

Ranch Gate 40

N a r r a t i v e

This pre-application request looks at a proposal to rezone approximately 40 acres (APN's: 217-01-007 B & H), currently zoned R1-130 ESL, generally located at the southeast corner of Ranch Gate Road and 128th Street. The property is undeveloped desert and is surrounded by the 462-acre Storyrock master planned community, on the north, east and south, which were a part of an approved rezoning (13-ZN-2014) to allow for the 443 lot (.96 du/ac) community. Other surrounding uses include vacant Arizona State Land located to the northwest and the approved Sereno Canyon master plan located to the west across N. 128th Street.

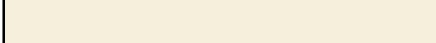
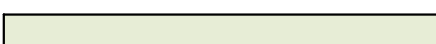
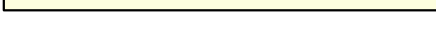
This proposal would look to request the similar R1-35 ESL zoning found to the north, east and south in order to develop a large-lot thirty-three (33) home residential community on +/-40 acres (.83 du/ac) that matches the density of the City's R1-43 ESL zoning category. The requested zoning would allow this proposal to strategically place the proposed lots in such a way to be sensitive to the surrounding environmental features while preserving significant amount of the site as Natural Area Open Space (NAOS) with the majority of this area being located in tracts.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. This proposal is consistent with the densities in Rural Neighborhoods, which are usually one house per (or more) of land.

Ranch Gate 40 is planned to be a high-quality, upscale neighborhood, which takes advantage of north Scottsdale's continued growth and its prime access to the beautiful viewsheds and outdoor recreation opportunities that the surrounding Sonoran Desert have to offer.



LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | PRELIMINARY DEVELOPMENT ENVELOPE |
|  | TRACT NAOS |
|  | ON-LOT NAOS |
|  | NON-NAOS/ENHANCES O.S.
(TO BE NATURAL WHEN UNDISTURBED
OR TO MATCH REVEG. CHARACTER) |
|  | SCENIC CORRIDOR |
|  | SCOUR/RETAINING WALLS |

SITE DATA

LOCATION: **SOUTHEAST CORNER OF RANCH GATE RD. & 128TH ST.**
 APN: **217-01-007H & 217-01-007B**
 ESL LANDFORM: **UPPER DESERT**
 CHARACTER AREA: **DYNAMITE FOOTHILLS**
 GROSS AREA: **+/- 1,746,511 S.F., 40.0 ACRES**
 NET AREA: **+/- 1,629,520 S.F., 37.4 ACRES**
 GENERAL PLAN LAND USE DESIGNATION: **RURAL NEIGHBORHOODS**
(ALLOWS UP TO ONE (1) DU PER ACRE - 40 LOTS)
 EXISTING ZONING: **R1-130 ESL (0.31 DU/AC)**
 PROPOSED ZONING: **R1-35 ESL**
 PROPOSED UNITS: **33 LOTS (0.83 DU/AC)**
 REQ. NAOS (PER SLOPE ANALYSIS): **+/- 14.45 AC. (38.62%)**
 PROPOSED NAOS: **+/- 18.52 AC. (49.5%)**
 ADDITIONAL NAOS PROVIDED: **+/- 4.07 AC (+/- 28% INCREASE)**
 CURRENT USE: **VACANT**
 PROPOSED USE: **SINGLE-FAMILY RESIDENTIAL**

SERVICES

SEWER: **CITY OF SCOTTSDALE** WATER: **CITY OF SCOTTSDALE**
FIRE: **CITY OF SCOTTSDALE** PHONE/CABLE: -
ELECTRIC: **ARIZONA PUBLIC SERVICE** GAS: -

PROPOSED AMENDED DEVELOPMENT STANDARDS

MIN. LOT WIDTH: **115'**,
MIN. LOT AREA: **26,250 S.F.**,
MIN. SETBACK'S: FRONT: **30'**, REAR: **26.25'**, SIDES: **15'**
ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
ALLOWED/PROPOSED WALL HEIGHT: **VARIES**

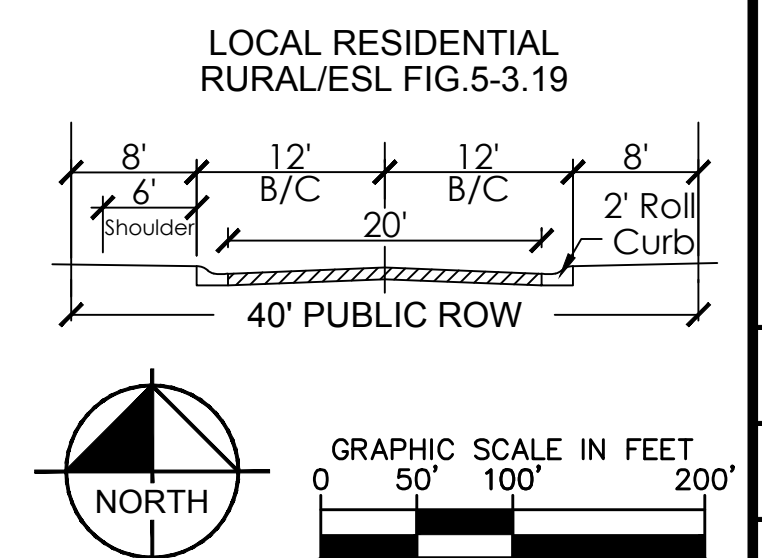
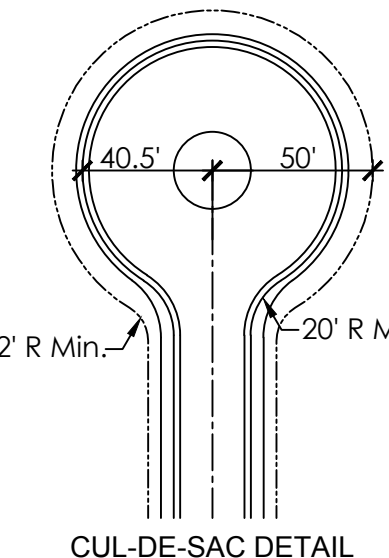
NOTE: THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL AND REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.

TRACT TABLE

NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (AC.)
TRACT A	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	5.05
TRACT B	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	7.78
TRACT C	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	0.28
TRACT D	PRIVATE HOA	PRIVATE TRACT / UTILITIES / ACCESS	2.39

LOT TABLE

LOT #	AREA (SQ.FT.)	AREA (AC.)	LOT #	AREA (SQ.FT.)	AREA (AC.)
1	27,079	0.62	17	26,813	0.62
2	26,309	0.60	18	26,721	0.61
3	31,895	0.73	19	26,333	0.60
4	29,418	0.68	20	26,253	0.60
5	34,184	0.78	21	29,812	0.68
6	26,390	0.61	22	29,704	0.68
7	26,373	0.61	23	27,524	0.63
8	26,394	0.61	24	28,848	0.66
9	33,644	0.77	25	28,224	0.65
10	26,305	0.60	26	26,497	0.61
11	26,946	0.62	27	30,718	0.71
12	26,911	0.62	28	30,718	0.71
13	31,672	0.73	29	29,370	0.67
14	34,401	0.79	30	27,870	0.64
15	26,438	0.61	31	31,120	0.71
16	32,914	0.76	33	34,031	0.78



