

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 18, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Solitude 5-PP-2020	Request by owner of a preliminary plat and associated improvements to replat the HV91 Subdivision Plat to add 17 lots on 20 acres for an overall 33-lot single-family subdivision with amended development standards, including reductions in lot area, lot width, front, side and rear yard setbacks, and distance between main buildings on adjacent lots, all on a +/- 40-acre site, located at the southwest corner of E. Happy Valley Road and N. 92 nd Street.
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IN SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #12)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Approved zoning Cases: 24-ZN-2017 (HV91) & 17-ZN-2019 (Solitude)
- Approved abandonment Case 10-AB-2019
- Approved wash modification 3-WM-2020
- Amended Development Standards
- A 50-foot-wide Desert Scenic Roadway Buffer along E. Happy Valley Road
- The proposal provides 0.99 acres more Natural Area Open Space than required

BACKGROUND

Location: Southwest corner of E. Happy Valley Road and N. 92nd Street.

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL)

Adjacent Uses

North: E. Happy Valley Road and Desert Skyline Estates single-family subdivision

East: Place of Worship and single-family residential, undeveloped land

South: Undeveloped residential land

West: Partially developed, single-family subdivision (HV91), constructed 2019



Property Owner

Sonora West, LLC

Applicant

Keith Nichter, Kimley-Horn and Associates

Architect/Designer

Kimley-Horn and Associates

Engineer

Kimley-Horn and Associates

DEVELOPMENT PROPOSAL

The proposed development is a 20-acre addition to the previously approved HV91 single-family subdivision (5-PP-2018) for a total of 33 single-family detached residential lots, all on a +/- 40-acre site. Additionally, the owner is requesting amended development standards for lot size, lot width and setbacks. As justification for the proposed amended development standards, the owner is providing 0.99 acres of excess Natural Area Open Space (NAOS) and a 50-foot wide Desert Scenic Roadway Buffer along E. Happy Valley Road.

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 #10.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Solitude preliminary plat 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	Meredith Tessier Senior Planner 480-312-4211 mtessier@scottsdaleaz.gov
Public Works Traffic Engineering	Phil Kercher Traffic Engineer & Ops Manager 480-312-7645 pkcher@scottsdaleaz.gov
Community & Economic Development Stormwater Management	Nerijus Baronas Senior Stormwater Engineer 480-312-7072 nbaronas@scottsdaleaz.gov
Engineering Services Water Resources	Scott Anderson Water Resource Engineer 480-312-5693 scan@scottsdaleaz.gov
Community & Economic Development Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757 Ehayes@scottsdaleaz.gov
Public Safety-Fire Fire & Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507 DoWilson@scottsdaleaz.gov

APPROVED BY



Meredith Tessier, Report Author

02/02/2021

Date

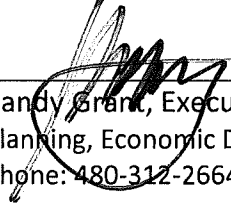


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

2/5/2021

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



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

2/9/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Combined Context Aerial and Preliminary Plat
4. Preliminary Plat (Solitude)
5. Previous approved Preliminary Plat (HV91: 5-PP-2018)
6. NAOS Plan
7. Landscape Plan
8. Wall Plan
9. Applicant's Narrative
10. Development Review Board Criteria Analysis
11. Development Information
12. Stipulations / Zoning Ordinance Requirements
13. Zoning Map
14. Applicant's Community Involvement
15. Community Correspondence



Context Aerial

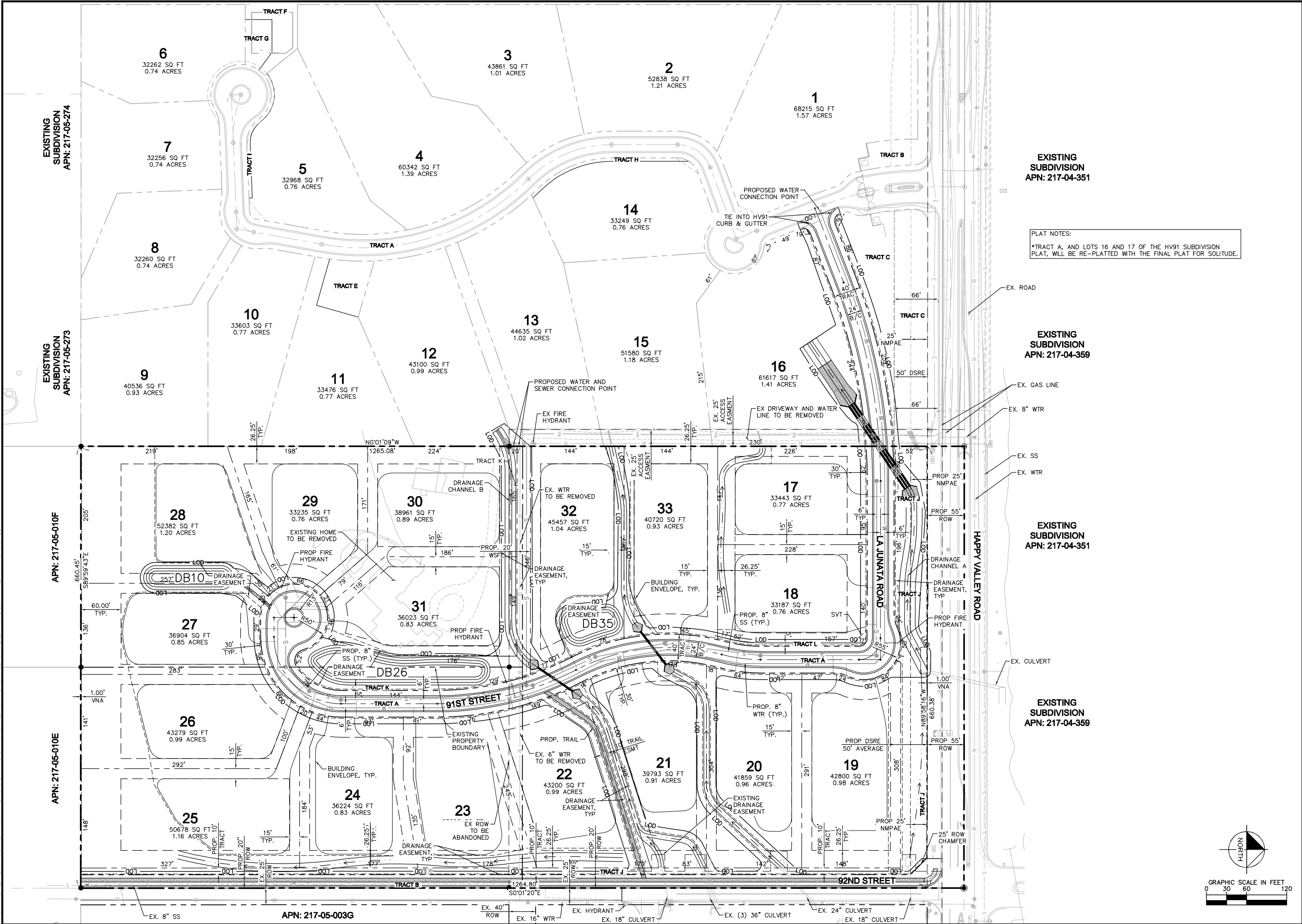
5-PP-2020



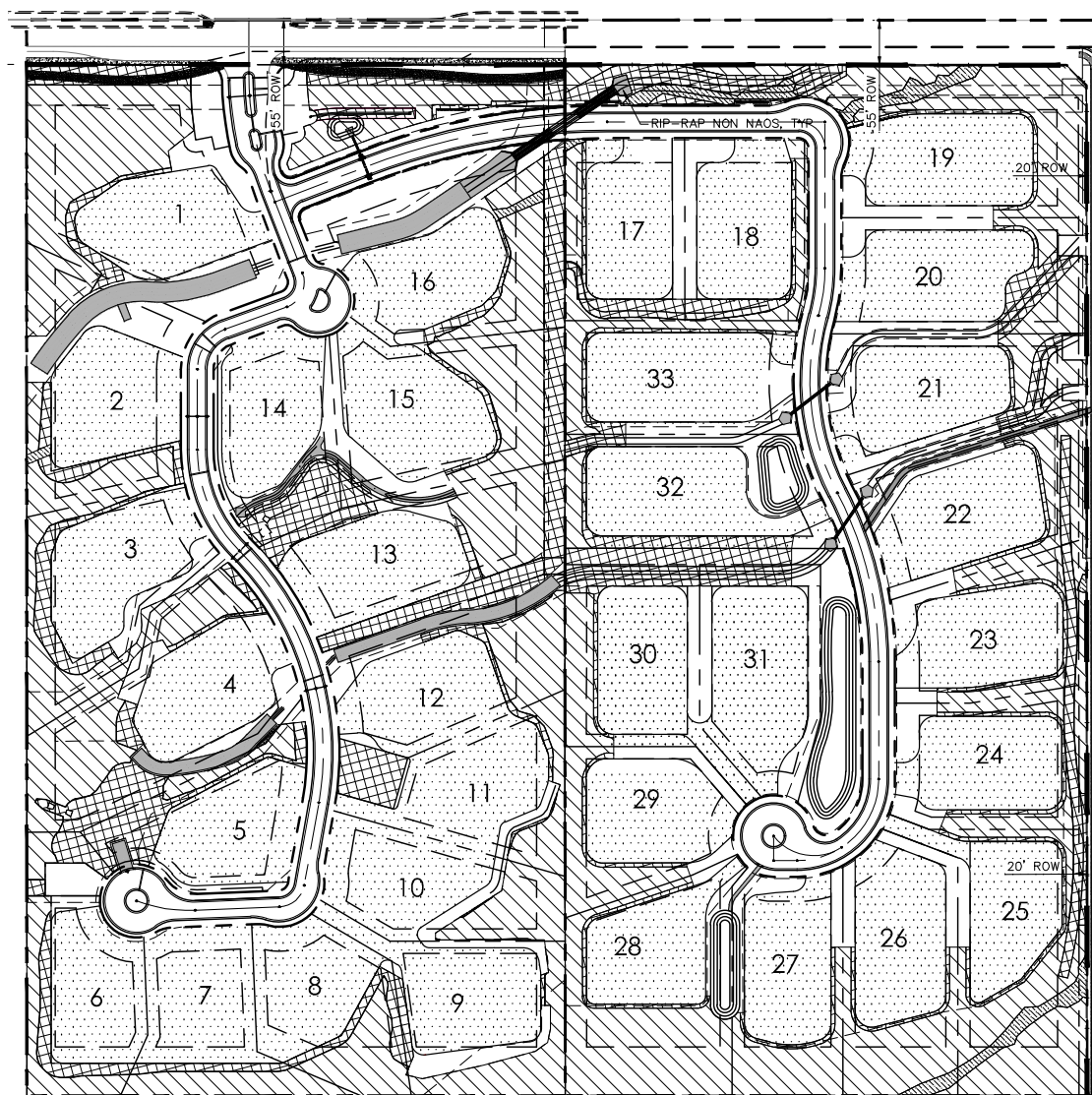
Close-up Aerial

5-PP-2020





PROJECT NO. 291203001
DRAWING NAME 03001PP
02 OF 4



NATURAL AREA OPEN SPACE (NAOS)/OPEN SPACE CALCULATIONS

	HV91	SOLITUDE
GROSS SITE AREA:	20.02 ACRES	20.01 ACRES
NET SITE AREA:	19.18 ACRES	18.47 ACRES
N.A.O.S. REQ. PER SOLITUDE SLOPE ANALYSIS:	5.43 ACRES	5.00 ACRES
N.A.O.S. REQ PER STIPULATIONS:	6.04 ACRES	5.99 ACRES
MIN. REQ. UNDISTURBED AREA: (70% OF REQ. N.A.O.S. PER SLOPE)	3.80 ACRES	3.50 ACRES
MAX REVEGETATED AREA: (30% OF REQ. N.A.O.S. PER SLOPE)	1.63 ACRES	1.50 ACRES
N.A.O.S. PROVIDED UNDISTURBED:	4.32 ACRES (187,968 S.F.)	4.00 ACRES (174,099 S.F.)
N.A.O.S. PROVIDED SCARRED 2X:	0.09 ACRES (3,864 S.F.)	0.49 ACRES (21,497 S.F.)
N.A.O.S. PROVIDED REVEGETATED:	1.63 ACRES (71,154 S.F.)	1.50 ACRES (65,350 S.F.)

OVERALL SOLITUDE DATA

TOTAL
40.03 ACRES
37.65 ACRES
10.43 ACRES
12.03 ACRES *
7.30 ACRES
3.13 ACRES
8.32 ACRES (362,067 S.F.)
0.58 ACRES (25,361 S.F.)
3.13 ACRES (136,504 S.F.)
12.03 ACRES (523,932 S.F.)

NOTES

★ 31.9% OF NET AREA, A 15+% INCREASE OVER BASE REQUIREMENT

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 SOLITUDE HOMEOWNERS ASSOCIATION. NAOS LOCATED ON LOT TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNER.

SOLITUDE PHASE 1 (HV91) NAOS SUMMARY*

LOT #	UNDISTURBED NAOS	REVEGETATED NAOS	SCARRED NAOS (X2)	TOTAL NAOS
1	27,429	4,646	-	32,075
2	15,704	3,497	1,406	20,607
3	11,037	5,390	-	16,427
4	20,512	8,439	-	28,951
5	2,773	6,670	-	9,443
6	6,904	4,204	-	11,108
7	7,559	2,000	-	9,559
8	8,691	3,156	-	11,847
9	10,499	1,260	-	11,759
10	9,494	65	-	9,559
11	6,811	914	-	7,725
12	9,600	2,989	-	12,589
13	11,688	3,704	-	15,392
14	-	6,484	-	6,484
15	14,466	1,383	-	15,849
16	11,365	1,815	2,458	15,638
OFF-LOT	13,436	14,538	-	27,974
TOTAL (SF)	187,968	71,154	3,864	262,986
TOTAL (AC)	4.32	1.63	0.09	6.04

SOLITUDE PHASE 2 NAOS SUMMARY*

LOT #	UNDISTURBED NAOS	REVEGETATED NAOS	SCARRED NAOS (X2)	TOTAL NAOS
17	5,184	3,796	452	9,432
18	3,616	2,885	-	6,501
19	11,568	1,839	2,514	15,921
20	6,151	4,342	-	10,493
21	4,417	3,250	-	7,667
22	8,076	3,156	-	11,232
23	6,566	4,073	14	10,653
24	6,921	3,902	-	10,823
25	21,320	4,021	5,542	30,883
26	13,149	1,160	2,082	16,391
27	9,994	1,124	-	11,118
28	25,493	1,973	-	27,466
29	9,127	1,316	-	10,443
30	7,472	5,226	-	12,698
31	-	2,948	-	2,948
32	5,551	2,906	-	8,457
33	5,999	2,554	-	8,553
OFF-LOT	23,495	14,879	10,893	49,267
TOTAL (SF)	174,099	65,350	21,497	260,946
TOTAL (AC)	4.00	1.50	0.49	5.99

*NAOS AREAS LISTED IN TABLES ABOVE ARE PRELIMINARY AND MAY BE SHIFTED BETWEEN LOTS PRIOR TO FINAL PLAN APPROVAL SO LONG AS THE TOTAL NAOS DEDICATIONS REMAIN THE SAME.

LEGEND

	SITE BOUNDARY		NAOS REVEGETATED		DEVELOPMENT ENVELOPE
	NET SITE BOUNDARY		NAOS SCARRED		ENHANCED DESERT LANDSCAPE (TO MATCH NAOS CHARACTER)

Solitude by **SWD**

Conceptual NAOS Plan

Scottsdale, AZ

Kimley»Horn

Scale: Approx., #5-PP-2020

0' 75' 150' 300'

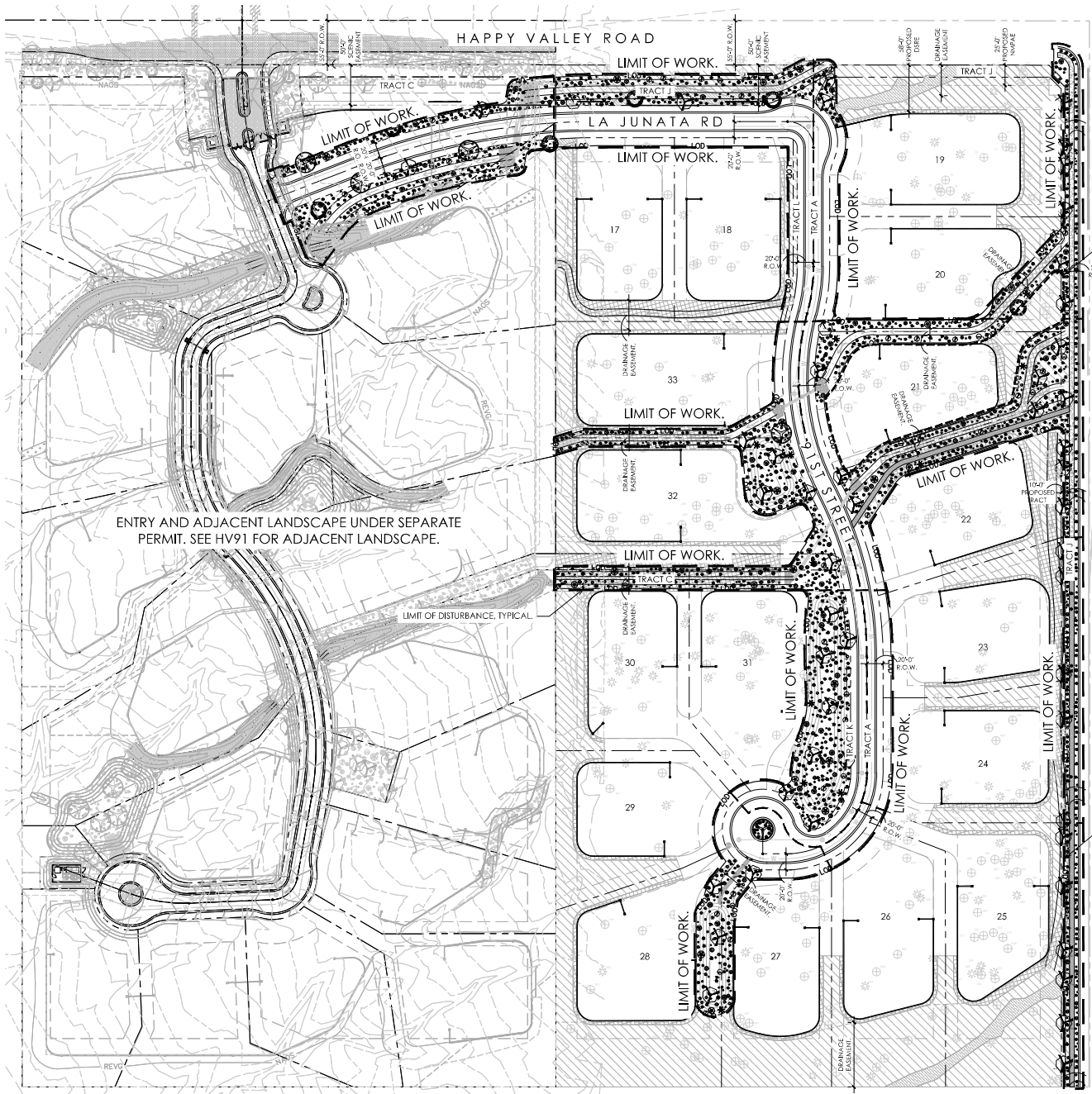
Date: 08/18/20

Rev.: 01/12/21

Drawn By: DR

Sheet Tot 1





ENTRY AND ADJACENT LANDSCAPE UNDER SEPARATE PERMIT. SEE HV91 FOR ADJACENT LANDSCAPE.

