

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 1, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Hanella Estates
3-PP-2018

Request approval of the preliminary plat for a 4-lot residential subdivision with amended development standards for reductions of lot area, lot width, front, side, and rear yard setbacks, on a 4.5-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #7)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Requesting Amended Development Standards per the ESL overlay
- Preserving the wash corridor

BACKGROUND

Location: 12481 East Shea Boulevard

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)

Adjacent Uses

North: Developed single-family residential subdivision, Sunrise Trail; zoned Single-family Residential Environmentally Sensitive Lands (R1-7 ESL)

East: Un-developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)

South: Developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)

West: Developed single-family residential parcels; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL)



Property Owner

Joy and Ross Stuart

Applicant

EPS Group, Brian Nicholls
480-355-1537

DEVELOPMENT PROPOSAL

This proposal is for a 4-lot single-family residential subdivision which is provided access via a short street and cul-de-sac from E. Cochise Drive at the southeast corner of the site. The request includes amended development standards to reduce the minimum lot area, lot width, and building setbacks up to the allowable maximum 25% utilizing the ESL zoning overlay on the property. These amendments are needed to create lot configurations that allow for a shift in the development area of the site to the south to leave the existing FEMA AE flood zone and wash corridor in place at the north end of the site. Also provided for within that drainage area is Natural Area Open Space (NAOS) for the development and a 100-foot wide Scenic Corridor Easement (SCE) along Shea Boulevard in accordance with the City’s Scenic Corridor Design Guidelines. Because of the preservation of the drainage area, the subdivision configuration is able to provide a 37.29% of the site as a NAOS dedication (instead of the calculated minimum 25%). This additional NAOS and the positioning of development on the site is provided as justification for the requested amended development standards.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #5.

Amended Development Standards

To encourage sensitivity to site conditions and provide flexibility in site planning, development standards may be amended by the Development Review Board as permissible under Sec. 6.1083 of the Environmentally Sensitive Lands (ESL) zoning overlay. Upon finding that amending the development standards achieves the purposes of the Environmentally Sensitive Lands ordinance better than the existing development standards, the DRB may grant amendments up to 25% of the standard required dimension for elements such as minimum lot area, minimum lot width, and building setbacks.

The applicant is proposing such amendments to the development standards for lot area, lot width, and building setbacks to offset the preservation and associated impacts of the FEMA AE flood zone and wash corridor running through the northern portion of the site. Staff finds the proposed amendments and configuration to be achieving the purposes of the ESL ordinance as identified. This application is providing for 37.29% of the site as a NAOS dedication.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Hanella Estates development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Jeff Barnes Senior Planner 480-312-2376 jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

6/14/2021

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/21/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

6/22/2021

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Amended Development Standards
5. Development Review Board Criteria Analysis
6. Development Information
7. Stipulations / Zoning Ordinance Requirements
8. Preliminary Plat
9. Zoning Map
10. Community Involvement



Context Aerial

3-PP-2018



Close-up Aerial

3-PP-2018

Hanella Estates

Development Plan Booklet

Preliminary Plat Request and GLO Abandonment

Submitted: March 5, 2018

Revised: August 27, 2019



Owner/Developer

Ross and Joy Stuart
12481 E Shea Blvd.
Scottsdale, AZ 85259

Consultant

EPS Group, Inc.
1130 N Alma School Rd. #120
Mesa, AZ 85201
Contact: Brian Nicholls
Tel. 480-503-2250

1. Introduction and Purpose of Request

Ross and Joy Stuart desires to develop a residential community located northwest corner of the intersection of the N. 125th Street and E. Cochise Drive in Maricopa County. The site is Maricopa County Assessor Parcel Number (APN) 217-32-016. The proposed subdivision consists of four (4) single-family detached residential lots totaling an approximate 0.8 dwelling units per gross acre. Please see the Preliminary Plat for further detail and a vicinity map.

The site is approximately 5.0 gross acres of vacant, undeveloped land and is zoned R1-43 ESL. This application consists of two requests to facilitate the development of the property. The first request is for the approval of a subdivision Preliminary Plat and the second request is for review and approval of G.L.O. abandonments.

The development of this infill property will allow for additional housing opportunities for residents in an established and mature area of the City of Scottsdale. The development of this infill parcel will maximize the utilization of existing resources and infrastructure and facilitate orderly and efficient growth. The utilization of the existing infrastructure and infill development aligns with the Rural Neighborhoods designation under the City of Scottsdale General Plan.

