



# **REZONING 7-ZN-2022**

*The Fisher Property, Dynamite Road*

## **CITY OF SCOTTSDALE**

Submitted: June, 2022

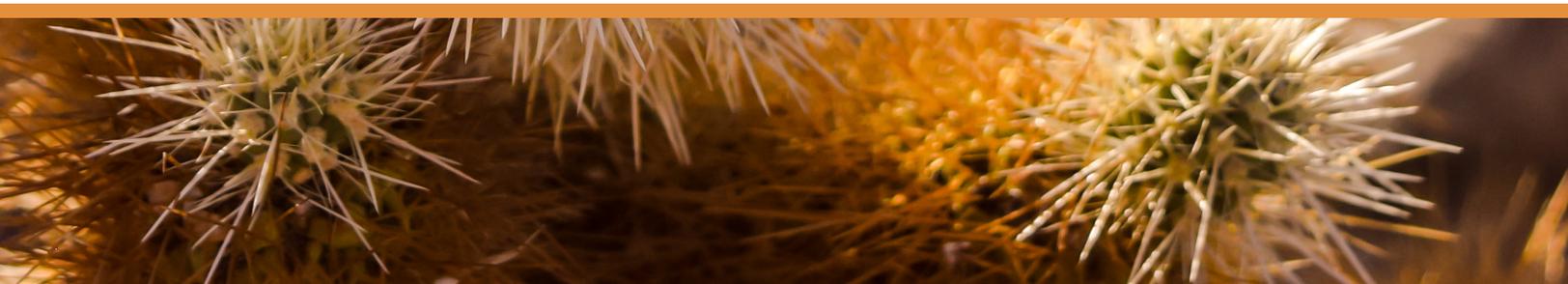
Second Submittal: August, 2023

Third Submittal: May 2025

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&  
BURNHAM**

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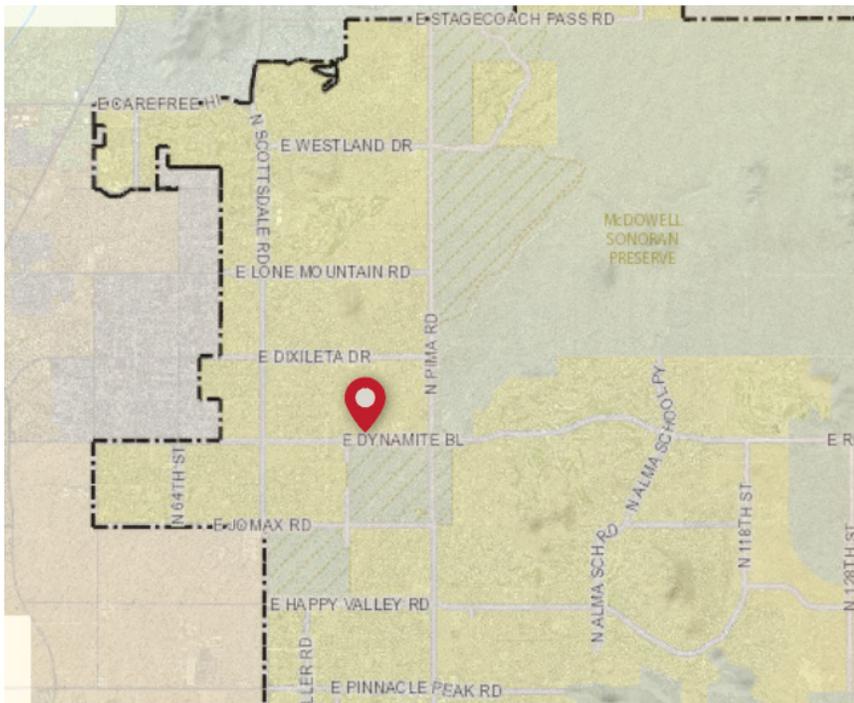
Planning + Landscape Architecture

## 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 39 lots on 55.1 gross acres with an overall density of 0.7 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

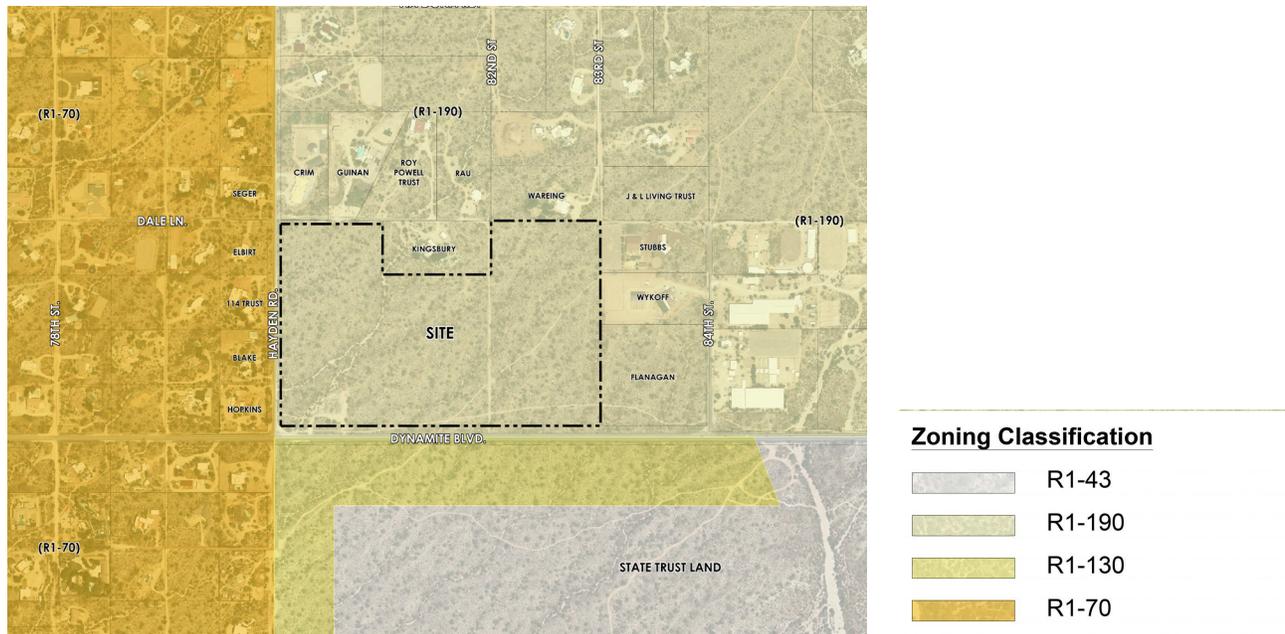
## SURROUNDING CONTEXT

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 approximately 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.



