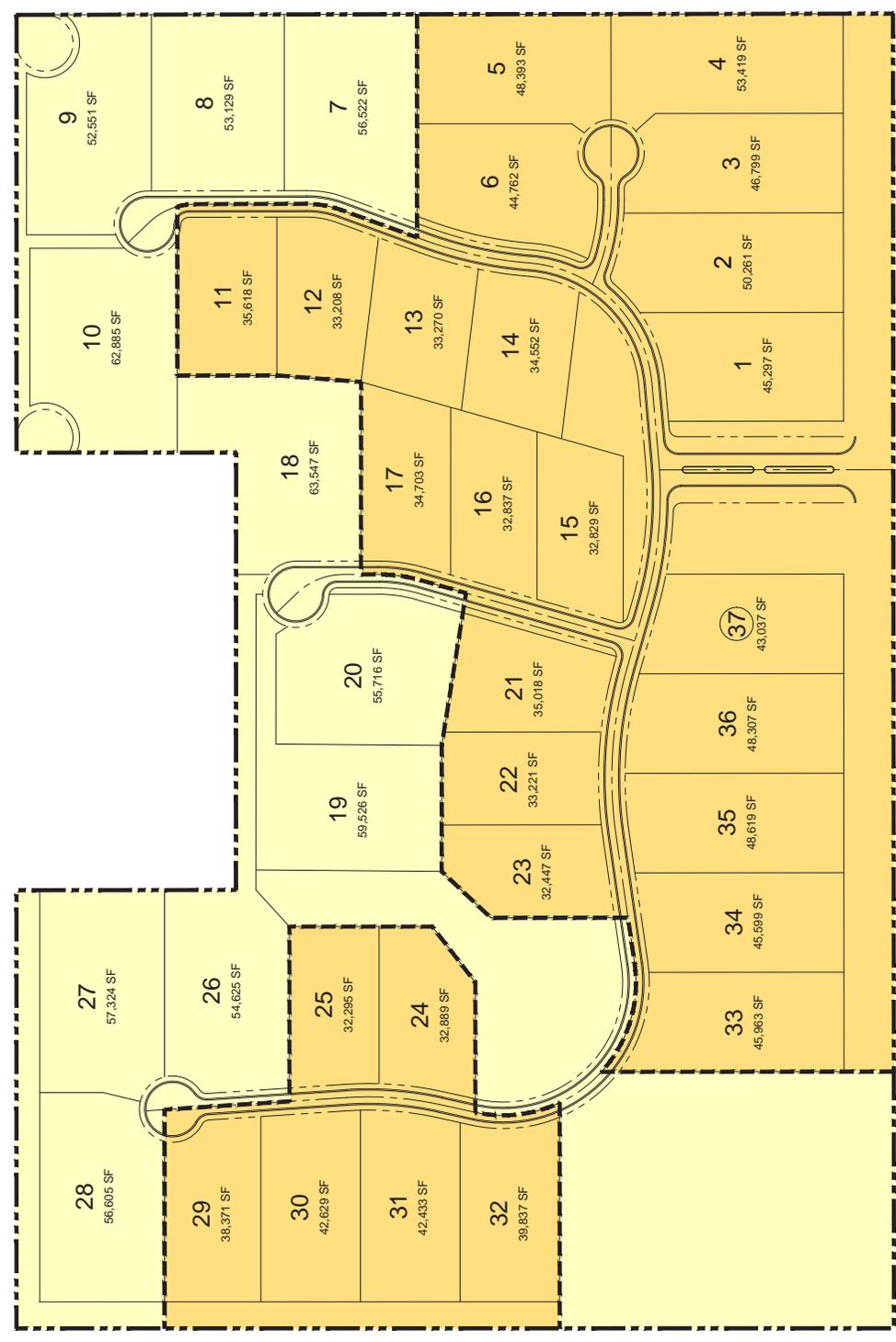
On-lot enhancements as shown, including structures, are for illustrative purposes only and are not intended to depict actual future homesite improvements."



RVI
 RIVERSIDE VILLAS INTERNATIONAL
 2023.04.10
 # 21002788
 FISHER

FISHER PROPERTY • CONCEPTUAL SITE PLAN
 SCOTTSDALE, AZ
 2023.04.10
 # 21002788
 FISHER

EXHIBIT C: PROPOSED ZONING EXHIBIT



ZONING: R1-70 ESL FO
 GROSS AREA: 22.2 AC.
 UNIT COUNT: 10
 GROSS DENSITY: 0.45 DU/AC
 MAX ALLOWED DENSITY: 0.55 DU/AC

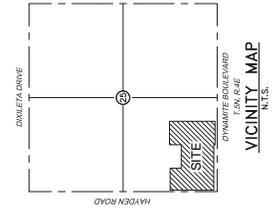
ZONING: R1-43 ESL FO
 GROSS AREA: 32.9 AC.
 UNIT COUNT: 27
 GROSS DENSITY: 0.82 DU/AC
 MAX. ALLOWED DENSITY: 0.83 DU/AC

EXHIBIT D: SUBDIVISION PLAN



CURVE TABLE

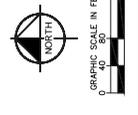
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	141.72'	N4°18'43"E	141.25'	161°42'25"	71.34'
C2	200.00'	386.20'	S42°53'13"E	250.08'	110°35'16"	289.04'
C3	600.00'	251.93'	N8°10'37"W	250.08'	243°32'27"	127.85'
C4	600.00'	162.41'	S81°54'11"E	161.92'	19°30'34"	81.71'
C5	600.00'	56.20'	N8°73'32"E	56.18'	92°27'00"	28.12'
C6	200.00'	280.97'	N44°43'48"E	256.43'	80°28'29"	189.29'
C7	600.00'	162.18'	S72°13'41"W	161.69'	19°29'15"	81.56'
C8	150.00'	52.66'	N9°54'51"E	52.39'	20°05'56"	26.60'
C9	100.00'	76.54'	N22°34'09"W	74.68'	43°51'14"	40.25'
C10	100.00'	76.54'	N13°55'37"W	74.68'	43°51'14"	40.25'
C11	230.00'	63.83'	N7°55'13"E	63.43'	19°15'06"	33.02'
C12	330.00'	130.92'	S77°29'41"E	128.81'	25°07'17"	66.52'