Project Data	
A.P.N.	217-32-016
Current Land Use	Vacant/Undeveloped
Existing General Plan Land Use Designation	Rural Neighborhoods
Current Zoning District	R1-43 ESL
Proposed Zoning District	R1-43 ESL
Net Site Area / Gross Site Area	4.6 acres / 5.0 acres
Total No. of Lots	4
Residential Density (Gross)	0.8 du/ac
Open Space	1.8 gross acres

2. Description of Proposal

The site is located within the City of Scottsdale ESL overlay area. Below is a table of the standard R-43 development standards. The ESL overlay designation allows a reduction of development standards by 25%, the development will utilize the allowed reduction as needed.

Amended Development Standards		
	(Standard) R1-43	¹ Amended R1-43
Minimum Lot Area (sq ft)	43,000	32,250'
Minimum Lot Width ²	150'	112.5'
Maximum Height (ft) / Stories ³	30'	24'
Minimum Front Setback (ft)	40'	30'
Min. Side Yard Setbacks – Between Lots	20' (15')	15'
Min. Side Yard Setbacks – Next to Open Space (Per ESL overlay)	5'	5'
Minimum Rear Setback (ft)	35'	26.25'
Maximum wall height (ft) ⁴	8'	8'
Maximum wall height (ft) at 20' setback (side and rear)	12'	12'
Distance Between Buildings	40'	30'

¹ ESL overlay allow for 25% variance from standard development standard

² Includes the ability to have a flag lot, providing a minimum 20-foot lot width.

³ The maximum building height in the ESL shall be established by a plane measured vertically above the existing natural terrain elevation prior to grading; as the natural grade rises, the maximum height will rise accordingly. Small areas, with a maximum width of 25-feet, of rugged terrain inconsistent with this plane will not increase or reduce building height. The maximum building height for all buildings in single-family (R1) residential districts including the Foothills Overlay, shall be 24-feet unless exempted pursuant to Section 6.1022, per Zoning Ordinance 6.1070.B.1.

⁴ Individual lot or site walls shall be setback a minimum of 15-feet from a side or rear property lines unless the parcel is adjacent to natural area open space (NAOS) or conservation area (CA) within a separate tract as part of a master planned development or subdivision, per Zoning Ordinance 6.1071.A.4.

3. Existing Conditions

The site consists of undeveloped, vacant desert land with minimal vegetation. The site is bound by an undeveloped wash to the north. The site slopes in multiple directions due to the proximity to the wash. The general direction of the site is from northeast to Southwest. The majority of the site (proposed lots) is within FEMA Flood Zone X, the existing wash on the north portion of the parcel is within FEMA Flood Zone AE as designation per FIRM Panel 04013C1785L, effective on 10/16/2013.

4. Natural Area Open Space (NAOS)

Per Zoning Ordinance 6.1060.A.2, a minimum of 25% NAOS is required within the site. This application exceeds that standard by providing 37%. Since nearly 40% of the site is within the FEMA Flood Zone X each lot is very restricted, having to provide both adequate retention and flexible building envelopes. As such, it was found that with the unique characteristics of the site, and even with the amended Legislative Standards to help create flexibility, each individual lot cannot fit the minimum of 25% NAOS on its own. Staff has agreed that the proposed distribution can be calculated for the entire site, rather than per lot. With this we are able to exceed the minimum requirement by 12%. Please see the Preliminary Plat for the proposed distribution.

5. G.L.O. Easement Abandonment

The owner is requesting to abandon the existing G.L.O. easements that are on the parcels. The developer will dedicate an easement for the existing City of Scottsdale trail system located along the west property line. Please reference the Preliminary Plat for further detail.

6. Relationship to Surrounding Properties

The site is located within the City of Scottsdale and is currently zoned R1-43 and is located within an Environmental Sensitive Land overlay (ESL) and will remain as such. The site is bounded by single-family residences and local roadways. The proposed development has been designed to be compatible with the existing surrounding developments.

North: Shea Blvd.

South: E. Cochise Drive

East: Vacant (R1-43)

West: Residential (R1-43)

7. Location and Accessibility

The site is located at the NWC of E. Cochise Drive and N. 125th Street. The proposed development is within an established single-family subdivision. E. Cochise Drive is the main access route to and from the site. Major freeway connections are from both the Loop 101 from the west and State Route 87 from the East along Shea Blvd. The proposed lots (4), in a dead-end cul-de-sac, will produce a relatively low

amount of traffic. Please refer to the Preliminary Plat for further detail on the point of access to the development.