PLANT MATERIALS LEGEND(PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	12	1.0-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	6	1.0-1.5
	<i>Olneya tesota</i> Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothill Palo Verde	50% 15gal/ 50% 24" box. Salvaged	2	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	3	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	2	3.0-4.0
Shrubs				
	<i>Ambrosia arborescens</i> Giant Bursage	5 gal.	33	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	84	-
	<i>Ericameria laricina</i> Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i> Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i> Creosote	5 gal.	31	-
	<i>Senna covesii</i> Desert Senna	5 gal.	67	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	11	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	148	-
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena	1 gal.	122	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melanopodium leucanthum</i> Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i> Poppy Flower	1 gal.	209	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	181	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i> Murphy's Agave	5 gal.	59	-
	<i>Agave palmieri</i> Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	-	-
	<i>Cylindropuntia verticillata</i> Saguaro Cholla	5 gal.	59	-
	<i>Diospyros wheeleri</i> Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i> Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i> Pen's Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i> Soapberry Yucca	5 gal.	8	-

SEE SHEET L3.1 FOR INERT SPECIFICATIONS, LANDSCAPE REVEGETATION AND HYDROSEED MIX NOTES.

LANDSCAPE AREA	
OFF-SITE	13,387
ON-SITE	142,815
TOTAL	156,202

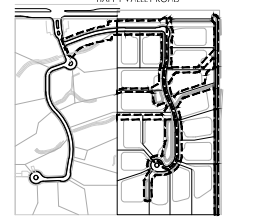
NOTE: TOTALS PROVIDED INCLUDE LANDSCAPE AREA FOR PHASE 1 AND PHASE 2 OF OVERALL PROJECT. N.A.O.S. ENJOY INCLUDED IN LANDSCAPE AREA.

ALL PLANTS MATERIAL PROPOSED TO BE INSTALLED IN RETENTION BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL - SECTION 2-1.903: NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

N.A.O.S. LEGEND

Sym.	Description
	NAOS - UNDISTURBED AREA: EXISTING VEGETATION TO REMAIN IN PLACE.
	NAOS - REVEGETATED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL: PLANT MATERIAL AS LISTED AND HYDROSEED MIX.
	NAOS - SCARRED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL: PLANT MATERIAL AS LISTED AND HYDROSEED MIX.

NOTE: PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL TRACTS COMMON AREA(S). PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.



GREY PICKETT
LANDSCAPE ARCHITECTS
1000 N. GILBERT AVENUE, SUITE 200
SCOTTSDALE, ARIZONA 85257
480.445.8800 FAX 480.445.8801

PROJECT #:
SWD026
scale:
1" = 60'-0"
Issued for:
Preliminary Plan
drawn by:
TEAM
date:
12/14/2020
drawing:
Overall Planting Plan

Happy Valley Road and 91st Street
Scottsdale, Arizona

L3.0
1 of 11

DATE: 12/29/20
DRAWN BY: TEAM
CHECKED BY: TEAM
APPROVED BY: TEAM

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ATRIPLIX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

- PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DSDPM, SECTION 2-1.923.
- ALL SIZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES

RE-VEGETATION AND IRRIGATION METHOD:

- FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
- ALL RE-VEGETATED N.A.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
- CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
- THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

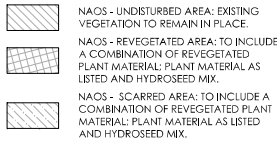
INERTS

Sym. Description



N.A.O.S. LEGEND

Sym. Description



NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND(PHASE 1)

Sym. Plant Name Size Qty Caliper

Trees

	<i>Celtis pallida</i>	Desert hackberry	50% 15gal/ 50% 24" box.	12	10-1.5
	<i>Chilopsis linearis</i>	Desert Willow	50% 15gal/ 50% 24" box.	6	10-1.5
	<i>Olneya tesota</i>	Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i>	FootHill Palo Verde	50% 15gal/ 50% 24" box.	2	3.0-4.0
	<i>Prosopis juliflora</i>	Native Mesquite	50% 15gal/ 50% 24" box.	3	3.0-4.0

Shrubs

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	<i>Calliandra eriophylla</i>	Pink Foxy Dust	5 gal.	84	-
	<i>Ericameria laricifolia</i>	Turpentine Bush	5 gal.	152	-
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	<i>Larrea tridentata</i>	Creosote	5 gal.	31	-
	<i>Senecio</i>	Desert Senna	5 gal.	67	-
	<i>Samolus chinensis</i>	Jopba	5 gal.	11	-
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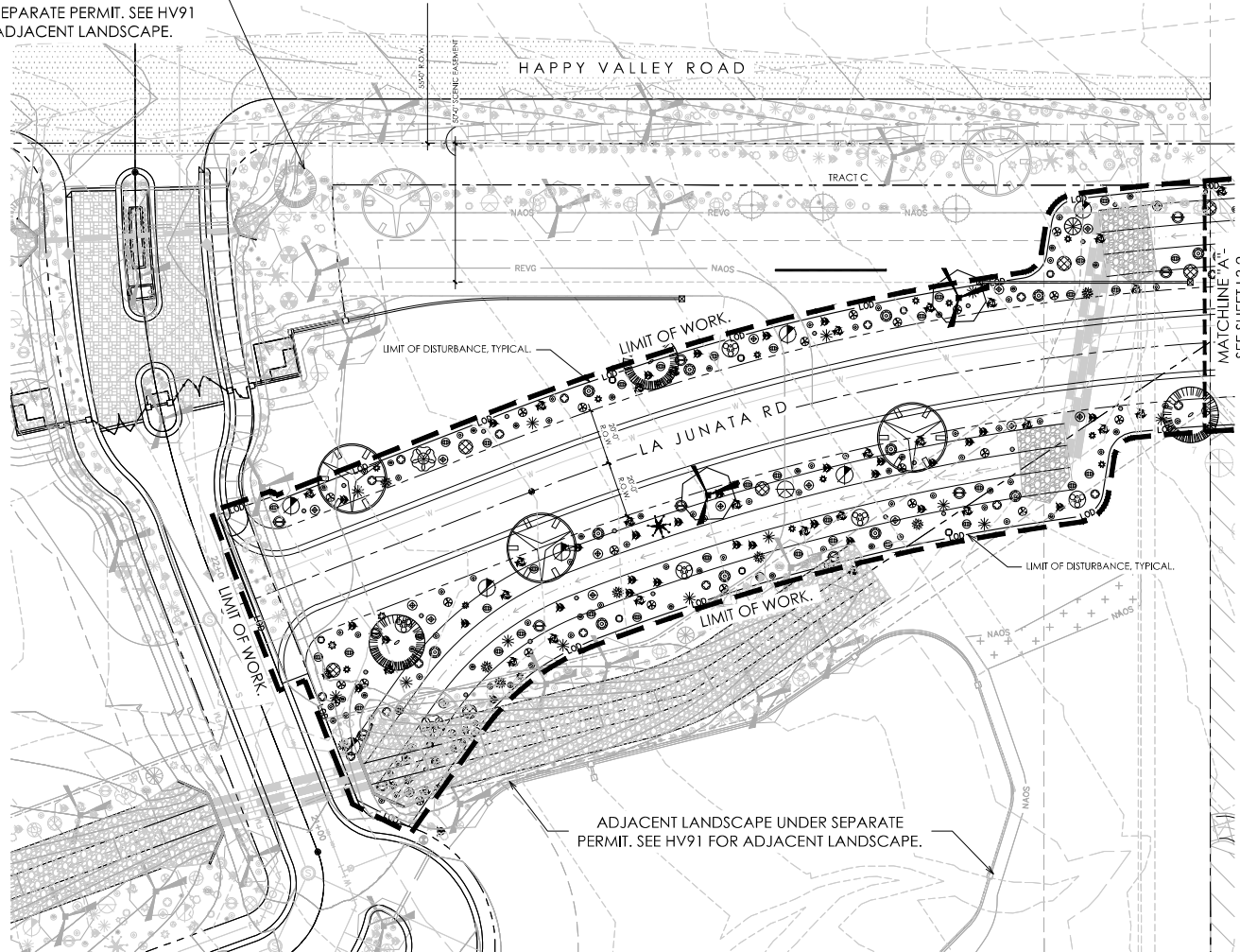
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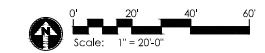
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ENTRY AND ADJACENT LANDSCAPE UNDER SEPARATE PERMIT. SEE HV91 FOR ADJACENT LANDSCAPE.



ADJACENT LANDSCAPE UNDER SEPARATE PERMIT. SEE HV91 FOR ADJACENT LANDSCAPE.



KEY MAP

SCALE: NTS



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480.440.8000 FAX 480.440.8001



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

revisions:

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plan
drawn by: TEAM
date: 12/14/2020
drawing: Planting Plan

L3.1
2 of 11

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
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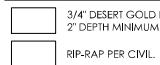
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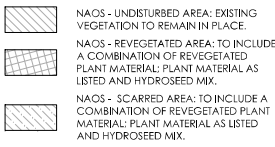
INERTS

Sym. Description



N.A.O.S. LEGEND

Sym. Description



NOTES:

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	<i>Celtis pallida</i>	Desert Hackberry	50% 15gal/ 50% 24" box.	12	10-1.5
	<i>Chilopsis linearis</i>	Desert Willow	50% 15gal/ 50% 24" box.	6	10-1.5
	<i>Olneya tesota</i>	Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i>	Foothill Palo Verde	50% 15gal/ 50% 24" box.	2	3.0-4.0
	<i>Prosopis juliflora</i>	Native Mesquite	Salvaged	2	3.0-4.0

Shrubs

	<i>Ambrosia ambrosioides</i>	Giant Bursage	5 gal.	33	-
	<i>Calliandra eriophylla</i>	Pink Foxy Duster	5 gal.	84	-
	<i>Ericameria laricifolia</i>	Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i>	Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i>	Creosote	5 gal.	31	-
	<i>Senecio</i>	Desert Senna	5 gal.	67	-
	<i>Samolus chinensis</i>	Jopba	5 gal.	11	-
	<i>Sphaeralcea ambigua</i>	Globe Mallow	5 gal.	148	-

Groundcovers

	<i>Abronia villosa</i>	Sand Verbena	1 gal.	122	-
	<i>Baileya multiradiata</i>	Desert Marigold	1 gal.	337	-
	<i>Melanthera leucanthum</i>	Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i>	Paper Flower	1 gal.	209	-
	<i>Viguiera deltoidea</i>	Goldeneye	1 gal.	181	-

Accents Cactus

	<i>Agave deserti</i>	Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i>	Murphy's Agave	5 gal.	59	-
	<i>Agave palmeri</i>	Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i>	Saguaro	Salvaged	-	-
	<i>Cylindropuntia verticillata</i>	Shagbark Cholla	5 gal.	59	-
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i>	Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i>	Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i>	Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i>	Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i>	Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i>	Soapberry Yucca	5 gal.	8	-



KEY MAP

SCALE: NTS



GREY PICKETT
LANDSCAPE ARCHITECTS
1100 N. GILBERT AVENUE, SUITE 200
SCOTTSDALE, ARIZONA 85257
480.445.8000 FAX 480.445.8001



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plan
drawn by: TEAM
date: 12/14/2020
drawing: Planting Plan

L3.2
3 of 11

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ATRIPLIX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DSDPM, SECTION 2-1.903.
2. ALL SIZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES

RE-VEGETATION AND IRRIGATION METHOD:

1. FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED N.A.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
4. THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

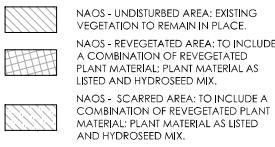
INERTS

Sym. Description



N.A.O.S. LEGEND

Sym. Description



NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND(PHASE 1)

Sym. Plant Name Size Qty Caliper

Trees

	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. (UNLESS OTHERWISE NOTED)	12	1.0-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. (UNLESS OTHERWISE NOTED)	6	1.0-1.5
	<i>Olneya tesota</i> Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothill Palo Verde	50% 15gal/ 50% 24" box. Salvaged	2	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box. Salvaged (UNLESS OTHERWISE NOTED)	3	3.0-4.0

Shrubs

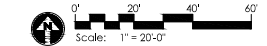
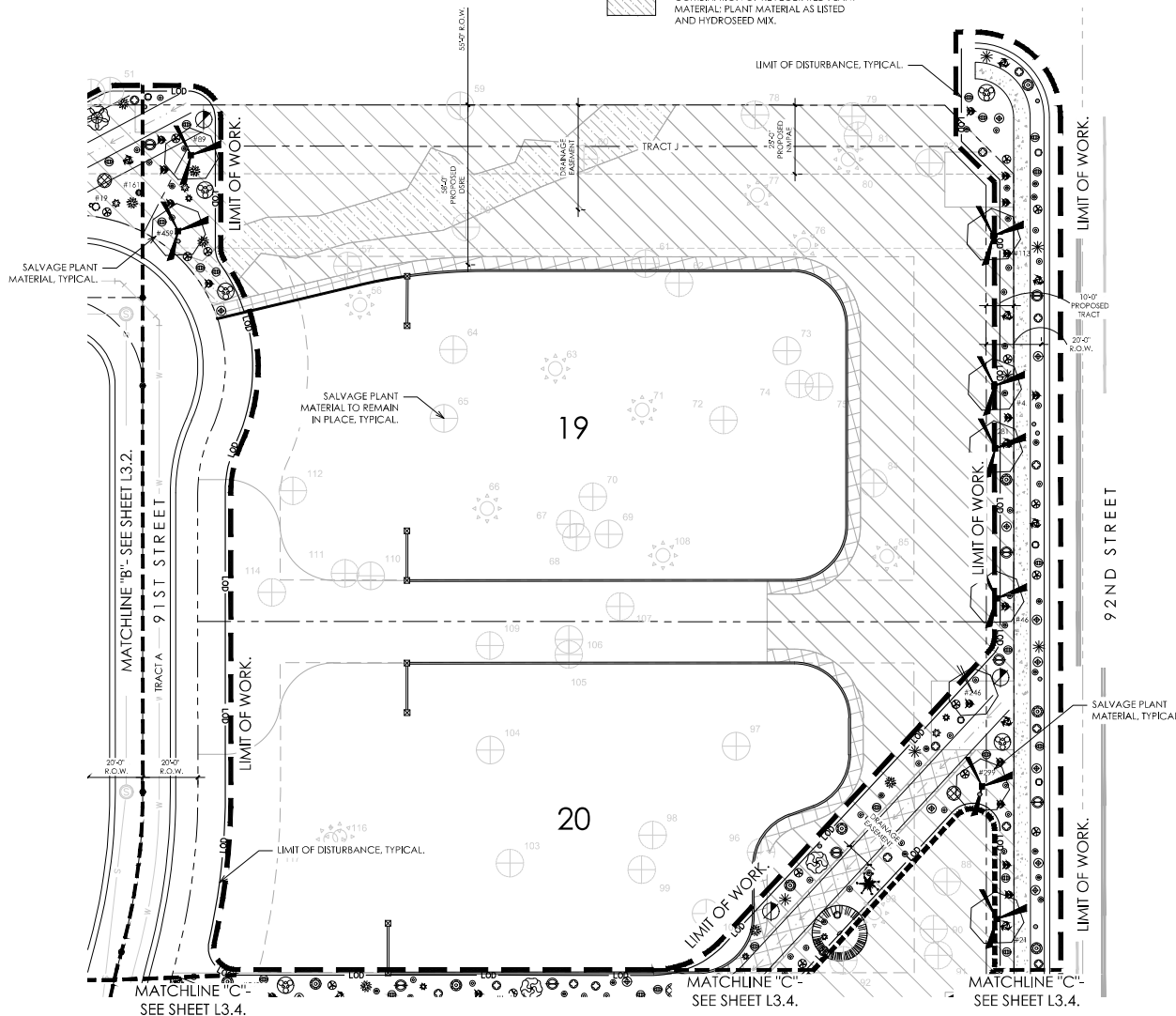
	<i>Ambrosia ambrosioides</i> Giant Bursage	5 gal.	33	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	84	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i> Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i> Creosote	5 gal.	31	-
	<i>Senna covesii</i> Desert Senna	5 gal.	67	-
	<i>Samolus chinensis</i> Jopba	5 gal.	11	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	148	-

Groundcovers

	<i>Abronia villosa</i> Sand Verbena	1 gal.	122	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melanthera leucocaulon</i> Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	209	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	181	-

Accents Cactus

	<i>Agave deserti</i> Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i> Murphy's Agave	5 gal.	59	-
	<i>Agave palmeri</i> Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	-	-
	<i>Cylindropuntia verticillata</i> Shagbark Cholla	5 gal.	59	-
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i> Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i> Pen's Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i> Soap Tree Yucca	5 gal.	8	-



KEY MAP

SCALE: NTS



GREY PICKETT
Landscape Architecture Group
17001 E. Happy Valley Road, Suite 200
Scottsdale, Arizona 85257
480.345.5000 FAX 480.345.5001



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plan
drawn by: TEAM
date: 12/14/2020
drawing: Planting Plan

L3.3
4 of 11

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ATRIPLIX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.
2. ALL SIZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES

RE-VEGETATION AND IRRIGATION METHOD:

1. FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED N.A.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
4. THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE, 2" DEPTH MINIMUM.
	RIP-RAP PER CIVIL.

