

PLANNING COMMISSION REPORT



Meeting Date: July 13, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Shadow Ridge North 1-ZN-2022 & 1-AB-2022

Request to consider the following:

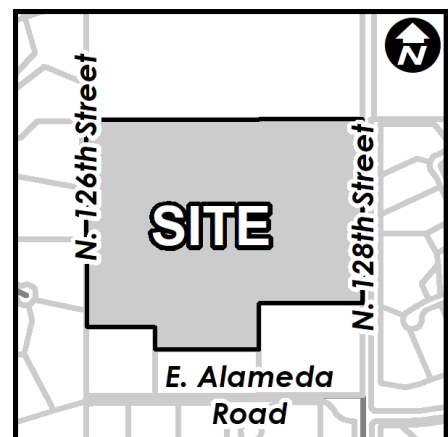
1. A recommendation to City Council regarding a request for approval of a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning with Amended Development Standards on +/-22.99-acres and to Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning with Amended Development Standards on +/-6.51-acres, for a 19-lot subdivision on a total +/- 29.5-acre site located at 24550, 24444, and 24334 N 128th Street.
2. A recommendation to City Council regarding a request for approval of the abandonment of various public street rights-of-way and easements falling within the site boundaries of a proposed 19-lot residential subdivision and associated Zoning case 1-ZN-2022, on a +/- 29.5-acre site located at 24550, 24444, and 24334 N 128th Street.

Goal/Purpose of Request

The applicant's request is to rezone and combine the parcels within the site boundary for the development of a new 19-lot single-family residential subdivision and to abandon the portions of right-of-way and roadway/access easements that exist within the limits of the subject site.

Key Items for Consideration

- Abandonment of easements and rights-of-way within the project limits.
- Scope includes modification to LAIPs for the area.
- Amended Development Standards will be proposed for Development Review Board approval with the Preliminary Plat.
- Public comments received; plan modified in response.



OWNER

Camelot Homes
Ryan Benscoter
602-882-0455

APPLICANT CONTACT

Kimley Horn
Megan Le
602-906-1101

LOCATION

24550, 24444, and 24334 N. 128th Street

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes the largest-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant and special care is needed to preserve open desert character and environmental features. The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.

Character Area Plan

This site is located within the Dynamite Foothills Character Area. The Dynamite Foothills Character Area Plan sets forth goals and strategies that seek to enhance and preserve the Rural Desert Character found within this area.

Zoning

The site is currently zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and proposes Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) and leaving a portion of the site Single-family Residential Environmentally Sensitive Lands (R1-130 ESL). Both the R1-130 ESL and R1-43 ESL zoning districts are 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 subject property is located south of E. Ranch Gate Road, north of E. Alameda Road, along the west side of N. 128th Street. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: McDowell Mountain Manor, an undeveloped 32-lot single-family residential subdivision; zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL).
- South: Vacant unsubdivided residential lots; zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and Asterial Highlands (aka Shadow Ridge), a 31-lot single-family residential subdivision; zoned Single-family Residential Environmentally Sensitive Lands (R1-70 ESL & R1-35 ESL).
- East: Storyrock 2A, a 39-lot single-family residential subdivision; zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-43 PCD ESL & R1-18 PCD ESL).
- West: Sereno Canyon, a single-family residential subdivision and resort development; zoned Single-family Residential Environmentally Sensitive Lands and Resort/Townhouse Residential Environmentally Sensitive Lands (R1-130 ESL, R1-43 ESL, & R-4R ESL).

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Dynamite Foothills Character Area Plan
Zoning Ordinance
2008 Scottsdale Transportation Master Plan
Dynamite Foothills Area 5a & 5b Local Area Infrastructure Plans (LAIP), as amended

APPLICANT’S PROPOSAL

Development Information

The intended development proposal is for a 19-lot single-family residential subdivision with amended development standards.

- | | |
|-------------------------------------|---------------------------------------|
| • Existing Use: | 8 vacant lots |
| • Proposed Use: | 19-lot residential subdivision |
| • Parcel Size: | 29.5-acres (gross) |
| • Building Height Allowed: | 24-feet (measured from natural grade) |
| • Natural Area Open Space Required: | 11.68-acres |
| • Natural Area Open Space Provided: | 11.70-acres |
| • Density Allowed (R1-130 ESL): | 0.31 du/ac for 6.51-acres (2-lots) |
| • Density Allowed (R1-43 ESL): | 0.83 du/ac for 22.99-acres (19-lots) |
| • Density Proposed: | 19 total lots |

IMPACT ANALYSIS

Land Use

The existing zoning on the site would allow for a calculated maximum of 9 residential lots based on the R1-130 ESL zoning. The proposed R1-43 ESL zoning area would allow for a calculated maximum density of 19 residential lots, and the proposed remaining R1-130 ESL area would allow for a calculated maximum density of 2 residential lots. This application is seeking to develop 19 residential lots in total.

The proposed subdivision configuration also anticipates the use of amended development standards such as lot area, lot width, and building setbacks. This type of amendment request is allowed for under the existing provisions of the ESL overlay. The Development Review Board, through the Preliminary Plat process, can approve amendments to development standards of up to 25% to encourage sensitivity to physical site conditions and provide flexibility in site planning.

Transportation/Trails

The proposed subdivision plan provides a single point of access to N. 128th Street, with gated entry serving internal street access to all the lots within the development. The proposal also separately triggers required participation in paybacks to the adjacent Storyrock developer for prior street improvements along N. 128th Street, as required by the existing Storyrock development agreement (11-DA-2018: 2018-005-COS). The applicant has identified they will be working directly with the adjacent developer to satisfy those requirements.

Also included in the proposal are updates to the Local Area Infrastructure Plans (LAIP) for Dynamite Foothills Areas 5a & 5b. These modifications reflect the access changes to this site corresponding to the proposed subdivision configuration, and reflect current street configurations for more recently approved developments in the surrounding area visible within the limits of each of those LAIP documents.

The abandonment request associated to the zoning action accounts for the release of existing easements and rights-of-way that fall within the limits of the subject site (currently comprised of 8 vacant parcels) and will no longer be necessary as they will be replaced by more functional access and easement configurations for the proposed subdivision. Access to this site and the surrounding areas will continue to be provided via N. 128th Street and E. Ranch Gate Road (to the north along N. 128th Street).

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within 4 miles of the site and located on Alma School Parkway, north of Pinnacle Vista Drive. The subject site is served by Police District 4, Beat 20. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Natural Area Open Space/ Amended Development Standards

The proposed subdivision plan accounts for providing 11.70-acres of Natural Area Open Space (NAOS). The proposed NAOS areas are distributed as both in-tract and on-lot NAOS. The conceptual subdivision layout seeks to preserve several wash corridors running through the site and provides for a 100-foot-wide Scenic Corridor along the project's N. 128th Street frontage.

The application requests to utilize the allowable reductions in property development standards, under the Environmentally Sensitive Lands Overlay district, to amend lot area, lot width, and budling setback requirements to better configure the lots while preserving open space and wash corridors within the site. That amendment action is a function of the Development Review Board approval process through the subsequent Preliminary Plat application and is identified in the context of this application only for reference.

School District Comments/Review

The Cave Creek Unified School District has been notified of the proposal to serve the proposed residential density.

Housing Cost

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing and will introduce the opportunity for single-family residences in this area. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

The applicant started their outreach in October 2021 and held a virtual open house meeting in December of 2021. The applicant identifies in their outreach report that they have continued to hold ongoing meetings and more focused discussion with more immediately adjacent neighbors.

Upon receipt of the application submittal the City sent out notification to property owners within 750 feet of the project site and interested parties. Over the course of the review time, several phone inquiries were received seeking additional information and clarification on the proposal. Specifically, one neighbor bordering this project to the south expressed concerns over the location and proximity of the adjacent lots within the proposed subdivision configuration. The applicant responded by modifying the lot locations/configurations and now identifying a 60-foot setback along the south boundary of the modified Lot 16, on the preliminary subdivision configuration plans.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission determine 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, per the attached stipulations.
2. Staff recommends that the Planning Commission make a recommendation to the City Council for approval to abandon the identified easements and rights-of-way located with the project limits, finding that the proposal is consistent and conforms to the adopted General Plan, subject to the conditions of Resolution No. 12544.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

6/16/2022

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

7/1/2022

Date



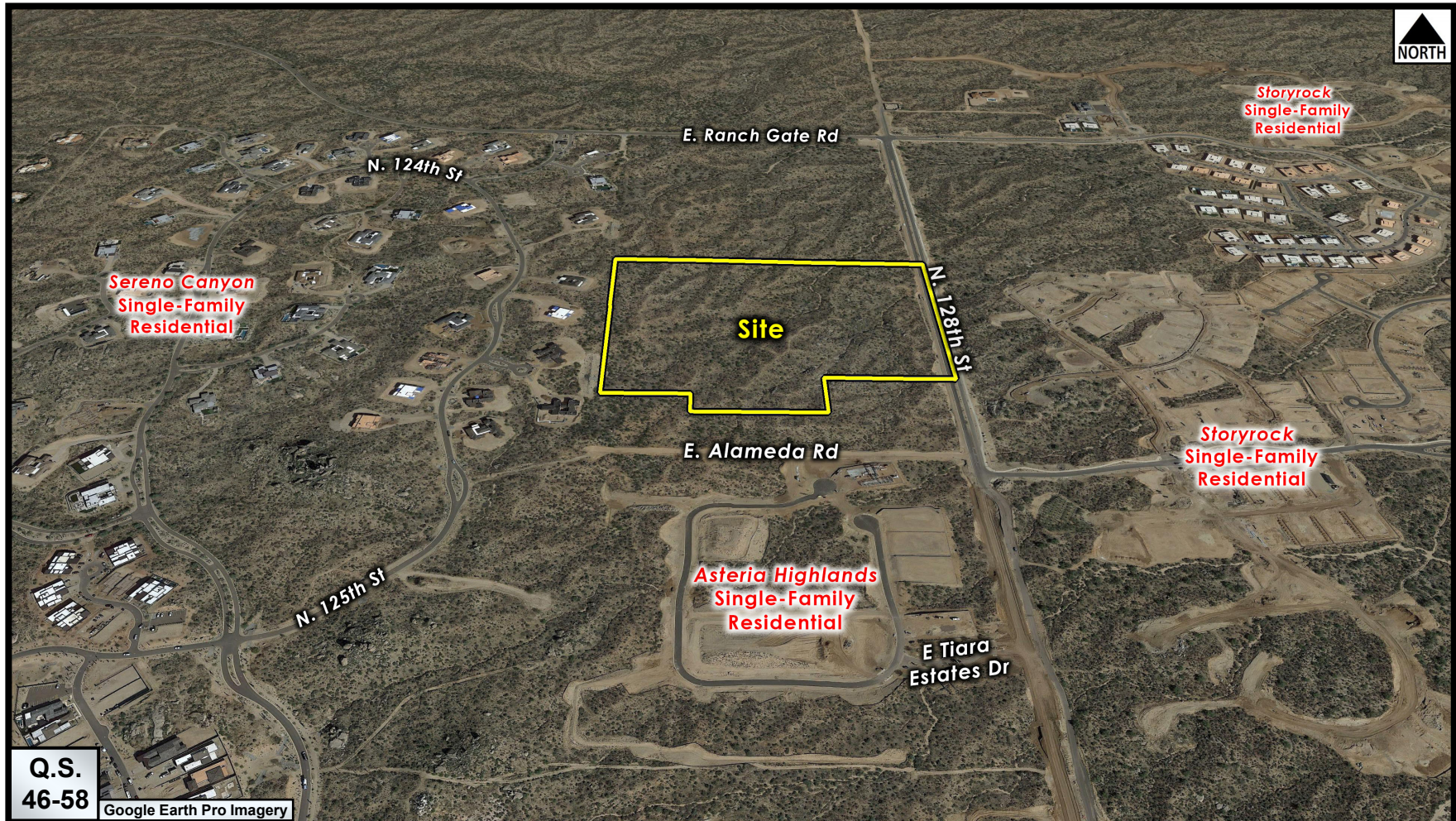
Erin Perreault, AICP, Acting Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