LEGEND

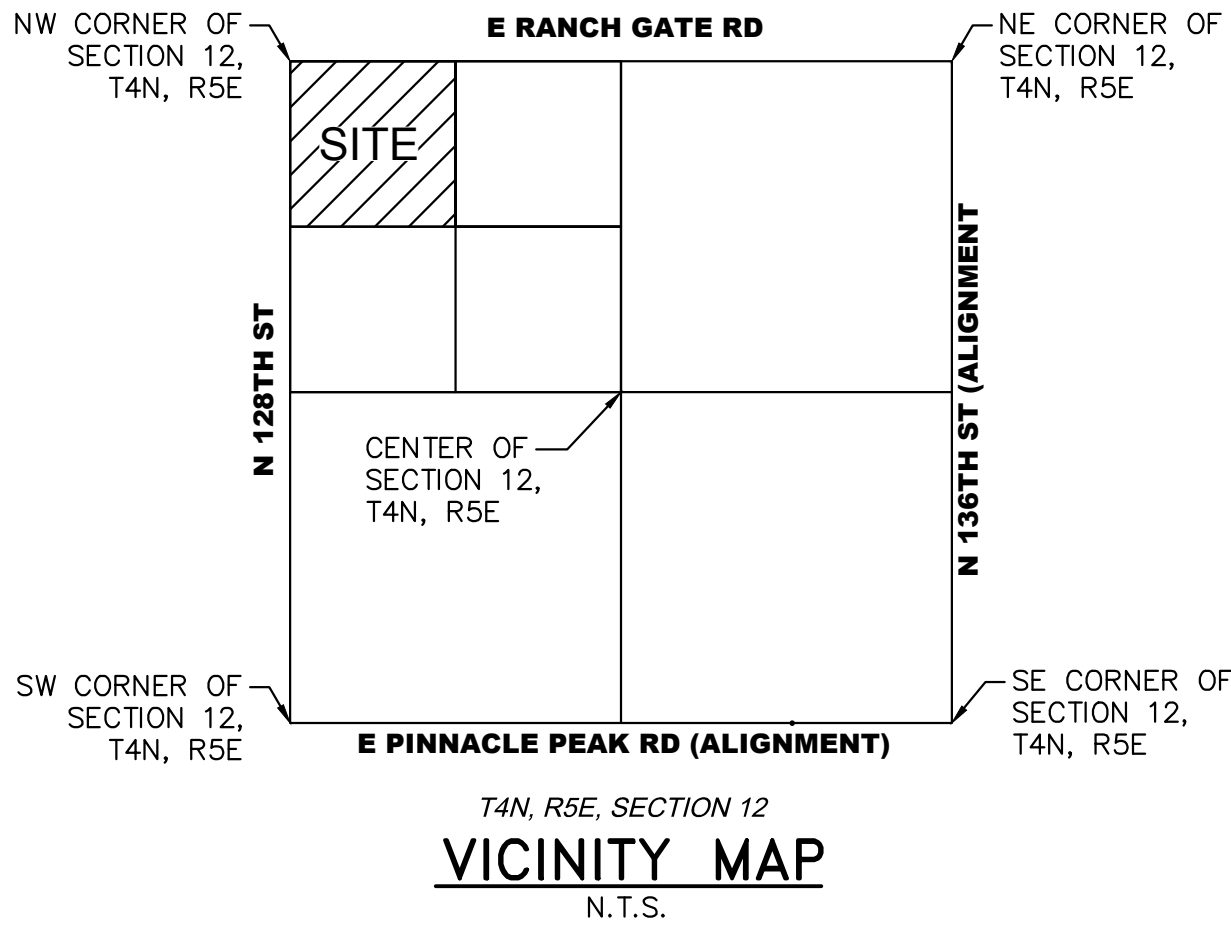
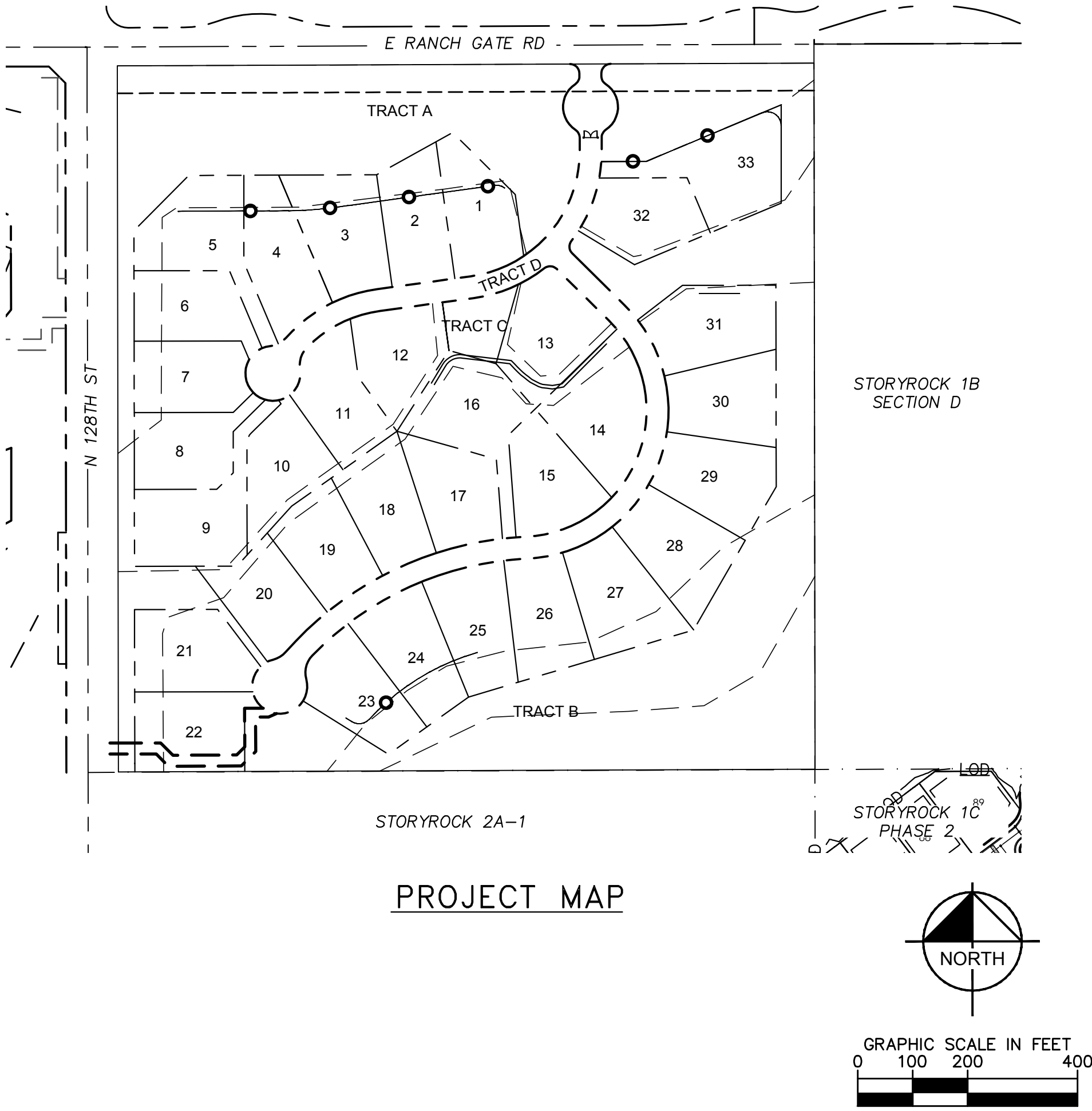
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	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	NAOS
	NAOS LIMITS
	EROSION HAZARD SETBACK
	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
	PUE
	ROW
	B/C
	TYP.
	HE
	AE
	DE
	SE
	WSFE
	RSB
	SSB
	FSB
	CFS
	PRV
	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	FL
	EG
	0.95%
	10
	PAD CONSTRUCTION ENVELOPE

