

PLANNING COMMISSION REPORT



Meeting Date: October 14, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Solitude

17-ZN-2019 and 10-AB-2019

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street.
2. A recommendation to City Council regarding a request by owner to abandon twenty feet of right-of-way segment that runs east and west along the Whispering Winds alignment between N. 91 Street and N. 92nd Street, parcel #'s 217-05-008A, 217-05-008E and 217-05-008F, with Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street.

Purpose of Request

The applicant's request is to establish a 17-lot single-family subdivision, with additional Natural Area Open Space (NAOS).

Key Items for Consideration

- Conformance to the 2001 General Plan
- Conformance with the Transportation Plan and Local Area Infrastructure Plan
- A 50-foot wide Desert Scenic Roadway Buffer along E. Happy Valley Road
- The proposal provides 0.99 acres of excess Natural Area Open Space
- Proposed Amended Development Standards will require Development Review Board approval
- Access to the property is not impacted by the proposed abandonment
- No public comment received regarding the proposed abandonment

OWNER

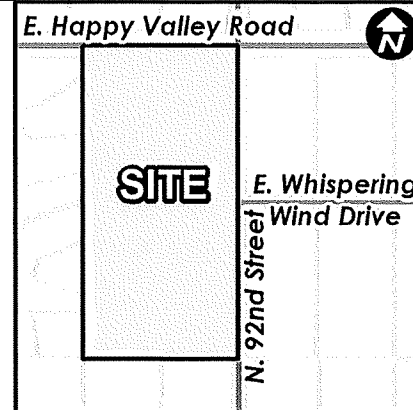
SWD Happy Valley, LLC
602-667-3145

APPLICANT CONTACT

John Berry/Michele Hammond
Berry Riddell LLC
480-385-2727

LOCATION

Southwest corner of E. Happy Valley Rd. and N. 92nd St.



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Rural Neighborhoods which permits relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. The proposed rezoning provides less than one (1) dwelling unit per acre; approximately 0.85 dwelling units per acre (17-lots), which is consistent with the maximum 1.0 dwelling units per acre allowed by the existing Rural Neighborhoods General Plan Land Use designation.

Zoning

The subject site was annexed from the county into the City of Scottsdale in 1981. 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. The R1-190 ESL HD zoning district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Context

The 20-acre site is located at the southwest corner of E. Happy Valley Road and N. 92nd Street. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: E. Happy Valley Rd. abuts the property to the north. Directly across is a residential development (Desert Skyline Estates), zoned Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-70 ESL HD).
- South: Vacant land, zoned Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD).

- East: N. 92nd Street abuts the property to the east. Directly across is a Place of Worship and vacant land, zoned Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD).
- West: N. 91st Street and a partial residential development (HV91) abuts the property to the west, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL).

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Zoning Ordinance
- Environmentally Sensitive Lands Overlay Ordinance
- 32-ZN-1982: annexed from the County
- 1-GP-2004: Desert Scenic Roadways
- 2008 Transportation Master Plan
- Desert Highlands Area 3 Local Area Infrastructure Plan (LAIP)

APPLICANT'S PROPOSAL

Development Information

The development proposal includes a request to rezone the subject property for a new 17-lot single-family detached residential subdivision on a +/- 20-acre parcel. The rezone will modify the existing density from 0.23 du/ac (4-lots) to 0.85 du/ac (17-lots). The owner will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board subsequent with the preliminary plat. As justification for the proposed amended development standards, the owner is providing 0.99 acre of excess Natural Area Open Space (NAOS) and a 50-foot-wide Desert Scenic Roadway Buffer along E. Happy Valley Road.

- Existing Use: Vacant, undeveloped land
- Proposed Use: Single-family Residential (17 lots)
- Parcel Size: +/- 20 acres
- Building Height Allowed: 24 feet, measured from natural grade
- Building Height Proposed: 24 feet, measured from natural grade
- NAOS Required: 5.00 acres
- NAOS Provided: 5.99 acres
- Density Allowed: 1 dwelling units per acre (20 lots)
- Density Proposed: 0.85 dwelling units per acre (17 lots)

ZONING DISTRICT MAP IMPACT ANALYSIS

General Plan

The request, as proposed, conforms to the 2001 General Plan description of Rural Neighborhoods. The applicant proposes a single-family residential community consisting of 17 lots, equating to less than 1 dwelling unit per gross acre (.85 du/ac).

The applicant proposes to dedicate 32% of the site as Natural Area Open Space (NAOS). In an area surrounded by predominately large lot residential uses, the proposal provides large perimeter buffers and development envelopes that limit onsite disturbances into areas that will be dedicated as NAOS to appropriately transition between the existing and proposed development.

Desert Scenic Roadway buffers are intended to preserve views and native vegetation, providing the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. Per Desert Scenic Roadway guidelines, a corridor along the Happy Valley Road alignment - extending a minimum of 50 feet from the right of way with distances ranging from 44-58 feet from back of the Happy Valley curb - will be preserved through a combination of enhanced desert landscaping and NAOS with this development.

Land Use

The proposed zoning designation of Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) will allow 0.85 du/acre or 17 dwelling units. The site plan is designed to protect the major washes that bisect the site within drainage and natural area open space easements. The owner will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board subsequent with the preliminary plat.

Transportation/Trails

Access to the site is provided from an existing single entry and exit driveway along E. Happy Valley Road through a private gate. A 40-foot-wide private street meanders south and terminates at a cul-de-sac. The developer has agreed to construct and dedicate fee simple right-of-way along the west half of N. 92nd Street. Additionally, the developer has agreed to dedicate fee simple right-of-way along the south half of E. Happy Valley Road and provide an in-lieu payment for improvements.

Water/Sewer

The City's Water Resource Department has reviewed the applications and finds that proposed water and wastewater is adequate to service the development. The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development.

Public Safety

The nearest fire station is within 1.5 mile of the site and located at 27775 N. Alma School Parkway. The city's public safety division reviewed the site plan and determined the internal circulation accommodates fire truck access and maneuverability for emergency services. There are no anticipated impacts associated with this request.

School District Comments/Review

The applicant sent a letter of notification to the Cave Creek School District and determined that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

Natural Area Open Space/Desert Scenic Roadway

The project has minimal impact to the Open Space and Natural Area Open Space (NAOS). Based upon the proposed development and per the slope analysis, the minimum required NAOS on the subject site is 5.00 acres, or 27% of the site area. The applicant is providing 5.99 acres, or 32.2% of the site area. The property has scarred areas which will be dedicated as NAOS and the developer is applying the scarred credit for these areas. A desert scenic corridor buffer will be dedicated along E. Happy Valley Road with a minimum width of 50 feet from right of way with distances ranging from 60-66 feet from back of curb. The corridor will be preserved through a combination of enhanced desert landscaping and NAOS.

Two (2) washes over 50 cubic feet per second (cfs) bisect the site at the southeast corner and the northern portion of the site. The washes will either be maintained within the existing wash corridors or modified with a wash modification application. Any wash modification will be reviewed concurrently with the preliminary plat application. NAOS and drainage easements will protect the natural washes through the property.

Community Involvement

Property owners within ¼ mile of the site have been notified by mail of the applicant's proposal and the site is posted with the required signage. Additionally, an Interested Parties list for zoning applications which is maintained by the City have also been notified. According to the Citizen and Neighborhood Involvement Report, the applicants outreach team has been communicating with neighboring property owners, HOA's, community members by telephone, one-on-one meetings, and door-to-door outreach since June of 2019. On September 5, 2019, the applicant held an Open House located at the Living Water Lutheran Church located at 9201 E. Happy Valley Road. Comments received by the attendees were generally supportive and included questions about density, lot grading and vehicular access. There were no questions regarding the abandonment request. To date of this report, staff has not received any public comments.