07/06/2022

Date

ATTACHMENTS

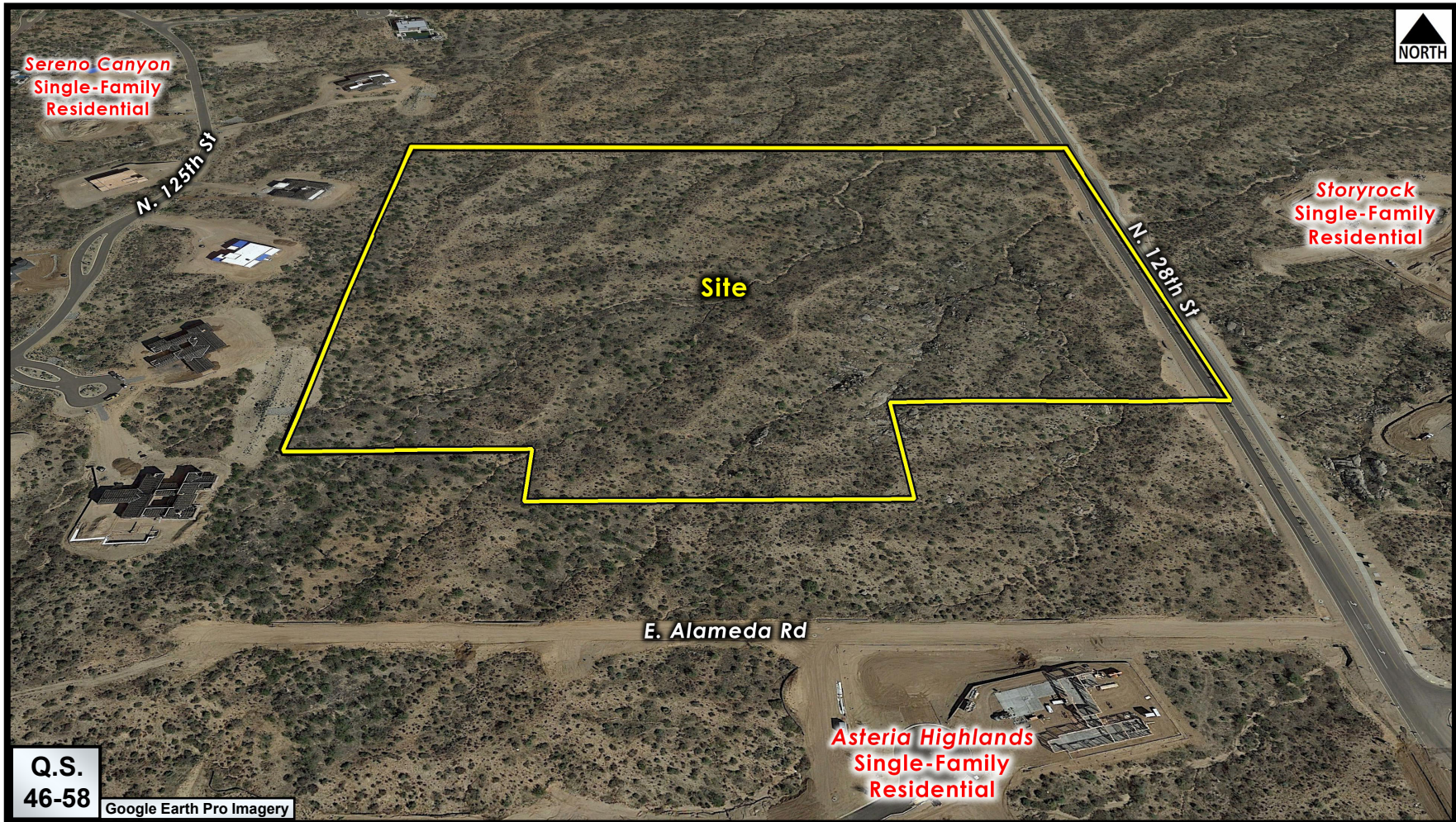
1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4557
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Preliminary Plat
3. Resolution No. 12544
 - Exhibits A through N: Legal and Graphic Exhibits
 - Exhibit O: Depiction of Subject Parcel
4. General Plan Land Use Map
5. Dynamite Foothills Character Area Map
6. Existing Zoning Map
7. Abandonment Locations Map
8. Narrative
9. Community Involvement
10. City Notification Map
11. Public Comment



Context Aerial

1-ZN-2022 & 1-AB-2022

ATTACHMENT #1



Close-up Aerial

1-ZN-2022 & 1-AB-2022

ATTACHMENT #1A

ORDINANCE NO. 4557

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2022 FROM SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-130 ESL) TO SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-43 ESL) ZONING WITH AMENDED DEVELOPMENT STANDARDS FOR A 19-LOT SUBDIVISION ON A +/- 29.5-ACRE SITE LOCATED AT 24550, 24444, AND 24334 N 128TH STREET.

WHEREAS, the Planning Commission held a hearing on July 13, 2022; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance (No. 4557) on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 1-ZN-2022.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 29.5-acre site located at 24550, 24444, and 24334 N 128th Street. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2022.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

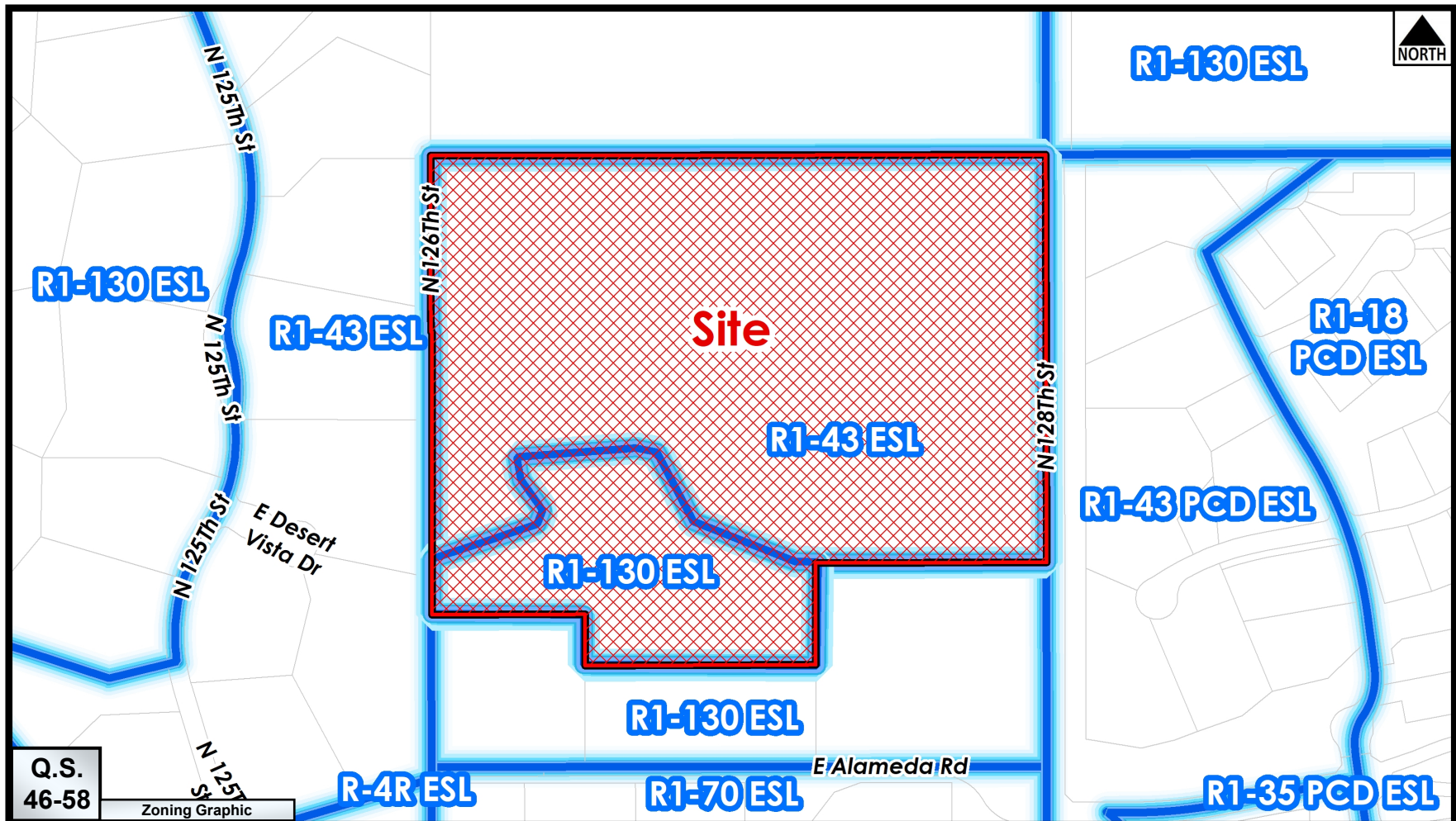
By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

DRAFT



Zoning Map

1-ZN-2022 & 1-AB-2022

Exhibit 1 to Ordinance No. 4557

**Stipulations for the Zoning Application:
Shadow Ridge North
Case Number: 1-ZN-2022**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAT. Development shall conform with the conceptual subdivision plat submitted by Kimley Horn and with the city staff date of 5/11/2022, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual subdivision plat prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. CONFORMANCE TO DEVELOPMENT AGREEMENT. Infrastructure paybacks for N. 128th Street shall occur in accordance with the associated Development Agreement, Contract No. 2018-005-COS (approved by Resolution No. 10992 with the date of 3/6/2018).
3. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
4. 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.
5. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
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.

DEDICATIONS

7. 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 128th STREET. Forty (40) foot west half dedication.
8. 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 owners association consisting of property owners within the subdivision of the development project.
9. 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.

10. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail, along N. 128th Street, to be relocated outside of Roadway Slope Easement limits.
11. ROADWAY SLOPE EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Roadway Slope Easement to the City of Scottsdale so that the existing roadway slope easements are contiguous with N. 128th Street.
12. SCENIC CORRIDOR LOCATION, EASEMENT, AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum 100-foot-wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's N. 128th Street frontage. The width of the Scenic Corridor Easement shall be measured from the edge of the ultimate width of the right-of-way dedication. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
13. PUBLIC INFRASTRUCTURE EASEMENTS. Prior to issuance of any permit for the development project, the project owner shall modify project and dedicate city standard easements, in locations governed by the Design Standards and Policies Manual with associated property limitations, for all public infrastructure contained within project parcel.
14. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the project 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

15. 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.
16. 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.
17. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the property owner shall construct a minimum ten-foot-wide multi-use trail along N. 128th Street, so as to not be within Roadway Slope Easements. The trail shall be designed in conformance with the Design Standards and Policies Manual.
18. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.

19. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

20. 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. In the drainage report, the property owner shall address:
- a. Inline basins are discouraged by the City and require prior approval. Inline basins maybe considered on smaller washes less than 50 cfs and if it can be illustrated that there are no significant sedimentation issues. The preliminary plan and drainage report call for the use of an inline basin and the upstream wash conveys offsite flow greater than 50 cfs. The preliminary drainage report approval is contingent on the results of a sediment transport analysis being performed in the final drainage report. The final drainage report should also include a recorded maintenance agreement and a detailed O&M manual.
 - b. Based on the preliminary drainage report and preliminary G&D, basin SDA-2 does not meet the City's side slope criteria and will be reviewed carefully in subsequent submittals. The emergency overflow will be reviewed closely due to the proximity to lot 19. The City's concerns were communicated to the consultant and to re-evaluate the design in this area. The safety issues regarding the side slopes were also communicated. More comments might be generated as the design progresses. The preliminary drainage report approval is contingent on all the outstanding items regarding Basin SDA-2 being addressed in the final drainage report.

LEGEND

PROPERTY/LOT LINE	●	PROPOSED SURVEY MONUMENT
PROPOSED EASEMENT	⊙	PROPOSED FIRE HYDRANT
EXISTING EASEMENT	⊙	PUBLIC UTILITY EASEMENT
PROPOSED WATER LINE	P	RIGHT-OF-WAY
EXISTING WATER LINE	R/W	BACK OF CURB
PROPOSED STORM DRAIN	B/C	TYPICAL
PROPOSED SWALE	TYP.	EMERGENCY VEHICLE ACCESS EASEMENT
PROPOSED RIGHT-OF-WAY	EVAE	ACCESS EASEMENT
PROPOSED SEWER LINE	AE	DRAINAGE EASEMENT
EXISTING SEWER LINE	DE	SEWER EASEMENT
PROPOSED CENTERLINE	SE	BUILDING SETBACK
BUILDING SETBACK	BSB	CUBIC FEET PER SECOND
LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	CFS	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
NAOS LIMITS	●80.2	FLOW LINE
NAOS REVEGETATED LIMITS	P	EXISTING GRADE
PROPOSED RETAINING WALL	FL	SLOPE AT FINISHED GRADE
PROPOSED FENCE	EG	PROPOSED LOT NUMBERS
PROPOSED CUT-OFF WALL	0.95%	TEMPORARY CONSTRUCTION EASEMENT
EROSION HAZARD SETBACK	10	
100-YEAR INUNDATION LIMITS	TCE	
100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
PROPOSED RETAINING WALL		



FILL AREA GREATER THAN 8'

CUT AREA GREATER THAN 8'

APPROX. LIMITS OF 100 YEAR INUNDATION OF SIGNIFICANT WASH

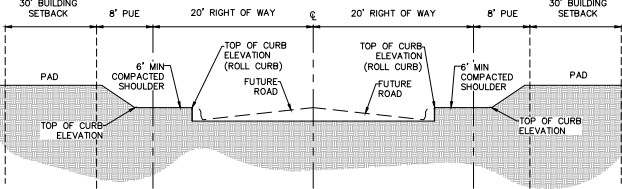
FIRE TURNING RADIUS

R=40.5'
R=16.5'

LEGAL DESCRIPTION

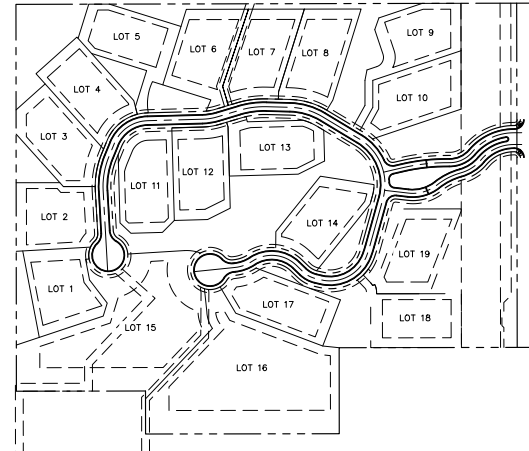
FROM TITLE COMMITMENT: 01964154-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
THE WEST HALF OF THE WEST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF; AND
EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 2:
THE NORTH HALF OF THE SOUTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 3:
THE NORTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 4:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
EXCEPT THE NORTH 1/3 THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 5:
THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
FROM TITLE COMMITMENT: 01964147-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOTS 1, 2 AND 3, POPO AND KANGA LAND DIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK 900 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

TYPICAL STREET SECTION

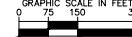


PRELIMINARY PLAT FOR SHADOW RIDGE NORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT MAP



Required NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	171,610	3.94	25%	0.98 ac
2	2%-5%	29,842	0.69	25%	0.17 ac
3	5%-10%	275,422	6.32	35%	2.21 ac
4	10%-15%	458,743	10.53	45%	4.74 ac
6	15%-25%	315,367	7.24	45%	3.26 ac
7	25%-100%	30,746	0.71	45%	0.32 ac
Required NAOS				29.42	11.68 ac
Required Undisturbed NAOS					8.18 ac
Maximum Revegetated NAOS					3.51 ac

Undisturbed NAOS Area	8.65 ac
Revegetated NAOS	3.05 ac
Total NAOS	11.70 ac

TRACT AREA TABLE

TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
TRACT A	109,768	2.52	EMERGENCY & SERVICE ACCESS EASEMENT, WATER & SEWER FACILITIES EASEMENT, PUBLIC UTILITIES EASEMENT	HOA
TRACT B	65,927	1.51	OPEN SPACE, NAOS	HOA
TRACT C	35,054	0.8	OPEN SPACE, NAOS	HOA
TRACT D	8,682	0.2	OPEN SPACE, NAOS	HOA
TRACT E	6,531	0.15	OPEN SPACE, NAOS	HOA
TRACT F	28,313	0.65	OPEN SPACE, NAOS	HOA
TRACT G	6,946	0.16	OPEN SPACE, NAOS	HOA
TRACT H	8,890	0.2	OPEN SPACE, NAOS	HOA
TRACT I	81,060	1.86	OPEN SPACE, NAOS, RETENTION	HOA
TRACT J	18,952	0.44	OPEN SPACE, NAOS	HOA
TRACT K	87,475	2.01	OPEN SPACE, NAOS, RETENTION	HOA

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 908-1101
CONTACT: MEGAN LE, P.E.