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2-3	SUBDIVISION PLAN
3-4	GRADING AND DRAINAGE
5	CROSS-SECTIONS

RANCH GATE 40
SUBDIVISION PLAN AND
CONCEPT GRADING AND DRAINAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ENGINEER

KIMLEY-HORN & ASSOCIATES
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

STRATEGIC SURVEYING, LLC
2443 W 12TH ST, SUITE 1
TEMPE, ARIZONA 85281
TELEPHONE: (480) 272-7634
CONTACT: JOSHUA MOYES, R.L.S.

OWNER

DENISE BIXLER
6040 N 62ND PLACE
PARADISE VALLEY, AZ USA 85253

DEVELOPER

C&W INVESTMENTS, LLC
7373 N SCOTTSDALE RD STE B210
SCOTTSDALE AZ USA 85253

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	-
CABLE T.V.	-
GAS	-

SITE DATA

GROSS AREA	40.0 AC±
NET AREA	37.4 AC±
TOTAL NUMBER OF LOTS	33
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	26,250 S.F.
DENSITY	0.83 DU/AC
MINIMUM LOT WIDTH	115'

BASIS OF BEARING

THE WEST MID-SECTION LINE OF THE
NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 5 EAST PER
GILA AND SALT RIVER BASE AND MERIDIAN
WHICH BEARS SOUTH 0°05'06" EAST.

ZONING

CURRENT: R1-130 ESL
PROPOSED: R1-35 ESL

PROPOSED SETBACK TABLE

FRONT	30 FT
REAR	26.25 FT
SIDE	15 FT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
04012	1335	M	11/4/2015	"D"	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.

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- HYDRANT SPACING PER DS&PM 6-1.502.
- FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

LOT QUANTITIES

NAME	AREA (SQ.FT.)	AREA (ACRES)
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8	26,394	0.61
9	33,644	0.77
10	26,305	0.60
11	26,946	0.62
12	26,911	0.62
13	31,672	0.73
14	34,401	0.79
15	26,438	0.61
16	32,914	0.76
17	26,813	0.62
18	26,721	0.61
19	26,333	0.60
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NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL
BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS).

REQUIRED NAOS: 14.45± AC. (38.62%)
PROVIDED NAOS: 18.52± AC. (49.5%, A 28%± INCREASE)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT
NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER
LOT BASIS.

NOTE:

UNDERGROUND EXISTING AND PROPOSED OVERHEAD WIRE FACILITIES EXIST ALONG
AND WITHIN PROJECT BOUNDARIES.

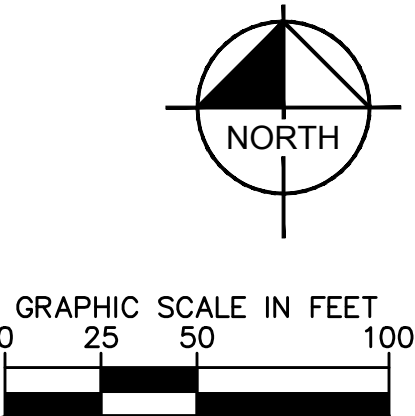
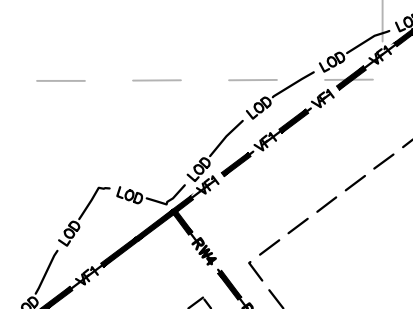
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA;
EXCEPT THE WEST 55.00 FEET; AND
EXCEPT THE NORTH 35.00 FEET, AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED
IN DOCUMENT NO. 20190034362;
AND
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

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STORYROCK 1B -
SECTION D
BOOK 1473, PG. 44

STORYROCK 2A - 1
BOOK 1631, PG. 15



RANCH GATE 40
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA

Kimley»»Horn

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1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=60
SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC 2024

PROJECT NO.
191988026

DRAWING NAME
88026ZC.DWG

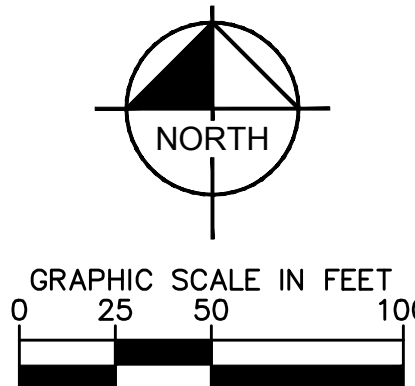
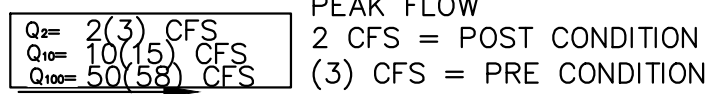
03 OF 06

03 OF 06

8-ZN-2024
1/22/2025

MATCHLINE - SEE SHEET 05

LEGEND



RANCH GATE 40

GRADING AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC 2024

Kimley»Horn

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1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