Abandonment

As part of the proposal for development of the site, the applicant is requesting to abandon twenty (20) feet of right-of-way along Whispering Wind. The subject 20-foot-wide right-of-way was dedicated to the City of Scottsdale in 1991 via recorded docket 91/075503. Currently the proposed abandonment area is unimproved and approximately 12,808 square feet. To off-set the right-of-way abandonment consideration, the owner is stipulated to dedicate a 55-foot-wide south half street of fee simple right-of-way along E. Happy Valley Road, and a 20-foot-wide west half street of fee simple right-of-way along N. 92nd Street which equates to 61,918 square feet of fee simple right-of-way.

Emergency/Municipal Services

All existing emergency and municipal access to properties surrounding the abandonment area will be maintained with public right of way along N. 92nd Street and E. Happy Valley Road. No impacts to service levels are anticipated.

Public utilities

All public utilities have been notified of the applicant's request and have indicated no conflicts with the proposed abandonment. A 20-foot-wide Water and Sewer Facilities easement will be dedicated over the existing waterline and future sewer line along the Whispering Wind Alignment.

Community Impact

The proposed abandonment does not restrict or remove access to any adjacent properties and will dispose of excess right-of-way with the new residential development.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street., and
2. Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon twenty feet of right-of-way segment that runs east and west along the Whispering Winds alignment between N. 91 Street and N. 92nd Street, parcel #'s 217-05-008A, 217-05-008E and 217-05-008F, with Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street, subject to the following:
 - a. The property owner dedicates a 55-foot-wide south half street of fee simple right-of-way along E. Happy Valley Road.
 - b. The property owner dedicates a 20-foot-wide west half street of fee simple right-of-way along N. 92nd Street.
 - c. The property owner dedicates a 25-foot by 25-foot fee simple right-of-way at the N. 92nd Street and E. Happy Valley Road intersection.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services
Long Range Planning
Traffic Engineering
Water Resources
Fire and Life Safety Services
Plan Review

STAFF CONTACT

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APPROVED BY



Meredith Tessier, Report Author

09/22/2020


Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/1/2020

Date



Randy Grant, Executive Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/2/20

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Abandonment Context Aerial
- 2A. Abandonment Aerial Close-up
3. Stipulations
 - Exhibit A to Attachment 3: Site Plan
 - Exhibit B to Attachment 3: Natural Area Open Space
 - Exhibit C to Attachment 3: Landscape Zones Plan
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Neighborhood Involvement Report
9. City Notification Map



Context Aerial

17-ZN-2019



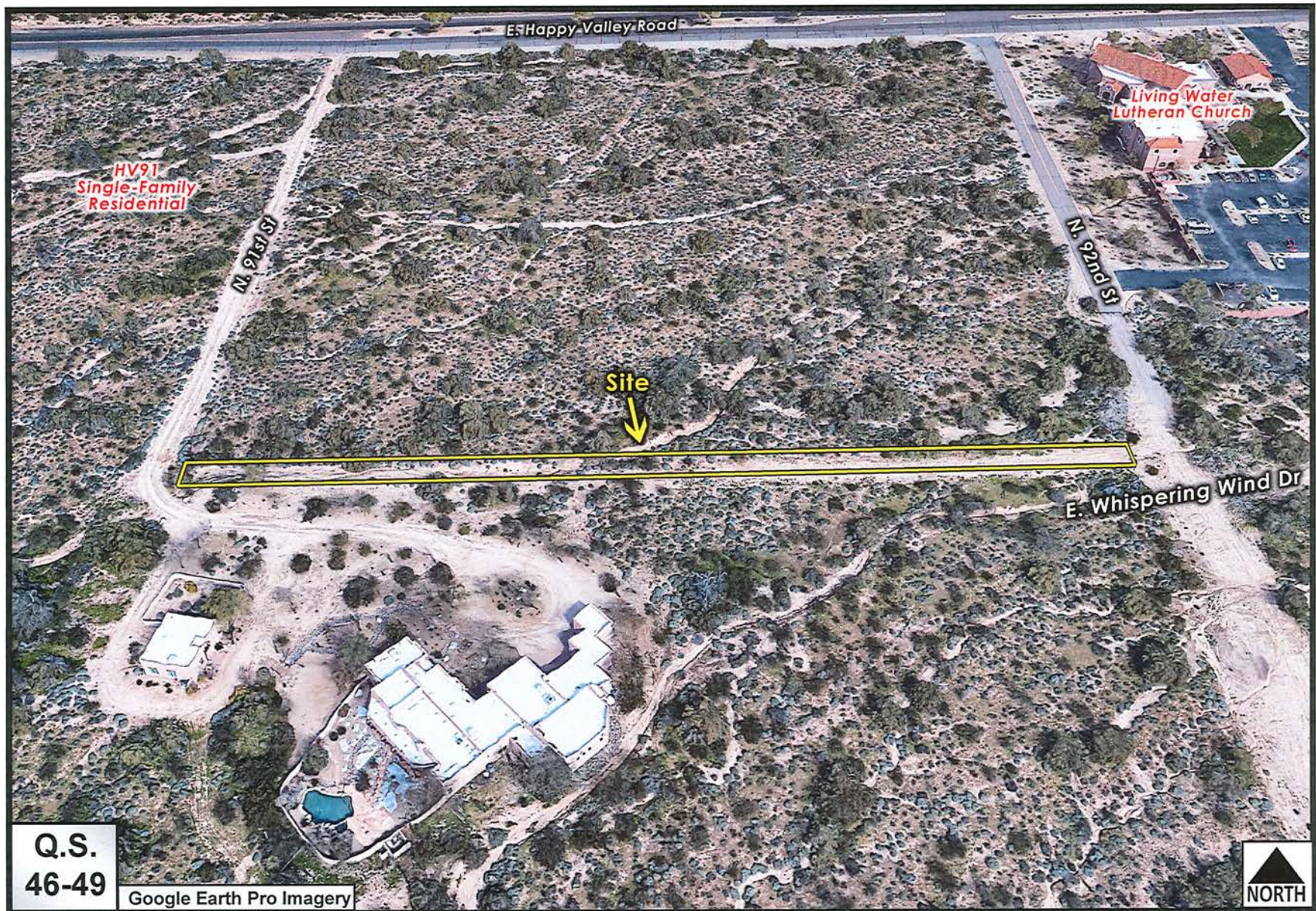
Close-up Aerial

17-ZN-2019



Context Aerial

10-AB-2019



Q.S.
46-49

Google Earth Pro Imagery



Close-up Aerial

10-AB-2019

Stipulations for the Zoning Application:

Solitude

Case Number: 17-ZN-2019

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan prepare by Kimley-Horn and Associates, Inc. and with the city staff date of August 5, 2020, attached as Exhibit A to Attachment 3. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO NAOS PLAN. Development shall conform with the NAOS Plan, prepared Kimley-Horn and Associates, Inc. and with the city staff date of August 5, 2020, attached as Exhibit B to Attachment 3. 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.
3. CONFORMANCE TO LANDSCAPE ZONES PLAN. Development shall conform with the Landscape Zones Plan, prepared by Kimley-Horn and Associates, Inc. and with city staff date of August 5, 2020 attached as Exhibit C to Attachment 3. 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 hearing before the Planning Commission and City Council.
4. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum number of lots shall not exceed 17 lots as shown on the site plan exhibit, and the maximum density shall not exceed 1 dwelling unit per acre.
5. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. REPLAT. The project owner shall cause a replat of western adjacent subdivision to incorporate this project into subdivision as it is providing sole access into project.