8. Public Utilities and Services

This application request will not adversely affect municipal and private facilities and services. The proposed development will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. Domestic water will be provided from the existing 6" water line located on E. Cochise Dr. The four lots will have individual on-site wastewater treatment facilities (on-site septic system). Septic system design and permitting will be completed by the individual lot owners. The site is located within City of Scottsdale Quarter Section Map: 28-58.

9. Conclusion

The Hanella Estates Community will be a beautiful residential community in the City of Scottsdale. The proposed development will offer lush open spaces and homes that will be compatible with the surrounding area. The development team is committed to ensuring the creation of a high-quality neighborhood and respectfully requests your favorable consideration of the Preliminary Plat and G.L.O. abandonment requests. We look forward to working with the City of Scottsdale and proceeding with this exciting project.

LEGISLATIVE DRAFT OF AMENDED DEVELOPMENT STANDARDS

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **THIRTY-TWO THOUSAND TWO-HUNDRED AND FIFTY (32,250)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ **ONE-HUNDRED AND TWELVE AND ONE-HALF (112.5)** feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30)~~ **TWENTY-FOUR (24)** feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **THIRTY (30)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **FIFTEEN (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **TWENTY-SIX AND ONE-QUARTER (26.25)** feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **THIRTY (30)** feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the

enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

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(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposed subdivision layout and amended development standards request are in alignment with the applicable Codes, Ordinances, Policies, and Design Guidelines. The proposal achieves a project density consistent with the existing Zoning and General Plan designation and is configured in alignment with the Environmentally Sensitive Lands zoning overlay.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that the proposed subdivision configuration accounts for the preservation of the natural watercourse through the site, the preservation of over 37% of the site as NAOS, and preservation of the Shea Boulevard Scenic Corridor.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that the proposed subdivision configuration provides for access from an internalized street connection to E. Cochise Drive and respects the existing public trail connection running along the west boundary of the site, accessing the pedestrian underpass at Shea Boulevard.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *This criterion is not applicable.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

- *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL), which allows for the ability to request amendments to development standards, in accordance with the ESL overlay Sec. 6.1083.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Early on, following the submittal of this application, staff has received some community input regarding concerns over subdividing this parcel. That correspondence has been included in the attachments for the Board’s consideration.

Context

This site is located on the north side of E. Cochise Drive, backing to E. Shea Boulevard to the north, and just east of N. 124th Street. The site is currently vacant with a wash running thorough the northern portion and a public trail running along the west boundary accessing the pedestrian underpass at Shea Boulevard.

Project Data

- | | |
|--|---|
| • Existing Use: | Vacant |
| • Proposed Use: | 4-lot residential subdivision |
| • Parcel Size: | 217,800 square feet / 5 acres (gross)
196,234.69 square feet / 4.5 acres (net) |
| • Building Height Allowed: | 24-feet (measured from natural grade) |
| • Natural Area Open Space (per analysis): | 49,058.67 square feet (25%) |
| • Natural Area Open Space Required/Provided: | 66,126.88 square feet (37.29%) |
| • Density Allowed: | 0.83 dwelling units per acre |
| • Density Proposed: | 0.8 dwelling units per acre |
| • Number of Lots: | 4 Lots |

**Stipulations for the
Development Review Board Application:
Hanella Estates
Case Number: 3-PP-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by EPS Group, with a city staff date of 5/25/2021.
 - b. The Amended Development Standards submitted by EPS Group, with a city staff date of 8/28/2019.
 - c. Case Drainage Report; submitted by EPS Group, accepted on 9/17/2019.
 - d. Water System Basis of Design Report submitted by EPS Group, accepted on 09/04/2019.
 - e. Wastewater System Basis of Design Report submitted by EPS Group.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

DRB Stipulations

2. With the final plat, the owner shall dedicate a minimum 66,126.88 square feet Natural Area Open Space (NAOS) area for the development project.

STREET DEDICATIONS:

Ordinance

- B. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - i. E COCHISE DR. Twenty (20) foot dedication, for a total twenty (20) foot wide north half-right-of-way width.

- ii. INTERNAL PUBLIC STREET. Forty (40) foot dedication, for a total forty (40) foot wide full right of way width.
- iii. INTERNAL PUBLIC CUL DE SAC. Fifty (50) foot dedication, for a fifth (50) radius right of way width.

EASEMENT DEDICATIONS:

DRB Stipulations

- 3. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat a Scenic Corridor setback width along East Shea Boulevard. The easement shall be a minimum of 100-feet, measured from the RIGHT-OF-WAY. Unless otherwise approved by the Development Review Board, the Scenic Corridor shall be left in a natural condition.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale as follows:
 - i. Over all of the NAOS area, south of E. Shea Boulevard, for shared use path construction on and within north side of project development.
 - ii. A minimum thirty-three (33)-foot wide easement, to accommodate a multi-use TRAIL along west side of project development , as shown on the Preliminary Plat.