DATE: DEC 2024

DEVISION

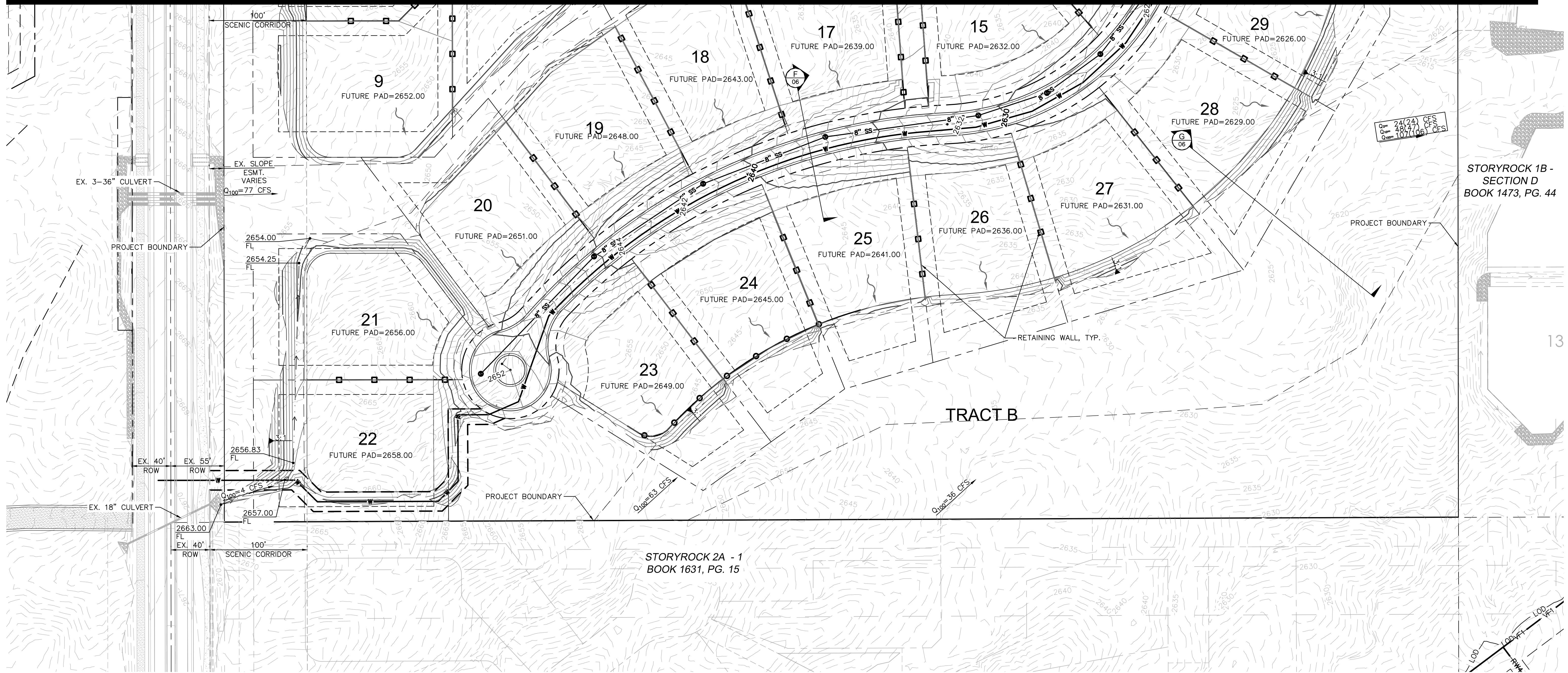
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DATE	AMOUNT
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1/22/2025

MATCHLINE - SEE SHEET 04



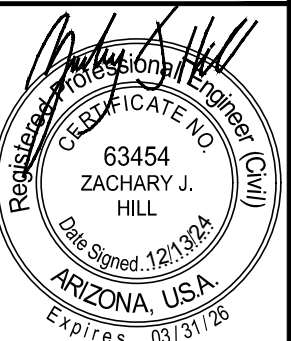
STORYROCK 1B -
SECTION D
BOOK 1473, PG. 44

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SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC 2024

RANCH GATE 40
GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA

PROJECT NO.
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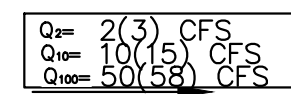
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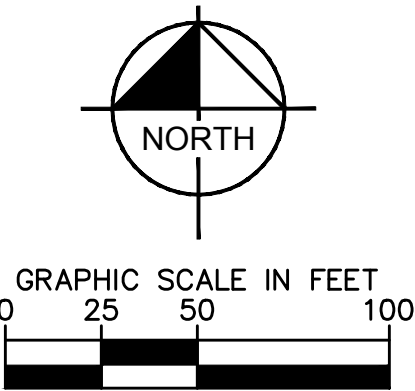
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1/22/2025