N.A.O.S. LEGEND

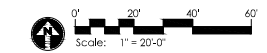
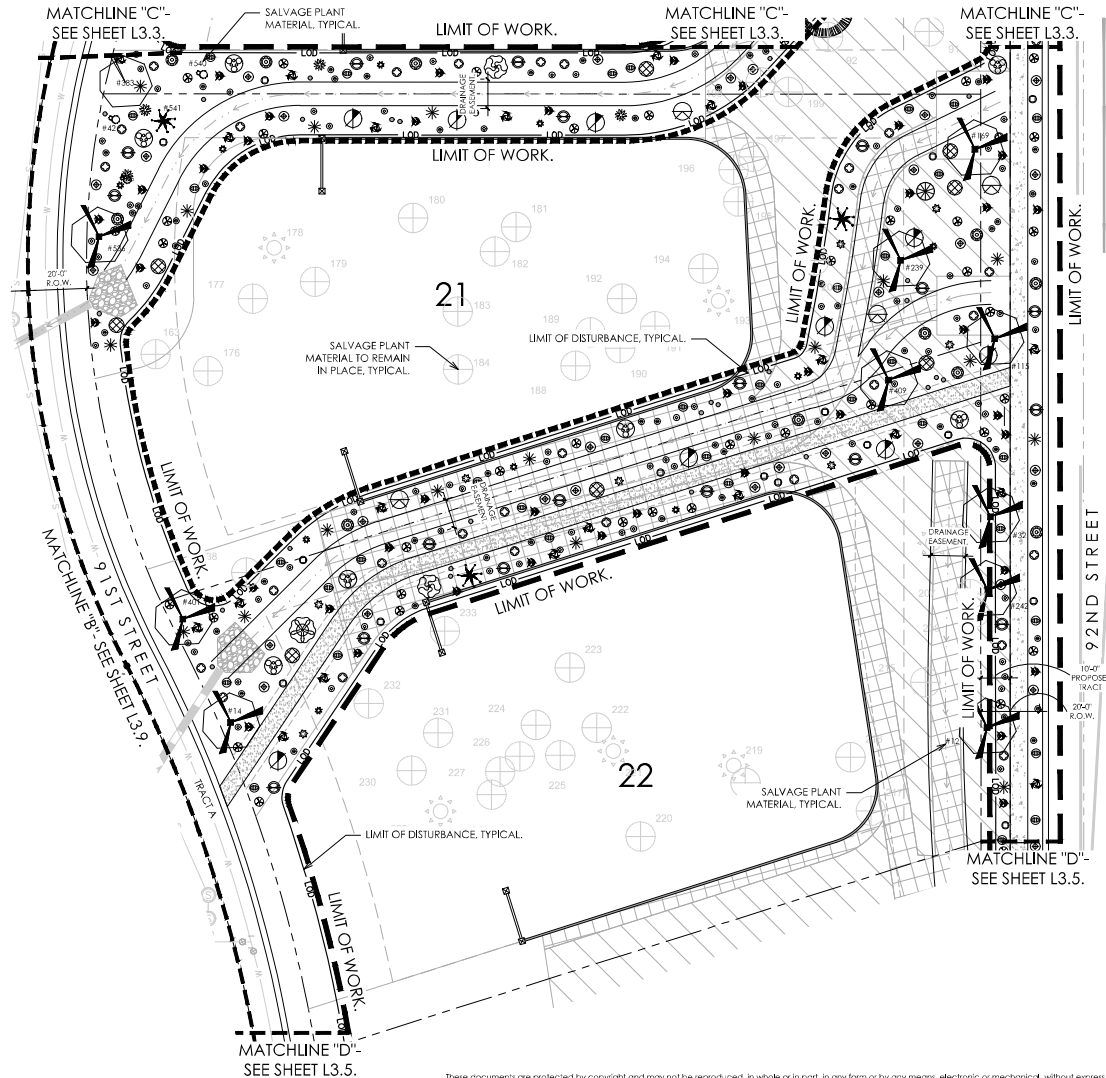
Sym.	Description
	NAOS - UNDISTURBED AREA: EXISTING VEGETATION TO REMAIN IN PLACE.
	NAOS - REVEGETATED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL, PLANT MATERIAL AS LISTED AND HYDROSEED MIX.
	NAOS - SCARRED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL AS LISTED AND HYDROSEED MIX.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND(PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
	Celtis pallida Desert Hackberry	50% 15gal/ 50% 24" box. (UNLESS OTHERWISE NOTED)	12	1.0-1.5
	Chilopsis linearis Desert Willow	50% 15gal/ 50% 24" box. (UNLESS OTHERWISE NOTED)	6	1.0-1.5
	Olneya tesota Ironwood	Salvaged	4	2.5-3.5
	Parkinsonia microphylla Foothill Palo Verde	50% 15gal/ 50% 24" box. Salvaged	2	3.0-4.0
	Prosopis juliflora Native Mesquite	50% 15gal/ 50% 24" box. Salvaged (UNLESS OTHERWISE NOTED)	3	3.0-4.0
Shrubs				
	Ambrosia villosa Giant Burro	5 gal.	33	-
	Calliandra eriophylla Pink Foxy Duster	5 gal.	84	-
	Ericameria laricifolia Turpentine Bush	5 gal.	192	-
	Justicia californica Chuparosa	5 gal.	43	-
	Larrea tridentata Creosote	5 gal.	31	-
	Senna covesii Desert Senna	5 gal.	67	-
	Simmondsia chinensis Jojoba	5 gal.	11	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	148	-
Groundcovers				
	Abronia villosa Sand Verbena	1 gal.	122	-
	Baileya multiradiata Desert Marigold	1 gal.	337	-
	Melanopodium leucanthum Blackfoot Daisy	1 gal.	144	-
	Philostrophe cooperi Paper Flower	1 gal.	209	-
	Vigiera deltoidea Goldeneye	1 gal.	181	-
Accents Cactus				
	Agave deserti Desert Agave	5 gal.	43	-
	Agave murphyi Murphy's Agave	5 gal.	59	-
	Agave palmeri Palmer's Agave	5 gal.	45	-
	Carnegiea gigantea Saguaro	Salvaged	-	-
	Cylindropuntia verticillata Shagbark Cholla	5 gal.	59	-
	Dasylirion wheeleri Desert Spoon	5 gal.	61	-
	Ferocactus wislizeni Fishhook Barrel Cactus	Salvaged	-	-
	Fouquieria splendens Ocotillo	Salvaged	-	-
	Penstemon parryi Peny's Penstemon	1 gal.	215	-
	Penstemon pseudospectabilis Purple Penstemon	1 gal.	119	-
	Yucca baccata Banana Yucca	5 gal.	13	-
	Yucca elata Soapree Yucca	5 gal.	8	-

KEY MAP
SCALE: NTS

Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plat
date: 12/14/2020
drawn by: TEAM
drawing: Planting Plan

L3.4

5 of 11

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ATRIPLIX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE D&S/PM, SECTION 2-1.903.
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RE-VEGETATION AND IRRIGATION METHOD:

1. FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED N.A.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DWP IRRIGATION.
4. THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

INERTS

Sym. Description

- 3/4" DESERT GOLD DECOMPOSED GRANITE, 2" DEPTH MINIMUM.
- RIP-RAP PER CIVIL.

N.A.O.S. LEGEND

Sym. Description

- NAOS - UNDISTURBED AREA: EXISTING VEGETATION TO REMAIN IN PLACE.
- NAOS - REVEGETATED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL PLANT MATERIAL AS LISTED AND HYDROSEED MIX.
- NAOS - SCARRED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL AS LISTED AND HYDROSEED MIX.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
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4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
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7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

MATCHLINE "D"-
SEE SHEET L3.4.

LIMIT OF WORK.

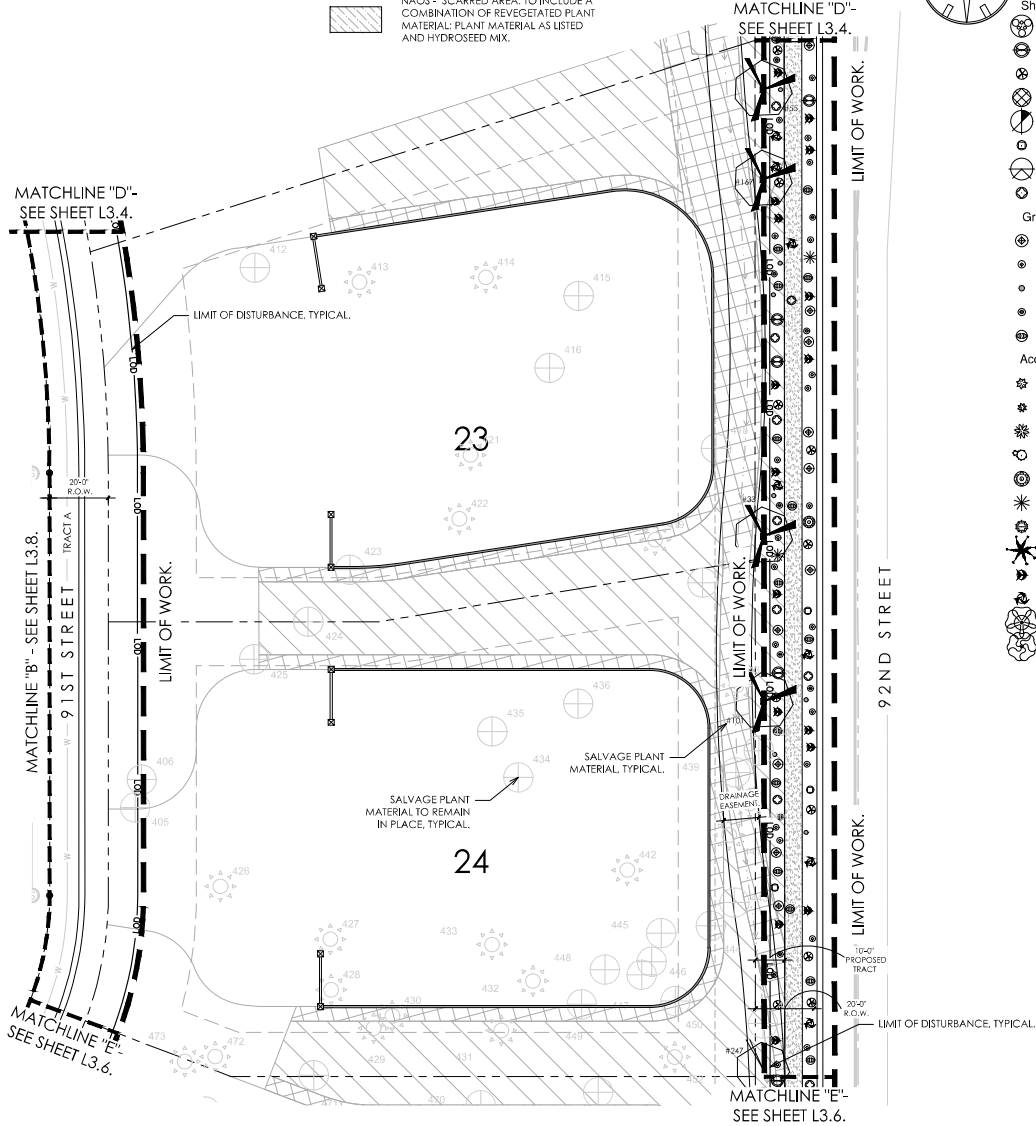
92ND STREET

LIMIT OF WORK.

LIMIT OF WORK.

MATCHLINE "E"-
SEE SHEET L3.6.MATCHLINE "D"-
SEE SHEET L3.4.

MATCHLINE "B"- SEE SHEET L3.8.

MATCHLINE "E"-
SEE SHEET L3.6.

PLANT MATERIALS LEGEND(PHASE 1)

Sym. Plant Name Size Qty Caliper

Trees				
	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box.	12	10-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box.	6	10-1.5
	<i>Olneya tesota</i> Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothill Palo Verde	50% 15gal/ 50% 24" box.	2	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box.	3	3.0-4.0
Shrubs				
	<i>Ambrosia ambrosioides</i> Giant Bursage	5 gal.	33	-
	<i>Calliandra eriophylla</i> Pink Foxy Duster	5 gal.	84	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i> Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i> Creosote	5 gal.	31	-
	<i>Senna covesii</i> Desert Senna	5 gal.	67	-
	<i>Samolus chinensis</i> Jopba	5 gal.	11	-
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	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melanthera leucocaulis</i> Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	209	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	181	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i> Murphy's Agave	5 gal.	59	-
	<i>Agave palmieri</i> Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	-	-
	<i>Cylindropuntia verticillata</i> Shagbark Cholla	5 gal.	59	-
	<i>Dasylistris wheeleri</i> Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i> Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i> Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i> Soapberry Yucca	5 gal.	8	-

0' 20' 40' 60'
Scale: 1" = 20'-0"KEY MAP
SCALE: NTSSolitude
Happy Valley Road and 91st Street
Scottsdale, ArizonaL3.5
6 of 11

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ATRIPEX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE D&S/PM, SECTION 2-1-903.
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RE-VEGETATION AND IRRIGATION METHOD:

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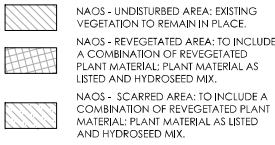
INERTS

Sym. Description



N.A.O.S. LEGEND

Sym. Description



NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
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PLANT MATERIALS LEGEND(PHASE 1)

Sym. Plant Name Size Qty Caliper

Trees

	<i>Celtis pallida</i>	Desert Hackberry	50% 15gal/ 50% 24" box.	12	1.0-1.5
	<i>Chilopsis linearis</i>	Desert Willow	50% 15gal/ 50% 24" box.	6	1.0-1.5
	<i>Olneya tesota</i>	Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i>	Golden Poinciana	50% 15gal/ 50% 24" box.	2	3.0-4.0
	<i>Fouquieria pedunculata</i>	Spinecholla	Salvaged	46	
	<i>Prosopis juliflora</i>	Native Mesquite	50% 15gal/ 50% 24" box.	3	3.0-4.0

Shrubs

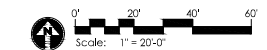
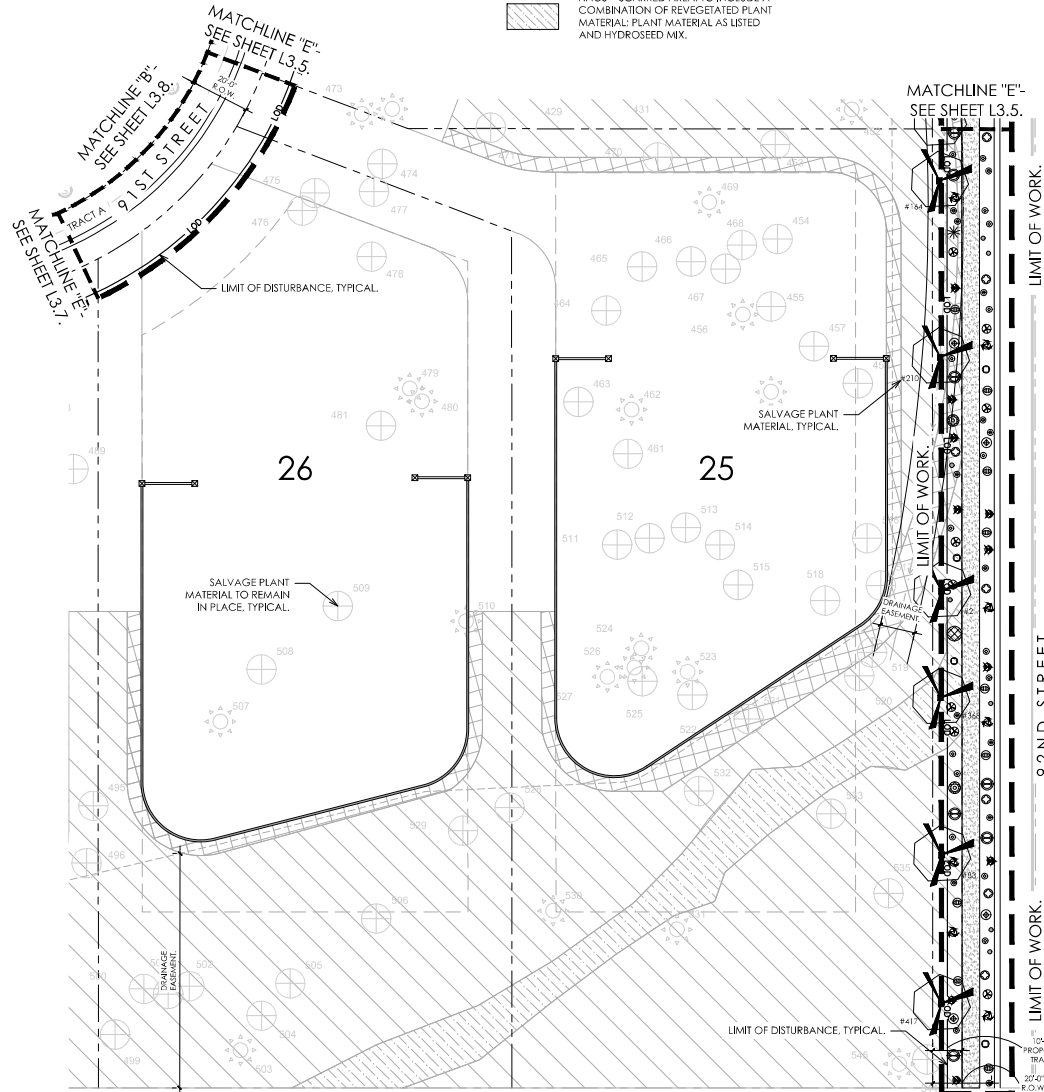
	<i>Ambrosia ambrosioides</i>	Giant Bursage	5 gal.	33	-
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	5 gal.	84	-
	<i>Ericameria laricifolia</i>	Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i>	Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i>	Creosote	5 gal.	31	-
	<i>Senna covesii</i>	Desert Senna	5 gal.	67	-
	<i>Samolus chinensis</i>	Jopba	5 gal.	11	-
	<i>Sphaeralcea ambigua</i>	Globe Mallow	5 gal.	148	-

Groundcovers

	<i>Abronia villosa</i>	Sand Verbena	1 gal.	122	-
	<i>Baileya multiradiata</i>	Desert Marigold	1 gal.	337	-
	<i>Melanthera leucocaulis</i>	Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i>	Paper Flower	1 gal.	209	-
	<i>Viguiera deltoidea</i>	Goldeneye	1 gal.	181	-

Accents Cactus

	<i>Agave deserti</i>	Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i>	Murphy's Agave	5 gal.	59	-
	<i>Agave palmeri</i>	Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i>	Saguaro	Salvaged	-	-
	<i>Cylindropuntia versicolor</i>	Shagbark Cholla	5 gal.	59	-
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i>	Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i>	Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i>	Pen's Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i>	Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i>	Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i>	Soap Tree Yucca	5 gal.	8	-

KEY MAP
SCALE: NTS

GREY PICKETT
Landscape Architecture
10000 E. Happy Valley Road, Suite 100
Scottsdale, Arizona 85257
480.440.8000 FAX 480.440.8001



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plan
drawn by: TEAM
date: 12/14/2020
drawing: Planting Plan

L3.6
7 of 11

	<u>PLS LBS/ACRE</u>
AMBROSIA DELTOIDEA	3.0
ATRIPLEX CANESCENS	3.0
ENCELIA FARINOSA	2.0
ERICAMERIA LARICIFOLIA	1.0
LARREA TRIDENTATA	2.0
SENNA COVESII	2.0
SPHAERALCEA AMBIGUA	2.0
TRIANGLE LEAF BURSAGE	
FOUR-WING SALT BUSH	
BRITTLEBUSH	
TURPENTINE BUSH	
CREOSOTE BUSH	
DESERT SENNA	
GLOBEAMALLOW	

Sym.	Description
------	-------------

N.A.O.S. LEGEND	
Sym.	Description

Sym.	Description
------	-------------

1. ALL PLAN

- RE-VEGETATION AND IRRIGATION METHOD:

1. FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
2. ALL RE-VEGETATED N.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION
4. THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

1. FOR RE-VEGETATED PORTIONS OF THE SITE: A

Trees

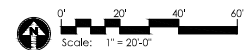
Shrubs

Groundcovers

Ⓢ *Abrogati*

Accents Cactus

Accents Cactus



GREY|PICKETT
space architecture community design
7144 e stinson drive, suite 205
scottsdale, arizona 85251
480-809-0069p 480-609-0068f



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

revisions:

project #: **WD026** scale: **1" = 20'-0"**
issued for: **Preliminary Plat**
drawn by: **JAM** date: **12/14/2020**
drawing: **Planting Plan**

L3.7
8 of 11

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12/29/20

HYDROSEED MIX APPLY AT RATE 15 PLS LBS/ACRE

		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3.0
ALTRIPLEX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

- PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.
- ALL SIZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES

RE-VEGETATION AND IRRIGATION METHOD:

- FOR RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
- ALL RE-VEGETATED N.A.O.S. AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
- CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
- THE SELECTION, PLACEMENT, AND ALIGNMENT (ROTATION) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DIGGING AND PLANTING.

INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE, 2" DEPTH MINIMUM.
	RIP-RAP PER CIVIL.