LINE TABLE

LINE	LENGTH	BEARING
L1	302.45'	S3°42'20.23"E
L2	53.34'	S12°26'55.50"W
L3	197.71'	N81°47'38.20"E
L4	100.33'	S74°08'53.86"E
L5	116.49'	N64°38'52.58"E
L6	134.94'	N10°38'18.44"E
L7	166.46'	N07°03'32.77"W
L8	43.04'	N43°59'44.48"W
L9	43.05'	S43°51'14.00"E
L10	53.86'	S07°00'00.00"E
L11	334.91'	S15°18'10.11"W
L12	352.31'	N03°15'51.61"E
L13	111.32'	S88°59'49.36"E

NOTE:
LOT 35: RI-70
LOT 36: RI-43



DATE: 4/19/2023
 PROJECT NO: 2023-0001
 DRAWN BY: LHM
 CHECKED BY: SMI
 DESIGNED BY: SMI
 PRELIMINARY PLAN
 SUBDIVISION PLAN
 SCOTTSDALE, ARIZONA
 84TH AND DYANMITE

SCALE: (X) NONE
 SCALE: (Y) NONE

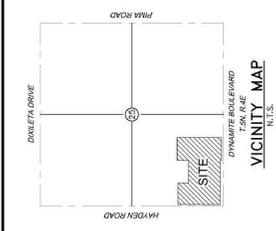
PHOENIX, ARIZONA 85020 (602) 944-5500
 7740 NORTH 16TH STREET, SUITE 300
 KIMLEY-HORN AND ASSOCIATES, INC.

FOR REVIEW ONLY
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 KIMLEY-HORN
 ENGINEERS, ARCHITECTS
 AND PLANNERS

PROJECT NO: 2023-0001
 SHEET NO: 2023-0001-001
 SUBDIVISION PLAN

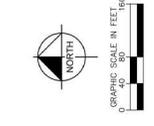
02 OF 07

EXHIBIT E: NATURAL AREA OPEN SPACE PLAN



Zone	Range	S.F.	Acres	% Required NAOs	Required NAOs (acres)
1	0-2%	81345	1.88	25%	2.17
2	2-5%	60683	15.17	25%	0.92
3	5-10%	133264	30.65	35%	9.24
4	10-15%	9714	2.13	45%	4.41
5	15-25%	2491	0.06	65%	0.62
6	>25%	829	0.02	65%	0.10
TOTAL		217208	49.59		15.59

NAOS SUMMARY	
NAOS TYPE	REQUIRED
UNDISTURBED NAOS AREA	11.18 AC
REVEGETATED NAOS	4.79 AC
TOTAL PROVIDED NAOS	15.98 AC
UNDISTURBED NAOS	11.21 AC
REVEGETATED NAOS	4.79 AC
TOTAL PROVIDED NAOS	17.04 AC



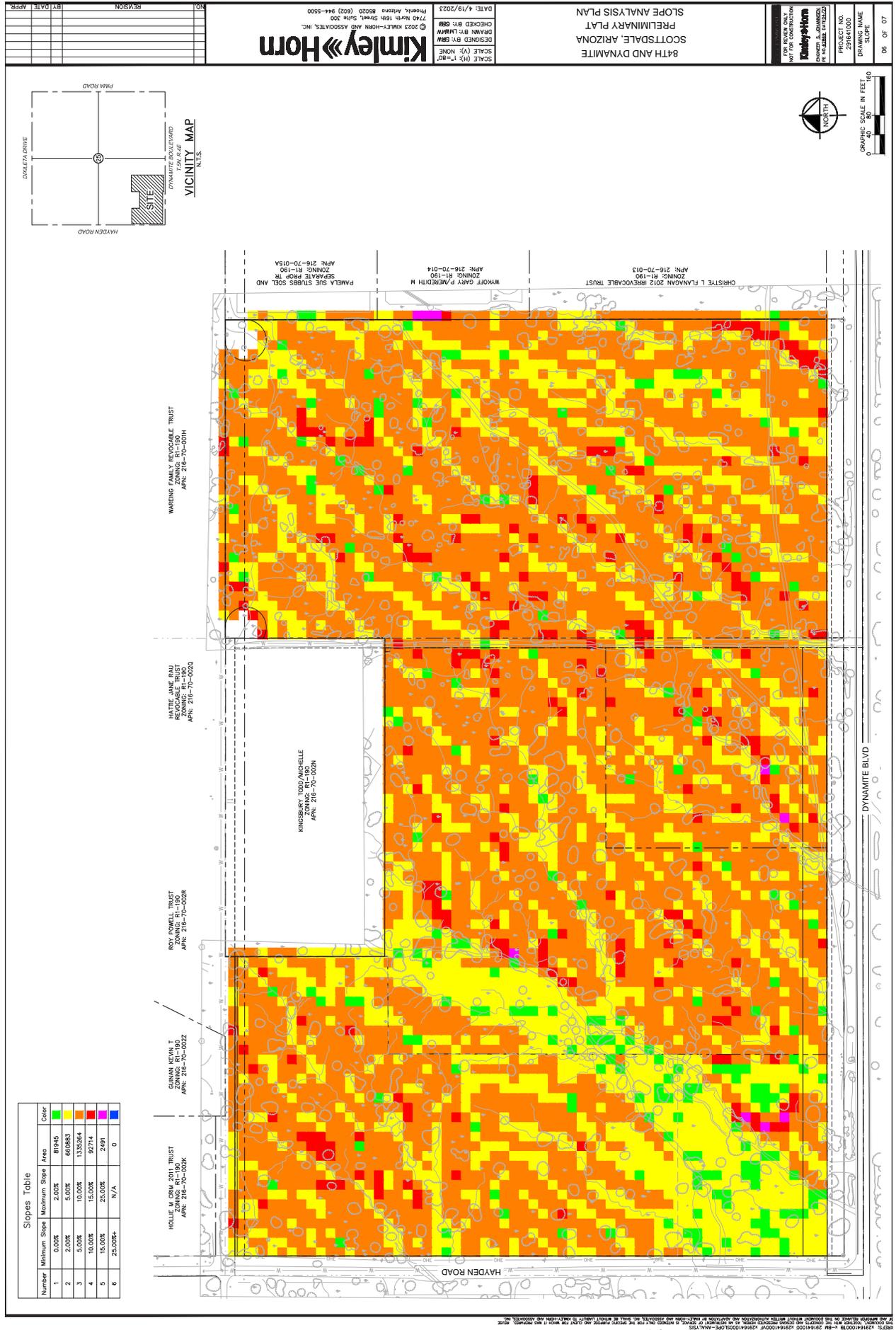
NO.	REVISION	BY	DATE	APPN.