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LEGEND

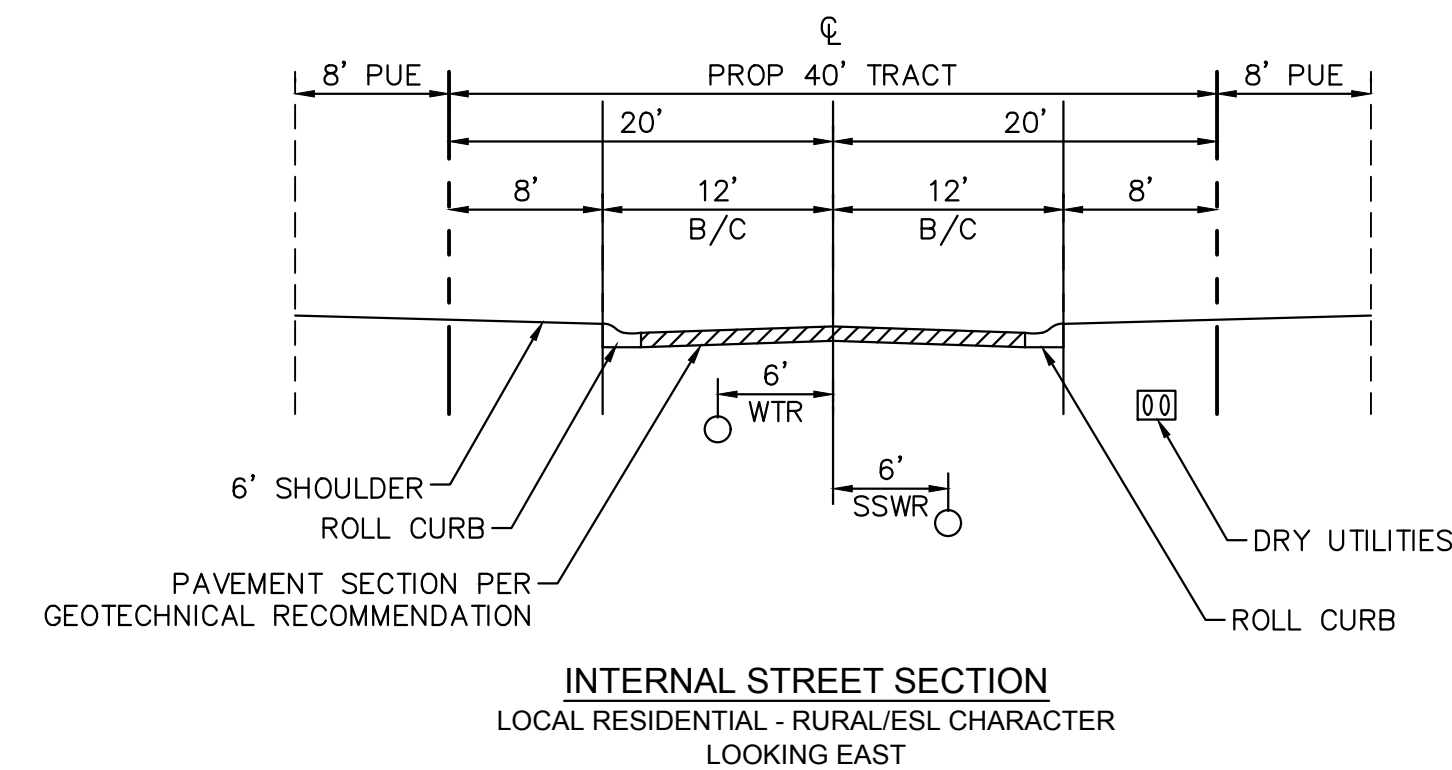
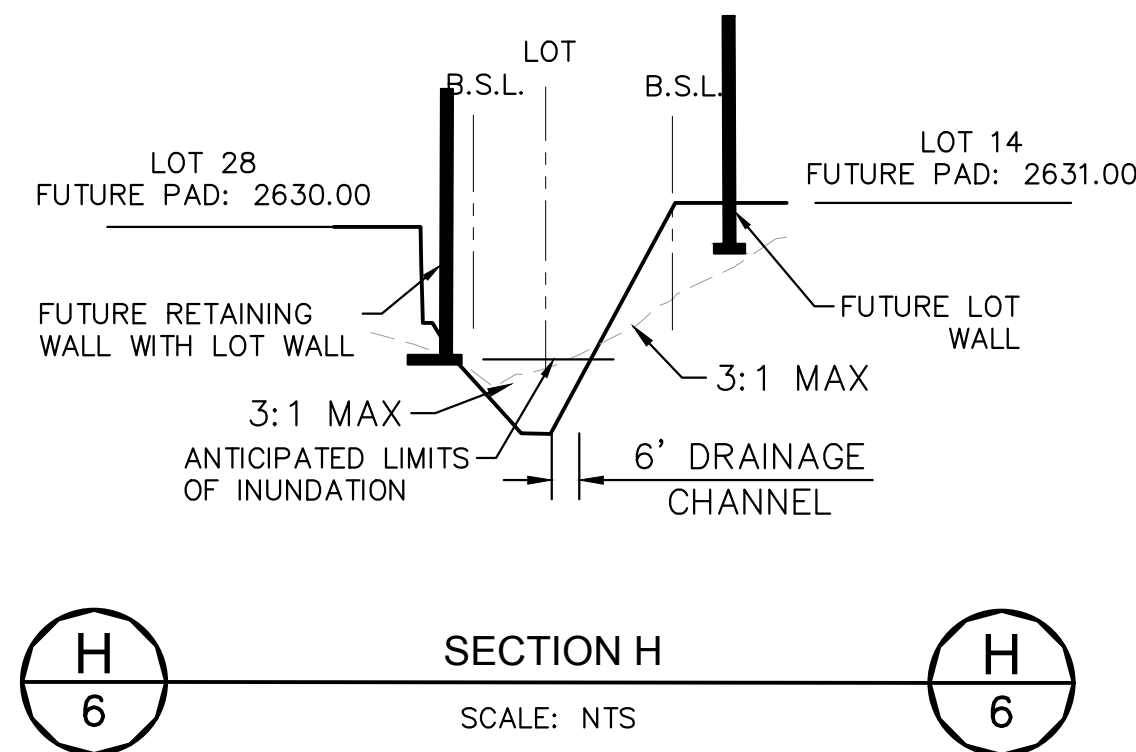