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE LUMEN
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

SURVEYOR

SURVEY INNOVATION GROUP, LLC
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE: (480) 822-0780
CONTACT: ERIC SOSTROM

LANDSCAPE ARCHITECT

SWABACK PARTNERS, PLLC
7350 E. McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-2100
CONTACT: JEFF DENZAK

OWNER/DEVELOPER

CAMELOT HOMES, INC.
6607 N. SCOTTSDALE RD
SUITE H-100
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-4314
CONTACT: RYAN BENSCOTER

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, INC. THE BASIS OF BEARINGS IS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

PER SURVEY INNOVATION GROUP, INC. THE BENCHMARK IS:
FOUND 3" CITY OF SCOTTSDALE ALUMINUM CAP IN HANDHOLE AT THE INTERSECTION OF N 128TH STREET AND E PINNACLE PEAK.

ELEVATION = 2789.765

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS, AND NON DEVELOPMENT EASEMENTS.

REQUIRED NAOS: 11.68± AC.
PROPOSED NAOS: 11.70± AC.

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

FLOOD INFORMATION

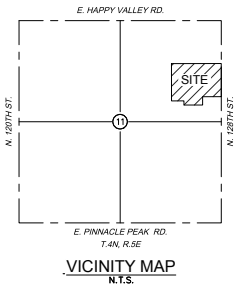
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C1335 M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE D. ZONE D IS DEFINED AS: "AREAS WITH FLOOD RISK DUE TO LEVEE."

ENGINEERS CERTIFICATION

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISD CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.



SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	DIMENSION PLAN
3	NAOS PLAN
4	GRADING AND DRAINAGE PLAN
5	SLOPE ANALYSIS PLAN
6	SETBACK EXHIBIT
7	CROSS SECTIONS
8	CUT AND FILL PLAN

SITE DATA

GROSS AREA 29.5 AC±
NET AREA 29.0 AC±
TOTAL NUMBER OF LOTS 19
OS 46-58
TYPICAL LOT SIZE N/A
MINIMUM LOT AREA 52,256 S.F.
MAXIMUM LOT AREA 121,744 S.F.
DENSITY 0.64 DU/AC

ZONING

EXISTING ZONING: R1-130
PROPOSED ZONING: R1-43 ESL FOR LOTS 1-14 AND 17-19, AND R1-130 ESL FOR LOTS 15 AND 16

SETBACK TABLE

R1-43 ESL
FRONT 30 FT
REAR 26.25 FT
SIDE 15 FT
R1-130 ESL
FRONT 60 FT
REAR 60 FT
SIDE 22.50 FT

NATIVE PLANT NOTE

ALL PLANTS THAT ARE PROPOSED TO BE INSTALLED IN BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICES MANUAL, SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 844-5500

SHADOW RIDGE NORTH
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



EXPIRES: 06/30/2023
PROJECT NO. 231104122
DRAWING NAME

RESOLUTION NO. 12544

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN PORTIONS OF THE PUBLIC RIGHTS-OF-WAY FOR A DEVELOPMENT PROJECT SITE LOCATED AT 24550, 24444, AND 24334 N 128TH STREET.

(1-AB-2022)
(Shadow Ridge North)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described and depicted on **Exhibits "A" through "N"** attached hereto, and comprise an area of approximately 97,920 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near parcels comprising approximately 29.5-acres ("Owner's Parcel"), as depicted on **Exhibit "O"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Sixty-nine Thousand Seven-hundred and Fifty-five Dollars and zero/100 (\$69,755.00) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an additional 5-foot-wide right-of-way along the N. 128th Street frontage, for a total half-street dedication width of 40-feet.

3.3 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2022.

CITY OF SCOTTSDALE, an Arizona municipal corporation

David D. Ortega, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Sherry R. Scott, City Attorney

By: Eric C. Anderson, Senior Asst. City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20____.

Signature

name printed

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
INGRESS/EGRESS EASEMENT RELEASE
(DOCKET 15446, PAGE 363)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 495.06 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,099.67 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,099.66 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 10,998 SQUARE FEET OR 0.252 ACRES, MORE OR LESS.



Exhibit A
Resolution No. 12544
Page 1 of 1

LEGEND

BOUNDARY LINE

EASEMENT LINE

APN ASSESSOR PARCEL NUMBER

ESMT EASEMENT

R.L.S. REGISTERED LAND SURVEYOR

DKT./PG. DOCKET & PAGE

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE

3" BRASS CAP FLUSH, R.L.S. 26064

P.O.C.

NE CORNER OF PARCEL 9,

THE GOLDIE BROWN PINNACLE PEAK RANCH:
UNIT ONE

P.O.B.

495.06'

S89°52'00"W

L6

1320.16'
N0°05'13"W

PARCEL 3

APN: 217-01-018D

OWNER:

GILLINGWATER DENIS C & STEPHANIE A

10' INGRESS/EGRESS ESMT
DKT.15446, PG.363
TO BE RELEASED HEREON

PARCEL 4

APN: 217-01-018E

OWNER:

MOHR FAMILY REVOCABLE LIVING TRUST

PARCEL 2

APN: 217-01-018P

**OWNER: ROTHWELL DONALD
EARL/BARBARA ANN TR**

LINE TABLE

LINE	DIRECTION	LENGTH
L5	S89°55'14"W	10.00'
L6	N89°52'00"E	10.00'

N0°04'43"W 1099.66'

S0°04'43"E 1099.67'

L5



Exhibit B
Resolution No. 12544
Page 1 of 1

RICK
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San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

**10' INGRESS/EGRESS EASEMENT RELEASE
DOCKET 15446, PAGE 363
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA**

DRAWING: 5993_Abandonment.DWG

JOB# P5993 SCALE: NTS SHT: 1 OF 1

DRAFTER: JME CHK: ELS DATE: 4/21/22

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
INGRESS/EGRESS EASEMENT RELEASE
(DOCKET 15446, PAGE 366)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 990.13 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST, A DISTANCE OF 989.28 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 13 SECONDS WEST, A DISTANCE OF 989.28 FEET TO SAID NORTH LINE;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 9,893 SQUARE FEET OR 0.227 ACRES, MORE OR LESS.



Exhibit C
Resolution No. 12544
Page 1 of 1

LEGEND

BOUNDARY LINE

EASEMENT LINE

APN ASSESSOR PARCEL NUMBER

ESMT EASEMENT

R.L.S. REGISTERED LAND SURVEYOR

DKT./PG. DOCKET & PAGE

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH, R.L.S. 26064

P.O.C.
NE CORNER OF PARCEL 9,
THE GOLDIE BROWN PINNACLE PEAK RANCH:
UNIT ONE

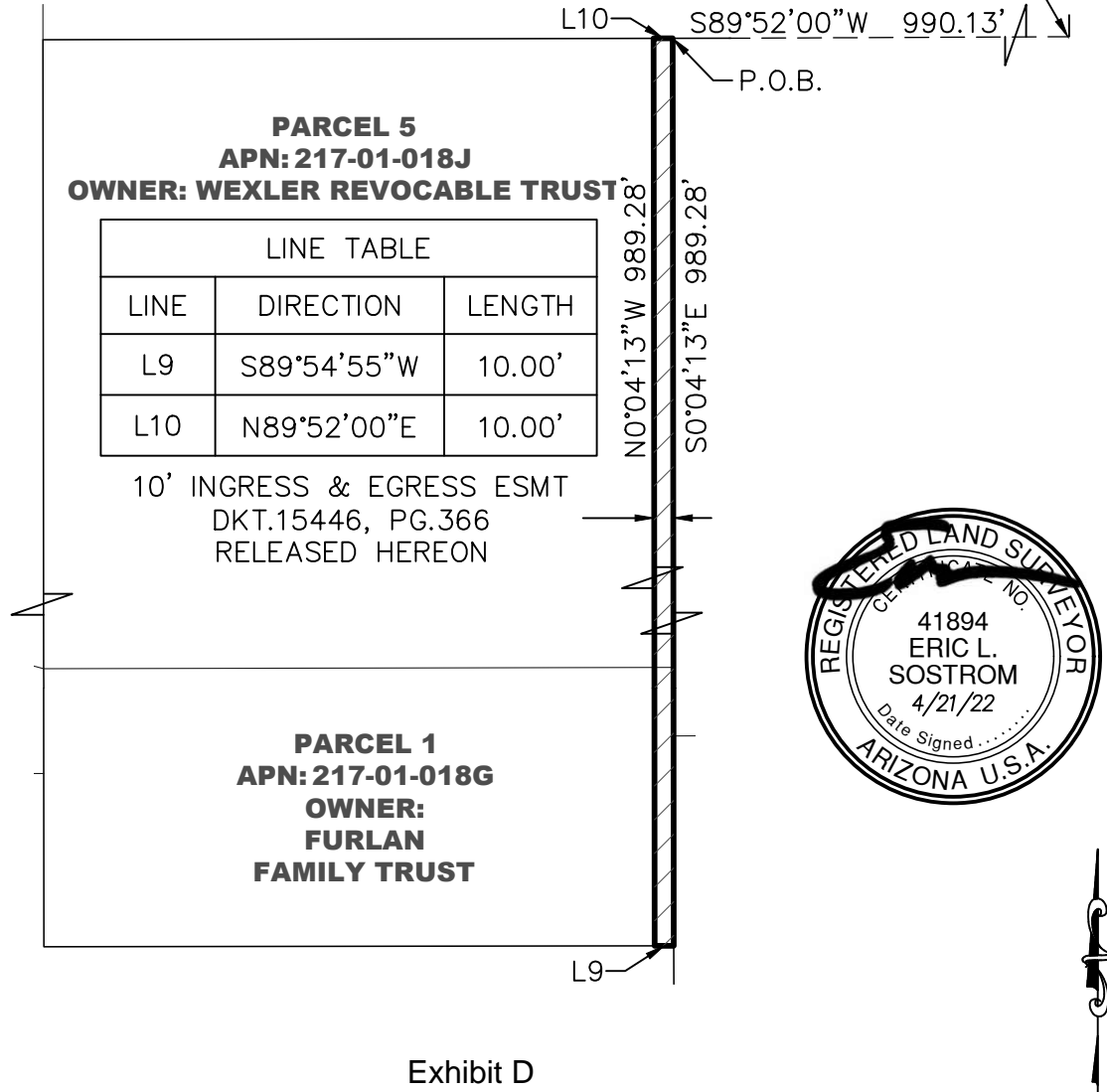


Exhibit D
Resolution No. 12544
Page 1 of 1



RICK
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10' INGRESS/EGRESS EASEMENT RELEASE
DOCKET 15446, PAGE 366
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING: 5993_Abandonment.DWG

JOB# P5993 SCALE: NTS SHT: 1 OF 1

DRAFTER: JME CHK: ELS DATE: 4/21/22

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
INGRESS/EGRESS EASEMENT RELEASE
(DOCKET 15446, PAGE 369)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 980.13 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,099.20 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1,099.21 FEET TO SAID NORTH LINE;

THENCE NORTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 10,992 SQUARE FEET OR 0.252 ACRES, MORE OR LESS.