DEDICATIONS

8. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. N. 92ND STREET. Twenty-foot (20) dedication, west half-right-of-way width.
 - b. E. HAPPY VALLEY ROAD. Fifty-five-foot (55) dedication, south half-right-of-way width.

- c. N. 92ND STREET and E. HAPPY VALLEY ROAD INTERSECTION. Twenty-five (25) foot by twenty-five (25) foot intersection dedication.
9. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owner's association consisting of property owners within the subdivision of the development project.
10. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
11. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one foot wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to the E. Happy Valley Road and N 92nd Street lot lines, except at the approved street entrance(s).
12. DRAINAGE. Prior to issuance of any permit for the development project, the existing culvert 'A' located west of the project property line and south of the Happy Valley Road shall be re-aligned to achieve a lower skew angle.
13. TEMPORARY CONSTRUCTION EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a thirty (30) foot Temporary Construction easement adjacent to the E. Happy Valley property line to extinguish at the completion of the city's Happy Valley Road Widening Project.
14. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use path to be constructed as part of the city's Happy Valley Road Widening Project.
15. DESERT SCENIC ROADWAY SETBACK LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along E. Happy Valley Road shall be a minimum fifty (50) feet wide, measured from property line, after the 55-foot wide right-of-way dedication. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in natural condition.
16. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

INFRASTRUCTURE

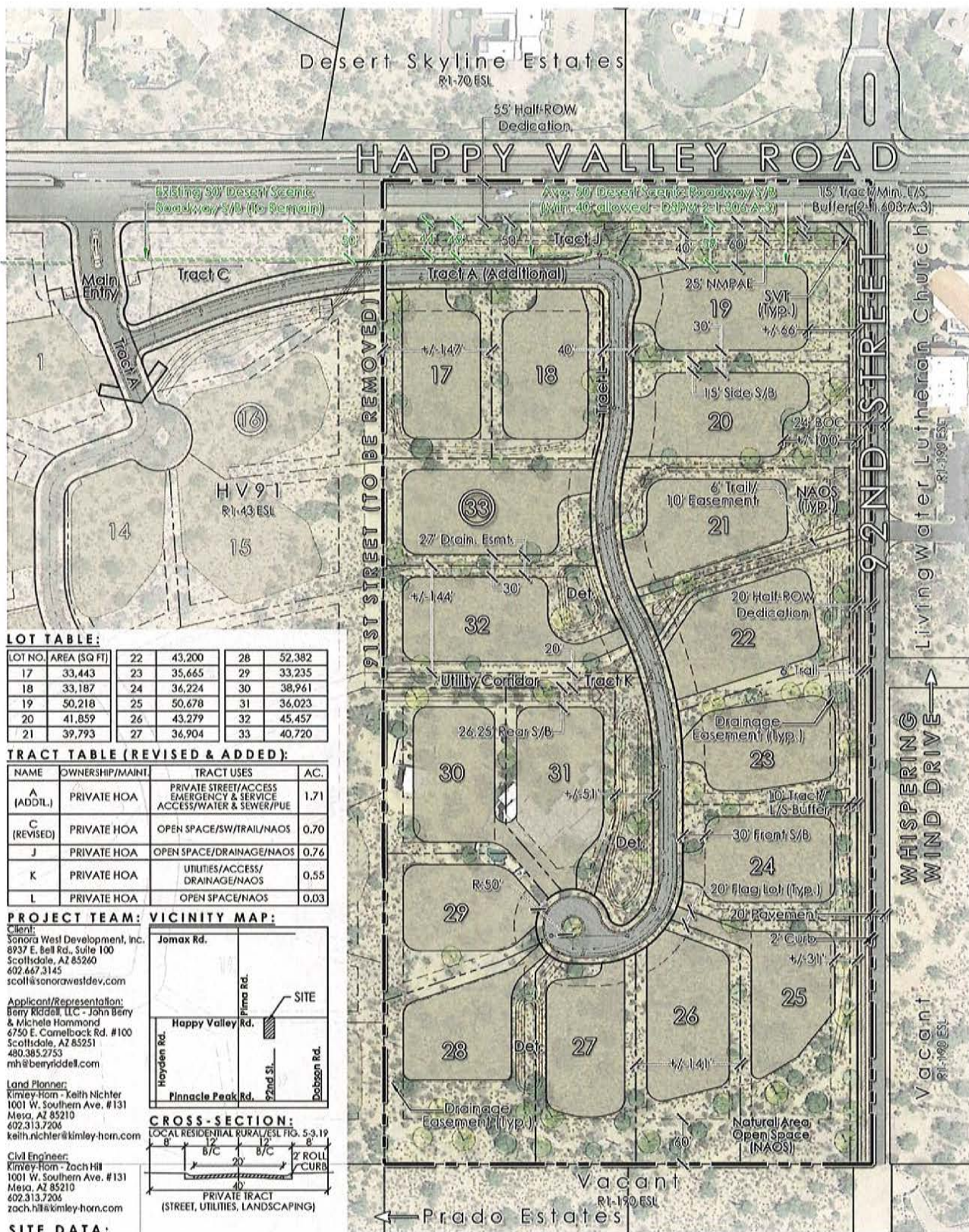
17. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
18. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of

Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

19. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following frontage improvements:
 - a. N. 92nd STREET.
 1. Construct full-street pavement improvements and west half-street curb, gutter and sidewalk improvements in accordance with the Local Residential, Rural ESL Character as specified in the DSPM. Remove pavement as necessary north of Whispering Wind to provide a normal crown section.
 - b. E. HAPPY VALLEY ROAD.
 1. Provide an in-lieu payment, per in lieu payment requirements below, for a six (6) foot wide sidewalk and six (6) foot wide non-paved trail.
20. WASTEWATER LIFT STATION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a water resources approved biofilter at existing lift station servicing this project development, within western adjacent subdivision and coordinated with city's Happy Valley Road Widening project per Sewer Lift Station Design Criteria dated 10/15/2015..
21. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
22. FIRE HYDRANT. The property owner shall provide fire hydrants and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
23. IN LIEU PAYMENTS. The property owner shall make an in-lieu payment to the City: 1) instead of constructing any specified street improvement(s), if directed by city staff, prior to the issuance of a building permit for the site; or, 2) by the timeframe specified in a development agreement approved by the City Council for a specific infrastructure improvement. Before any construction document approval associated with the in-lieu payment, the property owner shall submit an engineer's estimate for plan preparation, design, construction costs and an exhibit utilized in developing provided costs. The engineer's estimate shall be subject to the approval of the city's Zoning Administrator, or designee.

REPORTS AND STUDIES

24. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
25. FINAL BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
26. FINAL BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.