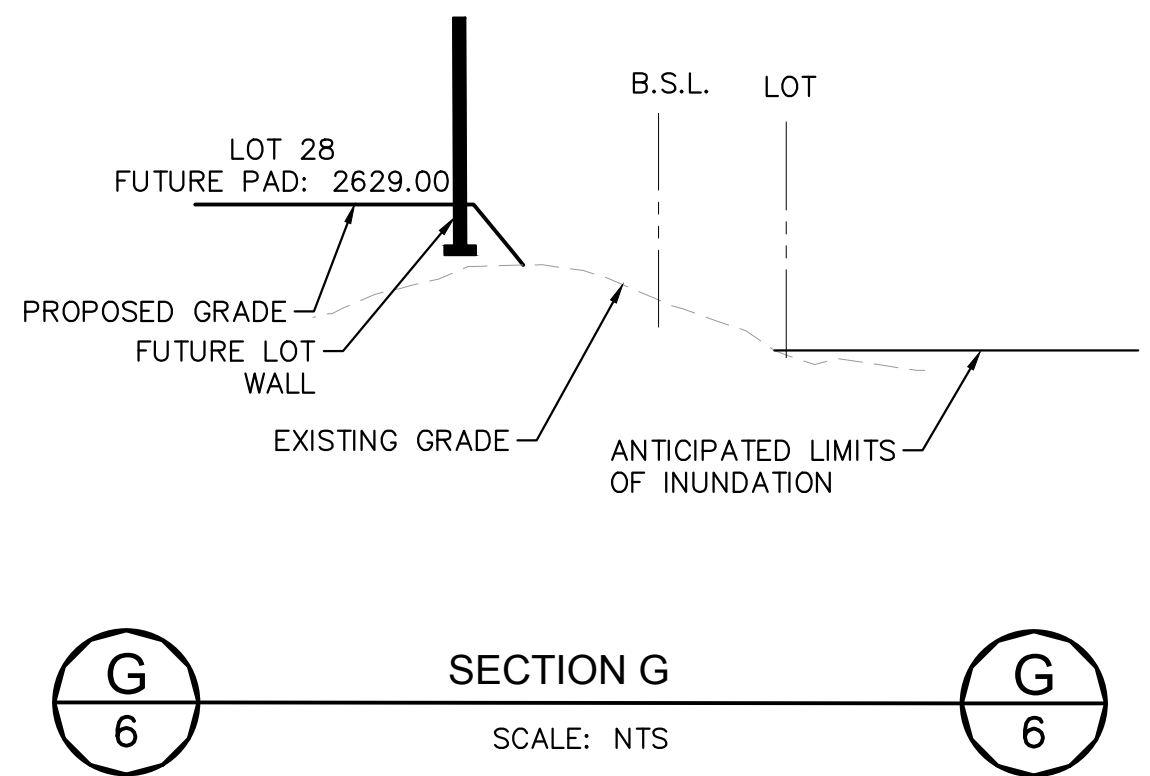
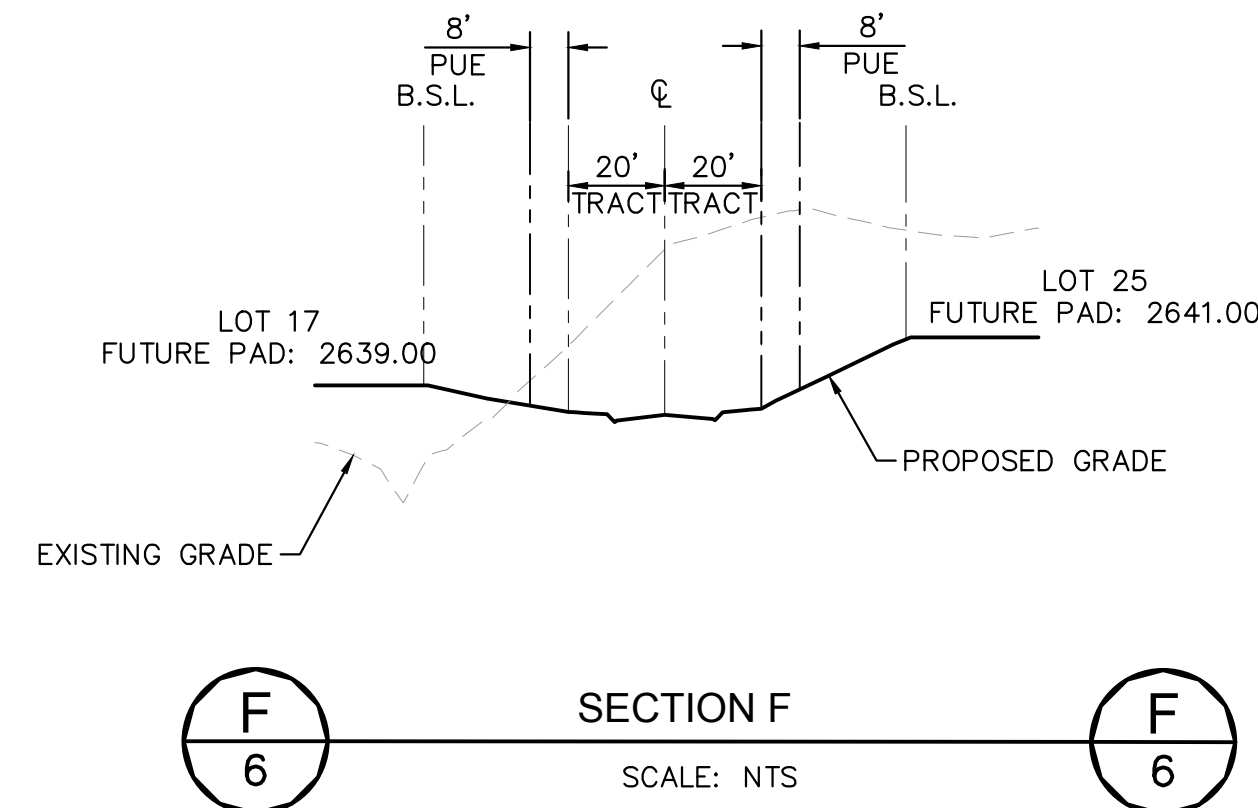
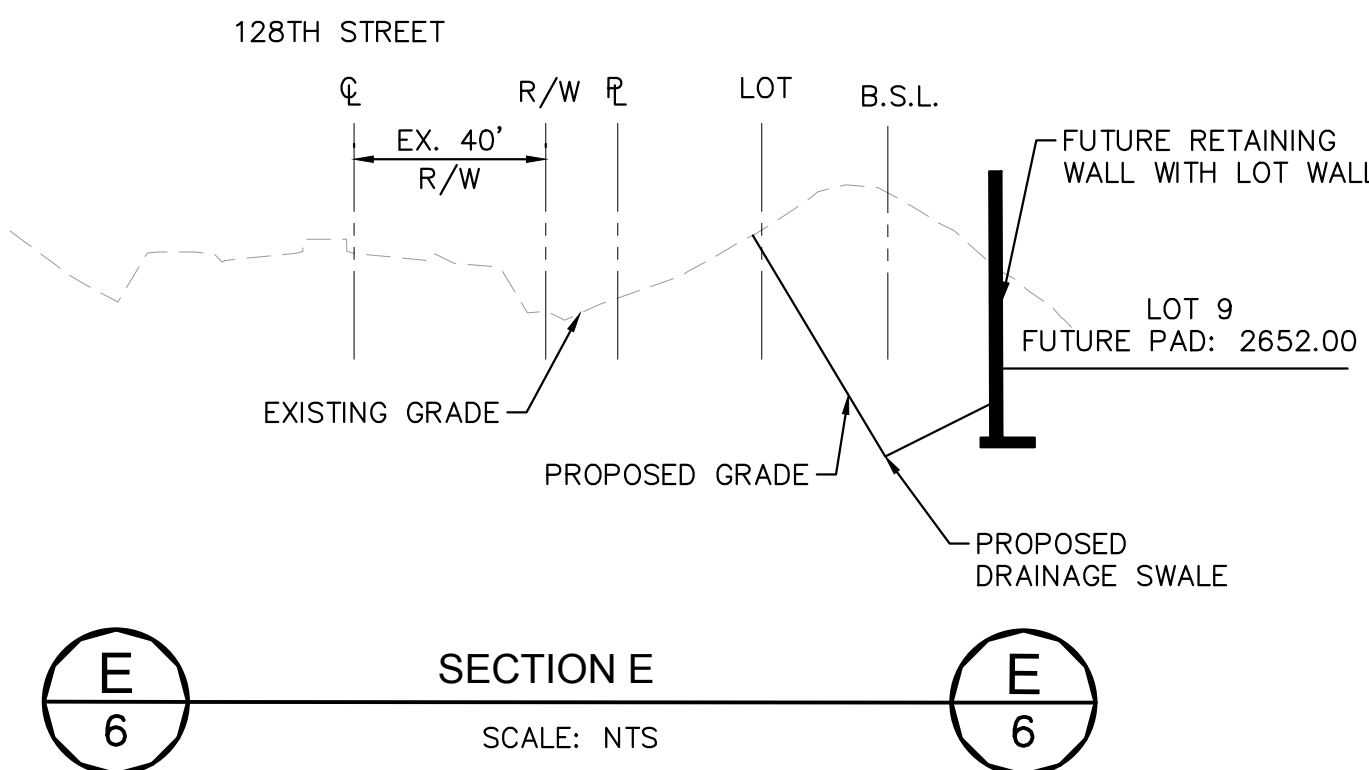
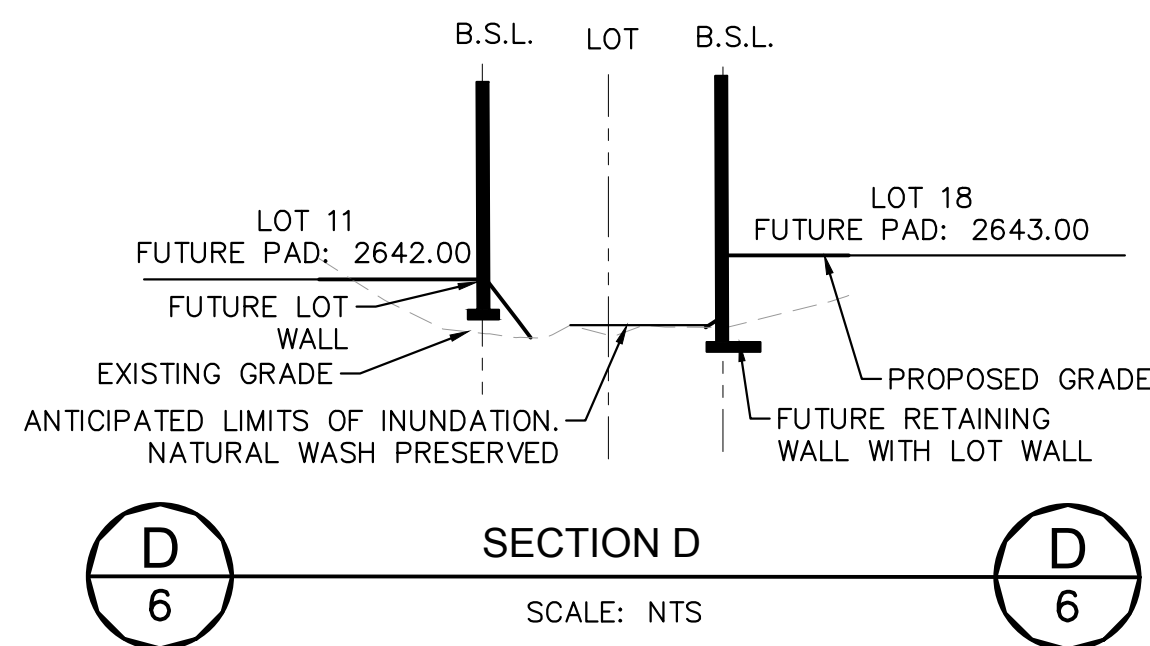