SITE CONTEXT + EXISTING ZONING

## SECTION 2 EXISTING CONDITIONS

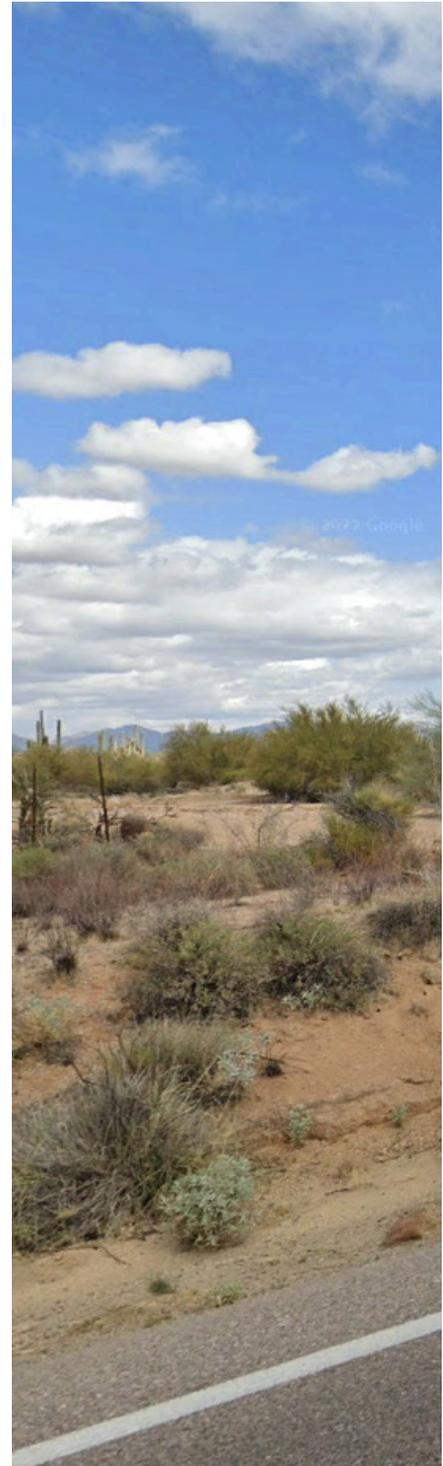
### EXISTING LAND USE AND IMPROVEMENTS

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 formerly located in the southwest corner and 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 public water line.

### EXISTING ENVIRONMENTAL FEATURES

The site is located within Scottsdale's Upper Desert Landform per the Environmentally Sensitive Land Ordinance (ESLO). The Upper Desert Landform is characterized as having moderate land slopes of between 5% and 35%, a wide variety of vegetation, and redeposited soils. Contrary to the Upper Desert designation, slopes across the site 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 hillsides areas or boulder features that are features.



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 prioritizes washes with flows greater than 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 to the property 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-inch 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).

## SECTION 3 PROPOSED DEVELOPMENT PLAN

### PROPOSED LAND USE AND ZONING

The proposed community will be comprised of 39 sensitively placed single family home lots at an overall density of 0.7 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.

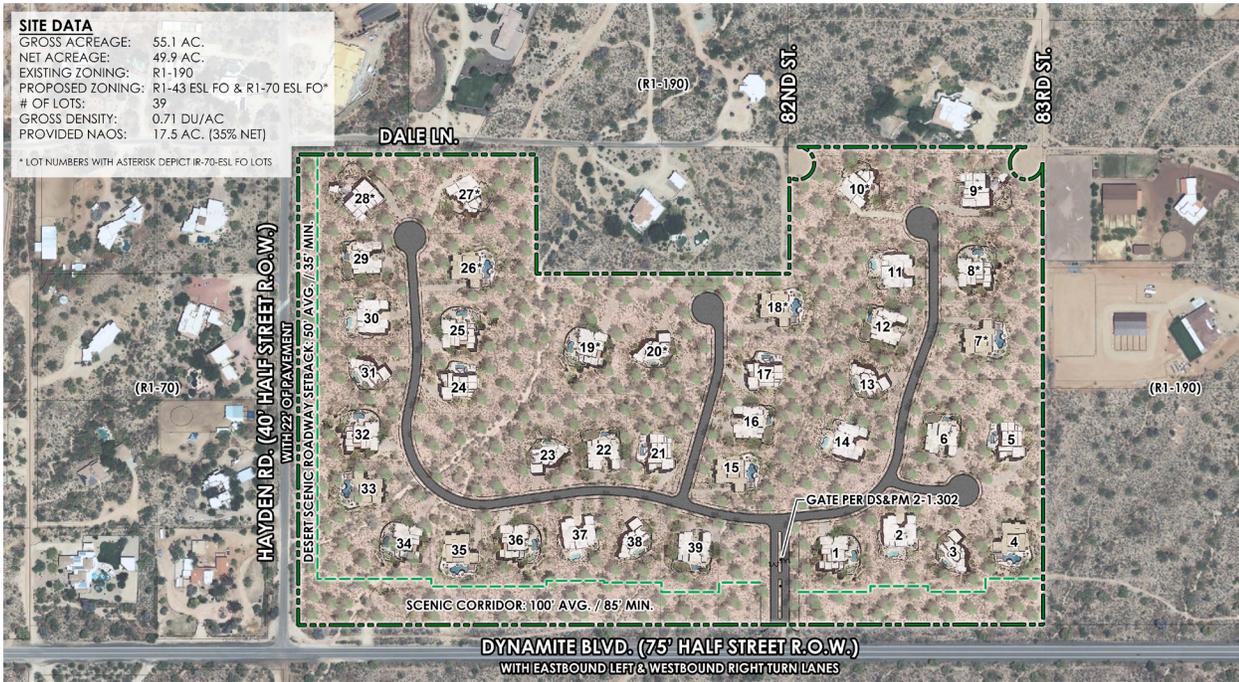
In total, the development plan includes twelve R1-70 ESL FO and twenty-seven R1-43 ESL FO single-family residential lots as the primary land use with modified development standards. Uses within the planned community will be limited to single family development under the use conditions set forth by the current Scottsdale zoning code.

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 12 of the community's 39 lots with an overall density of 0.54 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 by providing perimeter buffers and an organized community design that orients access and traffic away from adjacent neighboring properties.





CONCEPTUAL LAYOUT ILLUSTRATIVE

## CIRCULATION

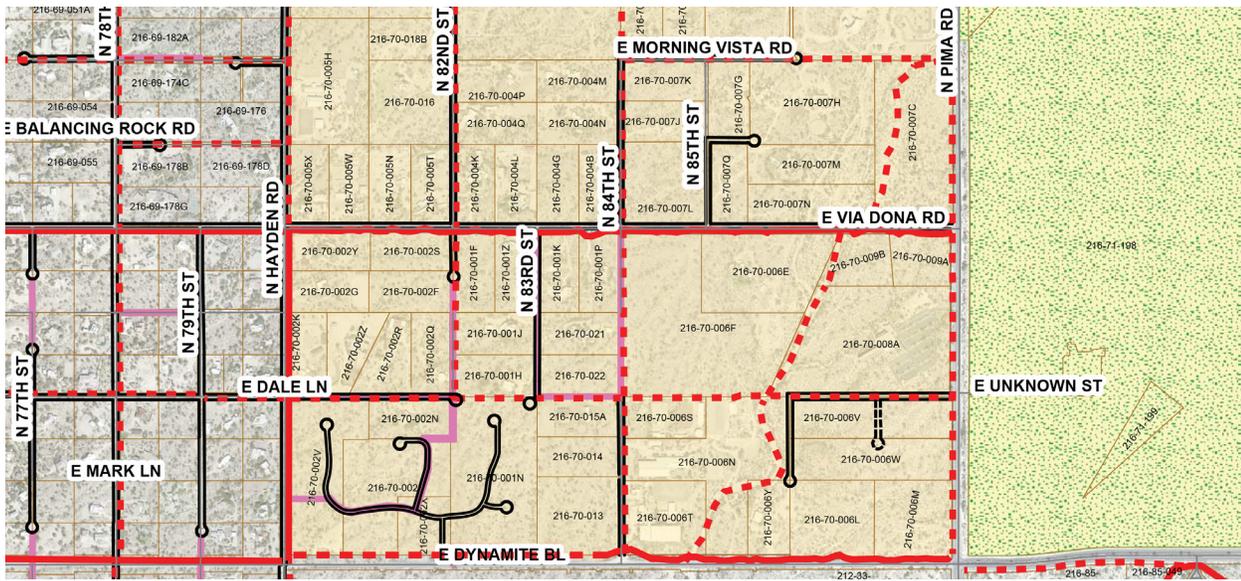
The development plan includes a single ingress/egress point off Dynamite Boulevard through a single gated access point. All internal local streets will be private and conform with the City’s Local Rural/ESL roadway type. The entry gate will be in conformance with DSPM 2-1.302. These internal streets 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.