Exhibit E
Resolution No. 12544
Page 1 of 1

RICK ENGINEERING COMPANY

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LEGEND

BOUNDARY LINE

EASEMENT LINE

APN ASSESSOR PARCEL NUMBER

ESMT EASEMENT

DKT./PG. DOCKET & PAGE

R.L.S. REGISTERED LAND SURVEYOR

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH, R.L.S. 26064

P.O.C.
NE CORNER OF PARCEL 9,
THE GOLDIE BROWN PINNACLE PEAK RANCH:
UNIT ONE

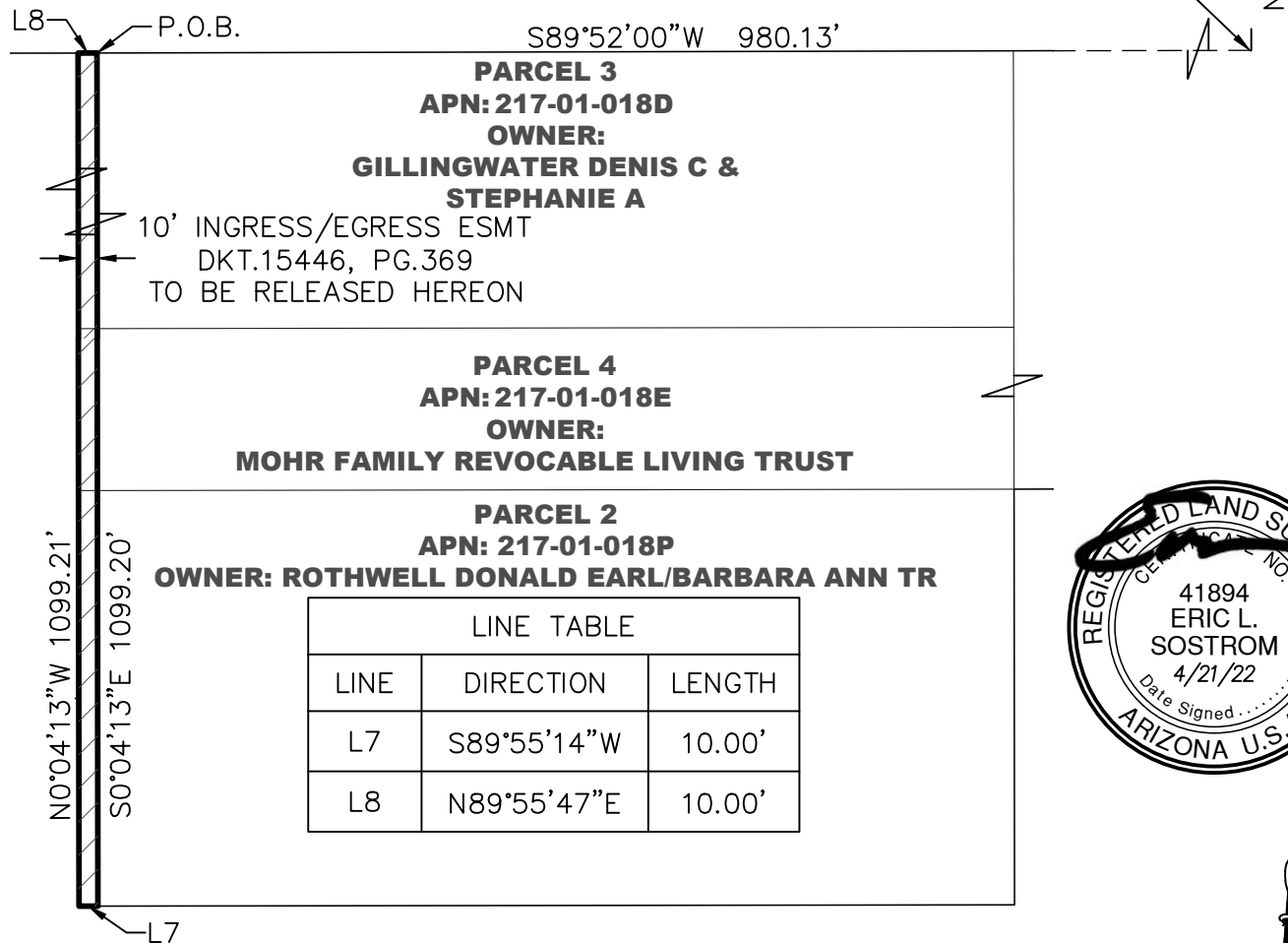


Exhibit F
Resolution No. 12544
Page 1 of 1

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10' INGRESS/EGRESS EASEMENT RELEASE
DOCKET 15446, PAGE 369
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING: 5993_Abandonment.DWG

JOB# P5993 SCALE: NTS SHT: 1 OF 1

DRAFTER: JME CHK: ELS DATE: 4/21/22

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
INGRESS/EGRESS EASEMENT RELEASE
(BOOK 191, PAGE 26)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 9;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 53 SECONDS EAST, A DISTANCE OF 989.02 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE NORTH 00 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 989.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 14,835 SQUARE FEET OR 0.341 ACRES, MORE OR LESS.



Exhibit G
Resolution No. 12544
Page 1 of 1

RICK ENGINEERING COMPANY

C:\RICK\Projects\PO5500\5993_North_Asteria\Survey\Legals\5993_ROW_Abandonment-191-26 WEST.docx

LEGEND

BOUNDARY LINE

EASEMENT LINE

APN ASSESSOR PARCEL NUMBER

P.U.E. PUBLIC UTILITY EASEMENT

RDWY ESMT ROADWAY EASEMENT

DKT./PG. DOCKET & PAGE

BK./PG. BOOK & PAGE

P.O.B.
NW CORNER OF PARCEL 9,
THE GOLDIE BROWN
PINNACLE PEAK RANCH:
UNIT ONE

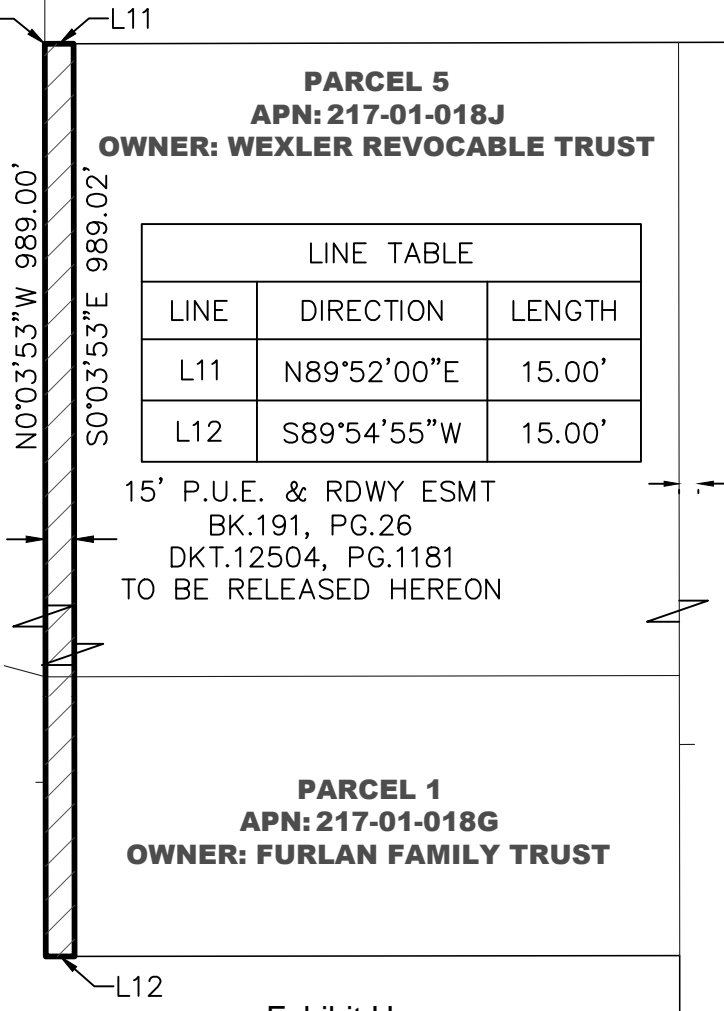


Exhibit H
Resolution No. 12544
Page 1 of 1

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P.U.E. & RDWY EASEMENT RELEASE
BOOK 191, PAGE 26, WEST
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING: 5993_Abandonment.DWG

JOB# P5993 SCALE: NTS SHT: 1 OF 1

DRAFTER: JME CHK: ELS DATE: 4/21/22

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
RIGHT-OF-WAY RELEASE
(BOOK 191, PAGE 26)
SCOTTSDALE, ARIZONA**

December 23, 2021
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, 35.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 1285.18 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1285.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25,704 SQUARE FEET OR 0.590 ACRES, MORE OR LESS.



LEGEND

BK./PG. BOOK & PAGE
DKT/PG DOCKET & PAGE
APN ASSESSOR PARCEL NUMBER
R/W RIGHT OF WAY

BOUNDARY LINE

EASEMENT LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°52'00"W	35.00'
L4	S0°05'13"E	20.00'
L5	N0°03'53"W	20.00'

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH, R.L.S. 26064

20' PUBLIC UTILITIES
AND ROADWAY ESMT
BK.191, PG.26
DKT12504 PG1181

P.O.C.
NORTHEAST CORNER OF
PARCEL 9,
THE GOLDIE BROWN
PINNACLE PEAK RANCH:
UNIT ONE
P.O.B.

1320.16'
2640.33'
1320.17'
S0°05'13"E

N89°52'00"E 1285.17'

S89°52'00"W 1285.18'

PORTION TO BE RELEASED

PARCEL 5
APN:
217-01-018J
OWNER:
WEXLER
REVOCABLE
TRUST

PARCEL 3
APN: 217-01-018D
OWNER: GILLINGWATER
DENIS C &
STEPHANIE A

35' R/W
BK.900, PG.43
LOT 1
APN: 217-01-018Q
OWNER:
GEM DEVELOPMENT LLC

EAST 1/4 CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH,
R.L.S. 26064

Exhibit J
Resolution No. 12544
Page 1 of 1



SIG

A RICK ENGINEERING COMPANY

**SURVEY INNOVATION
GROUP, INC.**

Land Survey Services

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

RIGHT-OF-WAY RELEASE
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING:	5993ROWABANDONMENT			
JOB#	P5993	SCALE:	NTS	SHT: 1 OF 1
DRAFTER:	JME	CHK:	ELS	DATE: 12/23/21

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
RIGHT-OF-WAY RELEASE
(BOOK 191, PAGE 26)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 880.08 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, 55.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 860.07 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 440.06 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.00 FEET TO SAID NORTH LINE;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 455.06 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 22,002 SQUARE FEET OR 0.505 ACRES, MORE OR LESS.



Exhibit K
Resolution No. 12544
Page 1 of 1

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH, R.L.S. 26064

20' P.U.E. & RDWY ESMT
BK.191, PG.26
DKT.12504, PG.1181
TO BE RELEASED

NE CORNER OF PARCEL 9,
THE GOLDIE BROWN PINNACLE PEAK RANCH:
UNIT ONE

N89°52'00"E 455.06'

P.O.B.

S89°52'00"W 440.06'

1320.16'
N0°05'13"W

LEGEND

BOUNDARY LINE

EASEMENT LINE

APN ASSESSOR PARCEL NUMBER

P.U.E. PUBLIC UTILITY EASEMENT

RDWY ESMT ROADWAY EASEMENT

BK./PG. BOOK & PAGE

DKT./PG. DOCKET & PAGE

R.L.S. REGISTERED LAND SURVEYOR

LOT 1

APN: 217-01-018Q

OWNER:

GEM DEVELOPMENT LLC

15' P.U.E. & RDWY ESMT
BK.191, PG.26
DKT.12504, PG.1181
TO BE RELEASED

40' REMAINS

55' P.U.E. & RDWY ESMT
BK.191, PG.26
DKT.12504, PG.1181

LOT 2

APN: 217-01-018R

OWNER:

GEM DEVELOPMENT LLC

LOT 3

APN: 217-01-018S

OWNER:

GEM DEVELOPMENT LLC

LINE TABLE

LINE	DIRECTION	LENGTH
L3	S89°54'35"W	15.00'
L4	N0°04'43"W	20.00'

N0°05'13"W 860.07'
S0°05'13"E 880.08'

40'

L3

Exhibit L
Resolution No. 12544
Page 1 of 1



RICK
ENGINEERING COMPANY

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

P.U.E. & RDWY EASEMENT RELEASE
BOOK 191, PAGE 26, EAST
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING: 5993_Abandonment.DWG

JOB# P5993 SCALE: NTS SHT: 1 OF 1

DRAFTER: JME CHK: ELS DATE: 4/21/22

**LEGAL DESCRIPTION
SHADOW RIDGE NORTH
RIGHT-OF-WAY RELEASE
(BOOK 900, PAGE 43)
SCOTTSDALE, ARIZONA**

April 21, 2022
Job No.5993
Page 1 of 1

LOCATED IN WITHIN LOT 1 OF POPO AND KANGA LAND DIVISION, ACCORDING TO THE PARCEL MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 900, PAGE 43, BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 9 AS RECORDED IN BOOK 191 OF MAPS, PAGE 26;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, 35.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 460.06 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.00 FEET TO SAID NORTH LINE;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 460.06 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 9,201 SQUARE FEET OR 0.211 ACRES, MORE OR LESS.



Exhibit M
Resolution No. 12544
Page 1 of 1

RICK ENGINEERING COMPANY

C:\RICK\Projects\P05500\5993_North_Asteria\Survey\Legals\5993_ROW_Abandonment(900-43).docx

LEGEND

BK./PG. BOOK & PAGE
APN ASSESSOR PARCEL NUMBER
R.L.S. REGISTERED LAND SURVEYOR

BOUNDARY LINE

EASEMENT LINE

NE CORNER
SECTION 11, T4N, R5E
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH,
R.L.S. 26064

20' R/W
BK.900, PG.43
TO BE RELEASED HEREON

P.O.B.