Kimley»Horn
 2125 NORTH SHAWL, SUITE 300
 PHOENIX, ARIZONA 85020 (602) 844-5000
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84TH AND DYNAMITE
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 NAOS PLAN
 SCALE: 1/8" = 1'-0"
 CHECKED BY: SML
 DRAWN BY: LHM
 REVISIONS: 0
 DATE: 4/19/2023

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Kimley»Horn
 PROJECT NO.: 23P164000
 DRAWING NAME: NAOS PLAN
 SHEET NO.: 05 OF 07

EXHIBIT F: TOPOGRAPHY + SLOPE ANALYSIS

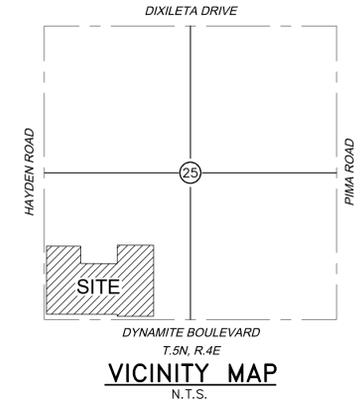
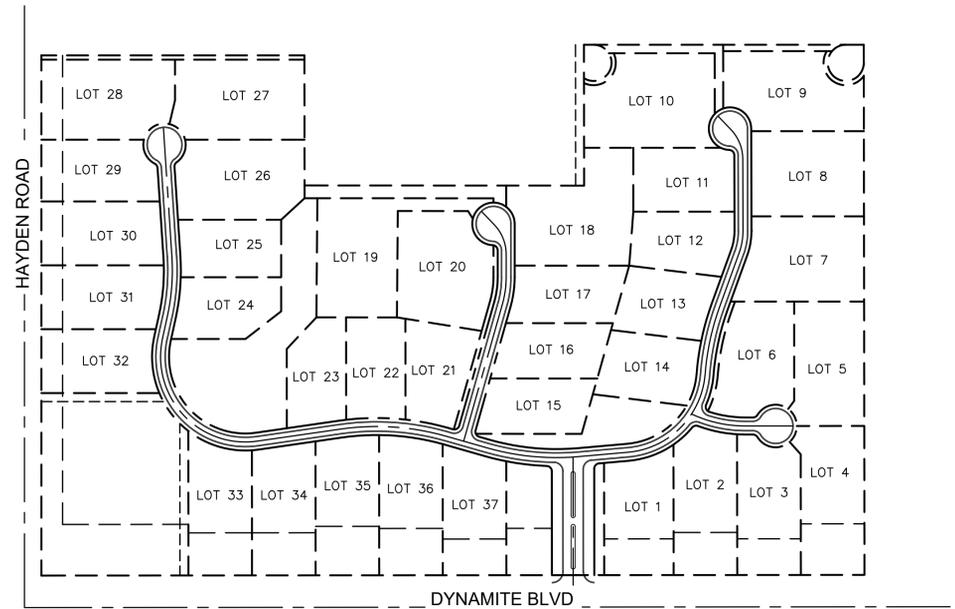


LEGEND

	PROPERTY/LOT LINE		PROPOSED SURVEY MONUMENT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	EXISTING EASEMENT		PUBLIC UTILITY EASEMENT
	PROPOSED WATER LINE		RIGHT-OF-WAY
	EXISTING WATER LINE		BACK OF CURB
	PROPOSED STORM DRAIN		TYPICAL
	PROPOSED SWALE		EMERGENCY VEHICLE ACCESS EASEMENT
	PROPOSED RIGHT-OF-WAY		ACCESS EASEMENT
	PROPOSED SEWER LINE		DRAINAGE EASEMENT
	EXISTING SEWER LINE		SEWER EASEMENT
	PROPOSED CENTERLINE		BUILDING SETBACK
	BUILDING SETBACK		LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)
	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)		NAOS LIMITS
	NAOS LIMITS		NAOS REVEGETATED LIMITS
	NAOS REVEGETATED LIMITS		PROPOSED RETAINING WALL
	PROPOSED RETAINING WALL		PROPOSED FENCE
	PROPOSED FENCE		PROPOSED CUT-OFF WALL
	PROPOSED CUT-OFF WALL		EROSION HAZARD SETBACK
	EROSION HAZARD SETBACK		100-YEAR INUNDATION LIMITS
	100-YEAR INUNDATION LIMITS		100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		NAOS REVEGETATED EXTENTS
	NAOS REVEGETATED EXTENTS		NAOS UNDISTURBED EXTENTS
	NAOS UNDISTURBED EXTENTS		NON-NAOS LOT AREA
	NON-NAOS LOT AREA		

LEGAL DESCRIPTION

**PRELIMINARY PLAT
FOR
84TH AND DYNAMITE**
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371-4533
CONTACT: CURTIS BROWN, P.E.