An additional dedication of right-of-way will be required for the eastern 660 feet of Dynamite Boulevard to meet a 75-foot half-street width. 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.

## LOCAL AREA INFRASTRUCTURE PLAN

The development is subject to the Desert Foothills Area 6 Local Area Infrastructure Plan, a document that indicates the existing and proposed alignments of local roadways, trail corridors and water/sewer rights-of-way. This applicant proposes a revision to the Area 6 plan to address modifications to roadways proximate to the subject property as a result of the proposed site plan. 82nd Street will no longer extends through the subject property between Dale Road and Dynamite Road. As a result, the dedication of a cul-de-sac bulb has been relocated to the eastern terminus of Dale Lane (at the 82nd Street alignment) and also at the southern terminus of the 83rd Street alignment in the project’s northeast corner. The water line previously depicted within the 82nd Street alignment now shows an alternative routing through the subject property that correlates with the site plan.

Perimeter Roadway improvements will include the following:

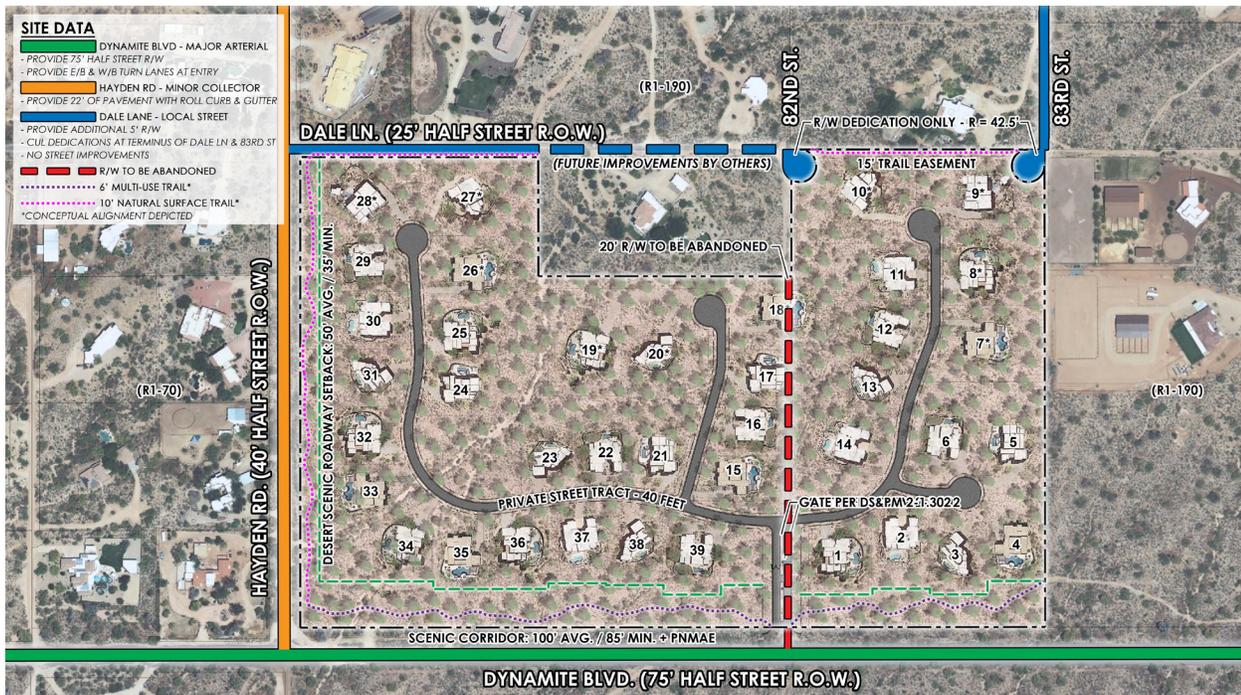


PROPOSED DFA6 LAIP AMENDMENT

- 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. Improvements 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' portion of the northern project boundary will include a 25' half street right-of-way dedication, but no roadway improvements. A 10' natural surface trail will be constructed in the southern shoulder.
- A pair of full cul de sac dedications have been provided for the 83rd Street and Dale Lane alignments. These off-site dedications will provide the adjacent community with adequate turn-around area for emergency vehicles and refuse collection truck, providing a benefit for adjacent property owners.

## TRAILS

The Property will host a series of natural surface trails that will promote the pedestrian and equestrian character of the surrounding community. A public natural surface path along Dynamite Boulevard will utilize a portion of the existing scarring that remains from old jeep trails. Where existing scarring or the informal trails extend north of the Dynamite Boulevard Scenic Corridor, a new alignment will be created within the Scenic Corridor and will extend to the eastern perimeter of the site. Additional public trail segments



CONCEPTUAL PEDSTRIAN & VEHICULAR CIRCULATION PLAN

include the extension of a trail along the Property’s west frontage adjacent to Hayden Road, and the northern perimeter adjacent to the Dale Lane alignment.

### OPEN SPACE

Extensive open space is being provided with this planned community totaling approximately 40% of the overall site area and in excess of minimum ESL requirements for undisturbed and revegetated NAOS. 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 undisturbed NAOS that extends northeast into the center of the community.

Both of the perimeter roadway setbacks will be designated as Natural Area Open Space (NAOS), 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 NAOS to promote a meaningful rural desert buffer between this development and surrounding properties.

As illustrated in the Conceptual Site Plan exhibit, NAOS will be woven across the site to provide connected and contiguous open spaces that establishes 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 separate 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 disturbance areas and qualify for salvage will be replanted within areas designated as NAOS to provide enhanced density and buffering value. As shown on the NAOS plan, a total of 32% of the site will be designated as NAOS. 70% will remain as undisturbed NAOS and 30% of the will be revegetated NAOS.

## 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 a minimum of 15.98 acres (or 32%) of the overall net 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, 19 and 34 have been designated 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 (NAOS).