N.A.O.S. LEGEND

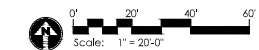
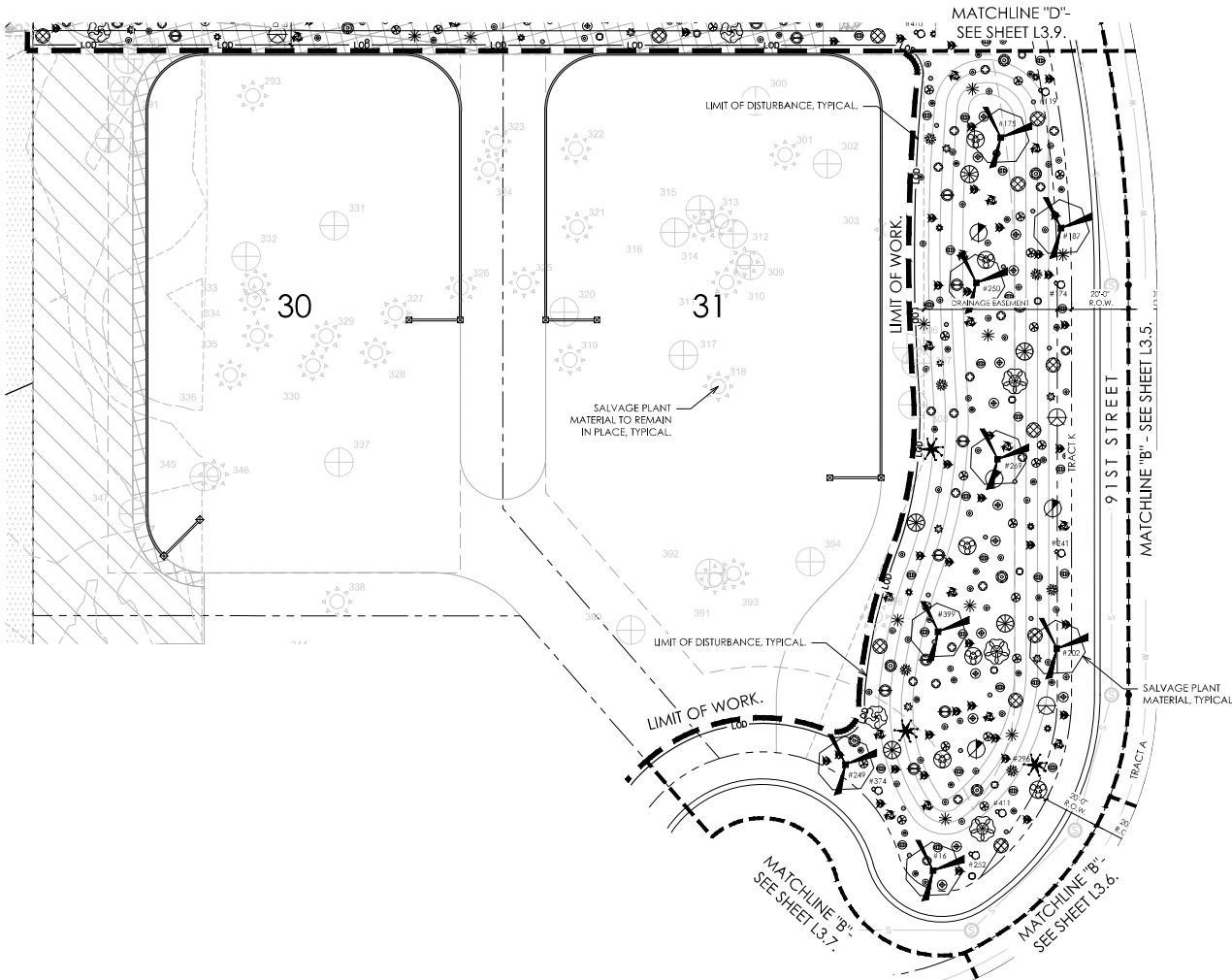
Sym.	Description
	N.A.O.S. - UNDISTURBED AREA: EXISTING VEGETATION TO REMAIN IN PLACE.
	N.A.O.S. - RE-VEGETATED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL, PLANT MATERIAL AS LISTED AND HYDROSEED MIX.
	N.A.O.S. - SCARRED AREA: TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIAL, PLANT MATERIAL AS LISTED AND HYDROSEED MIX.

NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	12	1.0-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	6	1.0-1.5
	<i>Olneya tesota</i> Ironwood	Salvaged	4	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothill Palo Verde	50% 15gal/ 50% 24" box. Salvaged	2	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	3	3.0-4.0
	<i>Prosopis juliflora</i> Native Mesquite	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED	2	3.0-4.0
Shrubs				
	<i>Ambrosia ambrosioides</i> Giant Burro	5 gal.	33	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	84	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	152	-
	<i>Justicia californica</i> Chuparosa	5 gal.	43	-
	<i>Larrea tridentata</i> Creosote	5 gal.	31	-
	<i>Senna covesi</i> Desert Senna	5 gal.	67	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	11	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	148	-
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena	1 gal.	122	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melanopodium leucanthum</i> Blackfoot Daisy	1 gal.	144	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	209	-
	<i>Vigiera deltoidea</i> Goldeneye	1 gal.	181	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	43	-
	<i>Agave murphyi</i> Murphy's Agave	5 gal.	59	-
	<i>Agave palmieri</i> Palmer's Agave	5 gal.	45	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	-	-
	<i>Cylindropuntia versicolor</i> Sagharim Cholla	5 gal.	59	-
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.	61	-
	<i>Ferocactus wislizeni</i> Fishhook Barrel Cactus	Salvaged	-	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	-	-
	<i>Penstemon parryi</i> Peny's Penstemon	1 gal.	215	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	119	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	13	-
	<i>Yucca elata</i> Soapree Yucca	5 gal.	8	-



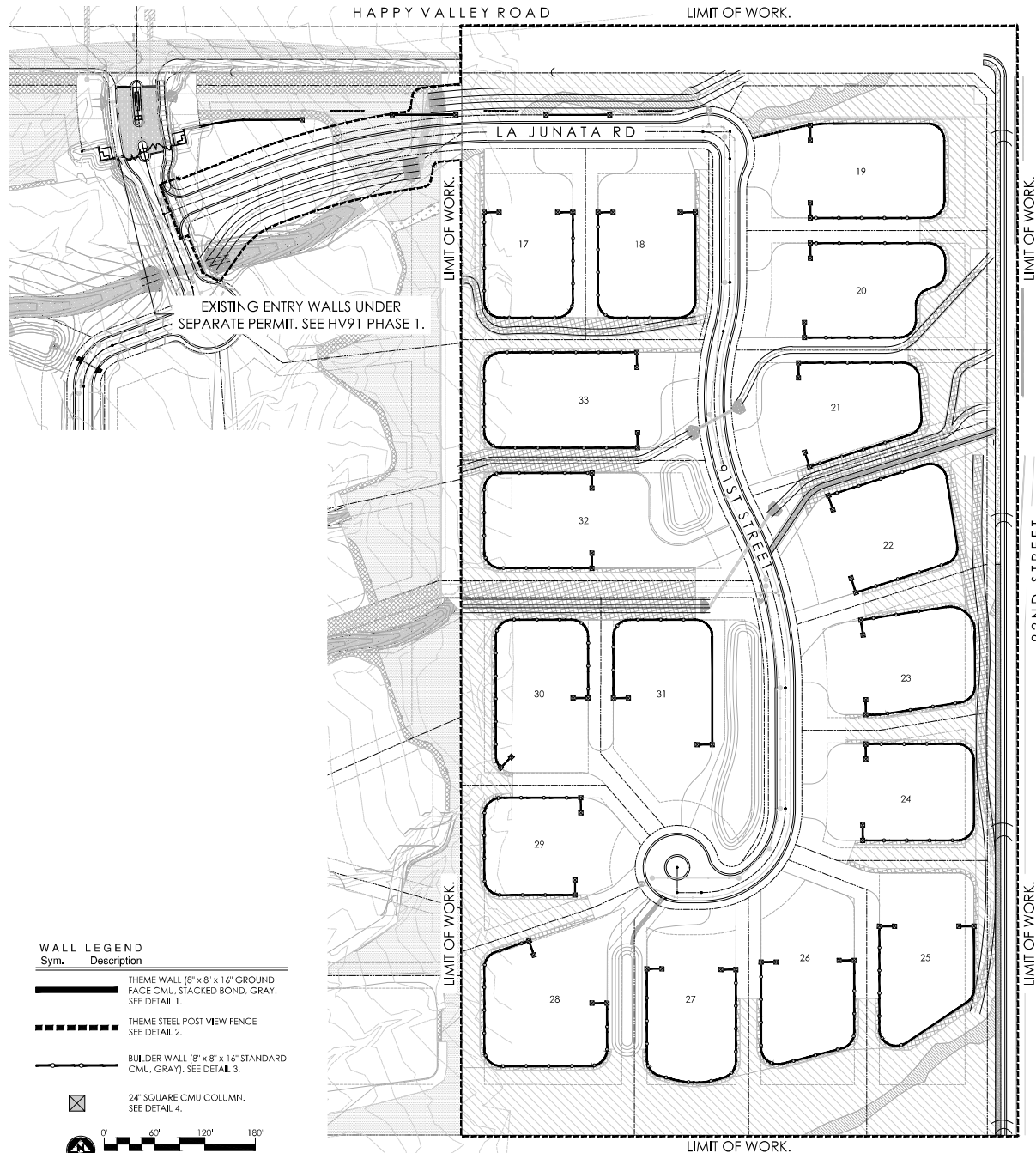
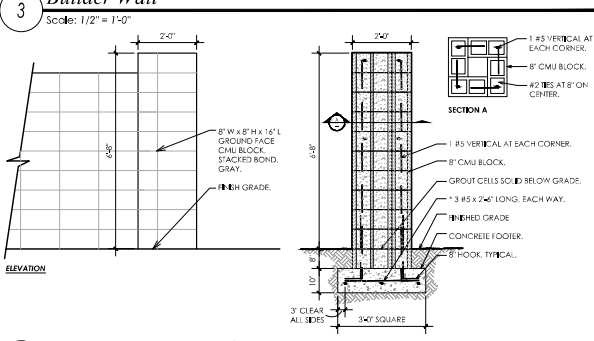
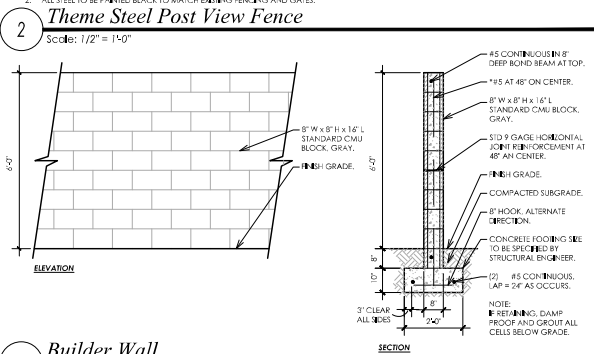
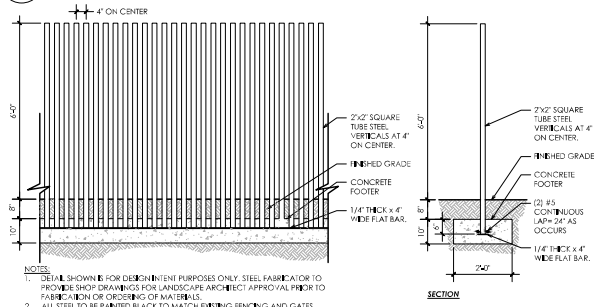
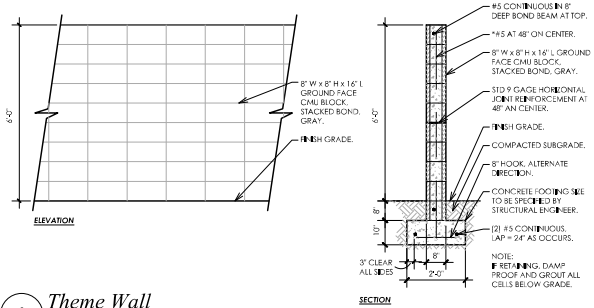
KEY MAP

SCALE: NTS



Solitude
Happy Valley Road and 91st Street
Scottsdale, Arizona

project #: SWD026
scale: 1" = 20'-0"
issued for: Preliminary Plat
drawn by: TEAM
date: 12/14/2020
drawing: Planting Plan
L3.8
9 of 11



SOLITUDE BY SONORA WEST DEVELOPMENT

PRELIM. PLAT NARRATIVE | 5-PP-2020 | 615-PA-2019 | 2ND SUBMITTAL: 12.15.2020



A LUXURY GATED RESIDENTIAL COMMUNITY

PROJECT TEAM:

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INTRODUCTION

Sonora West Development, Inc ("SWD") is an experienced Valley builder with a strong reputation for building quality custom luxury homes. Specializing in Scottsdale and surrounding areas, their expertise in the community is unparalleled. This experience includes the on-going development of half of this proposed 40-acre preliminary plat. These 20 acres, currently under construction, were approved (5-PP-2018) in 2018 and are being included in this subsequent preliminary plat application because the proposed 20-acre addition, generally located at the southwest corner of Happy Valley Road and 92nd Street, recently received zoning approval (17-ZN-2019) and proposes minor revisions to the approved plat in order to remove a lot and add access. With this approval, SWD is seeking to develop these 40-acres as one cohesive high-quality single-family detached residential community, while capitalizing on North Scottsdale's continued growth, unique desert living and breathtaking views.

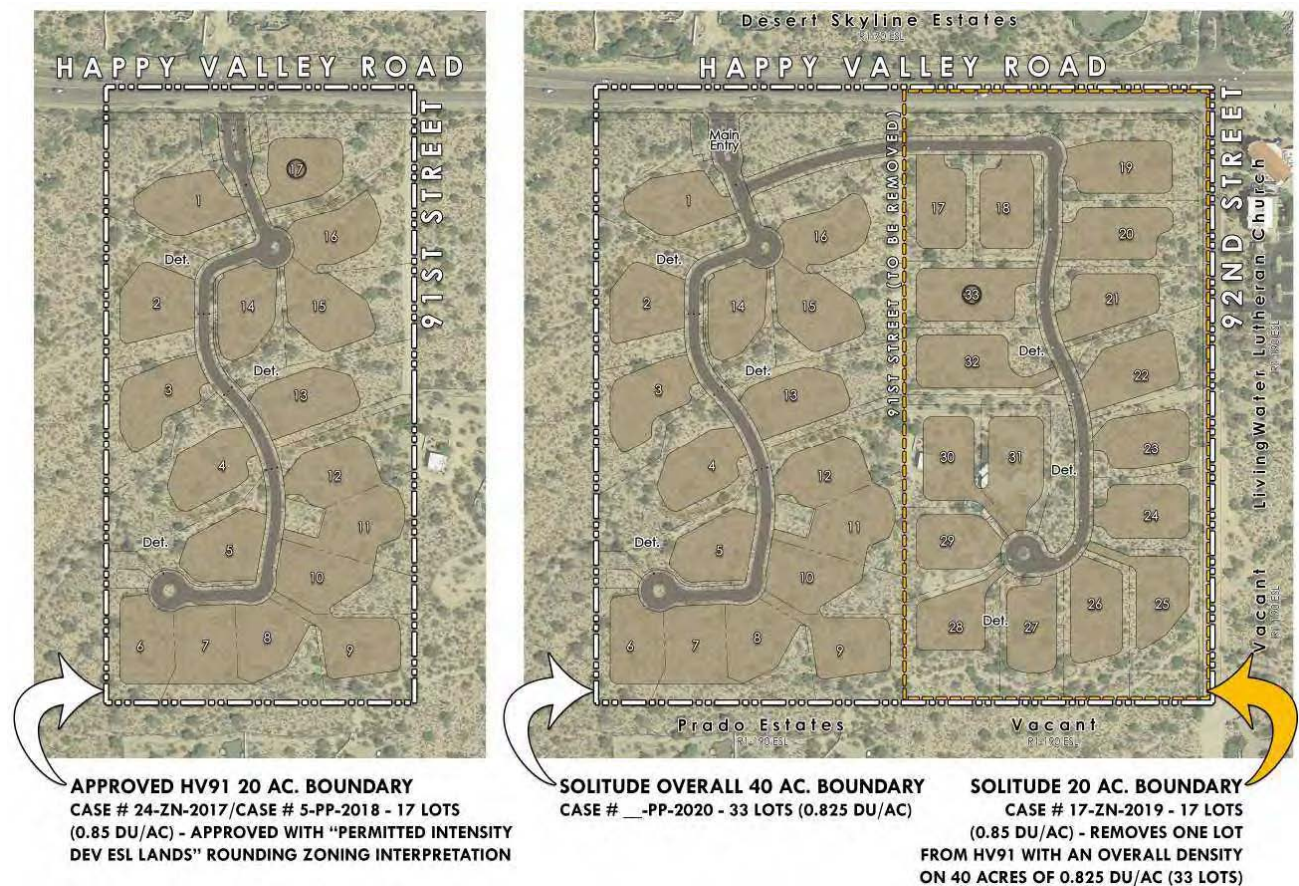


Exhibit AA: Project Overview Analysis

REQUESTS

PRELIMINARY PLAT

The following preliminary plat application follows case 17-ZN-2019 which received zoning approval for the eastern 20-acre property from R1-190 ESL to R1-43 ESL. The R1-43 ESL classification allows for contiguous zoning for the overall 40-acres development with a proposed density of 0.825 du/ac (33 lots), which is below the maximum 1.0 du/ac (40 lots) allowed by the existing Rural Neighborhoods General Plan Land Use designation. This zoning change complements the surrounding land uses and allows for this requested Development Review approval. The adjacent properties consist of mostly single-family residential developments. Immediate adjacent properties include Desert Skyline Estates to the north, Living Water Church to the east, and lastly Prado Estates to the south. This preliminary plat application is in conformance with the proposed R1-43 ESL zoning designation.

AMENDED DEVELOPMENT STANDARDS

The approved rezoning request was accompanied by a request for amended development standards or ADS subject to approval. As part of the Development Review Board application and preliminary plat process these ADS will need to be approved as stated in Section 6.1083 of the Environmentally Sensitive Lands (“ESL”) ordinance. The proposed development plan outlined in the following section provides justification for the ADS. These ADS are proposed to enhance the most sensitive natural features on the site. The ADS will allow for setback reductions to preserve natural features while accommodating appropriate building areas where steep natural slopes and existing washes bisect the site. The lot areas will be reduced in compliance with the amended development standards and proposed development envelopes will be intentionally placed to maximize the natural open space throughout the community. Overall, these strategically placed development envelopes will contribute to a sixteen percent increase (12.03 ac.) in Natural Area Open Space (“NAOS”), throughout the site, which will be dedicated above that of the base requirement (10.41 ac.).

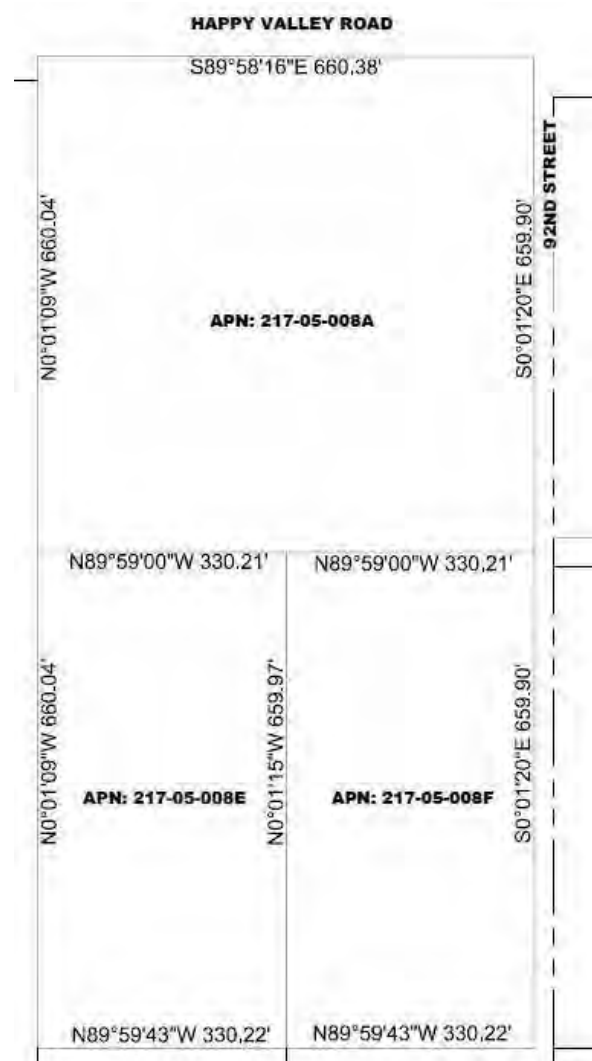


Exhibit A: Dimensioned Plan (20 Ac. Addition)

LOCATION

This 20-acre addition (APN's: 217-05-008A, 217-05-008E, 217-05-008F), as seen in Exhibit A: Dimensioned Plan, is located at the southwest corner of Happy Valley Road and 92nd Street and will be combined with the adjacent 20-acre property being developed to the west. The overall 40-acre subdivision is located in the center of North Scottsdale's Desert Highlands Local Area Plan, bounded by Jomax Road to the north, Pinnacle Peak Road to the south, Alma School Road to the east and 80th Place to the west. This area is predominantly single-family residential development with a mix of residential zoning including R1-7, R1-10, R1-18, R1-35, R1-43, R1-70 and R1-190. Most of the additional property, as depicted in Exhibit B: Context Aerial, is undeveloped natural desert (15-acres), with exception to an existing single-family residence (5-acres).