VICINITY MAP
T.5N, R.4E
N.T.S.

OWNER/DEVELOPER

FISHER PROPERTY
3303 E. BASELINE RD. 7-118
GILBERT, ARIZONA 85234
PH: (480) 367-4300
CHAD FISHER

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

ZONING

CURRENT: R1-190
PROPOSED: R1-43 ESL & R1-70 ESL

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE #12000
MESA, AZ 85210
TELEPHONE: (480) 892-3313
CONTACT: ADRIAN BURCHAM, PLS

SETBACK TABLE: R1-43

FRONT 30 FT
REAR 26 FT
SIDE 15 FT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=S89°57'08"W

SETBACK TABLE: R1-70

FRONT 45 FT
REAR 45 FT
SIDE 23 FT

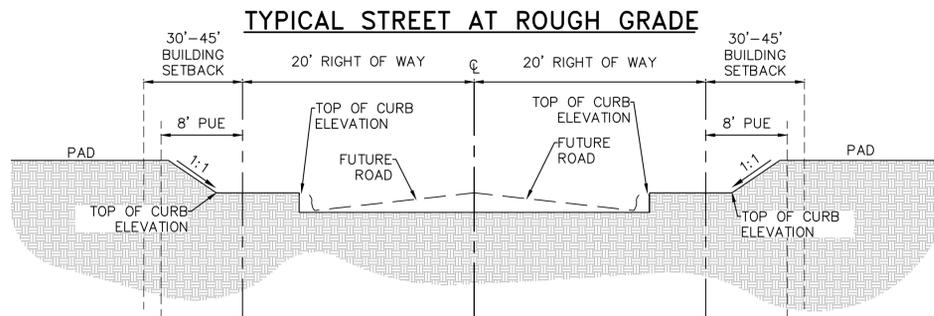
BENCHMARK

CITY OF SCOTTSDALE BM #1351
CITY OF SCOTTSDALE BRASS CAP FLUSH
AT THE INTERSECTION OF DYNAMITE & 76TH STREET
DATUM=NAVD88/COS DATUM
ELEVATION=2137.57

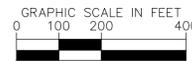
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 04013C	1306 & 1310	M	JULY 20, 2021	X	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.



PROJECT MAP



SHEET INDEX

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	SUBDIVISION PLAN
03	UTILITY PLAN
04	OFFSITE UT PLAN
05	NAOS PLAN
06	SLOPE ANALYSIS PLAN
07	PRELIMINARY GRADING AND DRAINAGE PLAN

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	OPEN SPACE/DRAINAGE/UTILITIES	3.33
TRACT B	PRIVATE HOA	OPEN SPACE/DRAINAGE	1.89
TRACT C	PRIVATE HOA	OPEN SPACE	0.14
TRACT D	PRIVATE HOA	OPEN SPACE	0.34
TRACT E	PRIVATE HOA	OPEN SPACE/DRAINAGE	0.64
TRACT F	PRIVATE HOA	OPEN SPACE	0.14
TRACT G	PRIVATE HOA	OPEN SPACE	0.10
TRACT H	PRIVATE HOA	OPEN SPACE/DRAINAGE	0.64
TRACT I	PRIVATE HOA	OPEN SPACE	0.06
TRACT J	PRIVATE HOA	OPEN SPACE	0.03
TRACT K	PRIVATE HOA	OPEN SPACE	0.04
TRACT L	PRIVATE HOA	OPEN SPACE/UTILITIES	0.19
TRACT M	PRIVATE HOA	OPEN SPACE	0.09

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRES)
1	45297	1.04
2	50261	1.15
3	46799	1.07
4	53419	1.23
5	48393	1.11
6	44762	1.03
7	56522	1.30
8	53129	1.22
9	52551	1.21
10	62885	1.44
11	35618	0.82
12	33208	0.76
13	33270	0.76
14	34552	0.79
15	32829	0.75
16	32837	0.75
17	34703	0.80
18	63547	1.46
19	59526	1.37
20	55716	1.28

LOT NO.	AREA (SF)	AREA (ACRES)
21	35018	0.80
22	33221	0.76
23	32447	0.74
24	32889	0.76
25	32295	0.74
26	54625	1.25
27	57324	1.32
28	56605	1.30
29	38371	0.88
30	42629	0.98
31	42433	0.97
32	39837	0.91
33	45963	1.06
34	45599	1.05
35	48619	1.12
36	48307	1.11
37	43037	0.99

K:\VHK_Civil\291641000 - 84th and Dynamite\CADD\291641000PP-CV.dwg Apr 19, 2023 Nick.Roth
XREFS: 291641000 - 84th and Dynamite\CADD\291641000PP-CV.dwg
IF AND UNLESS OTHERWISE SPECIFIED, THIS DOCUMENT SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE	DESIGNED BY: SRJ
SCALE (V): NONE	DRAWN BY: LMW
	CHECKED BY: SRJ
	DATE: 4/19/2023

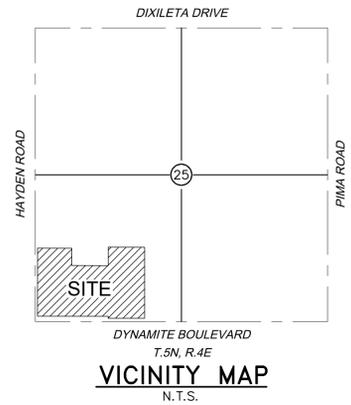
84TH AND DYNAMITE
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
PRELIMINARY PLAT COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn
ENGINEER S. JOHANNSEN
PE NO. 62889, DATE 04/23