Based on the City’s criteria, 15.98 acres of NAOS is required for the property. The proposed conceptual site plan provides 15.98 acres of natural area open space plus an additional 1.7 acres of additional natural open space. In total, 32% of the overall site is proposed to be maintained as NAOS and excess revegetated natural open space.

Natural open space designations have been intentionally located along perimeter edges to provide effective natural buffers to adjacent properties and roadways by maintaining existing vegetation in place. Interior drainage corridors that extend through the property will be a combination of undisturbed and revegetated treatments intended to ultimately return the community’s open space areas to a pre-development aesthetic. Salvaged vegetation from disturbance areas will be relocated into open space areas to enhance the vegetative density and quality of these spaces.

### 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 coupled with large contiguous NAOS easements will establish buffering opportunities that exceed setback requirements of the existing zoning and will ensure for better compatibility with adjacent properties. No perimeter walls are proposed along the edges of the community. Instead, there will be 50-foot and 100-foot 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 properties, this proposal includes a zoning transition that reduces the density of homesites and increases open space proximate to existing homes. The community's smallest lots (3/4-acre) will be located in the southern portions of the site adjacent to Dynamite Boulevard. 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 improve traffic safety by concentrating vehicular access to a single location along Dynamite Boulevard that will serve all 39 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 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 NAOS pattern that sacrifices meaningful continuity and corridors for drainage and wildlife. Existing access to adjacent properties will not be affected with this proposal and will benefit from off-site roadway and infrastructure improvements that do not directly benefit the subject property.

### 3. SEEK SUSTAINABILITY

Consistent with the City of Scottsdale's ESL and NAOS 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 NAOS 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 NAOS tracts or easements across the site to preserve existing washes and natural vegetation. The maintenance of larger areas of NAOS 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.

NAOS is proposed in a connected fashion throughout the proposed development. From the adjacent rights-of-way of Hayden Road, Dale Road, and Dynamite Boulevard, natural vegetative NAOS 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 200 feet of undisturbed N.A.O.S will be visible from the perimeter and then will extend northeasterly into a larger contiguous open space and natural wash area.

## 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.

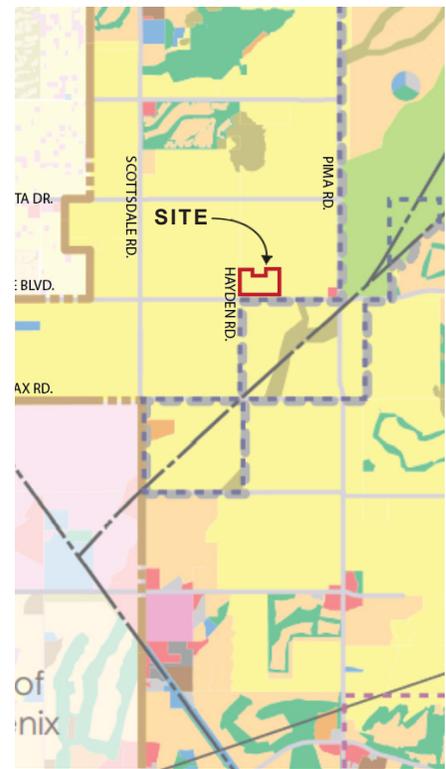
**Goal H2** Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

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 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 0.7 dwelling units per acre. Alternatively stated, this development will result in one home for each 1.4 acres of gross property area. 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,



FUTURE LAND USE  
SCOTTSDALE 2035 GENERAL  
PLAN

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 0.7 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 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

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 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 NAOS across the site. Along Dynamite Boulevard, NAOS 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 beyond the ROW to avoid the appearance of a straight setback to provide a character that is consistent with the community's organic design principles.

Washes currently traverse the site from northeast to southwest. Portions of these washes located within the interior of the site have been improved 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 NAOS plan, revegetated and undisturbed NAOS 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

## 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

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 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 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

## 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.

the Dynamite Road corridor and contribute to its character without diminishing the desert aesthetic as experienced from motorized and non-motorized perspectives.

## 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 0.7 dwelling units per acre, the planned community is well within the allowed 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 NAOS 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



SCALE 1" = 200'

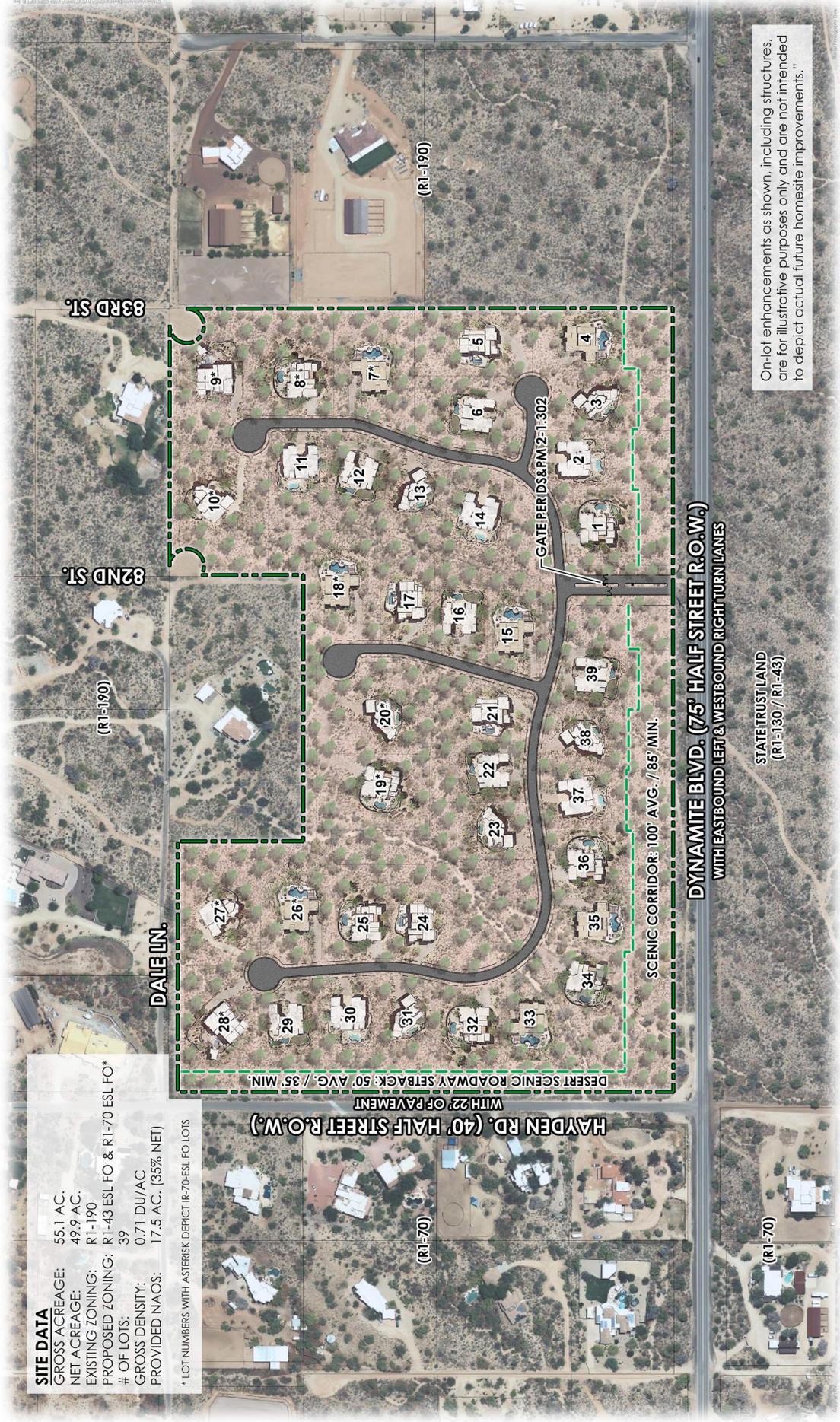
Information furnished by this plan is for general reference only. It is not intended to be used as a basis for any legal action. The user of this plan is responsible for verifying the accuracy of the information and for obtaining any necessary approvals.