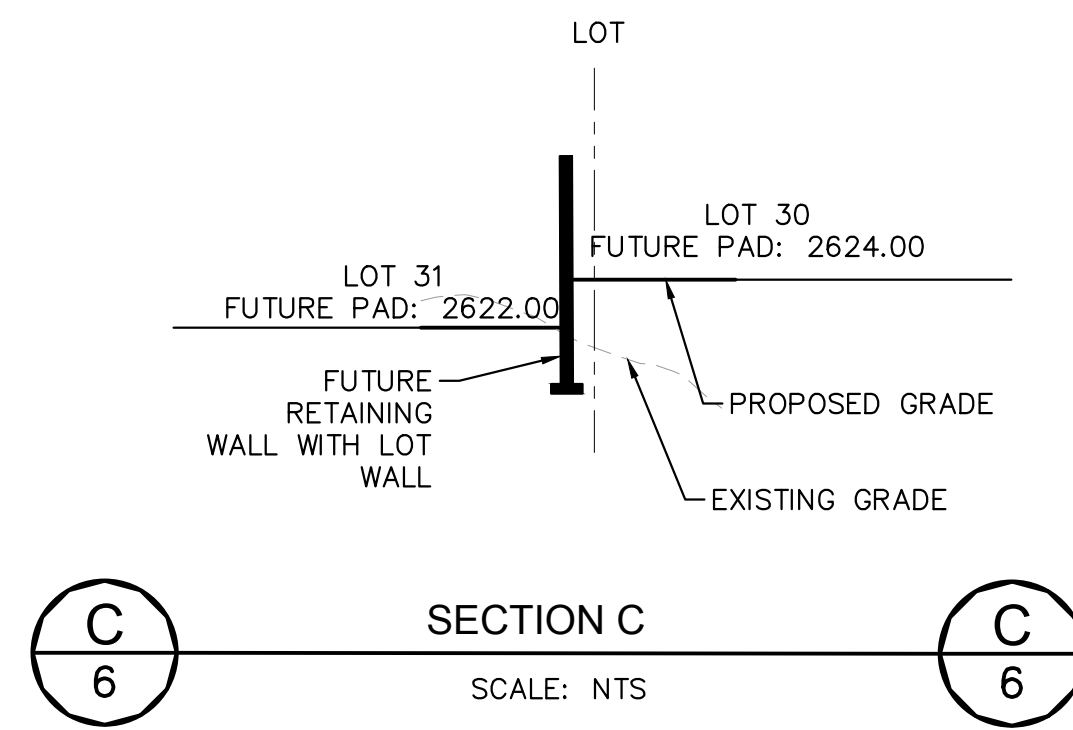
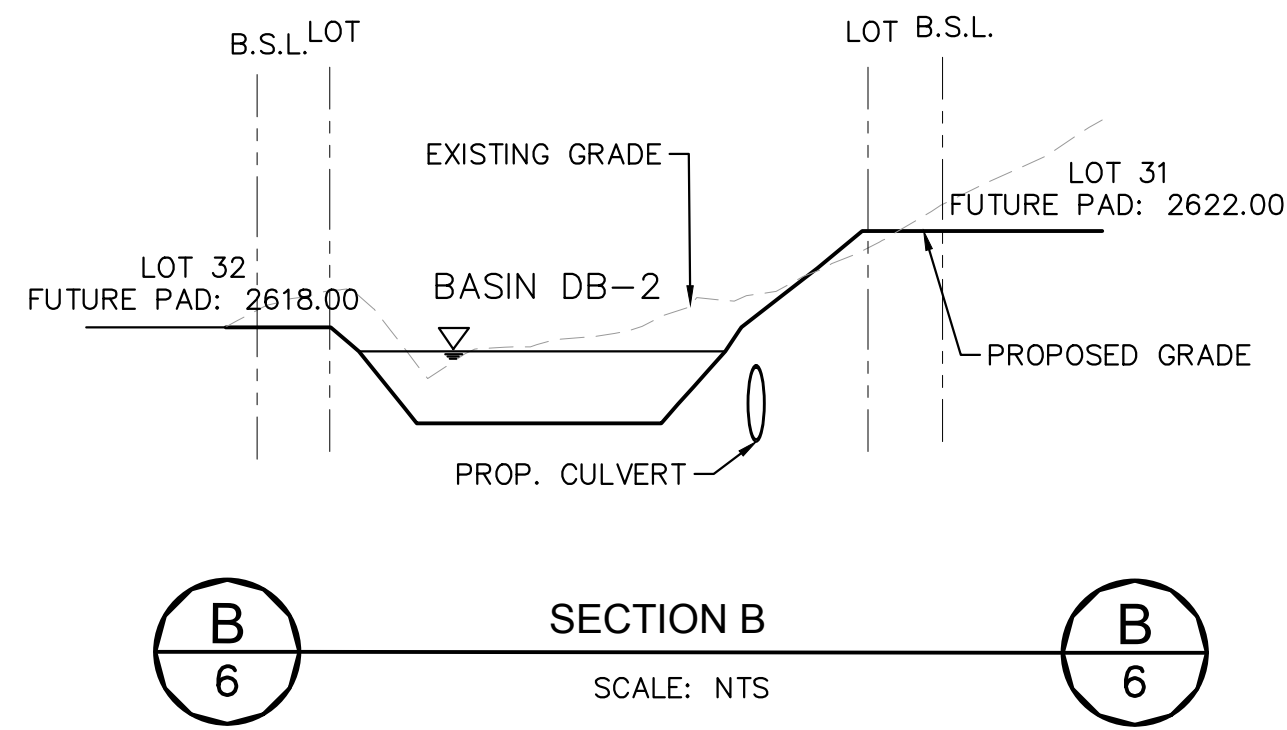
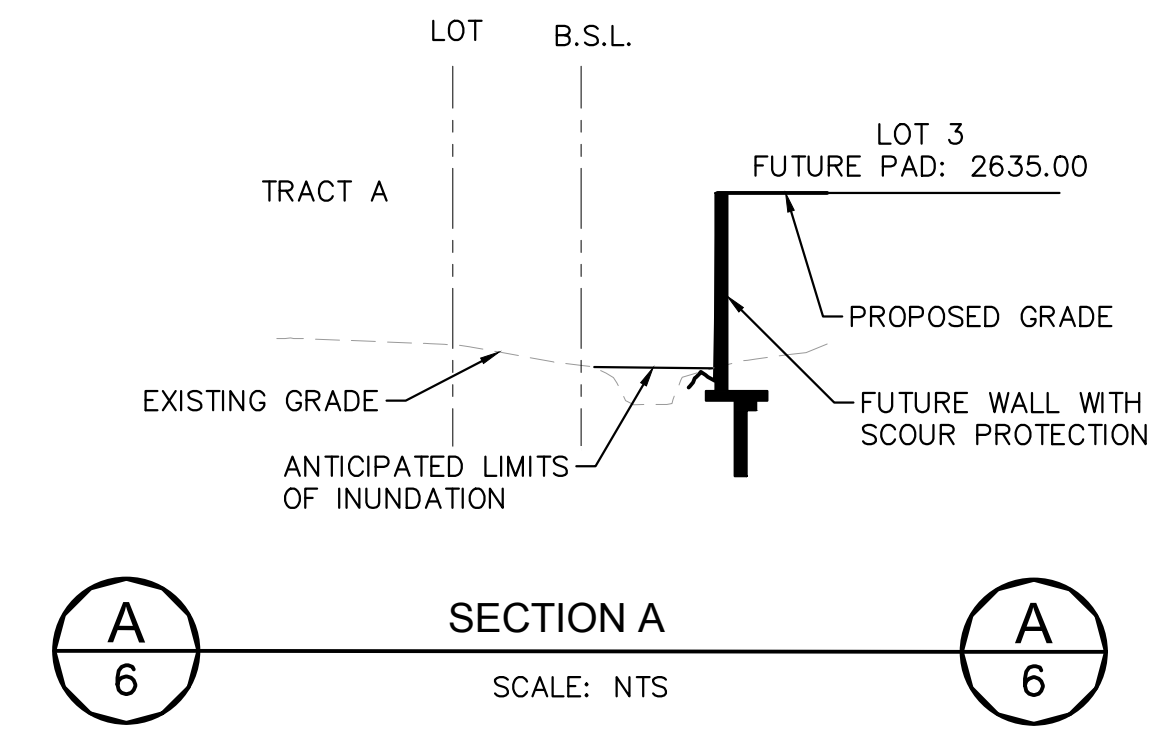