1320.16'
N0°05'13"W

N89°52'00"E 460.06'

S89°52'00"W 460.06'

35'

P.O.C.
NE CORNER OF
PARCEL 9,
THE GOLDIE BROWN
PINNACLE PEAK
RANCH:
UNIT ONE

128TH STREET

LOT 1

APN: 217-01-018Q

OWNER: GEM DEVELOPMENT LLC

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S0°05'13"E	20.00'
L2	N0°04'43"W	20.00'

35' R/W
BK.900, PG.43

Exhibit N
Resolution No. 12544
Page 1 of 1



RICK
ENGINEERING COMPANY

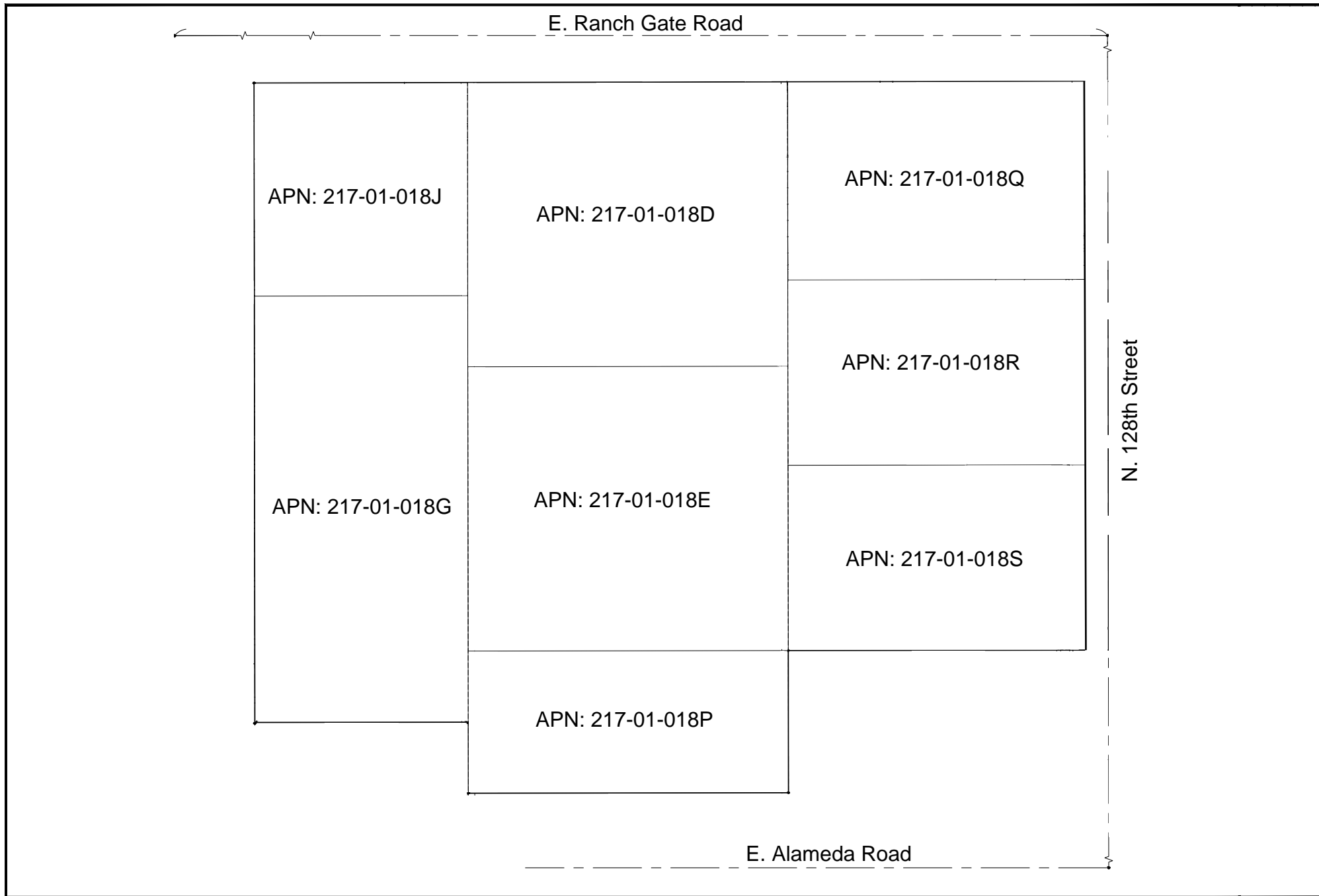
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

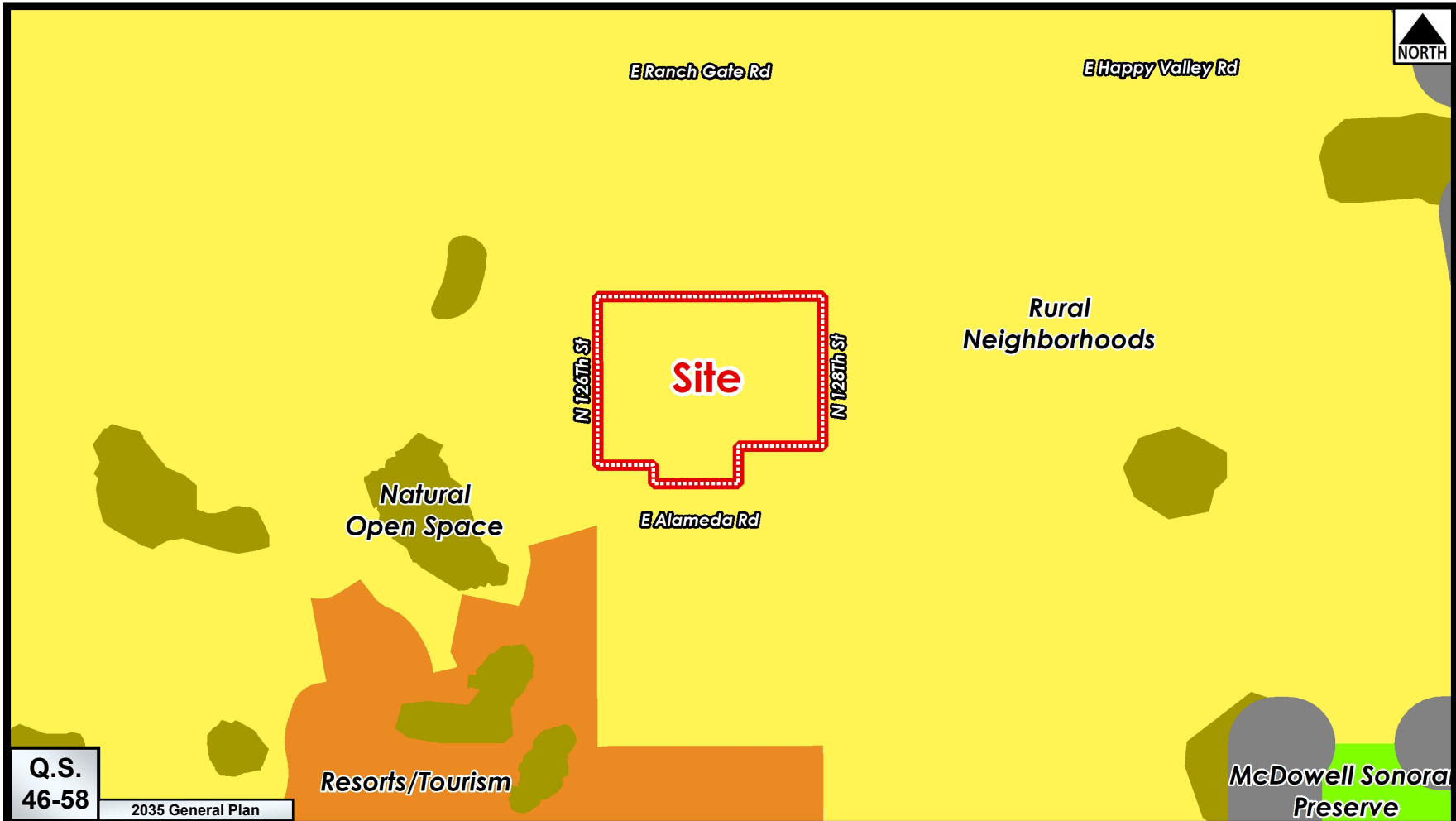
rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

20' RIGHT-OF-WAY RELEASE
BOOK 900, PAGE 43
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