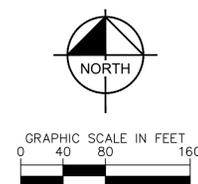
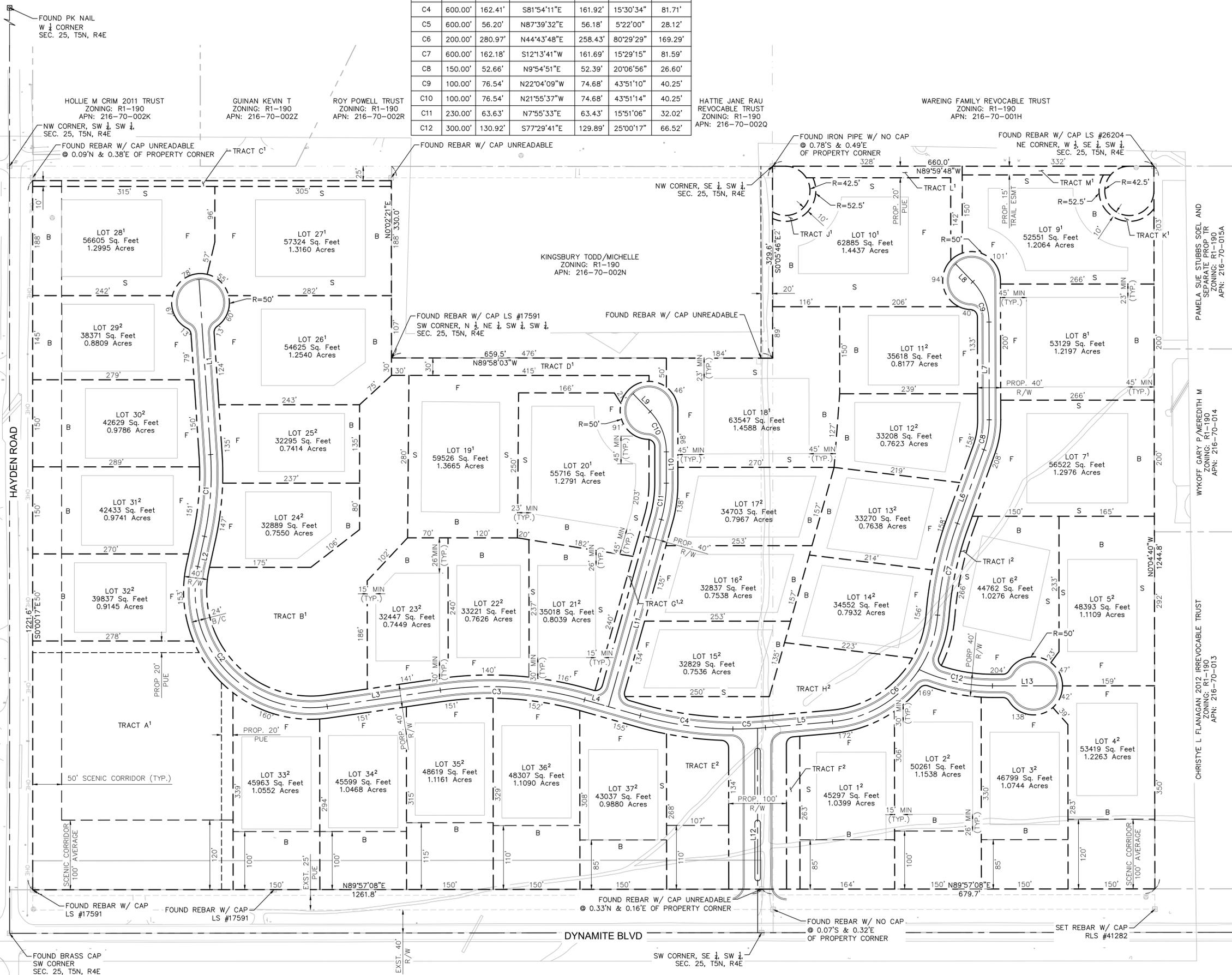
PROJECT NO. 291641000
DRAWING NAME PRE PLAT CV
01 OF 07

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	141.72'	N4°18'43"E	141.25'	16°14'25"	71.34'
C2	200.00'	386.20'	S42°53'13"E	328.93'	110°38'16"	289.04'
C3	600.00'	251.93'	N86°10'37"W	250.08'	24°03'27"	127.85'
C4	600.00'	162.41'	S81°54'11"E	161.92'	15°30'34"	81.71'
C5	600.00'	56.20'	N87°39'32"E	56.18'	5°22'00"	28.12'
C6	200.00'	280.97'	N44°43'48"E	258.43'	80°29'29"	169.29'
C7	600.00'	162.18'	S12°13'41"W	161.69'	15°29'15"	81.59'
C8	150.00'	52.66'	N9°54'51"E	52.39'	20°06'56"	26.60'
C9	100.00'	76.54'	N22°04'09"W	74.68'	43°51'10"	40.25'
C10	100.00'	76.54'	N21°55'37"W	74.68'	43°51'14"	40.25'
C11	230.00'	63.63'	N7°55'33"E	63.43'	15°51'06"	32.02'
C12	300.00'	130.92'	S77°29'41"E	129.89'	25°00'17"	66.52'



LINE TABLE		
LINE	LENGTH	BEARING
L1	302.45	S3°48'29.23"E
L2	53.34	S12°25'55.50"W
L3	197.71	N81°47'39.20"E
L4	100.33	S74°08'53.89"E
L5	116.49	N84°58'32.58"E
L6	134.94	N19°58'18.44"E
L7	168.46	N0°08'33.71"W
L8	43.04	N43°59'43.49"W
L9	43.05	S43°51'13.60"E
L10	53.86	S0°00'00.00"E
L11	334.91	S15°51'06.11"W
L12	352.31	N0°03'19.19"W
L13	111.32	S89°59'49.38"E