Solitude
Conceptual Site Plan

by **SWD**
Scottsdale, AZ

Exhibit A to Attachment 3

Kimley-Horn

Scale: Approx. Case #:17-2N-2019

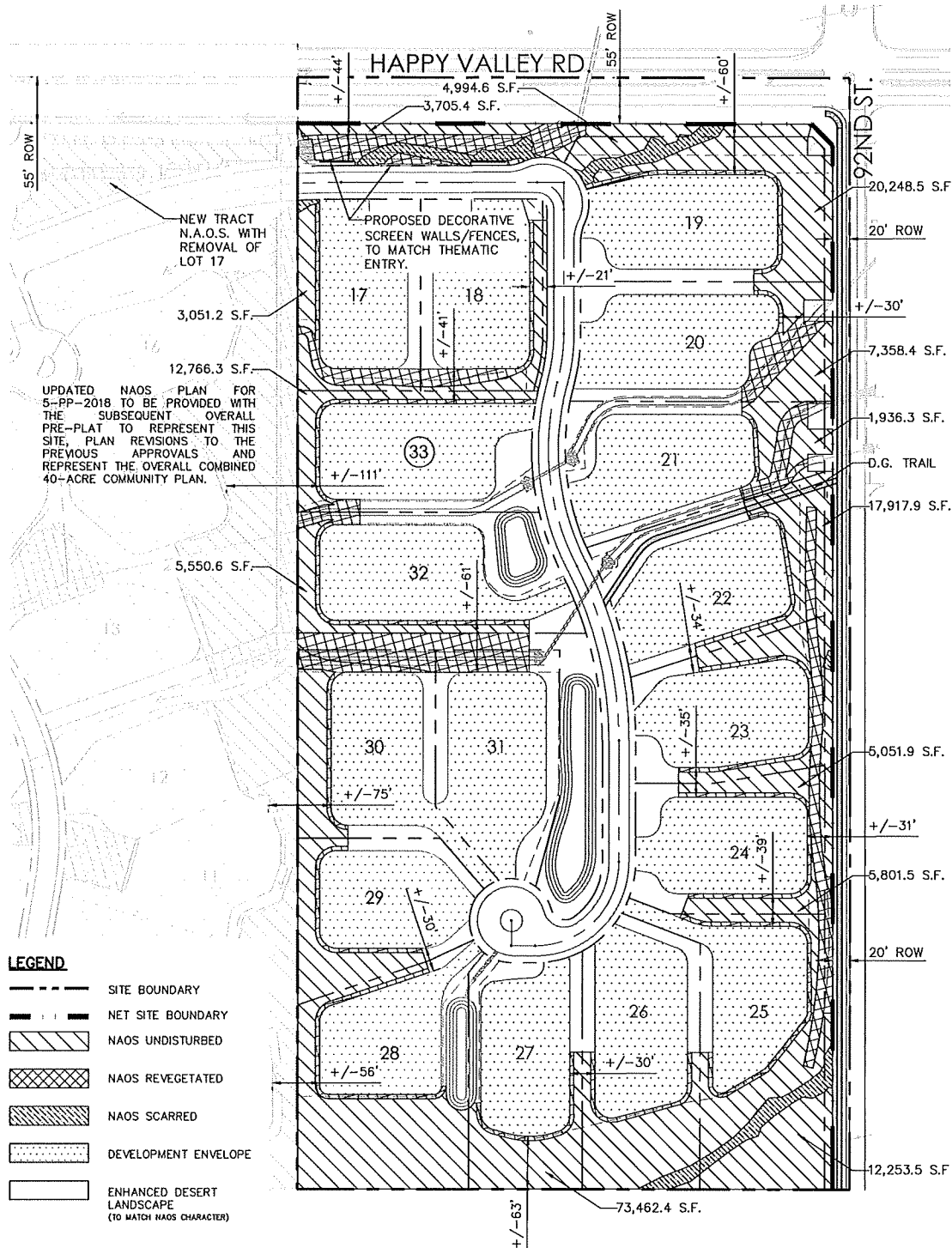
0' 60' 120' 240'



Rev.:07/28/20

Date:09/26/19

Drawn By: KN



NATURAL AREA OPEN SPACE (NAOS)/OPEN SPACE CALCULATIONS

GROSS SITE AREA: 20.01± ACRES
NET SITE AREA: 18.59± ACRES

N.A.O.S. REQ. PER SLOPE ANALYSIS: 5.00 ACRES (26.9% OF NET AREA)

MIN REQ. UNDISTURBED AREA: 3.50 ACRES (70% OF REQ. N.A.O.S.)
MAX REVEGETATED AREA: 1.50 ACRES (30% OF REQ. N.A.O.S.)

N.A.O.S. PROVIDED TOTAL: 5.99 ACRES (260,946 S.F.)
32.22% OF NET AREA, A 20% INCREASE
N.A.O.S. PROVIDED-UNDISTURBED: 4.00 ACRES (174,099 S.F.)
N.A.O.S. PROVIDED-SCARRED-2X: 0.49 ACRES (21,497 S.F.)
N.A.O.S. PROVIDED-REVEGETATED: 1.50 ACRES (65,350 S.F.)

SLOPE CATEGORY	AREA (S.F.)	AREA (AC.)	LOWER DESERT FACTOR	REQ. NAOS
0-2%	65,568.73	1.50	20.00%	0.30 ACRES
2-5%	365,998.14	8.40	25.00%	2.10 ACRES
5-10%	238,387.90	5.47	30.00%	1.64 ACRES
10-15%	63,462.24	1.46	30.00%	0.43 ACRES
15-25%	43,471.20	1.00	30.00%	0.30 ACRES
25-+%	33,202.20	0.76	30.00%	0.23 ACRES
TOTAL	810,090.41	18.59		5.00 ACRES

NOTE: ALL CONTIGUOUS N.A.O.S. AREAS TO BE A MINIMUM 30' (20' ADJ. TO ROW) & 4,000 SQUARE FEET IN AREA. -- INDIVIDUAL ON-LOT N.A.O.S. TABLE TO BE PROVIDED PER LOT AT PRELIMINARY PLAT -- 18% OF THE REQUIRED N.A.O.S. TO BE PROVIDED IN TRACTS.

Solitude by SWD
Conceptual NAOS Plan
Scottsdale, AZ

Kimley»Horn
Scale: Approx., #615-PA-19
Date: 07/27/20
Drawn By: DR
Sheet 1 of 1

Avg: 50' Desert Roadway S/R

15' Trac 1/2 Min. L/S
Buffer (2-1.603.A.3)

- Low-Level lighting area,
per 5-PP-2018

Additional Hardscape to be associated with enhanced entry area/monumentation, per 5-PP-2018.

Happy Valley screening opportunity:
To match theme wall/steel post fence
& be consistent with 7-DR-2003. Detailed
locations to be approved with subsequent
overall preliminary plat application.

On lots larger than 35,000 s.f., walls shall be setback 15' from the rear/side property line, unless adjacent to NAOS tract. Sec. 6.10

Pedestrian Connectivity

- Delineate developable lot area from on-lot detention

Utility Corridor

Wall connection determined
by housing product

10' Tract/Mi
L/S Buffer

WHISPERING
WIND DRIVE-

Vacant
B1-100 ESJ

Vacant
R1-190 ESL

Prado Estates[®]
LEGEND:

PROJECT BOUNDARY LOT WALL/FENCE LOW-LEVEL LIGHTING AREA

ZONE B: REVEGETATED NATIVE PLANTING
The identified 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.

[illegible]

- All plant material to comply with City of Scottsdale ES1 Plant List.
- All disturbed areas to be top dressed with "desert floor" decomposed granite to match color and size of adjacent inert material.
- All berms to have maximum 4:1 side slopes.
- Trees located in medians and near roundabouts shall be in compliance with Section 2-1.901 of the DS&PM.
- Detention basin plantings to be in conformance with Section 2-1.903 of the DS&PM.
- Site walls to be in conformance with all DS&PM and Scottsdale Zoning Ordinance standards.