FISHER PROPERTY • CONTEXT AERIAL

RVi  
1000 N. Scottsdale Rd., Suite 100  
Scottsdale, AZ 85257  
www.rviconsultants.com

2025-05-16  
# 211001789  
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: 39  
 GROSS DENSITY: 0.71 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."

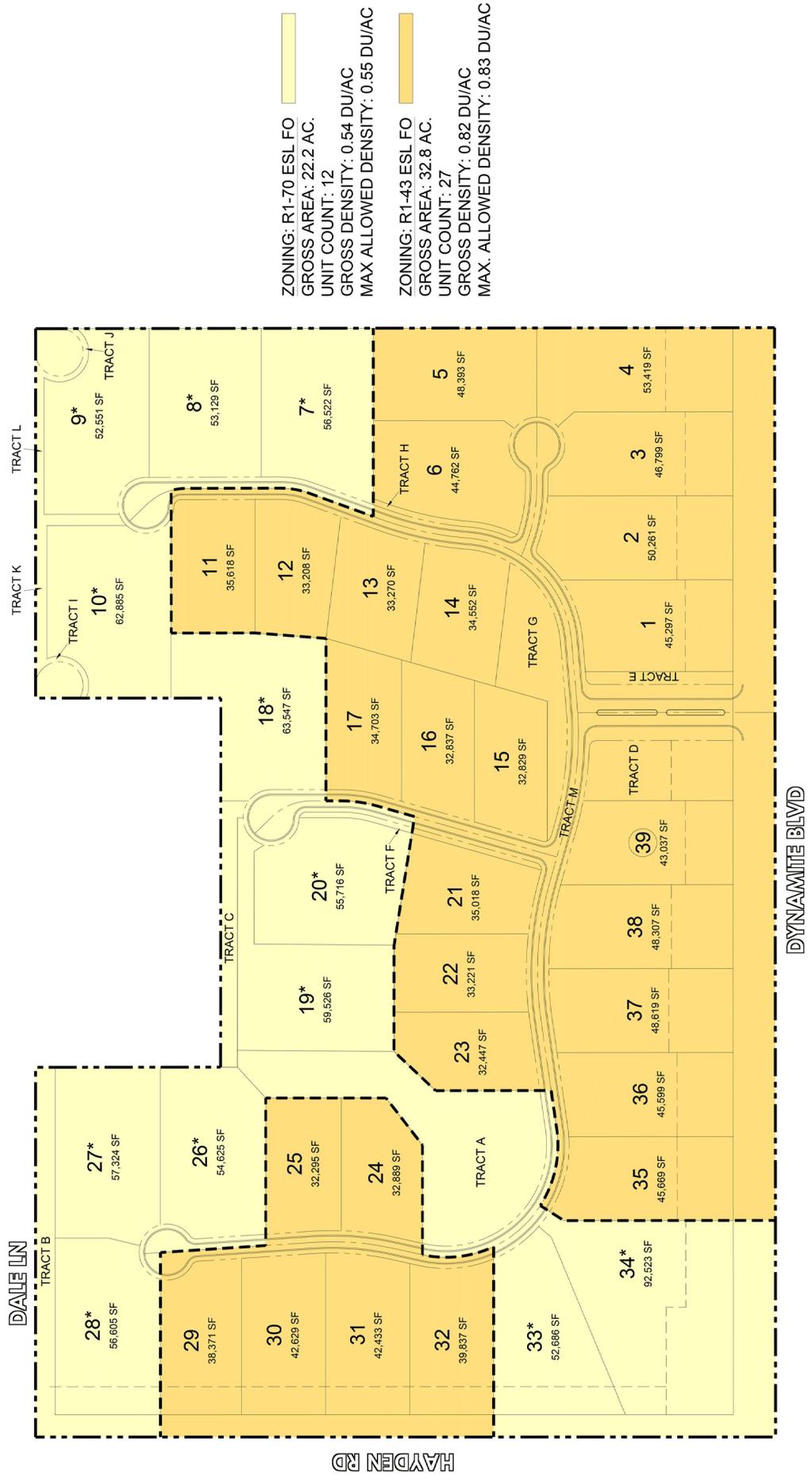


**RVI**  
 RIVERSIDE VISIONS INC.  
 1000 W. WASHINGTON AVENUE SUITE 100  
 SCOTTSDALE, AZ 85257  
 WWW.RVIPLANNING.COM

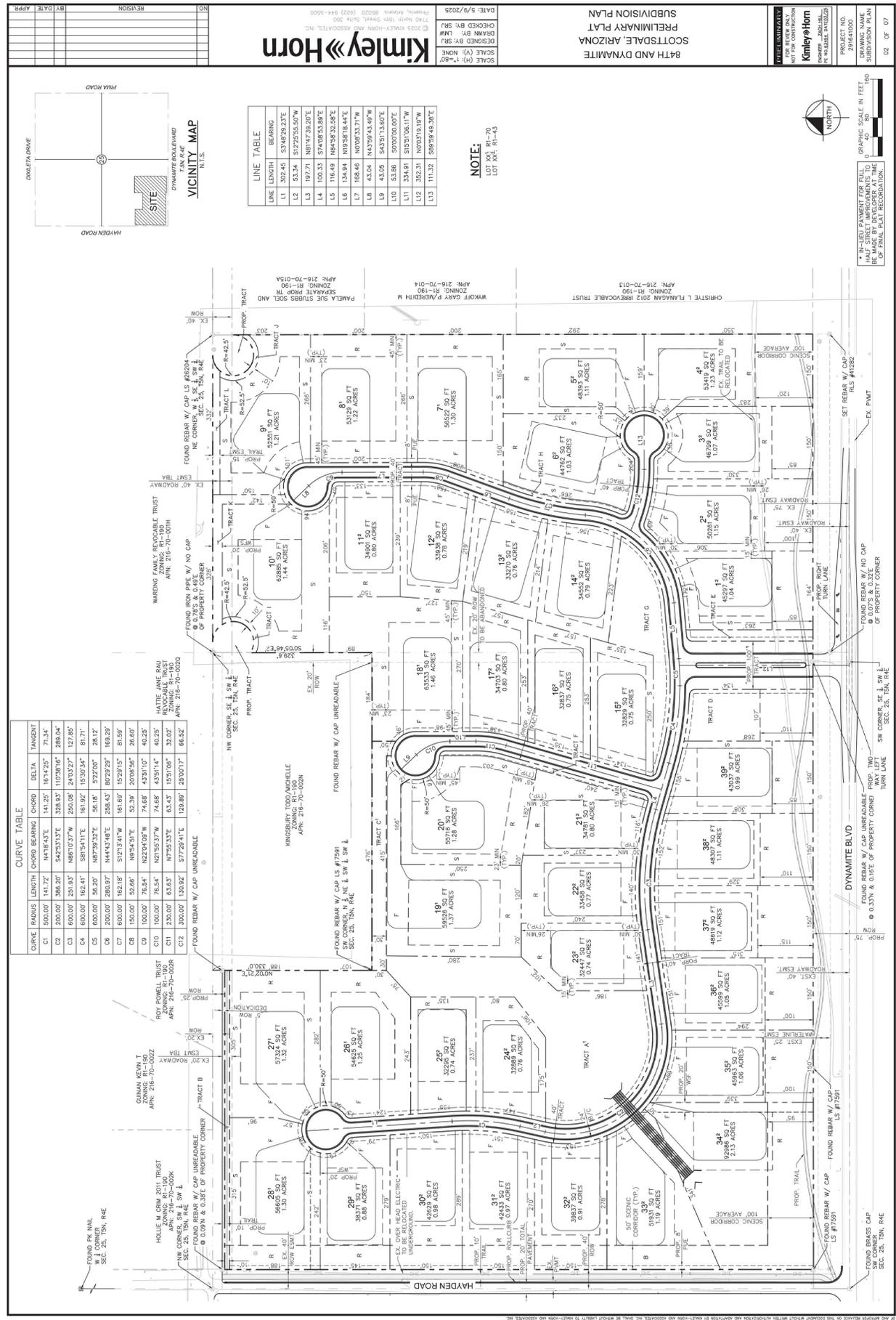
**FISHER PROPERTY • CONCEPTUAL SITE PLAN**

SCOTTSDALE, AZ  
 2023.05.06  
 # 21002788  
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# EXHIBIT C: PROPOSED ZONING EXHIBIT