OTHER PROPERTY DEDICATIONS:

DRB Stipulations

- 4. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make a twelve (12) foot minimum private sewer easement dedication, exclusive of any other easements, to contain private sewer force mains through parcels not being served by the traversing lateral, to the benefit of the lot whose sewer is being carried by the force main contained within the easement.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

EXTERIOR LIGHTING DESIGN:

Ordinance

- C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.

- D. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 6. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - iv. All exterior lighting shall have a color temperature of 3000 Kelvin or less.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. E COCHISE DR
 - a. Construct north half-street improvements to include new pavement, ribbon curb and six (6) foot wide compacted shoulder in accordance with the Local Rural/ESL With Trails figure of the DSPM, with new improvement tie-in to existing infrastructure on either side, and past, project development boundaries and per city standard transition lengths.
 - ii. INTERNAL STREETS
 - a. Construct full-street improvements to include new pavement, ribbon curb and six (6) foot wide compacted shoulder in accordance with the Local Rural/ESL With Trails figure of the DSPM.

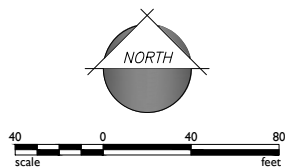
DRB Stipulations

- 7. All public sidewalks and or curb and gutter shall be integral colored concrete to match Davis, San Diego Buff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

8. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
9. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
 - a. With the Improvement Plans and Final Drainage Report submittal, the Engineer should perform a detail scour depth analysis based on field soil test along the large offsite wash which should be performed by a registered Geotechnical Engineer.
 - b. The final design of the proposed floodwall and/or scour wall along the large offsite wash should be based on detail scour depth analysis.
 - c. Public and/or private Drainage Easement (D.E.) should be dedicated as appropriate along the cross-lot proposed drainage swales.



THE PROJECT WILL BE DESIGNED FOR THE LOTS TO DRAIN INTO STREET AND INTO DRAINAGE SWALE. ONCE IN THE STREET, STORM WILL FLOW THROUGH A SCUPPER INTO THE RETENTION BASIN. SOME OF THE STORM WATER WILL DRAIN TO THE REAR OF THE LOTS INTO A DRAINAGE SWALE. FROM THERE IT WILL FLOW INTO A SECOND RETENTION BASIN. THE BASINS ARE DESIGNED TO HOLD THE DIFFERENCE BETWEEN THE PRE-AND POST-DEVELOPMENT FLOWS. AS THE BASIN FILLS IT WILL FLOW INTO THE STREET.



Zoning Aerial

3-PP-2018

Barnes, Jeff

From: Barnes, Jeff
Sent: Thursday, March 22, 2018 3:42 PM
To: 'nazemahmad@gmail.com'
Subject: RE: Case Number 3-PP-2018

Thank you for your comments. I can include this email in our case file and subsequent staff report(s) as record of your opposition to this application. At such time as this Preliminary Plat application is scheduled to be heard by our Development review Board, you are also welcomed to attend the hearing and speak in opposition at that public meeting. You may also file a formal letter of opposition with the City Clerk if you so choose.

As a matter of clarification of processes and information, filings of Legal Protest (per Sec. 1.706 of the Zoning Ordinance) are specifically limited to applications for zoning district map amendments. The previous zoning district map amendment application on this property (18-ZN-2017) is no longer being pursued. The current application for Preliminary Plat is proposing to keep the existing R1-43 ESL zoning on the 5 acre property and subdivide in accordance with that zoning designation and the powers of the Development Review Board (Sec. 1.902.A of the Zoning Ordinance).

Jeff Barnes
Senior Planner
City of Scottsdale
Planning & Development Services
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(480) 312-2376

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From: nazemahmad@gmail.com <nazemahmad@gmail.com>
Sent: Thursday, March 22, 2018 11:38 AM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: Case Number 3-PP-2018



Hello Jeff, I am in receipt of a few postcards regarding a request by owner for approval of a preliminary plat for a 4-lot residential subdivision which would be directly across the street from my residence on

12457 E Cochise Dr. I visited a few months ago with the owner of the land and his developers to go over their plans in detail. I am directly opposed to the division of the land into 4 separate lots. Please inform me of the process to file a legal petition to oppose this project. -- sent by Nazemuddin Ahmad (case# 3-PP-2018)



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