- Low level landscape lighting to be provided at entry as approved with 5-PP-2018.
- Fixtures to be consistent with 5-PP-2018 approval.
- If any proposed changes are to occur an additional lighting plans, cutsheets and photometric study will be submitted along with the preliminary plat.
- No fixtures to be mounted higher than sixteen feet.
- All fixtures and hardware to be flat black or bronze.
- All luminaires shall be recessed/shielded so the light source is not directly visible from the property line.

- Walls adjacent to NAOS to be 50% view fence.
- Individual site walls will be submitted for approval with the building plans and are subject to CoS standards.

Note: Detailed landscape plan with detailed plantings, sizes, quantities, wall types/locations, monumentation, entry details, revegetation techniques, etc. to be submitted, reviewed and approved separately through the development Review Process.

SOLITUDE BY SONORA WEST DEVELOPMENT

ZONING APPLICATION NARRATIVE – 17-ZN-2019 – 3RD SUBMITTAL: 07.28.2020



A LUXURY GATED RESIDENTIAL COMMUNITY

PROJECT TEAM:

DEVELOPER:

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APPLICANT/REPRESENTATION:

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CIVIL ENGINEER:

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SOLITUDE BY SONORA WEST DEVELOPMENT

ZONING APPLICATION NARRATIVE – 17-ZN-2019 – 2ND SUBMITTAL: 03.11.2020

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 experience and expertise in the community is unparalleled. Utilizing this experience, SWD is seeking to develop approximately 20-acres generally located at the southwest corner of Happy Valley Road and 92nd Street. Planned as a high-quality single-family detached residential community, Solitude looks to capitalize on North Scottsdale's continued growth, unique desert living and breathtaking views.

REQUESTS

REZONING

This application is a request to rezone the subject property from R1-190 ESL to R1-43 ESL to accommodate seventeen (17) homesites (0.83 dwelling units per acre), situated amongst the natural environment, below the maximum 1.0 du/ac (20-lots) density allowed by the existing Rural Neighborhoods General Plan Land Use designation. This request will fit within the existing zoning patterns established to the north and west of the site while complementing the remaining area with a low-impact development that looks to balance the demand for housing with preservation of the natural desert environment.

AMENDED DEVELOPMENT STANDARDS

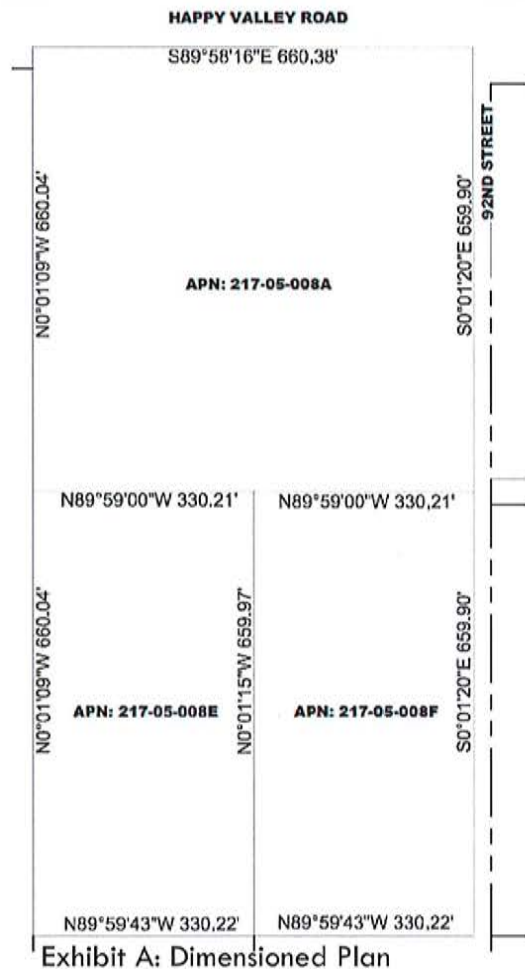
In order to encourage sensitive development and provide flexibility in site planning, this proposed rezoning includes a request for amended development standards (ADS). The R1-43 development standards may be amended, subject to future Development Review Board (DRB) approval and the criteria for ADS as stated in Section 6.1083 of the Environmentally Sensitive Lands (“ESL”) ordinance. These proposed ADS will allow for setback reductions to accommodate appropriate building placement around the sites most sensitive natural environmental features, including washes and their associated high slopes that bisect the site, specifically in the southern portion of the site. In compliance with the amended development standards, lot areas will also be reduced, and development envelopes will be strategically placed in order to maximize open space throughout the community, creating large buffers around the perimeter of the site. In addition, proposed flag lots will be used to orient lots in a strategic position to preserve a large buffer and the sites largest wash along the southern perimeter. Overall, these strategically placed development envelopes will contribute to a twenty percent increase (5.99 ac.) in Natural Area Open Space (“NAOS”), throughout the site, which will be dedicated above that of the base requirement (5.00 ac.).

LOCATION

The +/-20 acre property (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 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 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** - Approved/planned 17-lot Single-family residential subdivision, R1-43 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.

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.

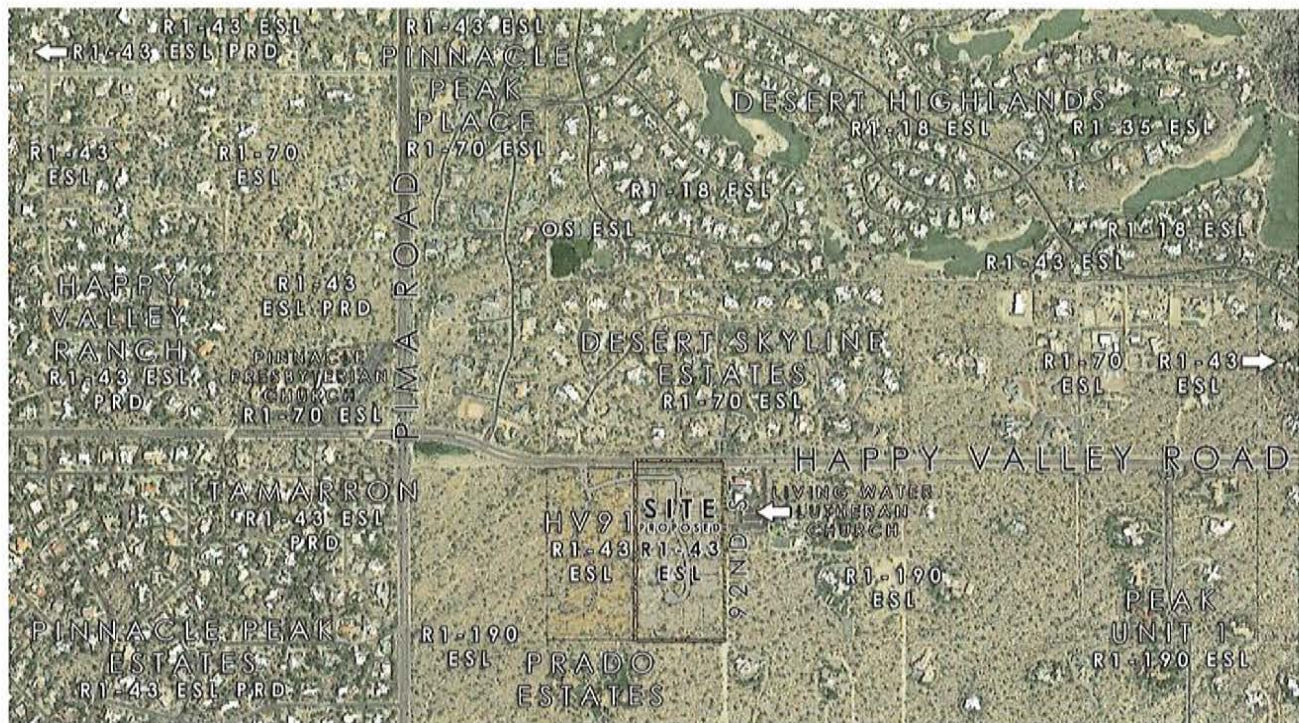


Exhibit B: Context Aerial

SITE PLAN

The proposed 17-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.