# EXHIBIT D: SUBDIVISION PLAN

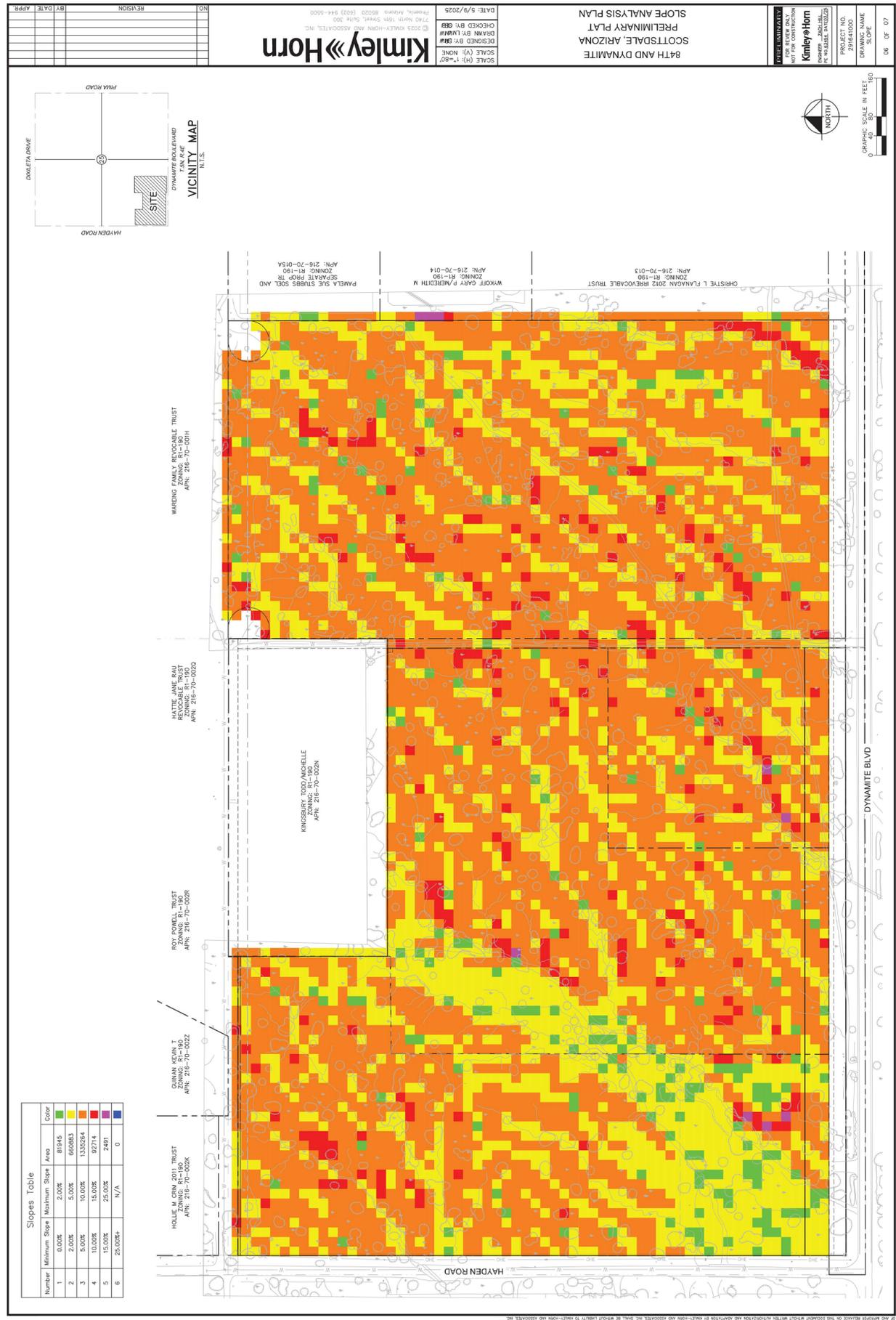




# EXHIBIT E: NATURAL AREA OPEN SPACE PLAN



# EXHIBIT F: TOPOGRAPHY + SLOPE ANALYSIS

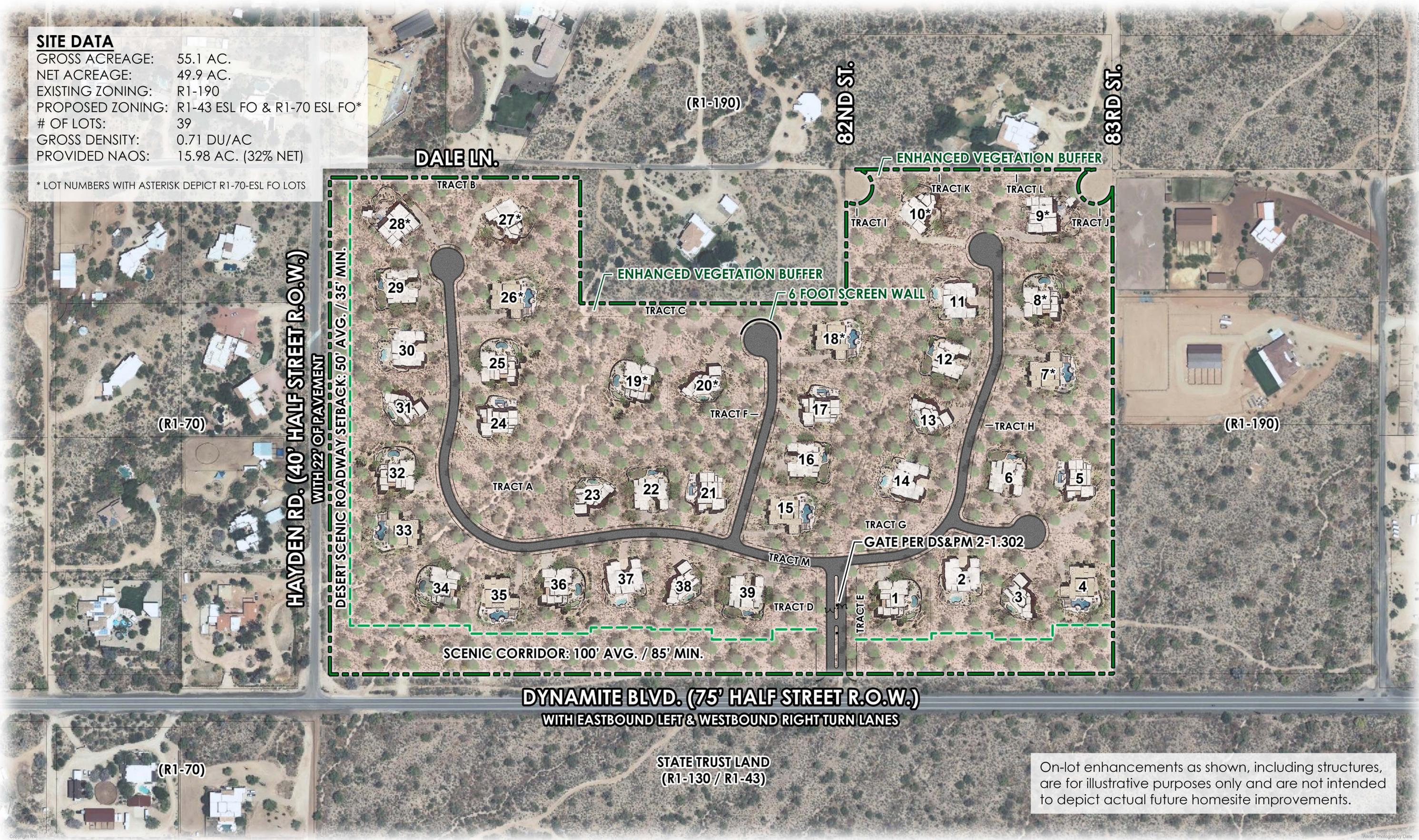




**SITE DATA**

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: 39  
 GROSS DENSITY: 0.71 DU/AC  
 PROVIDED NAOS: 15.98 AC. (32% NET)

\* LOT NUMBERS WITH ASTERISK DEPICT R1-70-ESL FO LOTS

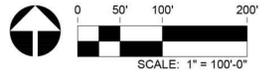


On-lot enhancements as shown, including structures, are for illustrative purposes only and are not intended to depict actual future homesite improvements.



**FISHER PROPERTY • CONCEPTUAL SITE PLAN**

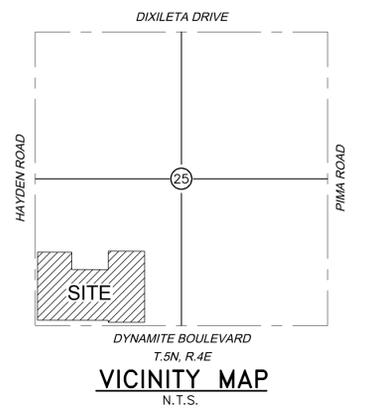
SCOTTSDALE, AZ  
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Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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'