The surrounding adjacent uses are as follows:

- **NORTH** - Desert Skyline Estates - Single-family residential subdivision, R1-70 ESL
- **EAST** - Living Water Lutheran Church and vacant property, R1-190 ESL
- **SOUTH** - Vacant property & Prado Estates - Single-family residential subdivision, R1-190 ESL
- **WEST** - Vacant property, R1-190 ESL

As far as locational character goes, Solitude is located within the Lower Desert Landform, as defined by Scottsdale's Environmentally Sensitive Lands (ESL) mapping. The Lower Desert valley floors are generally characterized by relatively flat land slopes, deep fine-grained soils with little or no exposed bedrock present, widely scattered washes that do not have distinctive channels and relatively sparse vegetation. With no protected peaks, ridges or boulders on the property, it can be characterized by its exceptional views, varied topography, bajada vegetation groupings and desert washes.



Exhibit B: Context Aerial

DEVELOPMENT PLAN

THEME

The proposed Solitude community looks to thoughtfully integrate low density single-family residential living within the surrounding native desert setting. This sensitive development approach will allow future residents the ability to take advantage of a new residential opportunity that promotes an appreciation and stewardship of one of Scottsdale's most valued assets. High-quality architecture will be designed to both blend with and complement these native desert surroundings.

SITE PLAN

The proposed 33-lot site plan, as seen in Exhibit C: Conceptual Site Plan, will be developed with proposed non-uniform development envelopes, in accordance with the Environmentally Sensitive Lands ordinance requirements, to take advantage of natural topography and viewsheds from every homesite. These proposed envelopes will be individually graded and will limit construction to the less sensitive areas of each lot while allowing NAOS to be protected through legally enforceable measures including the dedication of easements and protective assurances in the community CC&R's. Cuts and fills associated with this development will be sensitive to the existing washes and open space and will not be in excess of eight feet.

CIRCULATION

A single gated entry and exit access is provided off Happy Valley Road through a private entry gate associated with the adjacent HV91 (24-ZN-2017) approvals. The proposed on-site cul-de-sac and internal private 40' rural local residential street will meander along the natural topography allowing residents the ability to take in views of the natural desert setting. In addition, the project team will coordinate with the City of Scottsdale related to the off-site improvements associated with Happy Valley Road consistent with the Design Standards and Policy Manual, including the proposed pedestrian trail along the street frontage.

OPEN SPACE

A slope analysis for the property has been completed to describe the topographic character of the property. The findings of the analysis have been used to determine the amount of Natural Area Open Space (NAOS) required on the property, indicating a requirement of 10.41 acres of NAOS or 27.6% of the property.

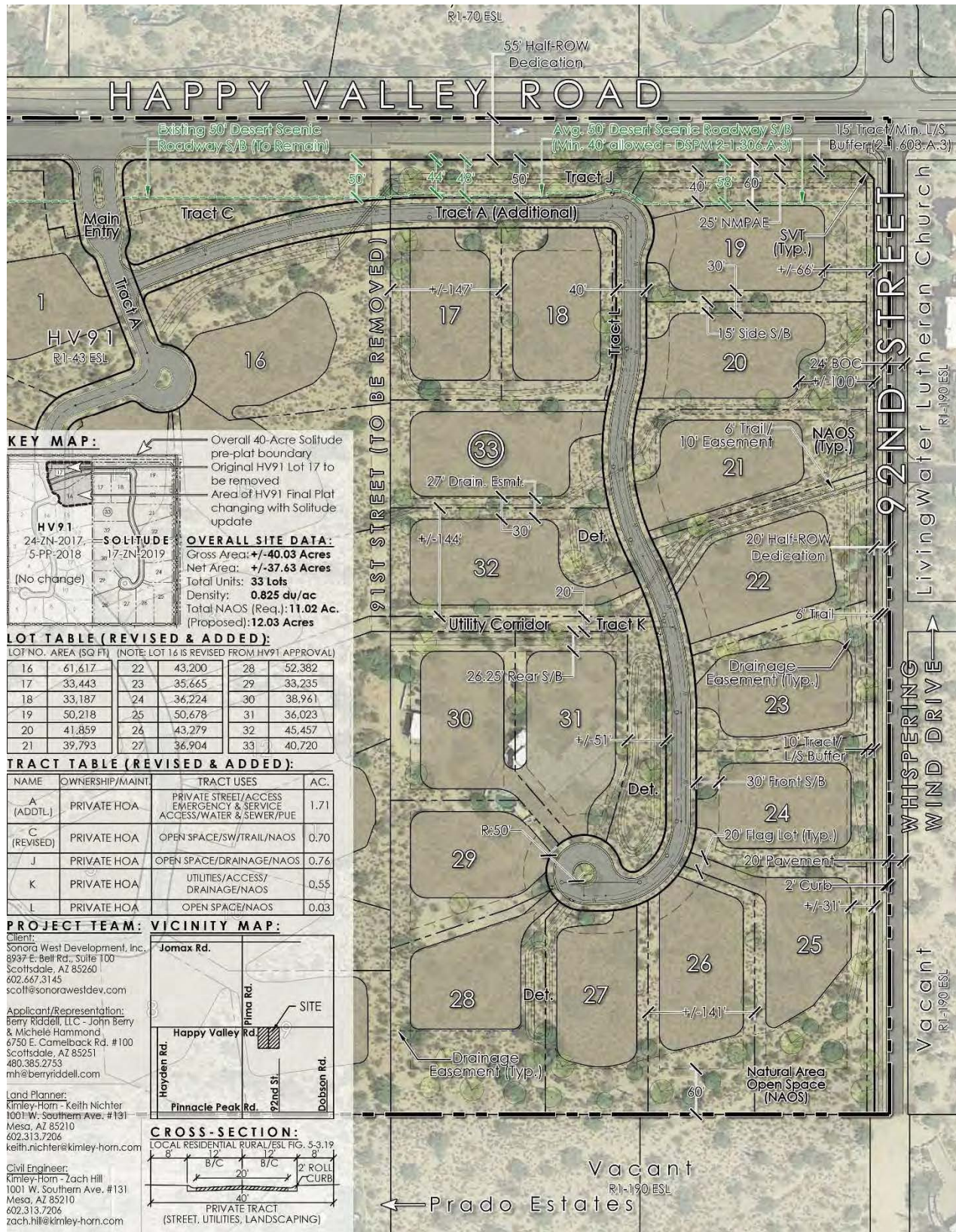


Exhibit C: Conceptual Site Plan

Preserving the natural character of the environment is a primary objective at Solitude, with Natural Area Open Space acting as the primary amenity within the community. Solitude as a whole looks to dedicate 12.03 acres, or 32% of the site, as NAOS. The majority of the NAOS can be found along the wash corridors and the perimeter of the site where it serves both as potential wildlife corridors and a contiguous buffer to adjacent properties. Generous open space areas between many neighboring development envelopes further convey a sense of openness for future residents. On-site retention basins will be a component of the open space and will be designed and landscaped in a way that they blend into the desert landscape.

Multiple washes of various sizes and depth cross the site from northeast to southwest. Two of the washes, located at the southeast corner and the north portion of the site, are identified as significant washes with a flow over 50 cfs, which is a benchmark the City uses to trigger additional layers of review and protection. Solitude will encourage sensitive development with plans to preserve and enhance the majority of these washes, recognizing their value for both habitat and storm water conveyance.

LANDSCAPE & WALLS

Landscaping throughout the community will be consistent with the natural Sonoran Desert palette. As follows, three types of planting zones will be used to establish a consistent character throughout the community, as seen on Exhibit D: Landscape Zones Plan.

ZONE A: NATURAL VEGETATION

This area represents the undisturbed portions of the property, which will remain in its current natural state.

ZONE B: REVEGETATED NATIVE PLANTING

These areas will be revegetated to visually mitigate the disturbance caused by construction and previous disturbance. The plant selection and density will be designed to appear similar to the Natural Vegetation landscape zone. Salvaged plant material from the site may be used in this zone.

ZONE C: ENHANCED DESERT PLANTING

Concentrated along internal roadways, walls and the project entry, this zone may be irrigated and planted with nursery grown landscape material. Plant selections will be chosen to compliment the naturally occurring vegetation but may be planted more densely. Salvaged plant material from on-site may be used in this zone as well.

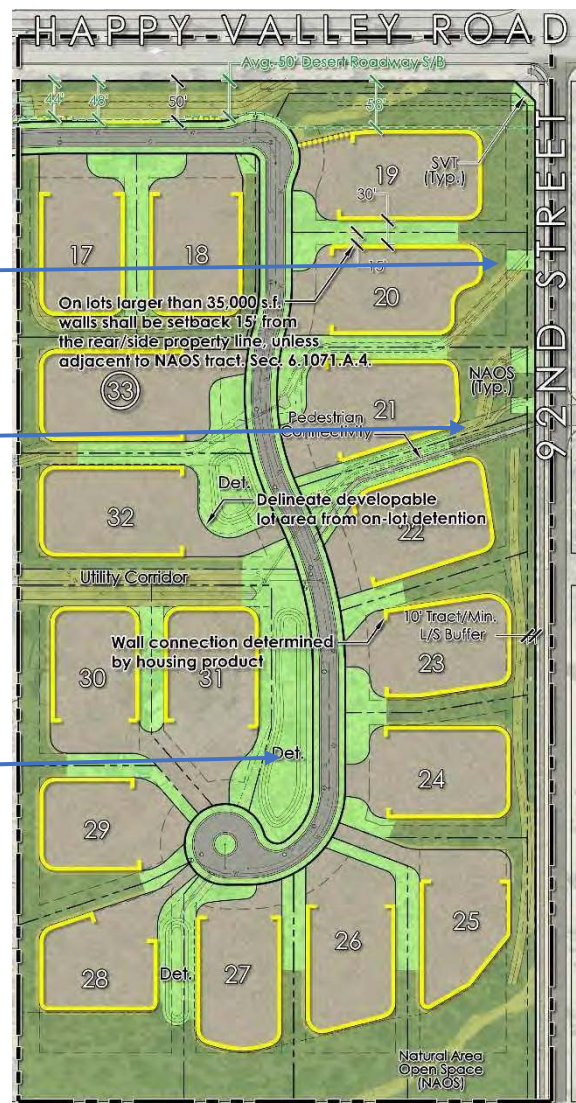
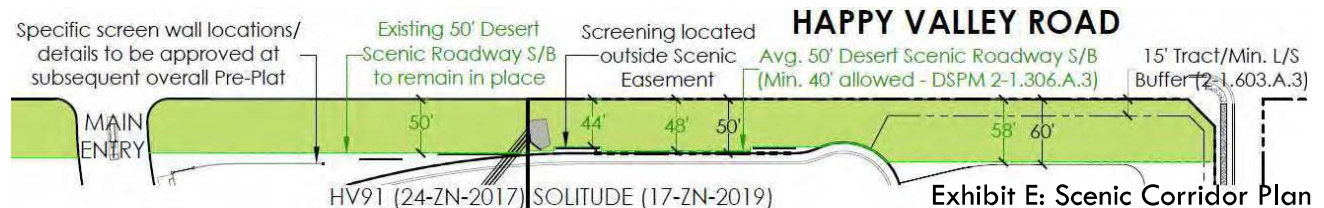


Exhibit D: Landscape Zones Plan

All site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. In addition to solid walls, view fencing will be utilized to take advantage of surrounding view corridors. Specific wall locations and details will be provided with subsequent submittals for City review. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community in order to maintain large meaningful open spaces. Proposed screen walls located along Happy Valley will help with sound mitigation and will be placed outside of the proposed scenic corridor easement, as depicted in Exhibit E: Scenic Corridor Plan, below. Specific wall locations and details will be approved with the subsequent overall preliminary plat application.



CONFORMANCE TO THE GENERAL PLAN

The City of Scottsdale has outlined their vision for the future of Scottsdale in the 2001 General Plan. This document establishes the long-term vision and guides the physical development in the City with the purpose to encourage a high-quality, attractive community for residents, businesses, and visitors alike. The General Plan also establishes a general guide to what housing densities are allowed throughout the City. The 2001 Scottsdale General Plan designates the Subject site as "Rural Neighborhoods", a designation that allows up to one (1) dwelling unit per acre. The proposed site plan is in conformance with this designation and therefore no General Plan amendment is being requested as a part of this submittal.

The development team understands the importance of the 2001 Scottsdale General Plan as a guiding document. The site plan has been designed with the following 2001 General Plan principles, elements and goals in mind and seeks to conform to each of them where feasible.

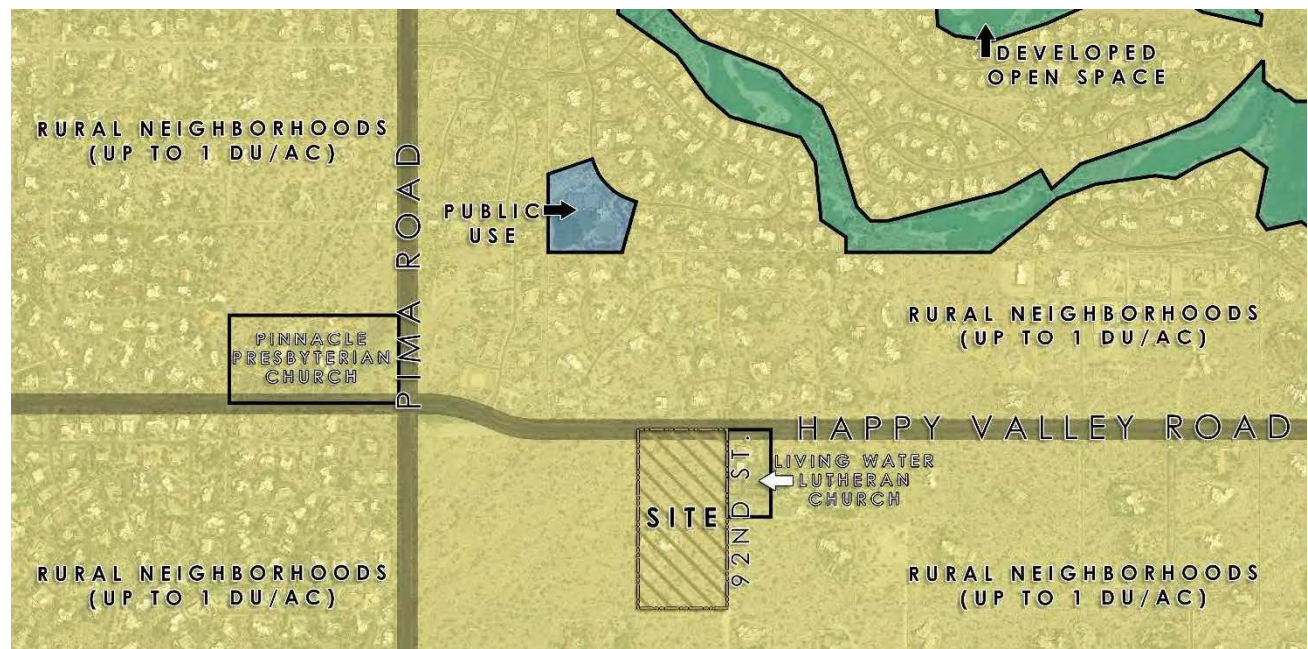


Exhibit F: General Plan Land Use Map

SCOTTSDALE'S SIX GUIDING PRINCIPLES

Solitude acknowledges and supports the six "guiding principles" of Scottsdale's General Plan listed below and recognizes their importance in Scottsdale development.

-
- 1) PRESERVE MEANINGFUL OPEN SPACE
 - 2) ENHANCE NEIGHBORHOODS
 - 3) SEEK SUSTAINABILITY
 - 4) SUPPORT ECONOMIC VITALITY
 - 5) ADVANCE TRANSPORTATION
 - 6) VALUE SCOTTSDALE'S UNIQUE LIFESTYLE AND CHARACTER

Approval of the Solitude preliminary plat, with the proposed amended development standards, will fulfill the guiding principles in the following ways:

1) PRESERVE MEANINGFUL OPEN SPACE

The City of Scottsdale has demonstrated its commitment to open space through its adoption of the ESL ordinance, commitment to desert scenic roadway buffers, and preservation of the nearby McDowell Sonoran Preserve. Solitude location will allow residents to be a direct benefactor of this commitment. In addition, Solitude looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous buffers, a desert scenic roadway buffer and preserve 32% of the site as Natural Area Open Space.

2) ENHANCE NEIGHBORHOODS

Solitude follows north Scottsdale's unique neighborhood model of desert living near optimal recreational opportunities. Residents will be able to take advantage of nearby trails and trailheads with views of beautiful surrounding mountain vistas all while enjoying access to urban conveniences. The existing residential land use pattern will allow residents to extend and build relationships in the area.

3) SEEK SUSTAINABILITY

Scottsdale's commitment to sustainability is highlighted in Solitude's low density, low impact proposal, which utilizes existing roadway and utility infrastructure along with native desert vegetation and an emphasis on low water-use landscaping.

4) SUPPORT ECONOMIC VITALITY

With the development of Solitude, the increase in residents along with the increasing demand in the area will allow residents to both explore new business and entrepreneurial opportunities and strengthen the local economy and local businesses through increased patronage.

5) ADVANCE TRANSPORTATION

Scottsdale's land patterns and emphasis on transportation routes will continue to be supported through this development. Solitude will utilize and improve existing infrastructure along Happy Valley Road.

6) VALUES SCOTTSDALE'S UNIQUE LIFESTYLE AND CHARACTER

Solitude encourages a lifestyle that Scottsdale residents can appreciate and enjoy. Residents will be able to enjoy mountain views, take advantage of nearby trails/outdoor space, and enjoy in nearby fine dining and shopping experiences. These traits are the building block for Scottsdale's unique desert character and desired lifestyle.

SCOTTSDALE'S TWELVE PLAN ELEMENTS

The Scottsdale General Plan explores the six guiding principles further with twelve plan elements. Solitude acknowledges each of these twelve elements, listed below, and aims to exceed these guidelines.

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- I. CHARACTER AND DESIGN ELEMENT
 - II. LAND USE ELEMENT
 - III. ECONOMIC VITALITY ELEMENT
 - IV. COMMUNITY INVOLVEMENT ELEMENT
 - V. HOUSING ELEMENT
 - VI. NEIGHBORHOODS ELEMENT
 - VII. OPEN SPACE AND RECREATION ELEMENT
 - VIII. PRESERVATION & ENVIRONMENTAL PLANNING ELEMENT
 - IX. COST DEVELOPMENT ELEMENT
 - X. GROWTH AREAS ELEMENT
 - XI. PUBLIC SERVICES AND FACILITIES ELEMENT
 - XII. COMMUNITY MOBILITY ELEMENT

Approval of the Solitude preliminary plat, with the proposed revised development standards, will fulfill the plan elements and their associated goals in the following ways:

1. CHARACTER AND DESIGN ELEMENT

"Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structures and the surrounding neighborhood context, with the objectives and needs of future generations."