PEAK FLOW
2 CFS = POST CONDITION
(3) CFS = PRE CONDITION



GRAPHIC SCALE IN FEET

K:\EAV_Civil\191988026 - Ranch Gate 40\CADD\Zoning\88026GD.dwg
XREFS: XTB-PP x88026M-128 x88026M-RO x8M-PP XSD xJT x88026D-RG x88026D-128 xVS x88026M-PH2A x88026M-SCD x4500REM x68026M-SCD
DATE: 12/13/24
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC 2024

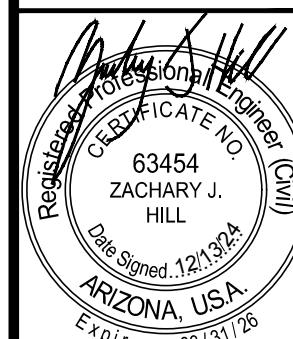


Kimley»Horn

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1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2866

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC 2024

RANCH GATE 40
CROSS-SECTIONS
SCOTTSDALE, ARIZONA



PROJECT NO.
191988026
DRAWING NAME
88026GD.DWG
06 of 06

**MCDOWELL
MOUNTAIN MANOR
(13-IN-2013)
32-LOTS
R1-43 ES/L**

**STORY ROCK
PHASE 1A
5-LOTS -
RI-13 PCD EST.**

STORYROCK
PHASE 1A
46-LOTS -
R1-35 PCD ESI

STORYROCK
PHASE 1B
23-LOTS -
RI-35 PCD EST

**STORYROCK
PHASE 1B
64-LOTS -
RI-1B PCD ES!**

PRIVATE VACANT PARCELS
11-PARCELS - RI-130 ES!

**STORYROCK
PHASE 2A
9-LOTS -
RI-43 PCD EST**

**STORYROCK
PHASE 2A
30-LOTS -
R1-35 PCD EST**

**STORYROCK
PHASE 1C
90-LOTS -
RI-13 PCD EST**

RANCH GATE RD.

128TH STREET

100 SCENIC CORRIDOR

EXIST. MULTI-
USE TRAIL (128TH)

EXIST. DETACHED
S/W (128TH)

EXIST. SCENIC CORRIDOR

40.0' EXIST. ROW

80.0'

100.0'

55.0' EXIST. ROW

35.0' EXIST. ROW

40.0' EXIST. ROW

EXIST. SCENIC CORRIDOR

TRACT A

PROPOSED GATED ENTRY

PROPOSED PRIVATE LOCAL RURAL RESIDENTIAL STREET

TRACT NAOS

ON-LOT NAOS

RET.

TRACT D

TRACT C

RET.

TRACT D

ON-LOT NAOS

TRACT NAOS

TRACT B

100' SCENIC CORRIDOR

Dimensions: 500.0' D.S.R.E., +/-200.0', 30.0', 50.0', +/-115.0', +/-158.0', 40.0', +/-70.0', +/-155.0', +/-115.0', 100.0'

Lot numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

	PROPERTY BOUNDARY
	PRELIMINARY DEVELOPMENT ENVELOPE
	UNDISTURBED NAOs
	REVEGETATED NAOs
	NON-NAOS/ENHANCES O.S. (TO BE NATURAL WHEN UNDISTURBED OR TO MATCH REVEG. CHARACTER)
	SCENIC CORRIDOR
	SCOUR/RETAINING WALLS

GROSS SITE AREA:	40.0	ACRES
NET SITE AREA:	37.4	ACRES
REQ. NAOS (PER SLOPE ANALYSIS):	14.45	ACRES
MIN. REQ. UNDISTURBED AREA:	10.12	ACRES (70.0%)
MAX. REVEGETATED AREA:	4.34	ACRES (30.0%)
NAOS PROVIDED - UNDISTURBED:	14.18	ACRES
NAOS PROVIDED - REVEGETATED:	4.34	ACRES
TOTAL PROVIDED NAOS:	+/-18.52	ACRES
ADDITIONAL NAOS:	+/-4.07	ACRES (28% INCREASE)
NAOS IN TRACTS:	+/-13.0	ACRES (70.0%)

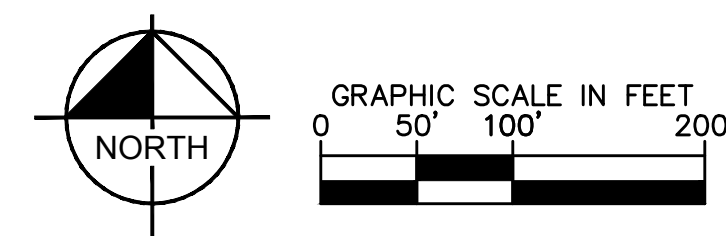
1. ALL CONTIGUOUS N.A.O.S. AREAS TO BE A MINIMUM 30' (20' ADJ. TO ROW) & 4,000 SQUARE FEET IN AREA.
2. NAOS AREAS LISTED ARE PRELIMINARY AND MAY BE SHIFTED BETWEEN LOTS PRIOR TO FINAL PLAN APPROVAL SO LONG AS THE TOTAL NAOS DEDICATIONS REMAIN THE SAME.
3. NAOS LOCATED IN TRACTS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. NAOS LOCATED ON-LOT TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNER WITH EXCEPTION TO SCENIC CORRIDORS, WHICH WILL BE MAINTAINED BY HOA.

Kimley»Horn

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JSG
DRAWN BY: JSG
CHECKED BY: ZJH
DATE: DEC. 2024

RANCH GATE 40
CONCEPTUAL NAOS PLAN
SCOTTSDALE, ARIZONA

PROJECT NO. 191988026
DRAWING NAME NAOS PLAN
1 OF 1

[illegible]

8-ZN-2024
1/22/2025



APPENDIX A - TRANSPORTATION ANALYSIS

Current use (Vacant): = 0 trips per day

Allowed under the General Plan Land Use (Rural neighborhoods): 40 lots = 381.9 trips per day (ITE Code: 210)

Allowed under the current zoning (R1-130 ESL): 12.4 lots = 118.4 trips per day

Proposed Ranch Gate 40 Development: 33 lots = 315.0 trips per day