DRAWING:	5993_Abandonment.DWG			
JOB#	P5993	SCALE:	NTS	SHT: 1 OF 1
DRAFTER:	JME	CHK:	ELS	DATE: 4/21/22



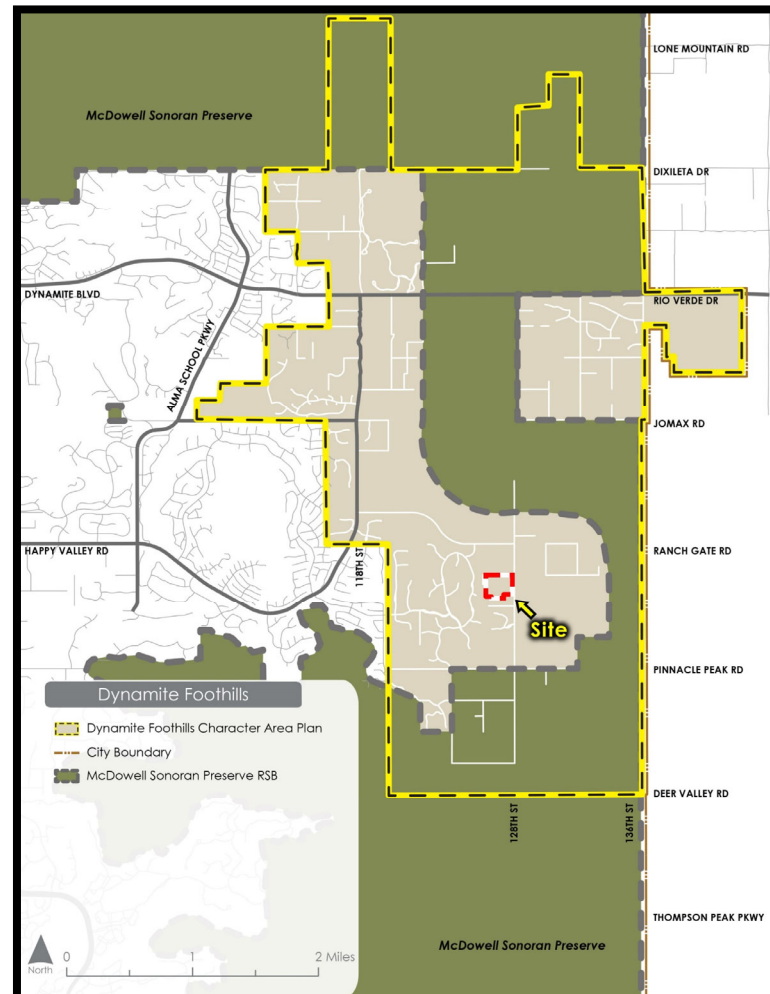


Q.S.
46-58

2035 General Plan

Existing General Plan Land Use
Rural Neighborhoods

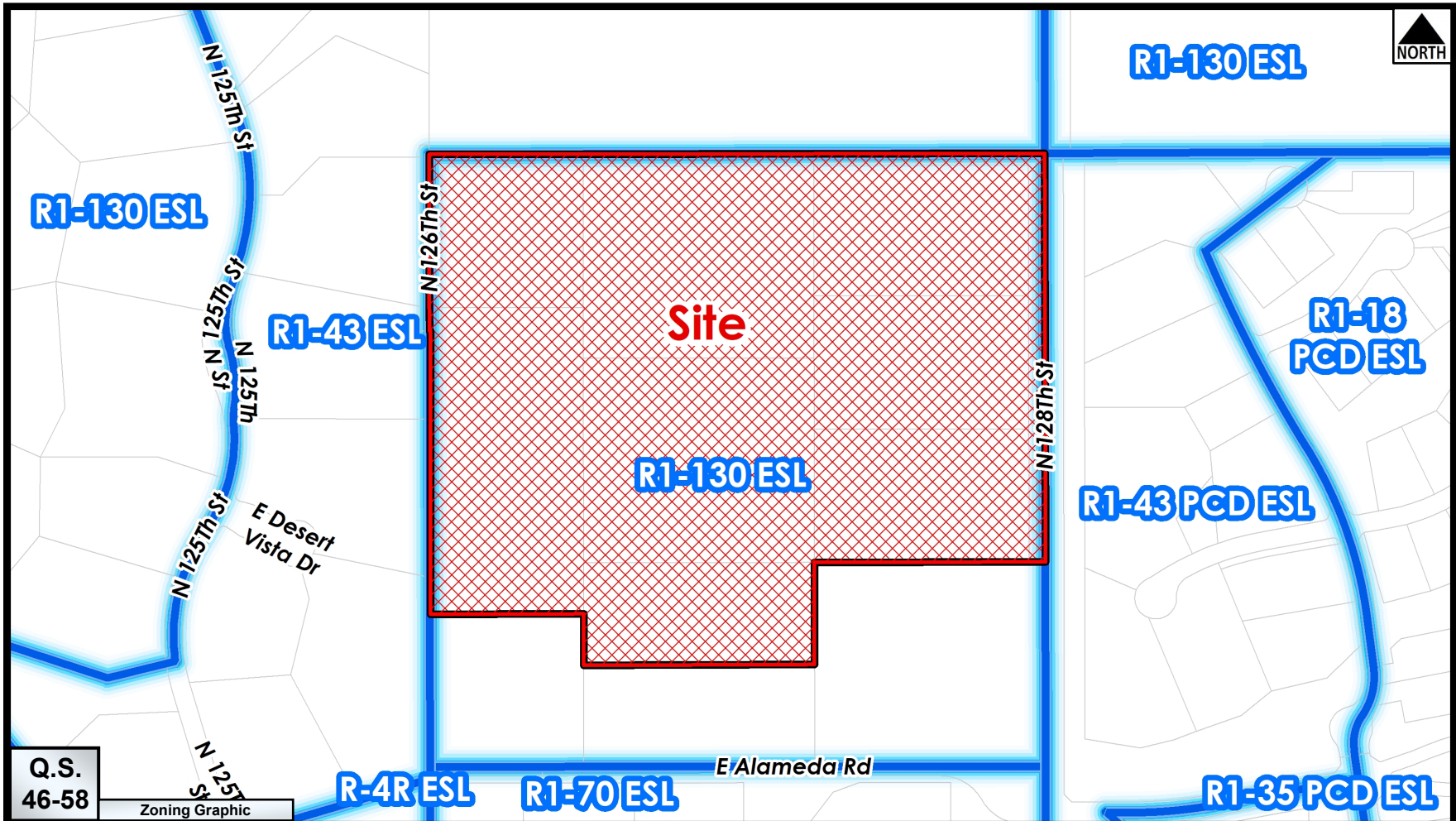
1-ZN-2022 & 1-AB-2022



**Dynamite Foothills
Character Area**

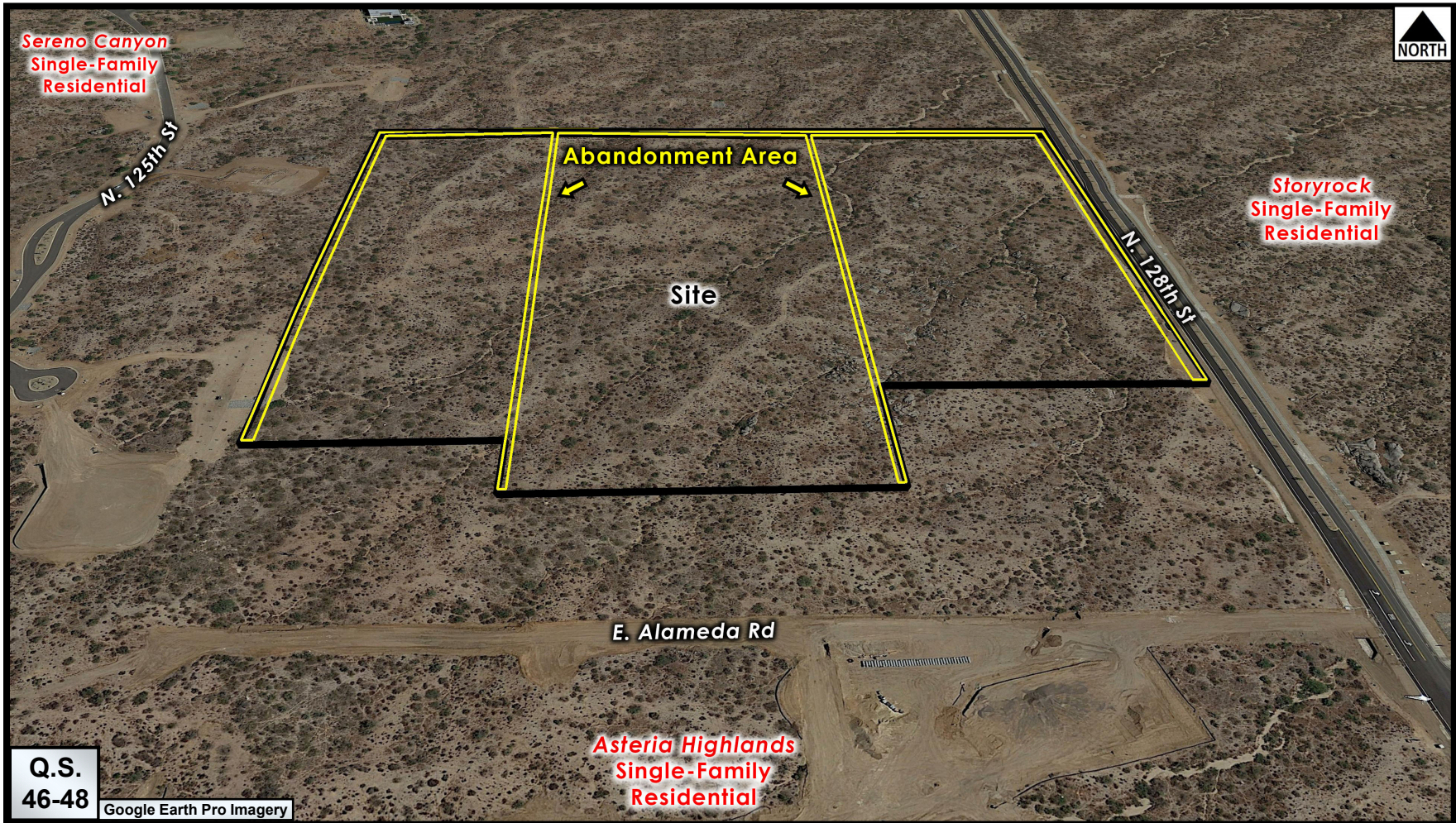
**1-ZN-2022
& 1-AB-2022**

ATTACHMENT #5



Existing Zoning

1-ZN-2022 & 1-AB-2022



Abandonment Locations Map

ATTACHMENT #7

1-ZN-2022 & 1-AB-2022

ZONING APPLICATION NARRATIVE

1-ZN-2022



SHADOW RIDGE NORTH



ATTACHMENT #8

Project Location:

128th Street and Juan Tabo
Scottsdale, Arizona

MAY 2022

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APPLICATION REQUEST

PURPOSE OF REQUEST:

Camelot Homes seeks to develop approximately 29.5 acres (gross area of land) located at the south west corner of 128th Street and Juan Tabo in Scottsdale Arizona, as a private gated enclave of single-family homes, as conceptually depicted on the site plan accompanying this application.

This application is a request to rezone the Property from R1-130 ESL to R1-43 ESL, with the exception of lots 15 and 16 along the southern boundary that will remain R1-130. (See Exhibit 1 for reference).

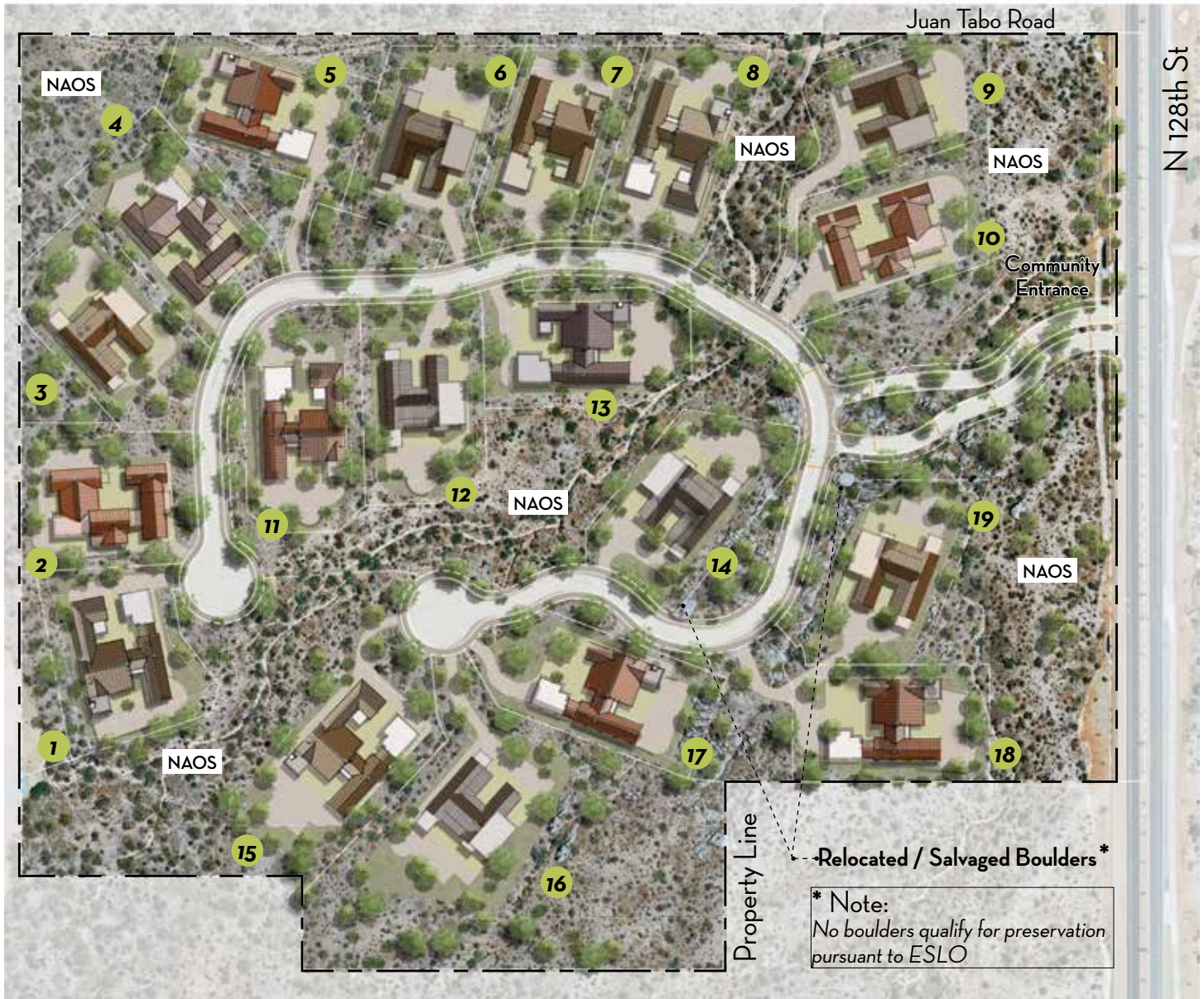
The proposed development of 19 home sites closely aligns with the intent of the Environmentally Sensitive Lands district while remaining consistent with the General Plan Goals and Approaches and Rural Neighborhoods land use designation as outlined in the recently adopted City of Scottsdale General Plan 2035 (the "GP").

The zoning proposed with this request retains a density of less than one dwelling unit per acre (0.64 du/ac proposed) and is ideal allowing for development of the Property in a manner that protects environmentally sensitive lands and is harmonious with the adjacent neighbors and embraces a predominant native desert vegetation character as established in the area. Note, however, R1-43 zoning allows a density factor of 0.83 du/ac; this request is well below that threshold.

Camelot Homes desires to amend several development standards applicable to the R1-43 zoning district. The proposed changes are identified in the table on page 11.

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1-ZN-2022



NOTE: MASTER PLAN ILLUSTRATION IS FOR CONCEPTUAL USE ONLY.

EXHIBIT 1 – ILLUSTRATIVE SITE PLAN

Current Zoning: R1-130 ESL
Proposed Zoning: R1-43 ESL & R1-130*
*Lot 15 and 16 will remain R1-130

Total NAOS 11.70 ac
(Required NAOS 11.68 ac)

Total: 19 lots
Property Size: 29.5 gross acres

Density: 0.64 u/ac

Lot Size range: 32,256 to 121,744 s.f.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The Shadow Ridge North site area is approximately 29.5 gross acres consisting of eight (8) contiguous, undeveloped (vacant) parcels located at the southwest corner of N 128th Street and the E JuanTabo road alignment in North Scottsdale. The Property is surrounded by significant on-going development and the following associated range of residential uses:

- On the east by N 128th Street, followed by the Storyrock development (residential PCD zoning) including a range of comparable zoning districts: R1-18 to R1-70.
- On the south by three (3) undeveloped residential parcels (zoned R1-130).
- On the north by the Juan Tabo Road alignment, followed by a 40-acre residential parcel (zoned R1-43 ESL) currently going through the City's entitlement process and generally known as the "McDowell Mountain Manor" project.
- On the west by the Sereno Canyon master plan.