The Rural Neighborhoods land use category is intended to promote residential use up to one house per acre with a development character that promotes the preservation of natural features that are common to the Sonoran Desert. Solitude can encompass the natural desert setting through both the preservation of NAOS and the overall design of the community, allowing future generations to benefit from this development for years to come.

CHARACTER AND DESIGN ELEMENT GOALS:

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

RESPONSE: This natural desert setting in North Scottsdale has a plethora of homes on large-lots with zonings of RI-190, RI-70, RI-43, RI-35 and RI-18 within the area. One third of this proposed site plan is dedicated NAOS with lot sizes upwards of 53,000 square feet and offering large perimeter buffers, all of which makes Solitude the perfect addition to this community.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

RESPONSE: Solitude acknowledges and enhances the distinct climate, topography, vegetation, and context of Scottsdale's Sonoran Desert which will encourage the future residents to thrive. If approved, an additional development review process will be needed to guarantee this development is safe and appealing for the community.

3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

RESPONSE: The Archaeological Survey completed with this development application did not identify any historic, archaeological, or cultural resources to be protected on this site. If any are found during any future construction, they will be addressed to ensure they will be preserved and conserved.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

RESPONSE: Solitude intends to apply the Desert Scenic Roadway Setback Corridor designation on Happy Valley Road, which will provide a consistent (50' avg.) buffer that will minimize the impact of this highly traveled road and complement the surrounding developments. The large revegetated and natural open spaces are intended to enhance scenic views for the passersby both from Happy Valley Road and within the neighborhood. Similarly, proposed decorative screening elements, located outside the dedicated easement, will aim to minimize the noise pollution while also providing an attractive neighborhood character and design. Any proposed screening materials will be consistent with the City of Scottsdale Scenic Corridor Guidelines and will be provided in small segments to avoid impeding natural flows or the ability for wildlife to travel along open space corridors. The desert character is a vital part of the neighborhood setting and buffering of roadway impacts is equally important. This can be seen in the treatment of 92nd St., which is only a local residential street, is not designated as a major street and does not have the Desert Scenic Roadway Setback Corridor designation. But it will be treated similarly with large setbacks ranging from 30'-100'+ and will also provide an attractive desert buffer and a consistent character along the projects edge.

5. Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

RESPONSE: Solitude plans to enhance the Sonoran Desert image existing in Scottsdale by using materials for walls and monumentation that complement this aura of this community. Solitude acknowledges the desert lifestyle it is in and intends to enhance its unique character.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

RESPONSE: Most of this site will remain in its native state to allow the natural desert landscape to flourish. Where grading transpires, the natural setting will be incorporated to revegetate these improvements. Areas such as the entrance and sides of the central roadway will be landscaped to magnify the natural desert landscape. To allow existing native vegetation to prosper, both landscaping and hardscaping elements will be mindfully designed for this site.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

RESPONSE: To guarantee there is no obstruction to the nighttime views and star filled sky's in this area of Northern Scottsdale, Solitude plans to use "dark sky compliant" lighting that is consistent with the Environmentally Sensitive Lands Ordinance.

2. LAND USE ELEMENT

"Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Residents will benefit from the relaxed Solitude desert atmosphere in addition to its amenity rich location. The outdoor enthusiasts will appreciate the native desert setting, mountain views and nearby recreational opportunities while still being able to enjoy the convenience of nearby businesses. All ages will be able to enjoy this unique neighborhood and surrounding area and reflect on its beautiful open spaces.

LAND USE ELEMENT GOALS:

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

RESPONSE: Solitude aims to enhance the city of Scottsdale by keeping this development consistent with the neighboring developments. This development plans to embrace its location and aims to contribute to the cities lively character.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

RESPONSE: Happy Valley Road will increase its long-term efficiency with the addition of this proposed development by providing low traffic volumes and improving the existing adjacent circulation network. By increasing the number of residents in this area, the nearby business profits are expected to also increase, which would ultimately benefit the city of Scottsdale. The nearby natural desert washes, sensitive wildlife habitats, and migration routes will continue to flourish with the addition of Solitude.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

RESPONSE: The proposed large perimeter buffers for this development will provide a separation between Solitude and its predominantly residential neighboring communities. This will provide a transition between existing developments and what Solitude is proposing while having little effect on the community.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

RESPONSE: The large amounts of natural open space within Solitude allow future residents to partake in a plethora of outdoor activities for recreation and leisure, which will ultimately improve the resident's quality of life. Residents will also be able to take advantage of recreational areas such as Pinnacle Peak and McDowell Sonoran Preserve as they are located near this proposed development.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

RESPONSE: While automobiles are expected to be the primary mobility for the future residents of this proposed development in North Scottsdale, there are walking and bicycle trails nearby that allow access for these residents to partake in other modes of transportation.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

RESPONSE: With a large amount of this site being dedicated to NAOS, the natural land resources will be protected within this proposed community. Solitude intends to stay consistent with land use patterns in this area while having access to existing infrastructure.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

RESPONSE: The community of Solitude intends to be coherent with the existing neighborhood by providing native desert vegetation, large open space buffers, and an elaborate entry into the community.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

RESPONSE: The convenient access to nearby retailers, restaurants, offices, and recreational activities will enhance this community and the residents that chose to make Solitude their home. Solitude plans to develop 33-lots with a centralized mail area allowing neighbors to get to know their neighbors and feel a sense of home within the community. This low density proposed development will reside on a single street that will pose a sense of security and safety while being consistent with the land use patterns that are in the area.

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

RESPONSE: Solitude will remain a residential land use as designated by the General Plan and expects to enhance the surrounding area. This development will respect and magnify the synergy of developments of close vicinity.

3. ECONOMIC VITALITY ELEMENT

"The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

The location of Solitude will help support the nearby business districts by providing cliental and potential staff. North Scottsdale has shown economic growth and will continue to grow through this proposed neighborhood.

ECONOMIC VITALITY ELEMENT GOALS:

1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.

RESPONSE: Scottsdale's natural, social, and cultural environments will be preserved with the addition of this community by preserving the level of admirability that the residents and visitors of Scottsdale expect.

2. Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

RESPONSE: Solitude encourages its residents to be supportive of the diverse, quality retail and entertainment activities in Scottsdale in aim to help other residents and visitors of Scottsdale thrive.

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

RESPONSE: This proposed development will offer housing options for residents who intend to utilize the businesses within Scottsdale. Needed infrastructure, physical amenities, services, and expansions of services will be provided with this increase of residents in the area.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

RESPONSE: The addition of Solitude in this community will encourage the expansion of economic activities leading to an increase in employment opportunities in Scottsdale.

5. Locate and integrate non-residential developments to improve access and visibility and to protect the integrity of neighborhoods.

RESPONSE: The commercial districts in Scottsdale are close to the proposed development allowing easy access for customers while keeping a moderate buffer between these districts and the neighborhood.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

RESPONSE: Adding this proposed housing development gives opportunity to enhance Scottsdale's presence and quality employment and business opportunities.

7. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

RESPONSE: Solitude intends to enhance the long-term economic prosperity with the addition of this community on a currently vacant parcel within Scottsdale.

4. COMMUNITY INVOLVEMENT ELEMENT

"Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building." Scottsdale Regional Plan, Vision Statement, 2015.

Solitude's proposed development represents smart growth that is consistent with the planning efforts of the community and local government as represented by the General Plan itself. This allows a path, with additional input from the community, to address the current residential demands in North Scottsdale and the desire to maintain Scottsdale's quality-driven development.

COMMUNITY INVOLVEMENT ELEMENT GOALS:

1. Seek early and ongoing involvement in project/policy-making discussions.

RESPONSE: Solitude intends to keep on-going communication with the surrounding neighborhood throughout the design of this community. The goal of this development is to seamlessly blend with the surrounding neighborhoods and be a positive benefit to the overall community.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

RESPONSE: Prior to filing the preliminary plat request to the City of Scottsdale, a notice was sent to all neighbors within seven hundred and fifty (750) feet of this proposed development. This was shortly after a letter was sent in regard to the zoning case inviting them to a neighborhood meeting. Following these meetings, changes to the proposed plan were made addressing the feedback from neighbors to remove the proposed entry from 92nd Street to take access from the development, previously known as HV91, to the west. The development team has held themselves accountable for posting this site, hosting the meetings with the neighbors, being willing to listen to comments and concerns, and addressing these responses in a timely and professionally manner.

3. Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.

RESPONSE: A Citizen and Neighborhood Involvement Report has been included with this application.

4. Accept and respond to new ways of communicating and new technologies.

RESPONSE: Neighbors have been informed and were encouraged to reach out to the development team by attending in person meetings or by phone or email.

5. Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.

RESPONSE: The neighborhood meetings held for this proposed project has allowed the team to inform the community and ensure they understand the goals of this project. Questions and concerns relating to the possible challenges of the project are encouraged and addressed in these meetings.

6. Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.

RESPONSE: The development team has been and will continue to be eager and willing to listen to do its best to address comments from the community and are aware of being responsible for ensuring there is clear communication with those whom have concerns.

5. HOUSING ELEMENT

"Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale Regional Plan, Vision Statement, 2015.

Solitude will create a new housing opportunity in this area providing for variety in the expanding housing market.

HOUSING ELEMENT GOALS:

1. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.

RESPONSE: The preservation of this community will come to fruition by the Homeowner Association, HOA, that will be formed for this development. They will be responsible that the property is well maintained and poses a sense of community pride by encouraging neighborhood values.

2. Seek a variety of housing options that blend with the character of the surrounding community.

RESPONSE: The new and existing developments will complement each other through Solitude's quality-driven development standards for these new homes. This community will offer physical design, building structure, and lot layouts that are compliant with neighboring developments and the standards of Scottsdale.

3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

RESPONSE: Solitude will promote energy efficient housing and landscaping designs that will benefit the environment and have a reduction in long-term housing costs.

4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

RESPONSE: The ambience of Solitude will positively affect the residents and their quality of life while adding employment to the City of Scottsdale and enhancing the demographics and economics of the city.

5. Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale's older neighborhoods and adaptation of dated housing stock.

RESPONSE: Solitude will invest in the existing infrastructure on Happy Valley Road by including new curbing and street improvements to be constructed along the roadway frontage as part of this project. This improvement to Happy Valley Road will enhance the surrounding area and will comply to the city's standards.

6. Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

RESPONSE: The variety of single-story floor plans for the homes within Solitude will accommodate all age groups and those with special needs. Open floor plans will allow flexibility and mobility to be provide easy access for the homes within this community.

6. NEIGHBORHOOD ELEMENT

"... making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood." Scottsdale Regional Plan, Vision Statement, 2015.

Solitude homes will be high quality and will be encouraged to blend within the native surroundings. The homes will showcase the existing views and encompass the desert palette throughout. The Sonoran Desert influence and lifestyle will work as a pillar to the community design.

NEIGHBORHOOD ELEMENT GOALS:

1. Enhance and protect diverse neighborhoods so they are safe and well maintained.

RESPONSE: Solitude will be protected and enhanced by its low density, low impact neighborhood with large buffers by providing a HOA and gated entry that will allow the residents to have a sense of safety in their community.

2. Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.

RESPONSE: The ambience of Solitude's built environment will ensure the quality of life within Scottsdale is heightened while being mindful of the existing developments in the area.

3. Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

RESPONSE: Solitude plans to preserve the land that it sits upon by being sensitive to the aesthetics of the development and the surrounding area while generating economic investment in the community.

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

RESPONSE: Solitude plans to preserve and enhance the neighborhood by ensuring the goals of the development are held to the City of Scottsdale's standards while being mindful of the distinct characteristics of Scottsdale.

5. Promote and encourage context-appropriate new development in established areas of the community.

RESPONSE: The existing roadway and utility infrastructure for this site will present a seamless progression between the development and the community it is in. Solitude will be consistent with the outlined Rural Neighborhoods General Plan land use.

7. OPEN SPACE AND RECREATION ELEMENT

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents."

The proposed Solitude community located near Pinnacle Peak, Toms Thumb and the McDowell Sonoran Preserve, will utilize the recreation opportunities provided by area trailheads while promoting scenic corridors that take advantage of the surrounding mountain views and natural desert environment.

OPEN SPACE AND RECREATION ELEMENT GOALS:

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.
 - Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.

RESPONSE: Solitude, located in North Scottsdale, offers breathtaking views of Troon Mountain, Pinnacle Peak, and the McDowell Mountains. The residents of Solitude are close enough to these mountains to admire them from their community or use the trails that they offer for themselves. With 32% dedicated NAOS in this development and a Desert Scenic Corridor along the main road, Solitude offers the experience of living in the Sonoran Desert while feeling at home.

- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

RESPONSE: Each lot within Solitude will have planned development envelopes that identify where disturbance is allowed. There is also a portion of each site that will be dedicated as NAOS and will be protected during construction. Additionally, 32% of this site will be NAOS and will include a Desert Scenic Corridor. The disturbances on site will be limited to areas that are less sensitive while being mindful of each development envelope. These areas are intended to be revegetated and landscaped to seamlessly merge the development with the surrounding Sonoran Desert.

- Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as Scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

RESPONSE: Desert Scenic Roadway Buffers will be implemented to allow preservation of views and native vegetation while reducing the impact of major streets from adjacent parcels. These buffers will offer unique ambiance that will blend in with the existing streetscape. Solitude will incorporate natural desert landscape with NAOS by offering a corridor along Happy Valley Road that will be designed from the Desert Scenic Roadway guidelines. An easement for this area will be implemented to ensure protection. This Desert Scenic Roadway Easement will benefit both residents of Solitude and passersby while also being consistent with neighboring developments. The South side of Happy Valley Road along the frontage of this site will be a minimum of 50' of Desert Scenic Roadway Easement from the right-of-way with 60'-66' from the back of the curb of Happy Valley Road. In addition to Happy Valley an average 50' landscape buffer will be provided along 92nd Street.

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

RESPONSE: This community's natural desert surroundings will remain harmonious with the addition of this proposed development by having dedicated NAOS, Desert Scenic Roadway Buffers, and cohesive architecture and site designs. Solitude intends to keep Scottsdale unique by using materials that are of high quality and providing a site plan that will positively benefit the community.

- Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

RESPONSE: Solitude intends to work cohesively with the developers to address the topography and corridors that exist within this proposed development. The washes that have been found in this site will be respected to avoid disturbing NAOS areas and potential corridors for wildlife. These homes will have a maximum height of 24' from natural grade to ensure there is preservation of viewsheds for neighboring residents. The Desert Scenic Roadway Buffer setbacks will allow native vegetation and wildlife corridors to remain unharmed as well as offer a sense of openness from the desert.

2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

RESPONSE: Solitude has been designed in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance and is committed to preserving the natural desert open space and the land use patterns that are unique to Scottsdale.

3. Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.

RESPONSE: One third of this site is dedicated as NAOS and will be preserved to commit to the preservation of Scottsdale's Sonoran Desert. Large washes and native vegetation will be preserved as it is the site's most sensitive feature.

4. Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.

RESPONSE: Solitude benefits from nearby areas with public trails and will take efforts to preserve large areas of open space from the McDowell Sonoran Preserve. Residents of Solitude will have the option to use these trails for recreation at their convenience.

5. Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

RESPONSE: The vast amounts of public trails and recreational areas within this area of North Scottsdale allow residents of Solitude to partake in these activities, ultimately improving their quality of life.

6. Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.

RESPONSE: Solitude residents will benefit by being located within the Cave Creek Unified School District.

7. Provide attractive, well-maintained community recreational and park facilities that serve the entire community.

RESPONSE: The attractive setting of both the Desert Scenic Roadway Buffer and Natural Area Open Space will be beneficial in preserving this natural desert while being visually appealing to the residents of Solitude and passersby.

8. Provide access to educational, recreational, and cultural services for all residents.

RESPONSE: Solitude is located near a plethora of educational, recreational, and cultural services for the residents to enjoy. These easily accessible sites will be beneficial for the residents of this community.

8. PRESERVATION & ENVIRONMENTAL PLANNING ELEMENT

"Scottsdale is a community that embraces conservation and preservation of the environment. Because of its rich history and legacy of long-range thinking, it has a particularly handsome endowment to protect and retain."

Solitude will be a community that offers future residents and visitors a healthy, safe, clean and sustainable environment while being conscious of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting resources and utilizing its surrounding location for passive and active outdoor recreational opportunities.

PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT GOALS:

1. Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces adjacent to Scottsdale.

RESPONSE: Solitude provides large open space buffers and preserved wash corridors around the perimeter of this proposed site allowing the open space system to link surrounding natural spaces within the area.

2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.

RESPONSE: The natural environment will be safeguarded within Solitude by offering 32% of NAOS that will be preserved. Eagerly preserving this portion of the Sonoran Desert will enhance the quality of life for the residents of Solitude.

3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

RESPONSE: This proposed development will include construction envelopes that will allow a balance between what will be developed and the natural desert setting offered from this part of Scottsdale.

4. Reduce energy consumption and promote energy conservation.

RESPONSE: Protecting the environment will be implemented when landscaping and using building techniques. Energy conservation will be implemented to reduce maintenance and utility costs.

5. Conserve water and encourage the reuse of wastewater.

RESPONSE: The natural desert landscaping and low water-use plants that will be brought to Solitude will help conserve water at this site.

6. Ensure the quality of our groundwater and surface water supplies.

RESPONSE: Scottsdale's municipal water supply will be utilized within Solitude and will be tested to guarantee the drinking water standards are met.

7. Promote local and regional efforts to improve air quality.

RESPONSE: The existing roadways will be utilized for this proposed development and will be mindful of the environmental impacts. Less dust will be created, and the air quality will be improved once Happy Valley Road is fully completed and is no longer a two-lane street with dirt edges.

8. Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.

RESPONSE: The street network within Solitude has been designed in such a way that both trash and recycling trucks can easily access the proposed community.

9. Protect and conserve native plants as a significant natural and visual resource.

RESPONSE: The native plants within this site will be protected and preserved through the use of the already existing native plant inventory.

10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.

RESPONSE: Solitude will be committed to protect the natural desert environment that it is in by enhancing the natural elements that exist within the development.

9. COST OF DEVELOPMENT ELEMENT

"... ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced."

The close vicinity to outdoor recreation enhances the livability and quality of life at Solitude, focused on the notion that residents can engage in an active lifestyle within close proximity to their home. With the beautiful desert landscape and a multitude of surrounding recreational opportunities it is assured that this lifestyle can be maintained.

COST OF DEVELOPMENT ELEMENT GOALS:

1. Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.

RESPONSE: N/ A

2. Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.

RESPONSE: N/ A

3. Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.

RESPONSE: N/ A

10. GROWTH AREAS ELEMENT

"The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired."

While, the Solitude community is not located in a City of Scottsdale designated growth area, Solitude will enhance the existing area through the implementation of perimeter open space buffers and development envelopes helping to ensure that a significant portion of the site will be preserved as open space while creating a sense of community centered on the natural desert.

GROWTH AREAS ELEMENT GOALS:

1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

RESPONSE: This development will include improvements to Happy Valley Road as well as provide addition infrastructure that will benefit both the residents within the Solitude community and the residents that surround the site.

2. Make automobile, transit, and other multimodal circulation more efficient.

RESPONSE: A more efficient transportation route will be implemented when Happy Valley Road is increased from one to multiple lanes with the additional improvements Solitude is offering.

3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

RESPONSE: In addition to open space areas in the growth areas of Solitude, NAOS will make up 32% of the site. Solitude is eager to preserve the natural resources of the

site and NAOS is located in areas of greatest significance to the natural resources allowing the neighboring open space areas to flow seamlessly together.

4. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.

RESPONSE: Solitude represents a private investment serving the greater public. Scottsdale requires developments to contribute to new infrastructure that will benefit both Solitude and the adjacent communities.

5. Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.