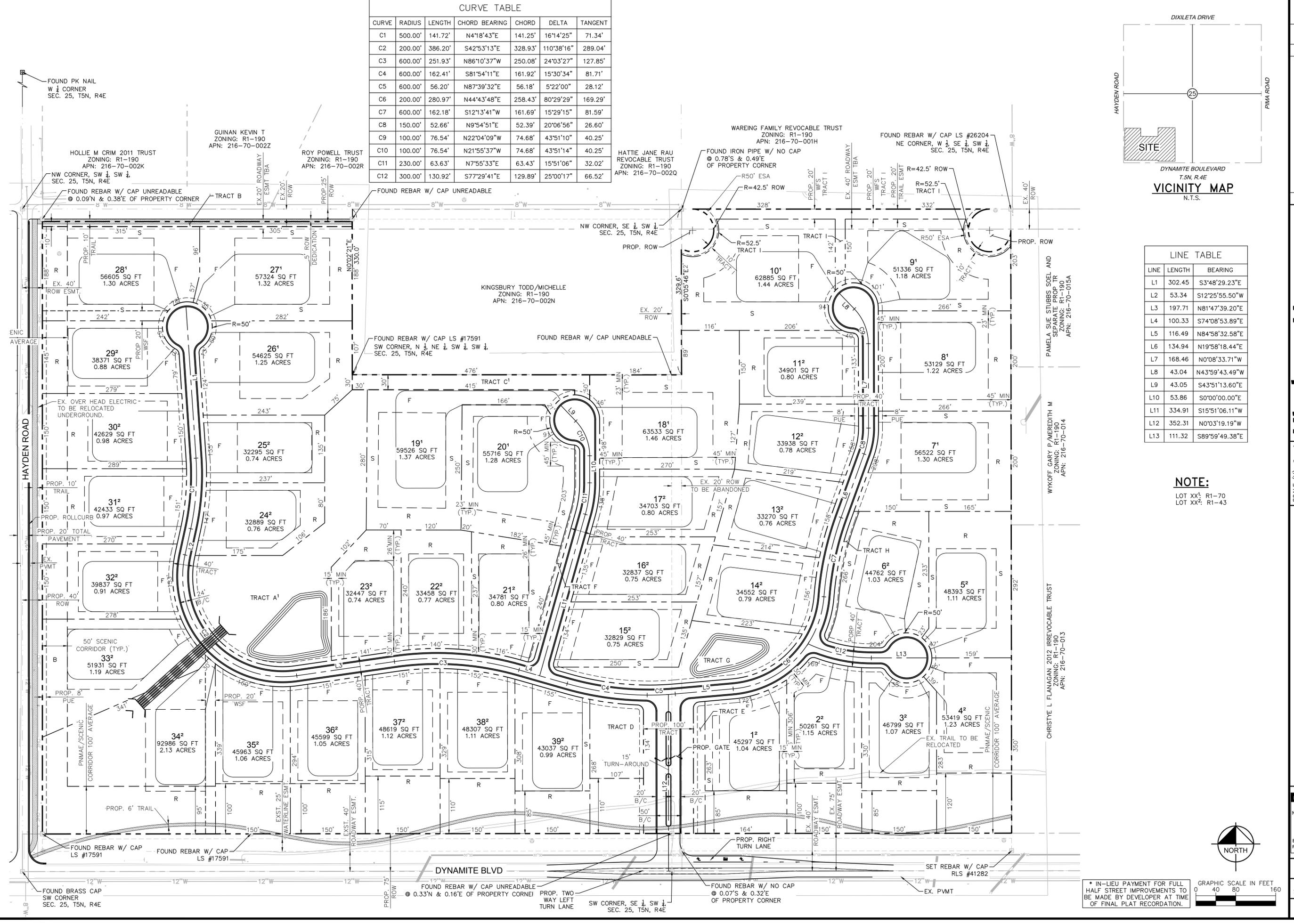


LINE TABLE		
LINE	LENGTH	BEARING
L1	302.45	S3°48'29.23"E
L2	53.34	S12°25'55.50"W
L3	197.71	N81°47'39.20"E
L4	100.33	S74°08'53.89"E
L5	116.49	N84°58'32.58"E
L6	134.94	N19°58'18.44"E
L7	168.46	N0°08'33.71"W
L8	43.04	N43°59'43.49"W
L9	43.05	S43°51'13.60"E
L10	53.86	S0°00'00.00"E
L11	334.91	S15°51'06.11"W
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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SCALE (H): 1"=80'  
 SCALE (V): NONE

DESIGNED BY: BRJ  
 DRAWN BY: LMW  
 CHECKED BY: BRJ  
 DATE: 7/30/2025

NO. \_\_\_\_\_  
 REVISION \_\_\_\_\_  
 BY DATE APPR. \_\_\_\_\_

# Kimley»Horn

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

84TH AND DYNAMITE  
 SCOTTSDALE, ARIZONA  
 PRELIMINARY PLAT  
 SUBDIVISION PLAN

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
  
 ENGINEER: ZACH HILL  