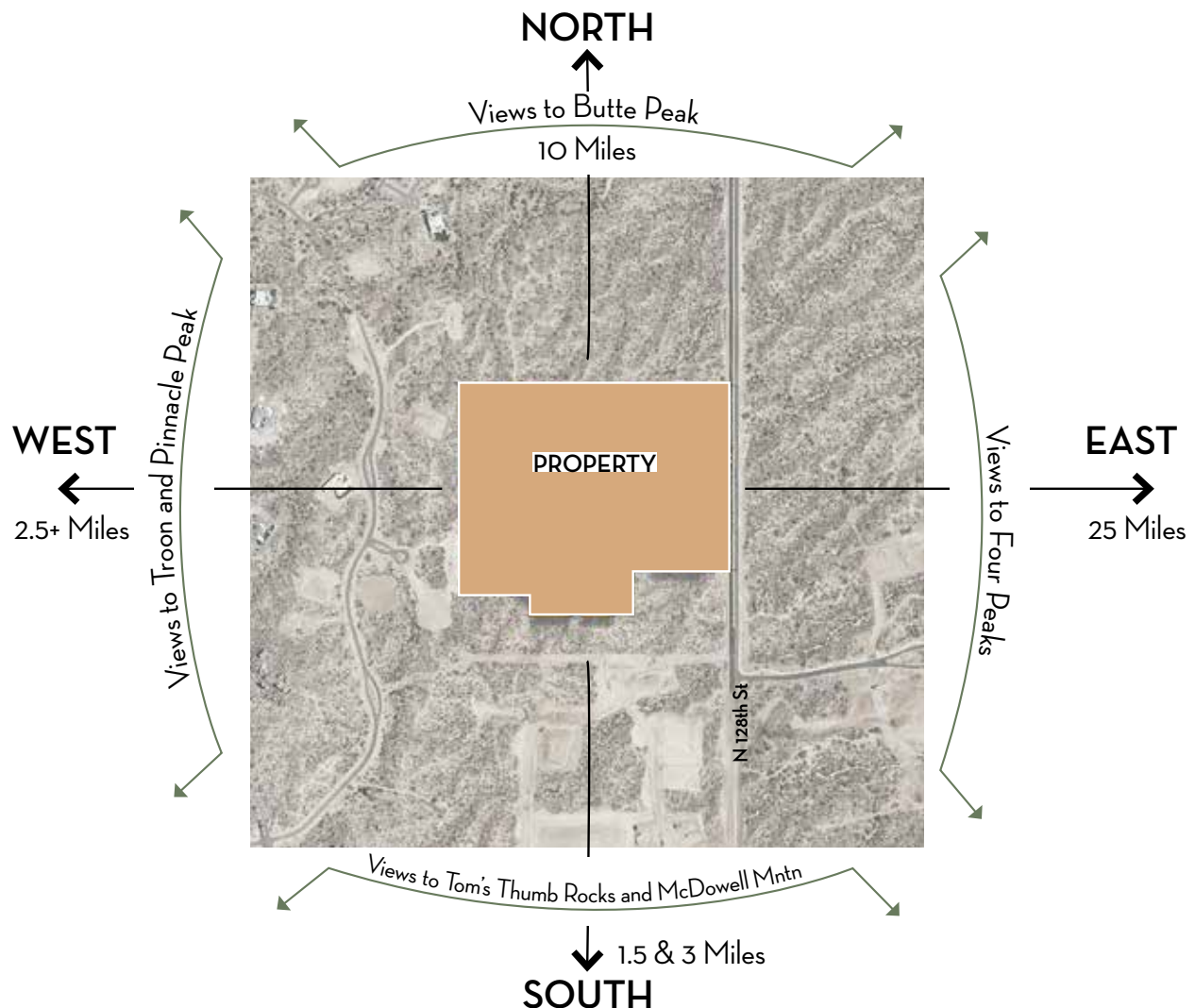
(See Community Vicinity Map exhibit on page 19 for a visual reference to the above)

The proposed Shadow Ridge North residential enclave is planned for 19 single family home sites with a minimum lot size of 32,256 square feet (average lot size 42,828 sf., yielding an overall density of 0.64 units/ gross acre. The General Plan for this area is identified as Rural Residential. For Shadow Ridge North, Camelot Homes is proposing a gated neighborhood enclave with access off of N 128th Street.

DESIGN INTENT, DESIGN CRITERIA AND DEVELOPMENT STANDARDS:

Intent

The proposed project has been conceptualized in a very creative manner that first focused on considerable time and effort analyzing and understanding the land. Most suburban oriented projects are laid out initially on paper by a civil engineer- not Shadow Ridge North. Camelot's team of consultants first focused on all the opportunities and constraints associated with the site and spent considerable time out on the property to carefully identify, locate and orient the very best homes sites. A heightened sensitivity to surrounding mountain views (both in the foreground and background) helped to inform the team as to the orientation of each home site and how to best position homes to maximize the indoor/ outdoor experience and integrate these special view corridors.



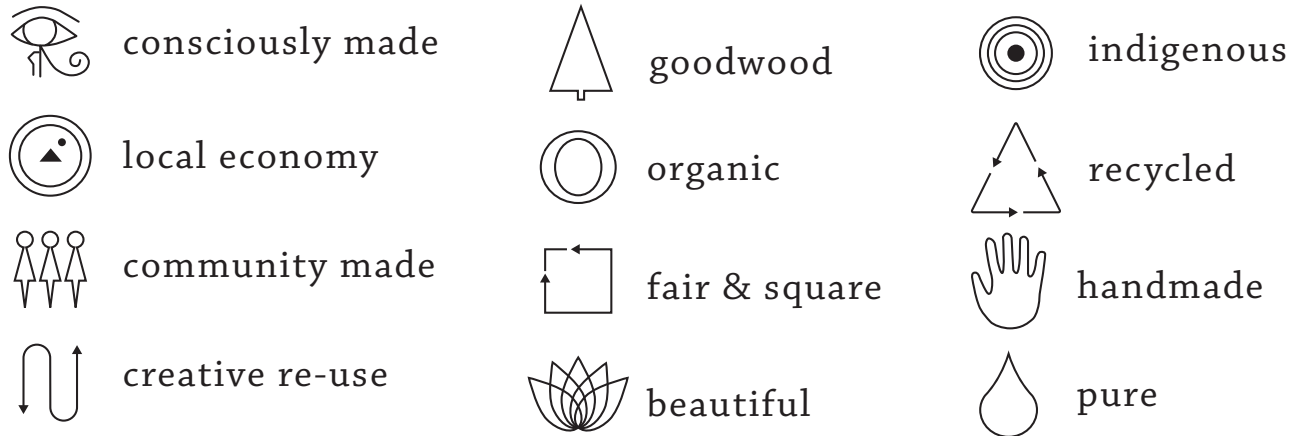
Based on each homes preferred location, careful attention was then focused on the preferred finish floor elevation of lot (which would vary from lot to lot). Reacting to the topography in a sensitive manner, focusing on mountain views, and establishing very specific finish floor elevations for each lot ensures a more visually interesting setting. Once these home sites were established, the team turned its attention to the roadway layout, by providing an attractive, functional and safe circulation system. The result is a very unique neighborhood enclave that ensures a varied street scene based on the overall planning and design as well as the envisioned architecture that will also be designed specifically for this property.

In addition to the overarching planning and design methodology, the Applicant is also committed to incorporated sustainable oriented building practices as well as site-oriented measures associated with Low Impact Development (“LIDs”).

Sustainable Oriented Building Practices:

“The Goal of energy conservation and waste reduction through building techniques and homeowner sensitive usage”

- **Energy-efficiency** improvements, such as high levels of insulation, efficient HVAC systems, high-performance windows and energy-efficient appliances or lighting;
- **Water conservation** measures, such as water-efficient appliances, water-conserving fixtures, filtration systems, and water-efficient or low-maintenance landscaping;
- **Resource conservation** techniques, such as using high-performance engineered wood, wood alternatives, allergen-free materials, recycled building materials, sustainable harvested lumber and more durable products;
- **Indoor environmental quality** considerations, such as effective HVAC equipment, use of formaldehyde-free finishes, and products with minimum off-gassing or low volatile organic compounds;
- **Homeowner education** through orientations and manuals or operating guides.



To design, build, and live in the authentic splendor of nature is to take a positive hand in creation.

Low Impact Development Site Measures:

“The Goal of water conservation through storm water capture/ filter and recharge”

- Bio swales and rain gardens
- Storm water capture basins
- Drought tolerant/ native vegetation
- Vegetative and rock swales
- Overflows and outlets techniques, like minimizing disruption and preserving open space
- Sediment traps and check basins
- Dry wells
- Ribbon curb
- Permeable pavement
- Desert pavement (vs. typical decomposed granite (DG))

Criteria

As this parcel is adjacent to, and surrounded by, several active development projects (described earlier in this text), the Applicant strongly believes this specific proposal is “in-line” with these neighboring projects as it relates to density and intensity.

We believe our heightened sensitivity to the planning and design for Shadow Ridge North provides the City with a better type of development to consider this, and future similar scenarios. The proposed re-zoning and the requested amended development standards, will allow for this proposed design framework to be achieved per the attached conceptual master plan. The proposed density for this neighborhood enclave (0.64 du/ac) is allowed within ESL.

The amended development standards results in almost forty (40) percent of the property set aside for NAOS (including land area for the scenic corridor). The scenic corridor buffer along N 128th street is one hundred (100) feet (plus an additional forty-two (42) feet set back from the closest planned lot). Landscape buffers proposed along the north and west sides of the property range from fifteen (15) feet to twenty (20) feet from the perimeter property line to the proposed lot lines.

The gated access off of N 128th Street and the internal street system provides logical access to each home site and orients key alignments to mountain views both to the west and south. Existing rock outcroppings have been strategically incorporated into the design directly at the termination of the entry drive (prior to turning left or right to access home sites).

A combination of native landscape and revegetated areas will provide a beautiful adjacent treatment on both sides of the narrow street to help reinforce the more organic nature of the development. Driveway access will also reinforce these themes and will be done in a way to limit grading and to limit any straight-run drives.

In order to achieve this unique, more organic design and all it's associated attributes, the Applicant is requesting the change in zoning as well as adding the designation. This would allow for the proposed reduced lot sizes and setbacks, which help to provide the necessary physical flexibility to achieve the desired overall community design as well as the individual envisioned home design. All homes will be limited to single story and twenty-four (24) feet maximum height.

Development Standards

The zoning proposed with this request retains a density of less than one dwelling unit per acre (0.64 du/ac proposed) and is ideal for allowing development of the Property in a manner that protects environmentally sensitive lands and is harmonious with the adjacent neighbors. The proposed site plan also embraces a predominant native desert vegetation character as established in the area.

Camelot Homes desires to amend several development standards applicable to the R1-43 zoning district *. The proposed changes are identified in the table below.

Standards	R1-43 BASE	R1-43 ESL Proposed
Lot Size	43,000 s.f.	33,256 s.f.
Lot Width	150'	120'
Front	40'	30'
Side	20'	15'
Rear	35'	35'
Building Height	30'	24'

* Note:

- 1. Lots # 15 and #16 of Exhibit 1 will utilize the existing ordinance requirements for R1-130; average of a 60' rear setback for abutting R1-130 to the south.*
- 2. Lot # 18: average 30' side yard setback along the length of the abutting southern property line.*

The subject site is a private gated neighborhood with no cut through traffic. This requested change will have no negative impact on any of the neighboring property owners since the rear setbacks remain unchanged adjacent to any boundary with existing neighbors. By reducing the front yard setback, the impact on the neighboring properties improves by allowing for the opportunity to move the homes forward on the lots thus increasing the size of the rear yard and increasing the distance from the rear of the homes to the adjacent property owners bordering the site.

IMPROVEMENT, OWNERSHIP AND MAINTENANCE OF COMMON AREAS:

The project will include an HOA to provide for the maintenance of all streets, gated entry feature, perimeter walls and other common area tracts within the community.

BUILDING HEIGHTS:

All homes will be restricted to single story only with a height not to exceed 24' from natural grade.

PURCHASE OF THE PROPERTY:

Camelot Homes is currently in escrow to purchase the properties comprising this project from six (6) unrelated property owners.

Site Constraints

The accompanying illustration (Exhibit 2 - Constraints) provides a visual reference to the existing site conditions in context with the proposed design. Property perimeter & configuration, required scenic corridor along N 128th, proposed perimeter buffers, key existing boulder configurations, existing drainage corridors, existing landforms and highlighted views have all contributed to the proposed design for Shadow Ridge North.

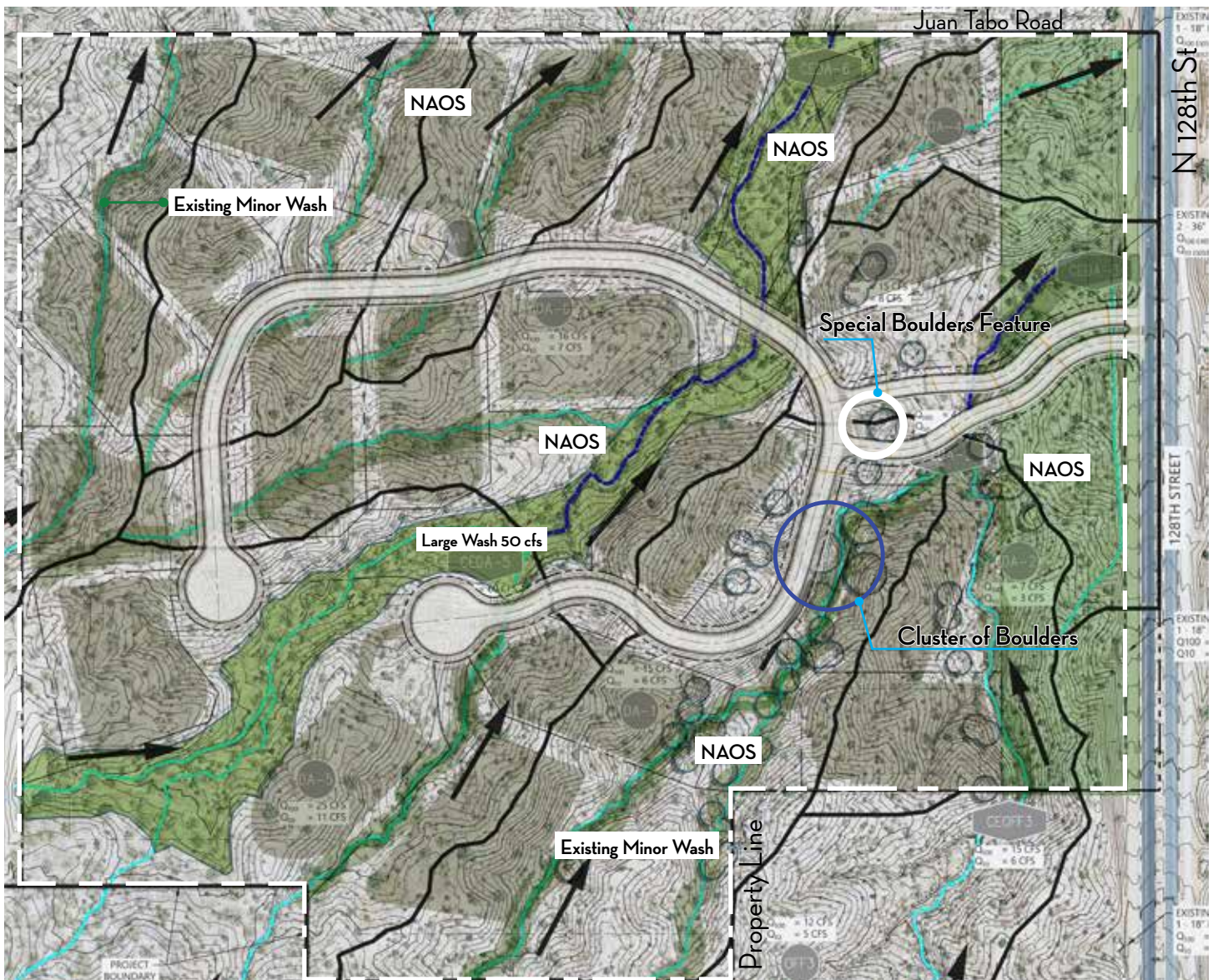


EXHIBIT 2 – CONSTRAINTS

Natural Area Open Space (NAOS):

The project area is located within the Upper Desert Landform category of the ESL overlay district. Approximately thirty nine (39) percent (11.70 acres) of the site area (29.5 acres) will be dedicated as Natural Area Open Space (NAOS). At least seventy eight (78) percent of the NAOS will remain undisturbed (9 acres), while up to twenty three (23) percent will be revegetated.