NOTE:
 LOT XX¹: R1-70
 LOT XX²: R1-43

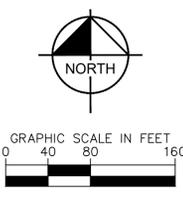
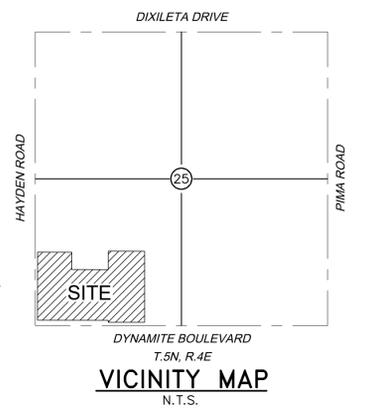
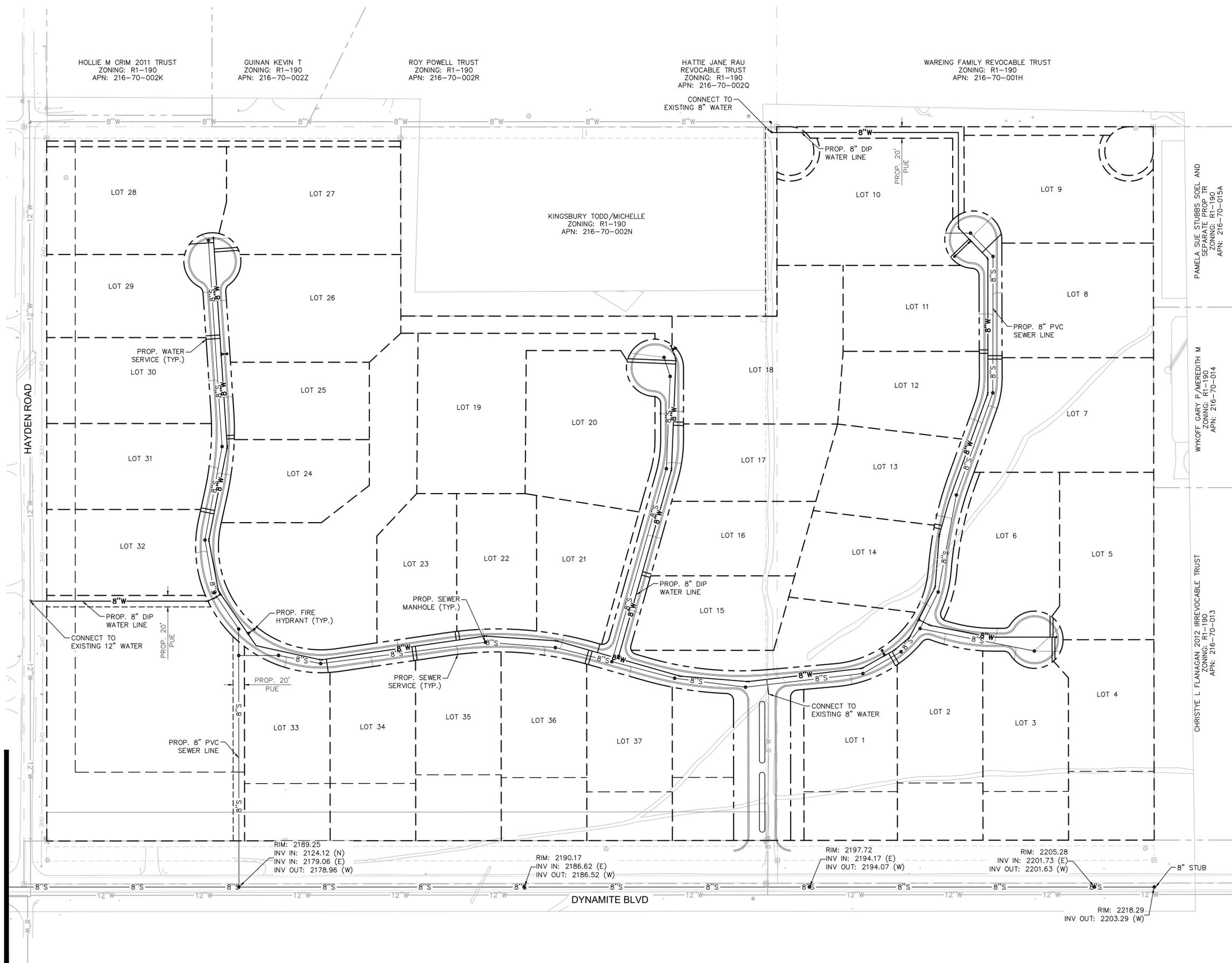