 PE NO. 63454, DATE 03/25

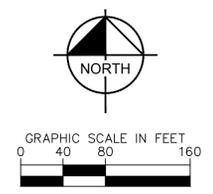
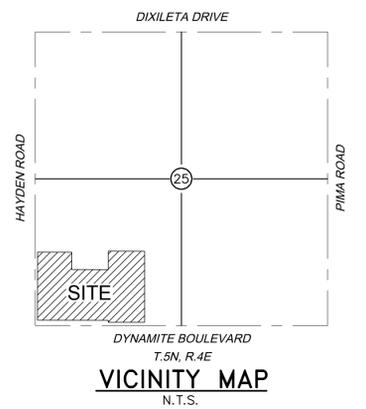
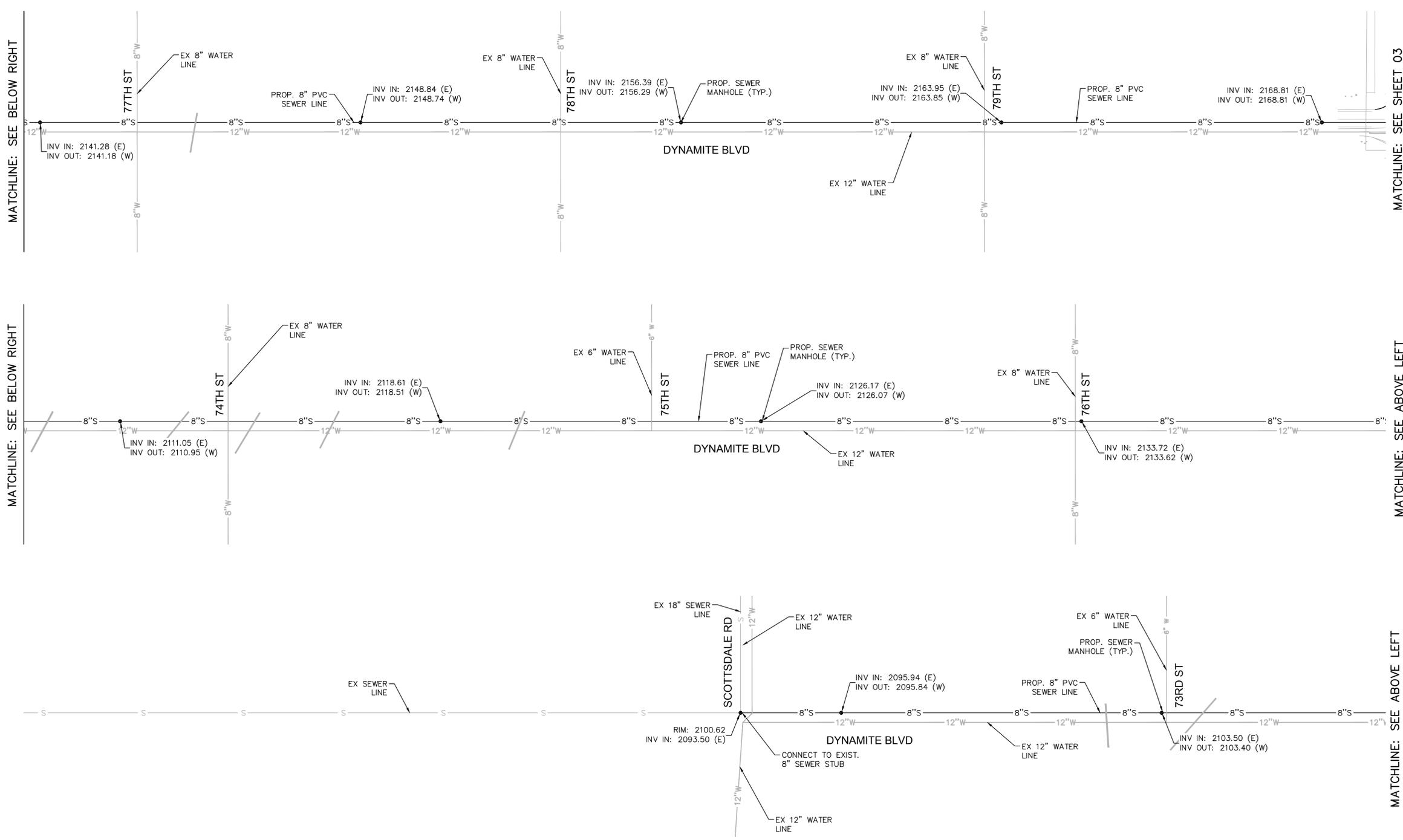
PROJECT NO.  
291641000

DRAWING NAME  
SUBDIVISION PLAN

02 OF 07



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MATCHLINE: SEE SHEET 03

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NO.	REVISION	BY	DATE	APPR.

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 Phoenix, Arizona 85020 (602) 944-5500

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 DESIGNED BY: SRJ  
 DRAWN BY: LMW  
 CHECKED BY: SRJ  
 DATE: 7/30/2025

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

**PRELIMINARY**  
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**Kimley»Horn**  
 ENGINEER: ZACH HILL  
 PE NO. 63454, DATE 03/25

PROJECT NO.  
 291641000

DRAWING NAME  
 OFFSITE UTILITY PLAN

04 OF 07