RESPONSE: Solitude's proposal was completed in accordance to Scottsdale's policies in respect to growth, development, revitalization, redevelopment, and expansion of public infrastructure within the city.

6. Integrate public (civic) art into the visual character of designated growth areas.

RESPONSE: N/ A

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

RESPONSE: The development of Solitude will include building infrastructures for water, drainage, and transportation facilities.

11. PUBLIC SERVICES AND FACILITIES ELEMENT

"Scottsdale will continue its efficient and high-quality customer service to all Scottsdale citizens by planning, managing, and operating a safe, reliable, and affordable water supply and wastewater reclamation system."

Solitude will work with the surrounding developments to access utilities and allow for residents to tie into City resources if necessary. All methods will be safe, reliable, and affordable for residents.

PUBLIC SERVICES AND FACILITIES ELEMENT GOALS:

1. Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.

RESPONSE: Solitude has been designed in such a way that both trash and recycling trucks can easily access the proposed community.

2. Protect the health, safety, and welfare of the public from the impacts of flooding.

RESPONSE: The project engineers for this proposed development have accommodated for natural drainage patterns to be minimally affect with the addition of this development. Drainage solutions have been implemented for this site to avoid flooding for the safety of the residents. Major washes through this site will be preserved in their natural state where feasible. Additionally, there are proposed detention basins to accommodate for excess runoff.

3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

RESPONSE: Provision of power and communication systems will be included throughout this development upon construction.

4. Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.

RESPONSE: The closest library to Solitude is the Appaloosa Library at 7277 East Silverstone Drive which will benefit the residents of Solitude.

5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

RESPONSE: The residents of Solitude will benefit from the convenient resources in Scottsdale and the valley.

6. Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.

RESPONSE: The services and resources available to the residents of Solitude will benefit their lives and the community.

7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

RESPONSE: Potential natural and man-made hazards and physical risks will be prevented by complying with both reginal and national laws, regulations, and programs that are implemented to help protect the public.

8. Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.

RESPONSE: N/ A

9. Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.

RESPONSE: The entry monumentation, gates, and private street have been designed to be aesthetically appealing for the public and residents of Solitude and will be maintained by the community's HOA.

10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

RESPONSE: There are a plethora of recreational opportunities near Solitude that will be easily accessible and beneficial for the residents of Solitude.

11. Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.

RESPONSE: This proposed community has notified the Cave Creek Unified School District of the addition of this development to ensure they will be able to provide needed resources for the potential addition of students.

12. Ensure renewable, long-term water supplies for the community.

RESPONSE: The extension of proposed water lines within Solitude will meet the City of Scottsdale's requirements.

13. Encourage the conservation of water and the reuse of wastewater.

RESPONSE: Water and wastewater resources are important to the development team for Solitude and they have ensured they will manage the contribution to this sustainable community. Low water use plants and sustainable building techniques will be added to this community.

14. Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

RESPONSE: A safe and healthy environment for residents and visitors will be guaranteed in this development with the use of Scottsdale's municipal water supply.

12. COMMUNITY MOBILITY ELEMENT

"Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

By utilizing existing roadways and surrounding trails, the Solitude community will provide a high quality of life to homeowners and tourists.

COMMUNITY MOBILITY ELEMENT GOALS:

1. Protect the function and form of regional air and land corridors.

RESPONSE: The addition of a Desert Scenic Corridor along the road of Happy Valley Road will elevate the unique character and natural desert views of Scottsdale. This Desert Scenic Roadway Buffer will ensure that the beauty of the Sonoran Desert remains aesthetically appealing for residents and passersby alike. In addition, a 50' average setback will be provided along 92nd Street in order to provide a consistent perimeter setting.

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

RESPONSE: The development team for Solitude has been courteous of the existing natural grade of the site to ensure there are minimal wash crossings. Solitude will ensure that the environment, air quality, and traffic congestion is not negatively impacted by the addition of this development.

3. Promote regional diversity and connectivity of mobility choices.

RESPONSE: Solitude residents will have the option to utilize a variety of different modes of transportation including automobiles, bicycles, and by foot.

4. Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.

RESPONSE: The roadway improvements for this proposed development have implemented that the community has connections to the city and surrounding cities in a safe, effective, and efficient manner.

5. Relieve traffic congestion.

RESPONSE: In addition to the previously approved 17 lots (5-PP-2018), Solitude is proposing the addition of only 16 lots within the area, which will have little traffic impact on the neighboring roadway networks. This proposal will contribute to the future widening of Happy Valley Road from Pima Road to Alma School Road.

6. Optimize the mobility of people, goods, and information for the expected buildout of the city.

RESPONSE: The City of Scottsdale requests that 55' of Happy Valley Road right-of-way be dedicated to fuse within the hierarchy of roadway intensity and reasonably accommodate for the future demand of this street.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

RESPONSE: Along the frontage of Happy Valley Road and 92nd Street will be a proposed average 50' Scenic Roadway Buffer that will provide for a seamlessly integrated natural desert setting with the community of solitude while maintaining a beautiful scenic background.

8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

RESPONSE: The easily accessible recreation, cultural, and employment opportunities for the residents of Solitude will ensure a better quality of life. This will contribute to the balance of land use and available alternative modes of transportation to minimize the reliance of automobiles in the area.

9. Protect neighborhoods from negative impacts of regional and citywide networks.

RESPONSE: Homes within the community of solitude will be well-buffered from adjacent roadways with the limited interaction of future homes and Happy Valley Road.

10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

RESPONSE: The meandering route, medians, and cul-de-sac island within Solitude serve to reduce traffic speeds within the development and allow access to regional street networks. The central street within this development has been designed with aesthetics and safety in mind.

11. Provide opportunities for building "community" through neighborhood mobility.

RESPONSE: Safety is a key integration in this proposed development to ensure the residents feel at home in their community. Additionally, Solitude strives to hold the highest standards of safety and security with all modes of transportation.

12. Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

RESPONSE: The multiple recreational activities within the surrounding area provide residents the opportunity to use public trails on bicycles or by foot. Automobiles will serve as the primary means of transportation for this area of North Scottsdale due to the rural characteristic of the area.

ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balanced in all land uses in this area.

Twelve general statements from the ESL are listed below, with responses that outline how Solitude complies with the overlay standards and objectives.

- 1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

RESPONSE: The planning and design engineers for this project will avoid potential hazards from environmentally sensitive lands and their development.

- 2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

RESPONSE: The protection of existing washes and native vegetation is of high priority within the community of Solitude. The natural desert terrain that exists within Solitude is an asset to the community and is planned to be taken care of properly.

- 3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

RESPONSE: Renewable and nonrenewable resources will be protected with existing transportation networks and by preserving NAOS within this development.

- 4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

RESPONSE: Solitude plans to use and improve the existing streets to be able to access utilities and emergency services.

- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.

RESPONSE: The natural desert landscape within the Solitude community will be preserved and improved by implementing the character of the Sonoran Desert environment in this community and allowing wash corridors and native vegetation to be preserved and enjoyed by residents and passerby.

- 6) Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

RESPONSE: Solitude is located close to the Appaloosa Library and Cave Creek Unified School District to benefit the residents of this community. There are also many recreational activities available to these future residents with a variety trails and walkways nearby.

- 7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

RESPONSE: The development team for Solitude has ensured that the existing wash corridors will allow drainage to occur without negative impacts on the community.

- 8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

RESPONSE: Solitude will minimize development and construction impacts by utilizing existing open space and allowing the natural desert environment to flourish within the community. The highest quality pattern, design, construction techniques, and materials will be used for this site while respecting the environment it is in.

- 9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

RESPONSE: Landscaping within the community of Solitude will respect the natural desert environment by keeping the landscape consistent with the native desert in the area. Locations of homes within the community and their roof heights will follow the zoning guidelines.

- 10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

RESPONSE: Solitude plans to dedicate 50' along Happy Valley Road as Desert Scenic Corridor and plan on preserving the existing wash corridors, natural open space, and Scottsdale's unique desert characteristics.

- 11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

RESPONSE: The Desert Scenic Roadway Buffers, Natural Area Open Space, wash corridors, and native vegetation within the Solitude community will be protected as it is recognized as sensitive land. These features will encourage residents of Solitude to participate in outdoor recreational activities.

- 12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

RESPONSE: Planning, design, and construction while being mindful of this environmentally sensitive area. Development envelopes will be placed in areas of least impact to the environment. Solitude plans to minimize the development footprint while ensuring native habitats are untouched and allowing a generous amount of open space in the community.

CONCLUSION

Solitude requests the approval of this preliminary plat application as it is sensitive to the environment and promotes a mindful development approach. Additionally, this development is consistent with the City of Scottsdale General Plan, Sensitive Design Principles, Environmentally Sensitive Lands Ordinance, and the approved R1-43 ESL zoning.

APPENDIX A : SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

- 1) The design character of any area should be enhanced and strengthened by new development.

RESPONSE: The landscaping within the Solitude community will be blended in naturally with the unique characteristics of this area's Sonoran Desert by incorporating native plants into the landscaping and keeping it consistent with the natural desert setting of this area.

- 2) Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- Scenic Views of the Sonoran Desert and Mountains
- Archaeological and historical resources

RESPONSE: The views of the Sonoran Desert and various mountains in this area will not be obstructed with the addition of this development by incorporating development envelopes that are positioned toward the mountains and incorporating native plants into the landscaping. Solitude plans on enhancing the natural setting of this area making this development desirable to future residents.

- 3) Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

RESPONSE: The design team for this development is mindful of the topography and landscaping in this area and will keep in mind the unique terrain of this site. Solitude will allow the existing topography and washes to remain in their natural state where possible.

- 4) Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

RESPONSE: The natural habitats and ecological processes are intended to be preserved and restored to the best of Solitude's ability with the addition of this development.

- 5) The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

RESPONSE: The streetscape for this development intends to blend in with the natural desert setting it is located in. Solitude will use natural materials and landscaping that integrates the Sonoran Desert into this community.

- 6) Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

RESPONSE: The various biking trails within the area provide residents of Solitude the option to hike or bike while being close to home. While automobiles are expected to be the main source of transportation for this development, alternative modes of transportation are encouraged and allow social interaction among residents of this development and surrounding developments.

- 7) Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

RESPONSE: Landscaping and shading elements within Solitude will be integrated by using native vegetation and mature salvage materials for residents to enjoy while being consistent with the natural desert setting.

- 8) Buildings should be designed with a logical hierarchy of masses.

RESPONSE: The buildings within Solitude will be residential and are designed with massing that enhances the environment in which they are located.

- 9) The design of the built environment should respond to the desert environment.

RESPONSE: The natural desert setting will be complemented by the color palette of Solitude that will incorporate natural colors and vegetation throughout the site. Shading and heat sensitive materials will be encouraged for this development.

- 10) Developments should strive to incorporate sustainable and healthy building practices and products.

RESPONSE: Energy conservation and low impact construction practices will be considered and encouraged in Solitude.

- 11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

RESPONSE: Mature landscape materials that are indigenous to this area will be incorporated into the design of this development. The natural buffer and open areas will provide a smooth transition between the community and the existing environment it is located in.

- 12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

RESPONSE: Solitude intends to minimize their water intake by using native plants and keeping as much of the natural terrain as possible.

- 13) The extent and quality of lighting should be integrally designed as part of the built environment.

RESPONSE: Public lighting will have full coverings to minimize the light pollution in the area. Natural light within the homes will be encouraged by taking advantage of the open space and strategically placed windows.

- 14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

RESPONSE: The understated signage for this community, as previously approved (24-ZN-2017), will look to complement the area and will use minimal lighting.

APPENDIX B :

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 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 thirteen (113)** 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, *measured from natural grade*, 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 a quarter (26.25)** feet. *There shall be a minimum rear yard having a depth of not less than sixty (60) feet along the south perimeter of the project adjacent to existing perimeter R1-190 rear setbacks.*

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)

Sec. 5.105. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.106. - Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]

APPENDIX C:

DEVELOPMENT REVIEW BOARD 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.

RESPONSE: Solitude is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. This Rural Neighborhoods designation is made up of similar residential uses with emphasis on native Sonoran Desert settings and remarkable view corridors enhance by the low building height conformance. The proposed overall 33-lot community will complement the HV91 development to the west and will be conscious of the surround developments by maintaining a low density of 0.825 dwelling units per acre and surrounding the proposed building envelopes with natural open space vegetation. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.

- 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;

RESPONSE: Solitude has been designed in a cohesive mindset and aesthetic. Special care has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design choices enhance the relationships between homes, the native open spaces, and topography creating a wholesome designed community and adds desirable characteristics to the surrounding neighborhood.

- b. Avoid excessive variety and monotonous repetition;

RESPONSE: The natural variation in landscaping and topography existing on site provides for a unique look and character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

- 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;

RESPONSE: The design of the building envelopes, large front and rear setbacks encourage residents to enjoy and interact with Arizona's unique year-climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character through vegetation and hardscape materials.

- 3) Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

RESPONSE: Solitude can be accessed through a single entry and exit on the northwest corner of the property that connects Happy Valley Road. A proposed median break will give the community full, safe access. The 17-lot community is not projected to significantly increase traffic on existing surrounding streets.

- 4) If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

RESPONSE: All mechanical equipment, appurtenances, & utilities will be screened by the quality architectural theme of the community. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

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.
 - *The applicant states that the proposed development is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. The proposed 17-lot community will complement the HV91 development to the west and will be conscious of the surrounding developments by maintaining a low density of 0.825 dwelling units per acre. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.*
 - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan. Additionally, staff has found the Preliminary Plat is in conformance with the Design Standards & Policies Manual.*
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.
 - *The applicant states that the design of the building envelopes, large front and rear setbacks encourage residents to enjoy and interact with Arizona's unique year-climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character through vegetation and hardscape materials.*
 - *Staff finds that the proposed residential subdivision promotes desirable relationship to the existing single-family homes and surrounding area. The site is within the Environmentally Sensitive Lands Overlay (ESL) and conforms with the site design requirements of this Overlay and incorporates the Sensitive Design Principles. This site is not within a Historic Preservation Overlay.*
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.
 - *The applicant states that residential development can be accessed through a single entry and exit on the northwest corner of the property that connects Happy Valley Road. A proposed median break will give the community full and safe access. The 17-lot community is not projected to significantly increase traffic on existing surrounding streets.*

- *Staff finds access is provided from the existing HV91 subdivision entry and that the ingress, egress, internal traffic circulation and pedestrian ways have been designed to promote safety and convenience.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that all mechanical equipment, appurtenances and utilities will be screened by the quality architectural theme of the community. Trash receptacle will be maintained by the homeowner and only seen on the street during pick up hours.*
 - *Staff finds that the residential development will be required to screen all mechanical equipment.*
 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 History

The site was annexed from the county into the City of Scottsdale in 1981 and subsequently zoned to Single-family Residential, Hillside District (R1-190 HD) with Case 32-ZN-1982. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted and intended to identify and protect environmental sensitive features.

On August 28, 2018, the City Council approved the western 20-acre property (HV91-Case #24-ZN-2017) for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190, ESL HD) to Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL) which allows 1 dwelling unit per acre (20 lots). Subsequently, the Development Review Board approved a 17-lot single-family residential subdivision or 0.83 dwelling units per acre.

On November 23, 2020, the City Council approved the subject 20-acre property (Solitude-Case #17-ZN-2019) for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190, ESL HD) to Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL). The R1-43 ESL zoning district allows for contiguous zoning for the overall 40-acre development with a proposed density of 0.825 dwelling units per acre or 33 lots, which is below the maximum 1.0 dwelling units per acre (40 lots).

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. Staff has received one e-mail in opposition.

Context

The 40-acre site is located at the southwest corner of East Happy Valley Road and North 92nd Street. Please refer to context graphics attached.

Project Data (Solitude Overall)

- | | |
|-------------------------------------|--|
| • Existing Use: | Vacant, undeveloped residential land |
| • Proposed Use: | Single-family residential subdivision (33 lots in total) |
| • Parcel Size: | +/- 20 acres (subject site) +/- 40 acres (overall site) |
| • Building Height Allowed: | 24 feet measured from natural grade |
| • Building Height Proposed: | 24 feet measured from natural grade |
| • Natural Area Open Space Required: | 12.03 acres (entire 40 acres, as stipulated) |
| • Natural Area Open Space Provided: | 12.03 acres (entire 40 acres) |
| • Density Allowed: | 1 dwelling units per acre (40 lots) |
| • Density Proposed: | 0.825 dwelling units per acres (33 lots) |

**Stipulations for the
Development Review Board Application:
Solitude
Case Number: 5-PP-2020**

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 Kimley-Horn and Associates, Inc., with a city staff date of 12/29/2020.
 - b. The Amended Development Standards submitted by Kimley-Horn and Associates, Inc., with a city staff date of 12/29/2020.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Kimley-Horn and Associates, Inc., with a city staff date of 12/29/2020.
 - d. The construction envelope exhibit submitted by Kimley-Horn and Associates, Inc., with a city staff date of 12/29/2020.
 - e. The conceptual walls design submitted by Kimley-Horn and Associates, Inc., dated 12/29/2020. by city staff.
 - f. The cut and fill exhibit submitted by Kimley-Horn and Associates, Inc., with a city staff date of 12/29/2020.
 - g. The conceptual landscape plan submitted by Kimley-Horn and Associates, Inc., with a city staff date 12/29/2020.
 - h. Case Drainage Report for Solitude; submitted by KHA, accepted on 1/12/2021.
 - i. Case Grading and Drainage Plan for Solitude; submitted by KHA, accepted on 1/12/2021.
 - j. Water System Basis of Design Report for solitude submitted by Kimley-Horn, accepted on 1-6-21.
 - k. Wastewater System Basis of Design Report for solitude submitted by Kimley-Horn, accepted on 10-19-19.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site was: 17-ZN-2019 and 10-AB-2019.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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:

Ordinance

- C. Per 17-ZN-2019, the owner shall dedicate a minimum of five (5) acres of Natural Area Open Space (NAOS) area for the development project.

DRB Stipulations

2. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
3. The homeowner's association shall be responsible for the maintenance of the exterior perimeter walls, stormwater basins and tracts. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space, pursuant to the City of Scottsdale Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for maintenance or property ownership by the City of Scottsdale, without expressed action of the Scottsdale City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
5. Provide the following note to the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building construction envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the building construction envelope.
6. In the event phasing is proposed, the applicant shall submit a phasing plan for staff approval of a phasing timeline, interim access, drainage, infrastructure, and landscaping.

STREET DEDICATIONS:

Ordinance

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make fee simple right-of-way dedications, identified in Ordinance No. 4777, to the City of Scottsdale.
- E. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make private street tract dedications, identified in Ordinance No. 4777, to the property owner's association consisting of property owners within the subdivision of the development project.

EASEMENT DEDICATIONS:

Ordinance

- F. Prior to the issuance of a permit for the development project, the owner shall dedicate the easements, identified in Ordinance 4777, to the City of Scottsdale on the final subdivision plat.

DRB Stipulations

7. 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 Desert Scenic Roadway setback width along E. Happy Valley Road. The easement shall be a minimum of 50 feet, measured from E. Happy Valley Road Right of Way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.
- c. A minimum twenty-five (25) foot wide public non-vehicle access easement, to accommodate a multi-use Trail along HAPPY VALLEY Road shown on the Preliminary Plat with the city staff date of 12-29-20.
- d. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCES:

Ordinance

- G. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to a NAOS easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

8. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.
9. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence (DSPM Section 2-2.501.B.2.s.). Please reference wall types on a wall plan and reference the appropriate detail.
10. All walls and fence plans shall be reviewed by the Stormwater Management Division prior to issuance of a permit.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

- H. Pursuant to 17-ZN-2019, The final plat shall provide a minimum of 5.00 acres of NAOS. Any proposed significant change to the conceptual Natural Area Open Space plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

DRB Stipulation

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

CONSTRUCTION ENVELOPE EXHIBIT:

Ordinance

- I. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

DRB Stipulation

12. At time of final plans, the applicant shall add the following note to the final construction envelope exhibit: Modification to the building envelope exhibit shall require the approval of the Development Review Board.