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<p>84TH AND DYNAMITE SCOTTSDALE, ARIZONA PRELIMINARY PLAT SUBDIVISION PLAN</p>	<p style="text-align: center;">Kimley»Horn</p> <p style="font-size: small; text-align: center;">© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500</p>										
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p style="text-align: center;">Kimley»Horn</p> <p style="font-size: x-small; text-align: center;">ENGINEER S. JOHANNSEN PE NO. 62882, DATE 04/23</p>	<p>SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: BRJ DRAWN BY: LMW CHECKED BY: BRJ DATE: 4/19/2023</p>										
<p>PROJECT NO. 291641000</p> <p>DRAWING NAME SUBDIVISION PLAN</p> <p style="text-align: right;">02 OF 07</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>APPR.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR.					
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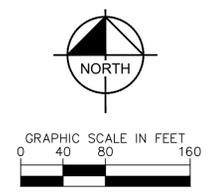
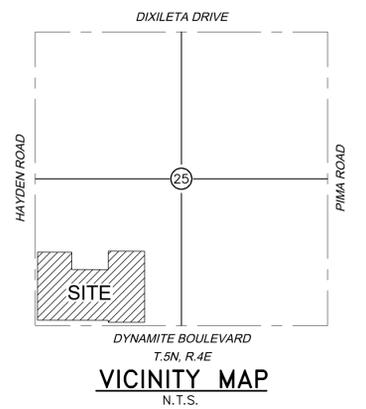
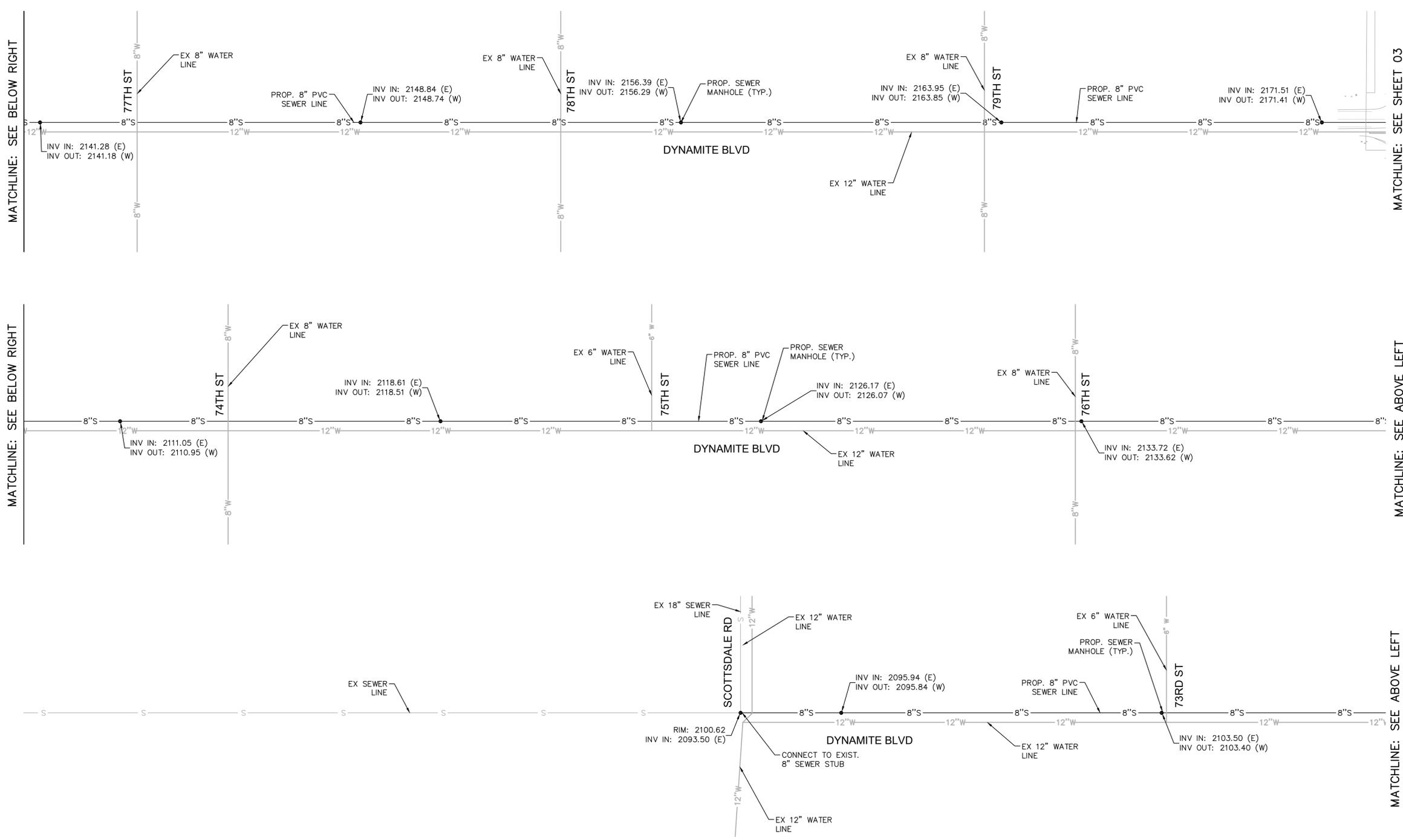
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84TH AND DYNAMITE
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 UTILITY PLAN
 SCALE (H): 1"=80'
 SCALE (V): ###
 DESIGNED BY: SRJ
 DRAWN BY: LMW
 CHECKED BY: SRJ
 DATE: 4/19/2023

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 ENGINEER S. JOHANNSEN
 PE NO. 62889, DATE 04/23
 PROJECT NO.
 291641000
 DRAWING NAME
 UTILITY PLAN
 03 OF 07

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MATCHLINE: SEE BELOW RIGHT

MATCHLINE: SEE SHEET 03

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 DRAWN BY: LMW
 CHECKED BY: SRJ
 DATE: 4/19/2023