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

Desert Skyline Estates
RI-70 ESL

55' Half-ROW Dedication

HAPPY VALLEY ROAD

Existing 50' Desert Scenic Roadway S/B (No Bendin)

Avg. 50' Desert Scenic Roadway S/B (Min. 40' allowed - D&M 2-1306(A-3))

15' Trac/V Min. L/S Buffer (2-1308(A-3))

Main Entry

Tract C

Tract A (Additional)

Tract J

Tract K

91ST STREET (TO BE REMOVED)

92ND STREET

Living Water Lutheran Church
RI-190 ESL

Whispering Wind Drive

Vacant
RI-190 ESL

Vacant
RI-190 ESL

Prado Estates

Lot numbers: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

Tracts: A (Addtl), C, J, K.

Features: Utility Corridor, Drainage Easement, Det., NMPAE, SVT, Side S/B, BOC, Trail, Easement, Half ROW Dedication, Flag Lot, Pavement, Curb, Natural Area Open Space (NAOS).

Dimensions: Various lot areas and dimensions are provided throughout the plan.

Notes: "LOT TABLE:", "TRACT TABLE (REVISED & ADDED):", "PROJECT TEAM:", "VICINITY MAP:", "CROSS-SECTION:".

LOT NO.	AREA (SQ FT)				
17	33,443	22	43,200	28	52,382
18	33,187	23	35,665	29	33,235
19	50,218	24	36,224	30	38,961
20	41,859	25	50,678	31	36,023
21	39,793	26	43,279	32	45,457
		27	36,904	33	40,720

NAME	OWNERSHIP/MAINT.	TRACT USES	AC.
A (ADDTL)	PRIVATE HOA	PRIVATE STREET/ACCESS EMERGENCY & SERVICE ACCESS/WATER & SEWER/PUE	1.71
C (REVISED)	PRIVATE HOA	OPEN SPACE/SW/TRAIL/NAOS	0.70
J	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	0.76
K	PRIVATE HOA	UTILITIES/ACCESS/ DRAINAGE/NAOS	0.55
L	PRIVATE HOA	OPEN SPACE/NAOS	0.03

PROJECT TEAM:

VICINITY MAP:

Client:
Sonora West Development, Inc.
8937 E. Bell Rd., Suite 100
Scottsdale, AZ 85260
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Kimley-Horn - Zach Hill
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CROSS-SECTION:
LOCAL RESIDENTIAL RURAL/ESL FIG. 5-3.19

Diagram showing cross-section details: 8' B/C, 12' B/C, 12' B/C, 2' ROLL CURB, PRIVATE TRACT (STREET, UTILITIES, LANDSCAPING).

SOLITUDE ZONING APPLICATION NARRATIVE - 17-ZN-2019

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 looks to dedicate 5.99 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.

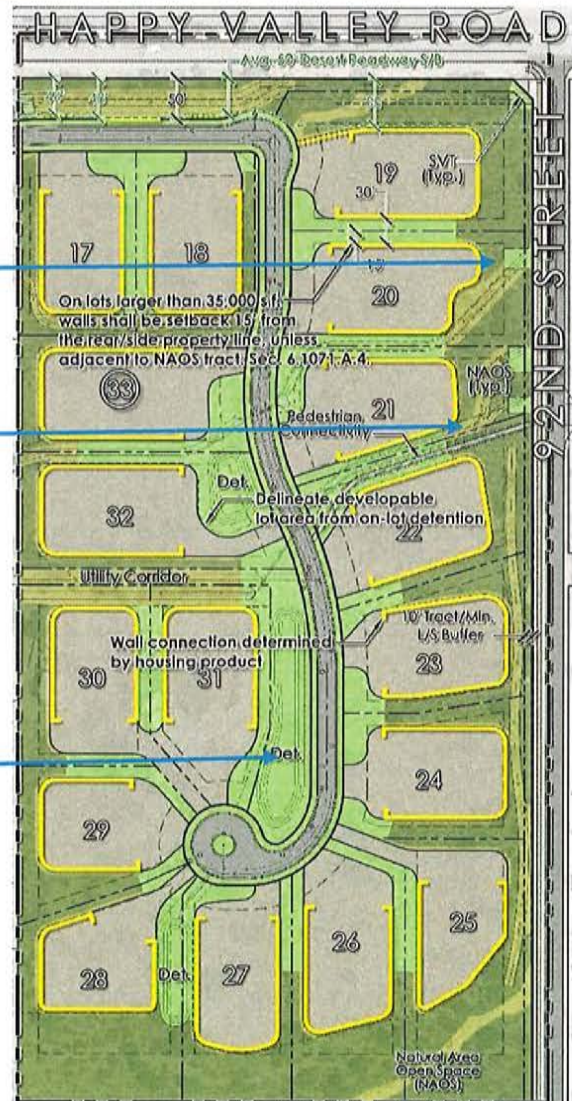
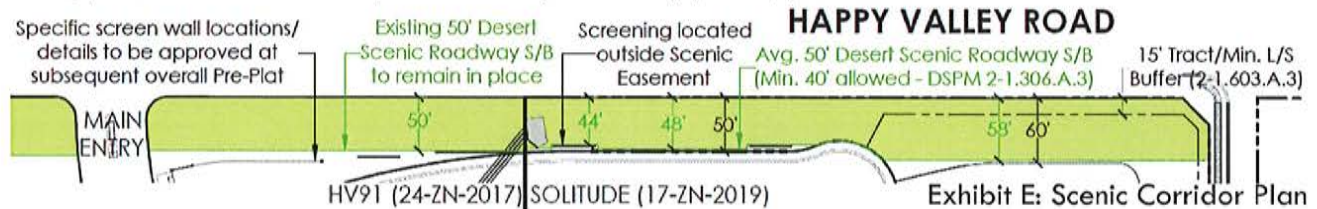


Exhibit D: Landscape Zones Plan

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.