LANDSCAPE DESIGN:

Ordinance

- J. The property owner shall obtain approval of a Native Plant Application and obtain a permit to remove any protect species.
- K. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that area a minimum three (3) feet in heights.

DRB Stipulations

13. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- L. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- M. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.

DRB Stipulations

14. 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 2.0 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 8.0 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

15. Incorporate the following landscape lighting into the project's design:

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Fixtures shall be a flat black or dark bronze finish.
- c. Landscaping lighting shall only be utilized to accent plant material.
- d. All landscape lighting directed upward, shall be aimed away from property lines.
- e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property lines.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source and shall not exceed 20 watts.
- g. Path light fixtures shall meet all IESNA requirements for cutoff.
- h. Path light fixtures shall utilize an incandescent, halogen incandescent or compact fluorescent lamps source.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- N. 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 and Supplemental Standards.
- O. 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 improvements identified in Ordinance No. 4777.

DRB Stipulations

16. All public sidewalks, curbs, and gutters shall be integral colored concrete to match Davis, San Diego Buff.
17. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
19. 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.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- P. All water + wastewater 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 and Supplemental Standards.

- Q. 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 improvements identified in Ordinance No. 4777.

Summary of Development Standards

Subdivision Name	Solitude (Lots 17-33)			
Zoning	R1-43 ESL			
	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	43,000 sf.	25%	32,250 sf.	25%
Min. Lot Width				
Standard Lot	150 ft.	25%	113ft.	25%
Flag Lot	n/a	n/a	n/a	n/a
Maximum Building Height	24 ft. measured from natural grade	n/a	n/a	n/a
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40 ft.	25%	30 ft.	25%
Front (to face of garage)	40 ft.	25%	30 ft.	25%
Front (corner lot, side street)	40 ft.	25%	30 ft.	25%
Front (corner lot, adjacent to key lot, side street)	40 ft.	25%	30 ft.	25%
Front (double frontage)	40 ft.	25%	30 ft.	25%
Side Yard				
Minimum	20 ft.	25%	15 ft.	25%
Rear Yard				
*Standard Depth	35 ft.	25%	*26.25	25%
Distance Between Buildings (Min)				
Accessory & Main	10 ft.	n/a	n/a	n/a
Main Buildings/Adjacent Lots	40 ft.	25%	30 ft.	25%
Maximum Wall Height				
Front	3 ft.	n/a	n/a	n/a
Side	8 ft.	n/a	n/a	n/a
Rear	8 ft.	n/a	n/a	n/a
Corner side not next to key lot	8 ft.	n/a	n/a	n/a
Corral fence height (on prop line)	6 ft.	n/a	n/a	n/a
Notes & Exceptions: *There shall be a minimum rear yard having a depth of no less than sixty (60) feet along the south perimeter of the project adjacent to existing perimeter R1-190 rear setback.				





CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Solitude by SWD

December 17, 2019

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL on an approximately 20+/- acre site located at the southwest corner of Happy Valley Road and 92nd Street. In addition, there is a Right-Of-Way Abandonment request associated with this proposal. The proposed project would result in a new luxury, single-family residential neighborhood. This proposal is in conformance with the City's General Plan land use designation of Rural Neighborhoods. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since June 2019. The outreach team visited **over 100 residential neighbors** to get their feedback on the project. A majority of this feedback was favorable to this proposal. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

ATTACHMENT #14

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open Houses that was held on September 5, 2019 at the Living Water Lutheran Church for those who wished to learn more about the project. The site and time were posted on an Early Notification Sign on the property.

6 interested people (see attached sign-in sheets) attended the Open House. Most of the attendees were generally supportive of the project. A couple of questions arose about density, lot grading and vehicular access. All questions were addressed at the Open House to the best of our ability and knowledge. The development team did not receive any questions regarding the right-of-way abandonment request. The outreach team will continue to be available to respond to any neighbors who have questions or comments. The outreach team has not received any additional questions since the neighborhood Open House.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



August 23, 2019

Dear Neighbor:

We are pleased to tell you about an upcoming request (615-PA-2019) by luxury, custom homebuilder Sonora West Development to develop a new gated, single-family residential neighborhood consisting of 17 lots on the 20+/- acre parcel located at the southwest corner of Happy Valley Road and 92nd Street (approximately a half-mile east of Pima Road). The request is for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL. A similar proposal was recently approved by the Scottsdale City Council on the adjacent 20+/- acre property immediately to the west. This proposal is in conformance with the City of Scottsdale's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, September 5, 2019 from 5 p.m. to 6 p.m. in the Matthew/Mark Room (in the Education Building) of the Living Water Lutheran Church, located at 9201 E. Happy Valley Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at 480-312-4211 or MTessier@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

Solitude by SWD Notification List

8/14/2019

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
4 LAZY J SCOTSDALE LLC	3 GRANT SQ 304	HILSDALE	IL	60521	217-05-003F
A CADRY GENENA AND DONNA K GENENA 1996 LIVING TRUST	7127 E RANCHO VISTA DR	SCOTSDALE	AZ	85251	217-04-376
BARRY FAMILY TRUST	13225 N 76TH ST	SCOTSDALE	AZ	85260	217-04-383
BAUMBACH ROBERT W/SHAWN ATHARI	1709 W WISTERIA AVE	SANTA ANA	CA	92703	217-05-003G
BENDER MICHAEL A/CHERYL A	9095 E HACKMORE DR	SCOTSDALE	AZ	85255	217-04-362
BESHAI JOHN F/BROOKE	28527 N 101ST PL	SCOTSDALE	AZ	85259	217-04-414
BOREM ROBERT M/LANA TR	9135 E BUCKSKIN TRAIL	SCOTSDALE	AZ	85255-2222	217-04-370
BRADLEY TRUST	25223 N 89TH ST	SCOTSDALE	AZ	85255	217-04-413
BREMNER FAMILY TRUST	25225 N 92ND ST	SCOTSDALE	AZ	85255	217-04-377
BUCHBINDER RICHARD/ERATO ROSE	9220 E BUCKSKIN TRL	SCOTSDALE	AZ	85255	217-04-378
CINCAR L L C	4448 E CAMELBACK RD #14	PHOENIX	AZ	85018	217-05-010E
CLARK GRAHAM M JR/FLUGELTAUB COURTNEY	9050 E HACKAMORE DR	SCOTSDALE	AZ	85255	217-04-352
CONVISER FAMILY REVOCABLE LIVING TRUST	9110 E HACKAMORE DR	SCOTSDALE	AZ	85255	217-04-357
DESERT SKYLINE ESTATES HOMEOWNERS ASSOCIATION	9135 E BUCKSKIN TR	SCOTSDALE	AZ	85255	217-04-399
DESERT SKYLINE ESTATES HOMEOWNERS ASSOCIATION	6720 N SCOTSDALE RD STE 261	SCOTSDALE	AZ	85253	217-04-405
DIANE E VICK TRUST	25079 N 89TH ST	SCOTSDALE	AZ	85255	217-04-415
DIANE L THOMPSON LIVING TRUST	11692 EASTFIELD RD	POWAY	CA	92064	217-04-363
DONMOYER TIM	7368 E SAN ALFREDO RD	SCOTSDALE	AZ	85258	217-05-008F
FLYING LEMON TRUST	25250 N 92ND ST	SCOTSDALE	AZ	85255	217-04-366
GOUGH BRANDON E/AMY F	6616 E AIRE LIBRE LN	SCOTSDALE	AZ	85254	217-05-003D
GREEN DANIEL COIGAN/KATHRYN MORRIS TR	9330 E BUCKSKIN TRL	SCOTSDALE	AZ	85255	217-04-392
HACHARES LLC	695 CHERRY HILLS LN	NORTH SIOUX CITY	IA	57049	217-04-361
HAMADEH WASEEM J	25255 N 90TH WAY	SCOTSDALE	AZ	85255	217-04-358
HAPPY PEAK INC	4785 FRANKTOWN RD	WASHOE VALLEY	NV	89704	217-05-026B
HARTMAN ROBERT D/JANICE W TR	9230 E DESERT VISTA RD	SCOTSDALE	AZ	85255	217-05-002P
HELMAND ROBERT B	15210 N SCOTSDALE NO 230	SCOTSDALE	AZ	85254	217-05-002N
JOHNSON GARY M TR/GARY M TR	3117 N 16TH ST	PHOENIX	AZ	85016-7609	217-05-004E
KHONA RAJESH S/KUMUD R	9305 E BUCKSKIN TR	SCOTSDALE	AZ	85255	217-04-381
KRAMER PETER J/PATRICIA ANN	9255 E BUCKSKIN TRL	SCOTSDALE	AZ	85255	217-04-380
LARRABEE JOINT LIVING TRUST	18017 N 99TH ST	SCOTSDALE	AZ	85255	217-05-272
LASSETTER JAMES K/KRISTIN N TR	24546 N 91ST ST	SCOTSDALE	AZ	85255	217-05-274
LATKA-JORGENSEN REVOCABLE TRUST	9572 E CONQUISTADORES DR	SCOTSDALE	AZ	85255	217-05-002M
LINDA R JACOBS REVOCABLE TRUST	3 GRANT SQUARE NO 304	HILSDALE	IL	60521	217-05-002Q

Solitude by SWD Notification List

8/14/2019

LIVING WATER LUTHERAN CHURCH	9201 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255	217-05-004G
LOGUE REMINGTON K/SHARYN A TR	9190 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255	217-04-367
MARK MULDER REVOCABLE LIVING TRUST	10295 E CHOLLA ST	SCOTTSDALE	AZ	85260	217-05-275
MARTIN THOMAS D/LEAH R TR	24547 N 91ST ST	SCOTTSDALE	AZ	85255	217-05-273
MARTY CECARELLI REVOCABLE LIVING TRUST	9275 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255	217-05-004H
MATELLO DANIEL S/DANIELLE	9015 E HACKAMORE DR	SCOTTSDALE	AZ	85255	217-04-359
MEIER JOHN G/REGULA L	9315 E BRONCO TRL	SCOTTSDALE	AZ	85255	217-04-391
MICHAEL R SR AND RITA R SHANNON REV TRUST	940 COUNTRY CLUB LN	FOND DU LAC	WI	54935	217-04-384
NESEMEIER GEORGE	25210 N 90TH WY	SCOTTSDALE	AZ	85255	217-04-353
OAKWOOD INTERESTS LLC	8924 E PINNACLE PEAK RD SUITE G5-610	SCOTTSDALE	AZ	85255	217-05-283
OBRIEN THOMAS J	400 E MONROE	PHOENIX	AZ	85004	217-05-008A
OKORIE BERTRAM I/ROSE A	9145 E HACKAMORE DR	SCOTTSDALE	AZ	85255	217-04-364
PHILLIPS WENDEL/STACEY	25115 N 92ND ST	SCOTTSDALE	AZ	85255	217-04-379
PPP DEVELOPMENT LLC	7669 E PINNACLE PEAK RD STE 250	SCOTTSDALE	AZ	85255	217-04-416
PRADO ESTATES COMMUNITY ASSOCIATION	5229 N 7TH AVE 103	PHOENIX	AZ	85013	217-05-282
PRUITT CHRISTOPHER R/VALERIE R	9375 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255	217-04-398
REGAN ROBERT J/LISA	25150 N 93RD ST	SCOTTSDALE	AZ	85255	217-04-382
ROSE M MAZZARELLA RESIDENCE TRUST	9055 E HACKAMORE DR	SCOTTSDALE	AZ	85255	217-04-360
RX INVESTMENTS LLC	PO BOX 26314	SCOTTSDALE	AZ	85255	217-05-002S
SANTACRUZ FAMILY LIVING TRUST	9355 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255	217-05-003C
SHEN WIN-KUANG/LAURA D	9335 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255	217-04-397
SPREITZER RITA W TR	9160 E BUCKSKIN TRAIL	SCOTTSDALE	AZ	85255	217-04-368
STIMPSON ROSS/SHIRLEY	171 RIDGEDALE CRES	WINNIPEG	MB	R3R0B4	217-04-354
SUSAN J VOTTERO REVOCABLE TRUST	48 MOFFETT RD	LAKE BLUFF	IL	60044	217-04-365
SWD HAPPY VALLEY LLC	8937 E BELL RD SUITE 100	SCOTTSDALE	AZ	85260	217-05-008C
TAPERRO FAMILY TRUST	9010 E HACKAMORE DR	SCOTTSDALE	AZ	85255	217-04-351
TK CAPITAL LLC	20701 N SCOTTSDALE RD SUITE 107-444	SCOTTSDALE	AZ	85255	217-05-271
TRUEDELL DONDI	26546 N ALMA SCHOOL RD STE 100	SCOTTSDALE	AZ	85255	217-05-002R
UDT KATHLEEN M WALKER REVOCABLE LIVING TRUST	8912 E PINNACLE PEAK RD STE F9-211	SCOTTSDALE	AZ	85255	217-04-371
VEER PROPERTIES LLC	10620 E BLUE SKY DR	SCOTTSDALE	AZ	85262	217-04-369
WINTER FAMILY TRUST	9333 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255	217-05-004F

Name	Company	Address	City	State	Zip Code
Ali Fakih	City of Scot	8280 E. Gel	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clo	Gilbert	AZ	85298
Audry Villa	Withey Mo	2525 E. Ari	Phoenix	AZ	85016
Bob Griffith		7127 E. Rar	Scottsdale	AZ	85251
Carla		3420 N. 78	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sur	Scottsdale	AZ	85260
Christian C. City of Scot		6929 North	Scottsdale	AZ	85250
Community Town of Pa		6401 E Linc	Paradise V	AZ	85253
Constance Laub		10305 E. Vi	Scottsdale	AZ	85258
Dan Sommer		12005 N 84	Scottsdale	AZ	85260
David G. Gulino		7525 E. Car	Scottsdale	AZ	85251
Solange Wl City of Scot		3939 N. Dri	Scottsdale	AZ	85251
Director Arizona De		1110 W. W	Phoenix	AZ	85007
Dr. Sonnie COGS		8507 East F	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mai	Scottsdale	AZ	85255
Edwin Bull Burch & Cr		P.O. Box 1	Phoenix	AZ	85011
Eric Gold		25499 N. 1	Scottsdale	AZ	85255
Guy Phillips		7131 E. Chr	Scottsdale	AZ	85254
Guy Phillip: City of Scot		3939 N. Dri	Scottsdale	AZ	85251
Howard Myers		6631 E Hor	Scottsdale	AZ	85266
Jim Funk Gainey Ran		7720 Gaine	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sur	Scottsdale	AZ	85260
Jim Lane, N City of Scot		7666 E. El F	Scottsdale	AZ	85260
John Berry, Berry Ridd		6750 E Can	Scottsdale	AZ	85251
John Washington		3518 N Car	Scottsdale	AZ	85251
Juli A. Eckmann		4020 N. Scr	Scottsdale	AZ	85251
Kathy Little City of Scot		3939 N. Dri	Scottsdale	AZ	85251
Kelsey You: City of Scot		3331 N. 63	Scottsdale	AZ	85251
Kevin D. Bc City of Scot		8031 E. Sut	Scottsdale	AZ	85260
Kirste Kow: Withey Mo		2525 E. Ari	Phoenix	AZ	85016
Larry S. Ku: City of Scot		7127 E. Rar	Scottsdale	AZ	85251
Leon Spiro		7814 E Obe	Scottsdale	AZ	85266
Linda Milh: City of Scot		3939 N. Dri	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chu	Scottsdale	AZ	85262
Lori Haye		P.O. Box 42	Cave Creek	AZ	85327
Marc Levy		10402 E Ra	Scottsdale	AZ	85255
Maricopa County Supe		4041 N. Ce	Phoenix	AZ	85012
Michael Le. Commercia		10278 East	Scottsdale	AZ	85255
Mike McNe AT&T		1231 W. Ur	Mesa	AZ	85201
Patti Badenoch		5027 N. 71	Scottsdale	AZ	85253
Paul Alessi: City of Scot		7527 E. Tai	Scottsdale	AZ	85255
Planning & Maricopa C		501 N. 44th	Phoenix	AZ	85008
Planning & City of Pho		200 West V	Phoenix	AZ	85003
Planning & Arizona Sta		1616 W. Ac	Phoenix	AZ	85007
Planning ar Town of Ca		8 Sundial C	Carefree	AZ	85377
Planning Di Town of Ca		37622 N C	Cave Creek	AZ	85331

Planning Dir SRP-MIC	10005 E Os	Scottsdale	AZ	85256
Prescott Sn	City of Scot	4350 E. Car	Phoenix	AZ 85018
Project Ma	Arizona De	205 S. 17th	Phoenix	AZ 85007
Randall P. I	Spring Cree	7134 E. Ste	Scottsdale	AZ 85251
Marissa Mc	Town of Fo	16705 E. A	Fountain H	AZ 85268
Sherry Wa	g Mail Statio	P.O. Box 52	Phoenix	AZ 85072-2025
Steve Tyrrell		7753 E. Cat	Scottsdale	AZ 85251
Superinten	Cave Creek	P.O. Box 42	Cave Creek	AZ 85327
Superinten	Scottsdale	8500 E. Jac	Scottsdale	AZ 85250
Suzanne Kl	City of Scot	3939 N. Dri	Scottsdale	AZ 85251
Vickie Falen		10520 N 11	Scottsdale	AZ 85259
Virginia Ko	City of Scot	3939 N. Dri	Scottsdale	AZ 85251
W.J. Jim La	City of Scot	3939 N. Dri	Scottsdale	AZ 85251
Wade Tinant		4614 E. Rui	Cave Creek	AZ 85331
	Granite Re	1700 N Gra	Scottsdale	AZ 85257
	Gammage	2 N. Centra	Phoenix	AZ 85004
	Southwest	2200 N. Ce	Phoenix	AZ 85004
	Withey Mo	2525 E. Ari	Phoenix	AZ 85016
	Paradise V	15002 N. 3	Phoenix	AZ 85032
	Earl, Curley	3101 N. Ce	Phoenix	AZ 85012
	Arizona Co	333 N. Cen	Phoenix	AZ 85004

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, September 5, 2019
Time: 5:00pm-6:00pm
Location: Living Water Lutheran Church- Matthew / Mark
Room (9201 E. Happy Valley Road)

Location: Near the southwest corner of Happy Valley Road and 92nd Street

Project Overview:

• **Request:** The request is for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL for the purpose of developing a gated, luxury residential neighborhood consisting of 17 homes.

• **Site Acreage:** 20+/- Acres

• **Site Zoning:** R1-190 ESL

Applicant Contact:

John Berry
480-385-2727
MH@BerryRiddell.com

Pre-Application#: 615-PA-2019

City Contact:

Meredith Tessier
480-312-4211
MTessier@ScottsdaleAZ.gov

Posting Date: 8/26/19

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsibility for Sign Removal

8/26/19 10:32:21



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number:

615-PA-2019

Project Name:

Location:

Near Southwest corner of Happy Valley Road and 92nd Street

Site Posting Date:

August 26th, 2019

Applicant Name:

John Berry

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad
Applicant Signature

8/26/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 26th day of August 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Solitude by SWD
Neighborhood Meeting Sign-In Sheet
Thursday, September 5, 2019

[illegible]

Solitude by SWD
Neighborhood Meeting Sign-In Sheet
Thursday, September 5, 2019

[illegible]

From: [NoReply](#)
To: [Projectinput](#)
Subject: 5-PP-2020
Date: Tuesday, October 06, 2020 10:31:36 AM

[City of Scottsdale](#)



I am opposed to this property being developed into a 17-lot subdivision. -- sent by Dan Maloney (case# 5-PP-2020)

[City of Scottsdale](#)



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