**84TH AND DYNAMITE
 SCOTTSDALE, ARIZONA
 OFF-SITE UTILITY PLAN
 OFFSITE UT PLAN**

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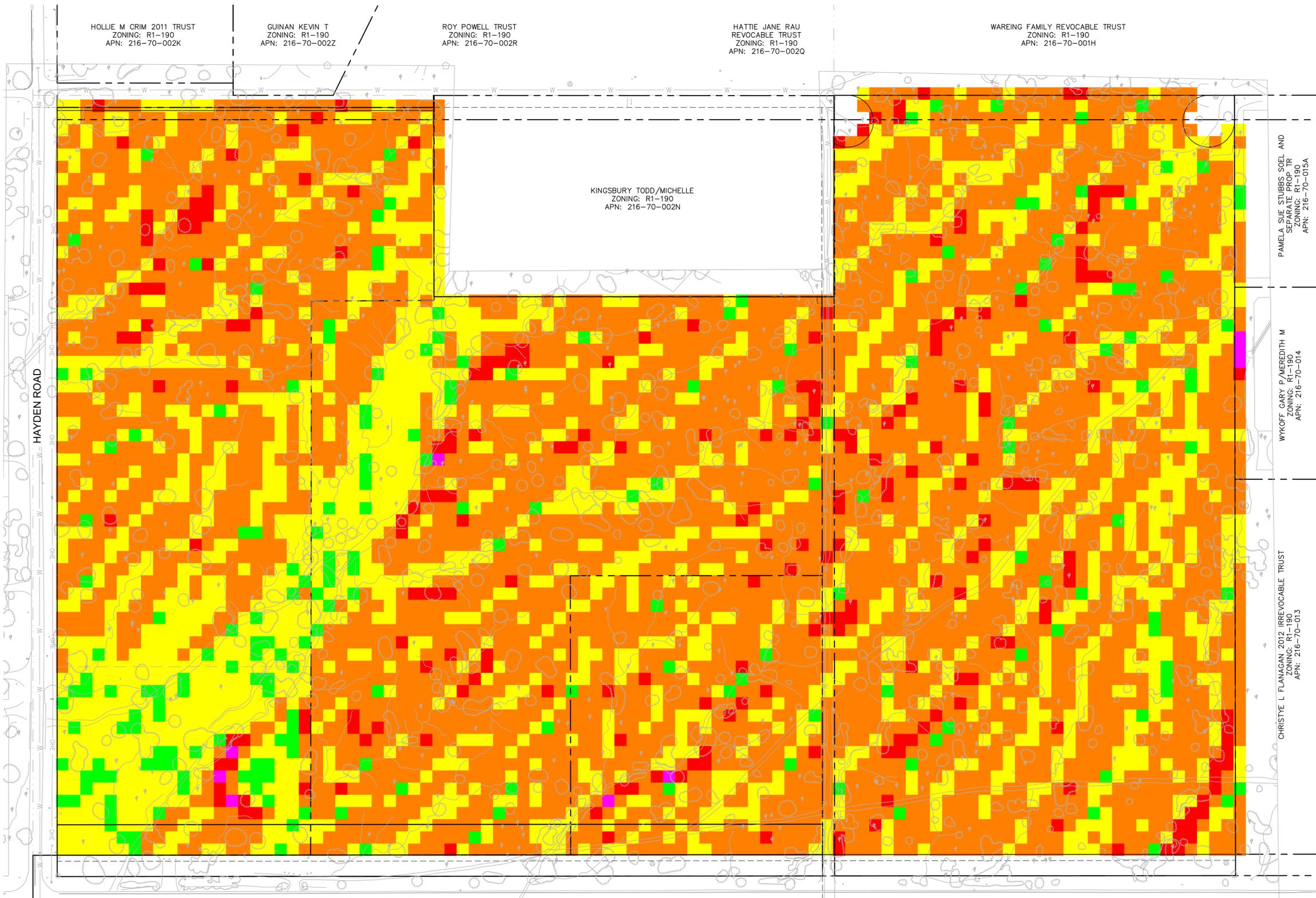
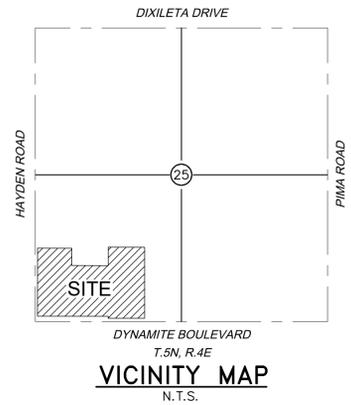
Kimley»Horn
 ENGINEER: S. JOHANNISSEN
 PE NO. 62889, DATE 04/23

PROJECT NO.
 291641000

DRAWING NAME
 OFFSITE UT PLAN

04 OF 07

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	2.00%	81945	Green
2	2.00%	5.00%	660883	Yellow
3	5.00%	10.00%	1335264	Orange
4	10.00%	15.00%	92714	Red
5	15.00%	25.00%	2491	Purple
6	25.00%+	N/A	0	Blue



HOLLIE M CRIM 2011 TRUST
ZONING: R1-190
APN: 216-70-002K

GUINAN KEVIN T
ZONING: R1-190
APN: 216-70-002Z

ROY POWELL TRUST
ZONING: R1-190
APN: 216-70-002R

HATTIE JANE RAU
REVOCABLE TRUST
ZONING: R1-190
APN: 216-70-002Q

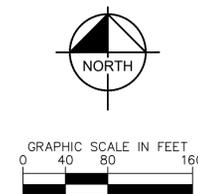
WAREING FAMILY REVOCABLE TRUST
ZONING: R1-190
APN: 216-70-001H

KINGSBURY TODD/MICHELLE
ZONING: R1-190
APN: 216-70-002N

PAMELA SUE STUBBS SOEL AND
SEPARA TRUST FOR
ZONING: R1-190
APN: 216-70-015A

WYKOFF GARY P/MEREDITH M
ZONING: R1-190
APN: 216-70-014

CHRISTIE L FLANIGAN 2012 REVOCABLE TRUST
ZONING: R1-190
APN: 216-70-013



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DESIGNED BY: BRW
DRAWN BY: LMB/W
CHECKED BY: GEB
DATE: 4/19/2023

84TH AND DYNAMITE
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
SLOPE ANALYSIS PLAN

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Kimley»Horn
ENGINEER S. JOHANNISSEN
PE NO. 62882, DATE 04/23

PROJECT NO.
291641000
DRAWING NAME
SLOPE

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