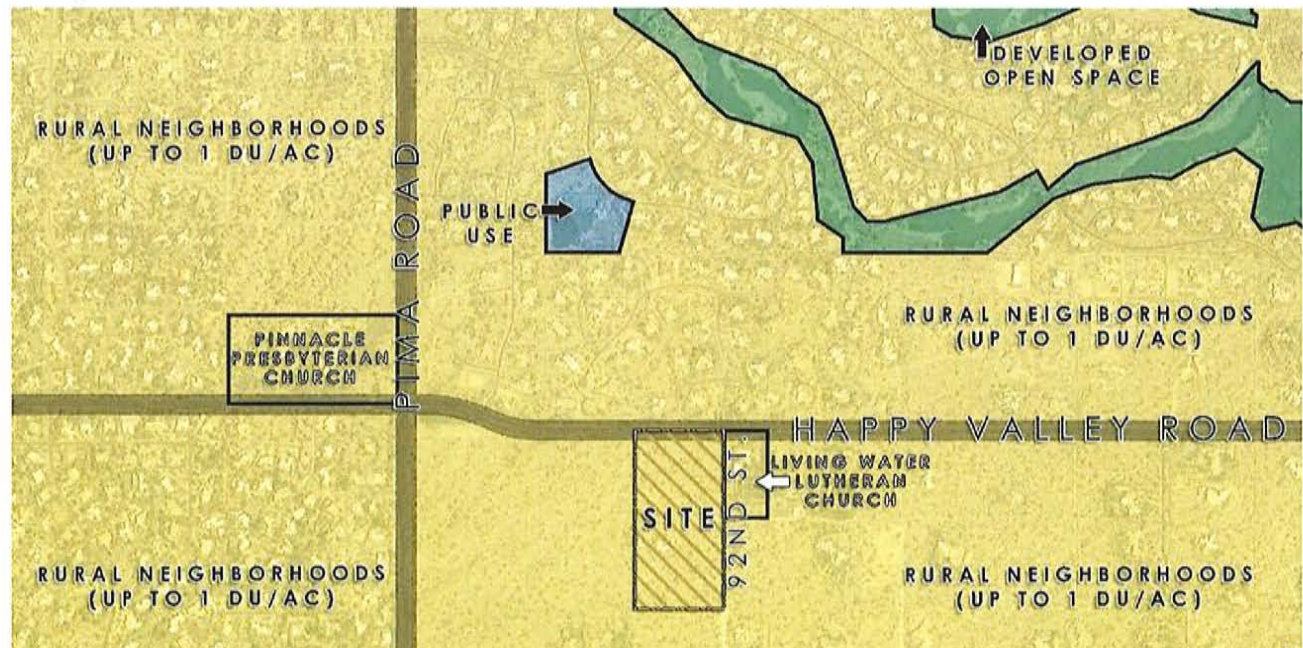


Exhibit F: General Plan Land Use Map

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 Solitude rezoning, 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.

-
- 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 Solitude Rezoning, 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 17-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 zoning request to the City of Scottsdale, an invitation was sent to all neighbors within seven hundred and fifty (750) feet of this proposed development to join the official 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 additional 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 regional 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: Solitude is proposing the addition of only 17 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 Rezoning 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 proposed RI-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.

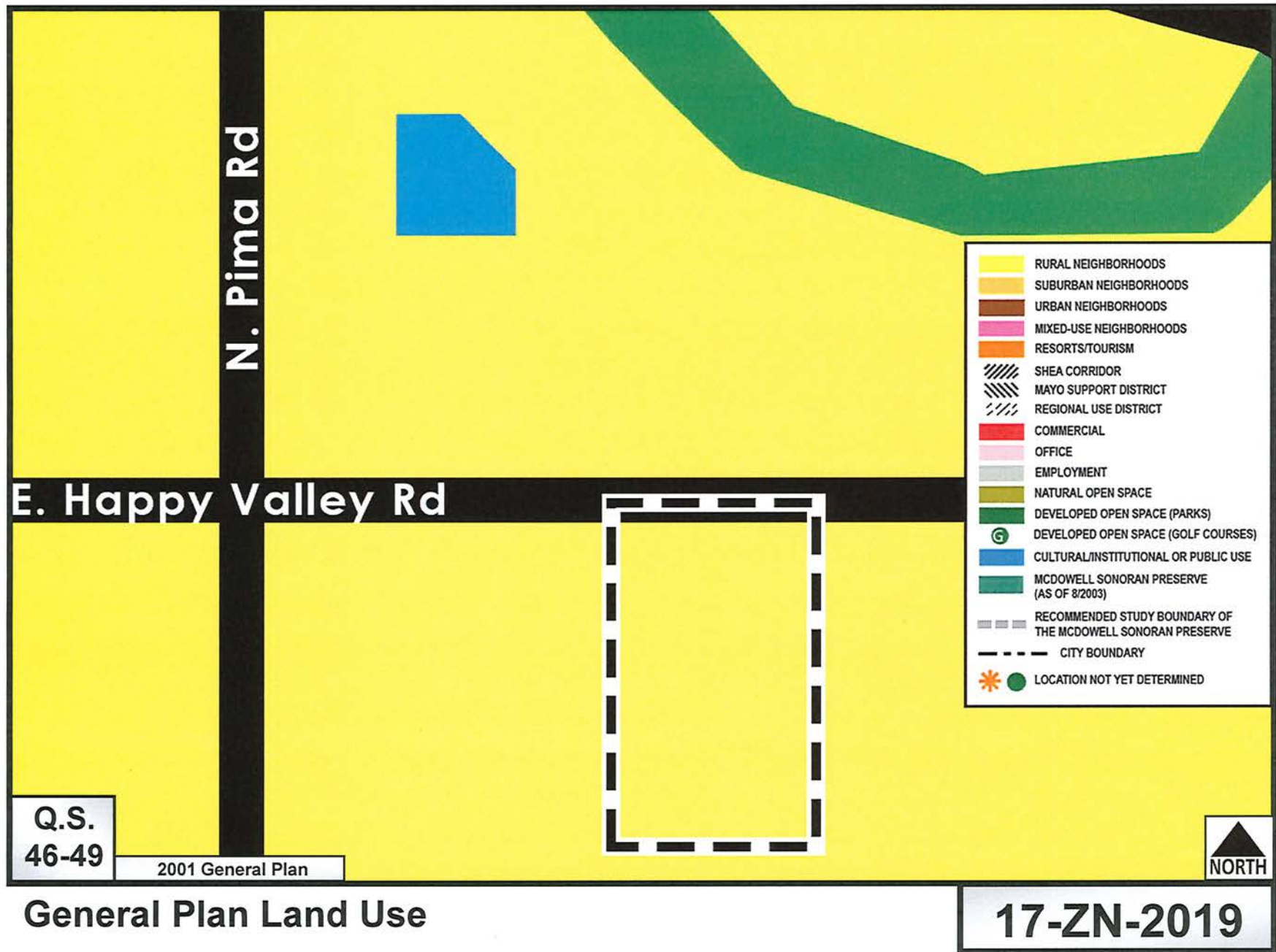
The provisions of article IX shall apply.

Sec. 5.106. - Signs.

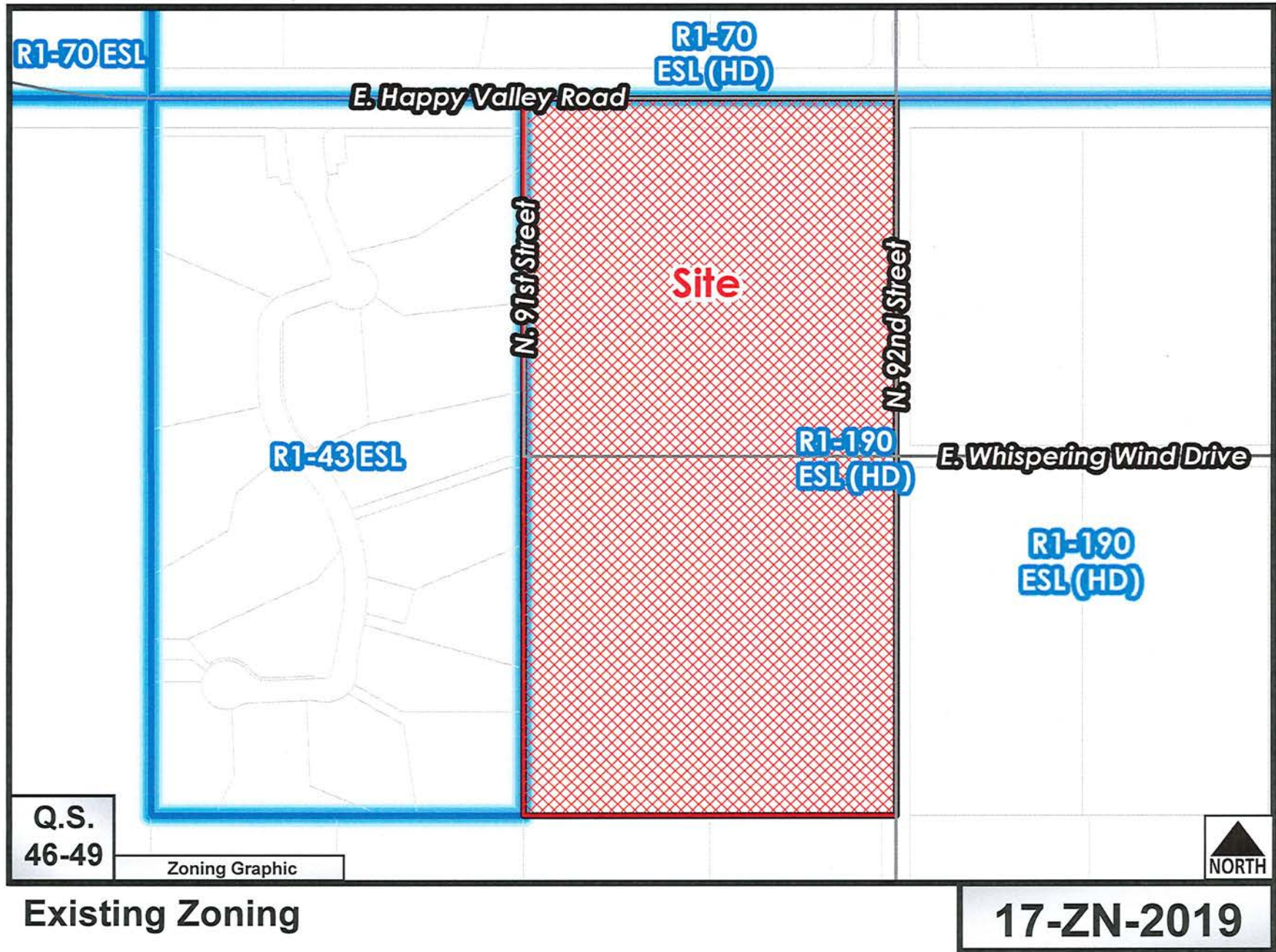
The provisions of article VIII shall apply.

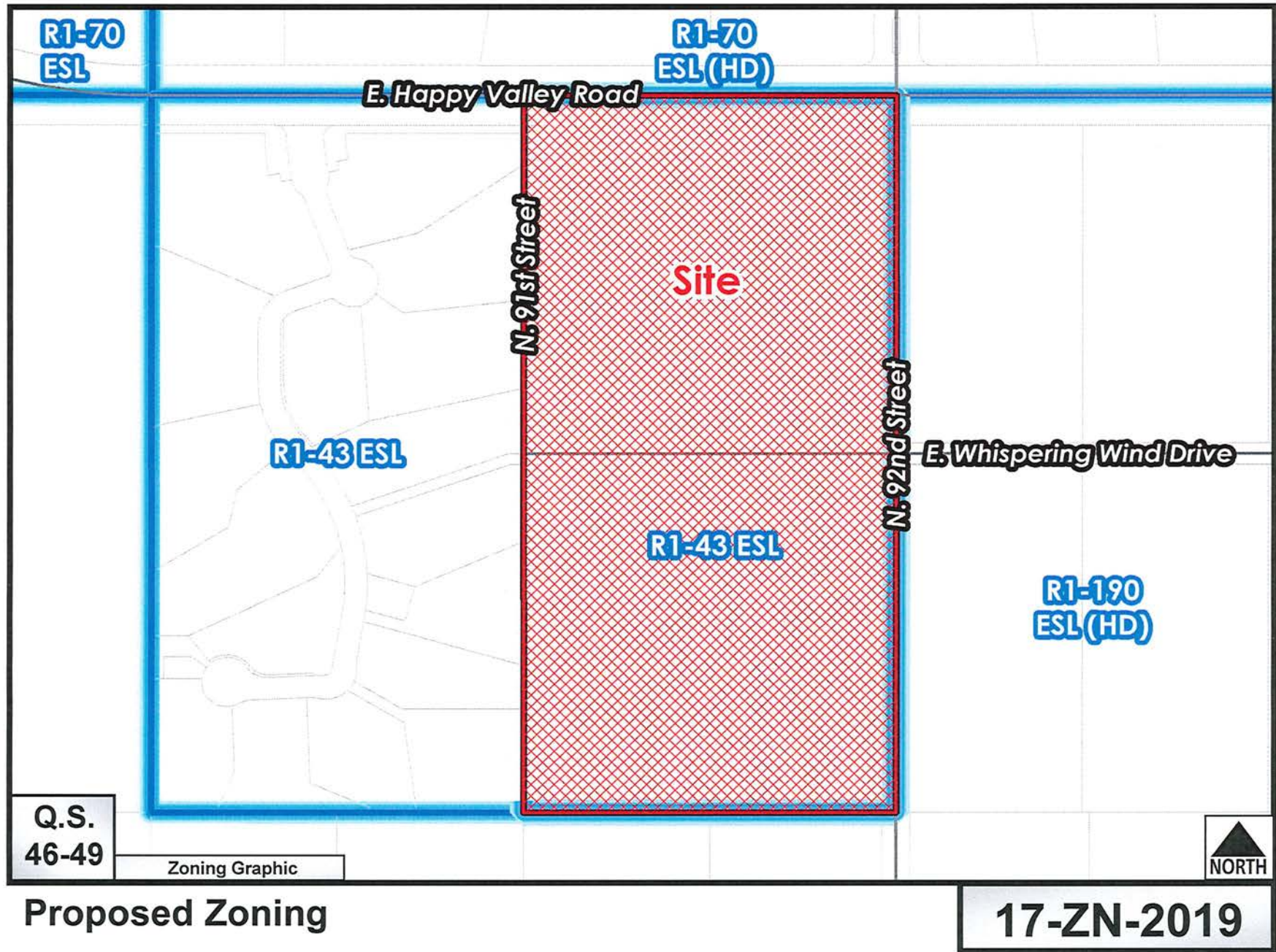
Sec. 5.107.

[Repealed by Ordinance No. 1575.]



General Plan Land Use







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.

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

17-ZN-2019
5/8/2020



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

Thursday, September 5, 2019

[illegible]

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

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Wayne	Burrus	26000 N. 107th Way	Scottsdale AZ	85480-664-8385	

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

City Contact:

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

Pre-Application#: 615-PA-2019

Posting Date: 8/26/19

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible 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

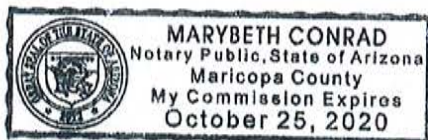
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

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

City Notifications – Mailing List Selection Map

Attachment 9