NAOS will be located along most of the perimeter of the property, between several of the home sites, along the existing major wash corridor that bi-sects the property, and on the west side of N 128th street (See Exhibit 3 - Natural Open Space). As referenced earlier, because the site plan has been organized to take advantage of surrounding views, as well as taking on a more “organic” layout that reacts more to the existing conditions, there’s no visual reference to many of the “subdivision” style layouts (throughout the Valley) that simply re-peat lot after lot- stacked (forced) one after another. That suburban model would have likely yielded more lots but, the result would not be in the spirit of this unique neighborhood enclave design.

All the homes will be designed to take advantage of this unique layout and emphasize key attributes of indoor/outdoor desert living. Home orientation (emphasizing views where appropriate and incorporated buffers where necessary), strategically placed meandering driveways, dramatic backyard terraces & amenities, and carefully placed perimeter lot walls, will all look to “blend” with the organic nature of this overarching design intent.

SHADOW RIDGE NORTH

ZONING APPLICATION NARRATIVE

1-ZN-2022



EXHIBIT 3 – NATURAL AREA OPEN SPACE

	Required	Proposed
NAOS	11.68 acres	11.70 acres
Undisturbed NAOS	8.18 acres	9.0 acres
Revegetated NAOS	3.51 acres	2.70 acres
Non-NAOS		

Native Plant Materials

Throughout the project area, in those locations that will not remain in an undisturbed state, the landscape vegetation will be surveyed, tagged, and if possible and appropriate, salvaged and boxed for re-use on the property. This plant material will be used to re-vegetate areas (that have been re-graded and or disturbed) in order to enhance the visual natural landscape character across the property. Special attention will be given to the main entrance to help enhance the sequence of “passage” into and out of the property. The proposed development recognizes the value and visual significance that the landscaping has upon the character of the proposed development.



SITE CONTEXT

The project area is approximately thirty (30) acres and is located south of Ranch Gate Road and directly west of N 128th Street at the Juan Tabo alignment. Site access/ egress is planned from N 128th Street. The project area (see Exhibit 4 - Community Vicinity Map) is surrounded by a series of new developments including the Sereno Canyon and Storyrock master plans. From the Community Vicinity Map, it is easy to visualize the context of new homes planned, under development and/or in the permitting stage. As articulated in this narrative, while the proposed density is “similar” to the surroundings, the proposed plan is very unique and brings a new level of sophistication to the planning and design effort for similar lower density “in-fill” type projects.

The property’s rolling terrain is embedded with a central wash corridor that bisects the property at an irregular angle from the west to east. These conditions, along with the existing bolder out-crops and the extensive 360 degree views, provide the basis for design. The vegetation itself is mostly rich with understory scrub growth and small cacti, with some native tree species in and around the wash areas and low points on the property. (see Exhibit 5- Context Map).



Southwest view from the western property line

SHADOW RIDGE NORTH

ZONING APPLICATION NARRATIVE

1-ZN-2022



Northwest corner of the property



View from the center area of the property



Southern side of the property



Eastern area of the property along wash



Southeast view



View from the eastern side looking east toward Four Peaks Mountain

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1-ZN-2022

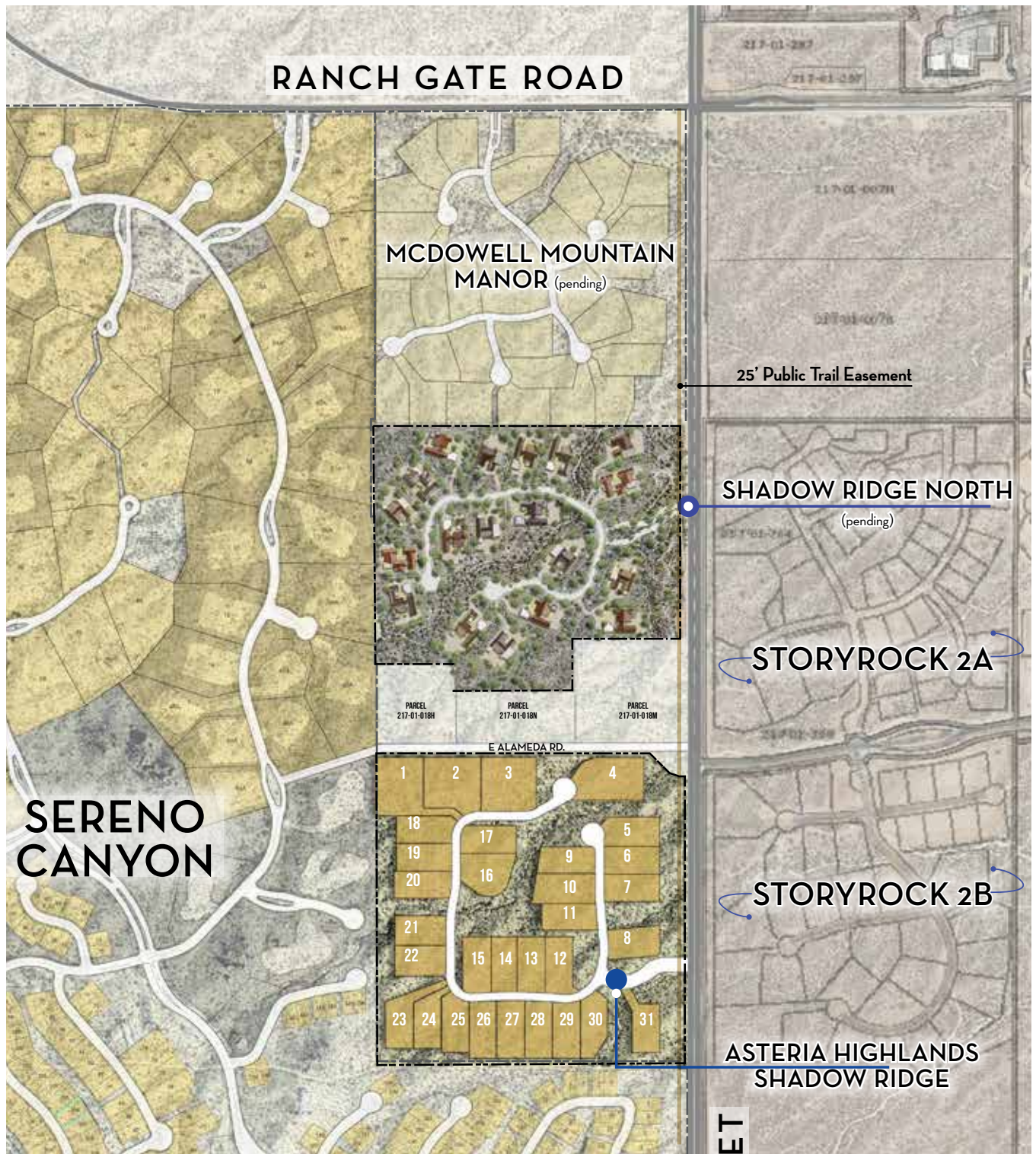


EXHIBIT 4 – COMMUNITY VICINITY MAP

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1-ZN-2022

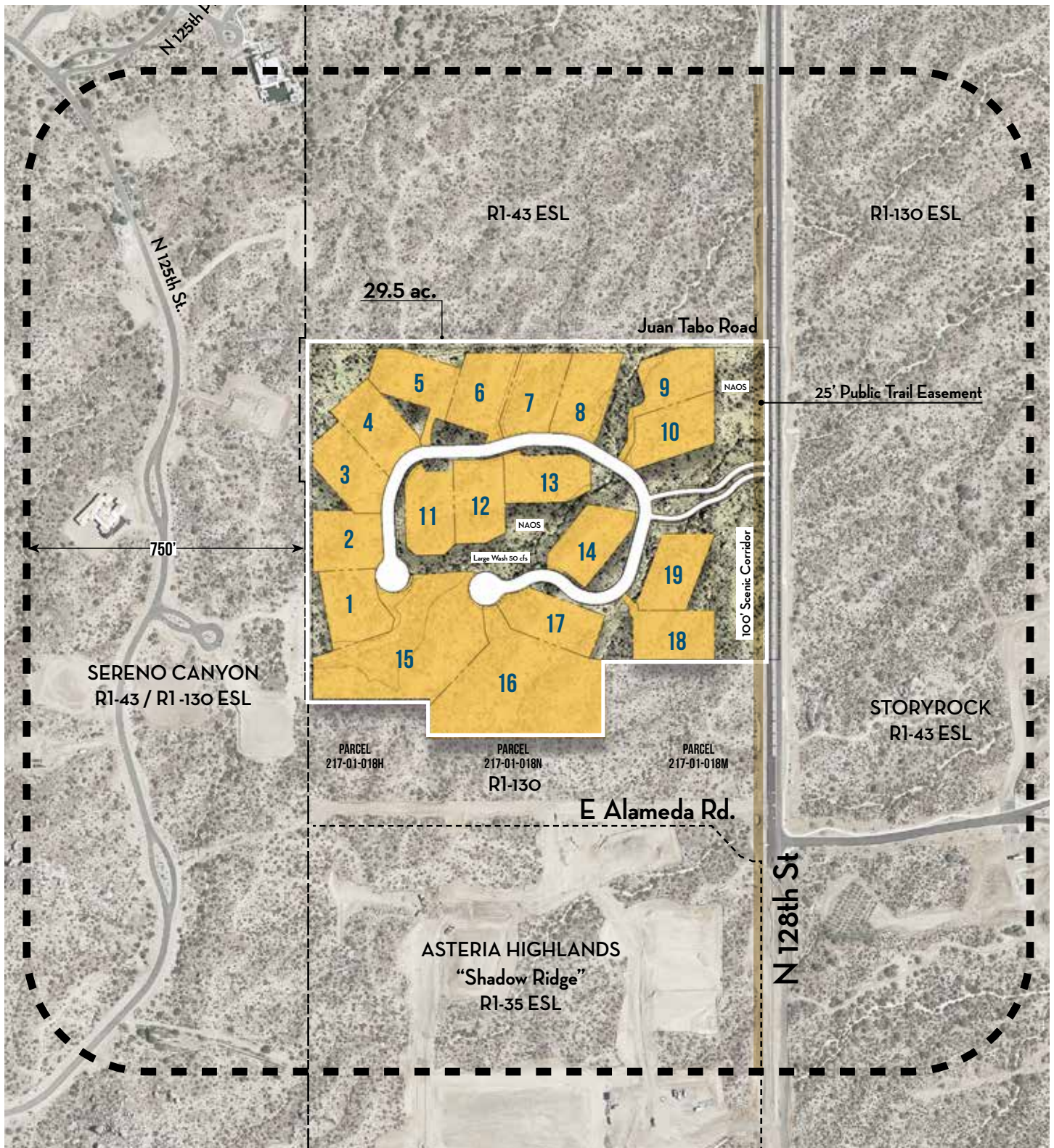


EXHIBIT 5 – CONTEXT MAP

EXISTING AND PROPOSED ZONING

The project area, located in the northern portion of the City, is within the Upper Desert Character of the Environmentally Sensitive Lands (“ESL”) district. It is currently zoned R1-130 ESL as shown on Exhibit 6 - Existing Zoning. This exhibit also highlights the adjacent zoning in and around the project area that includes several parcels of R1-43 ESL as well as “Shadow Ridge” Asteria Highlands which is zoned R1-35 ESL.

This proposed zoning would be “in-line” with the above references and the actual land plan would help set a new higher standard of thoughtful and more site responsive design. In order to provide this opportunity for a more creative, site responsive and “organic” plan and design, the Applicant is proposing a cluster development option. Amended standards for the project area are R1-43 ESL (see Exhibit 6 - Existing Zoning and Exhibit 7 - Proposed Zoning)*.

** Note: Lots # 15 and #16 of Exhibit 1 will follow the existing ordinance requirements for R1-130.*

These zoning tools allow the Applicant to create this preferred more organic planning model. While additional units/lots could have been achieved within the specifics of the zoning designation, the Applicant is committed to a planning and design that highlights the “organic” nature and layout of the neighborhood enclave to reinforce the unique setting and special nature of the surroundings.

SURROUNDING USES AND ZONING:

NORTH: R1-43 ESL

EAST: Storyrock R1-43 ESL

SOUTH: “Shadow Ridge” Asteria Highlands R1-35 ESL

WEST: Sereno Canyon R1-43 / R1- 130 ESL

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

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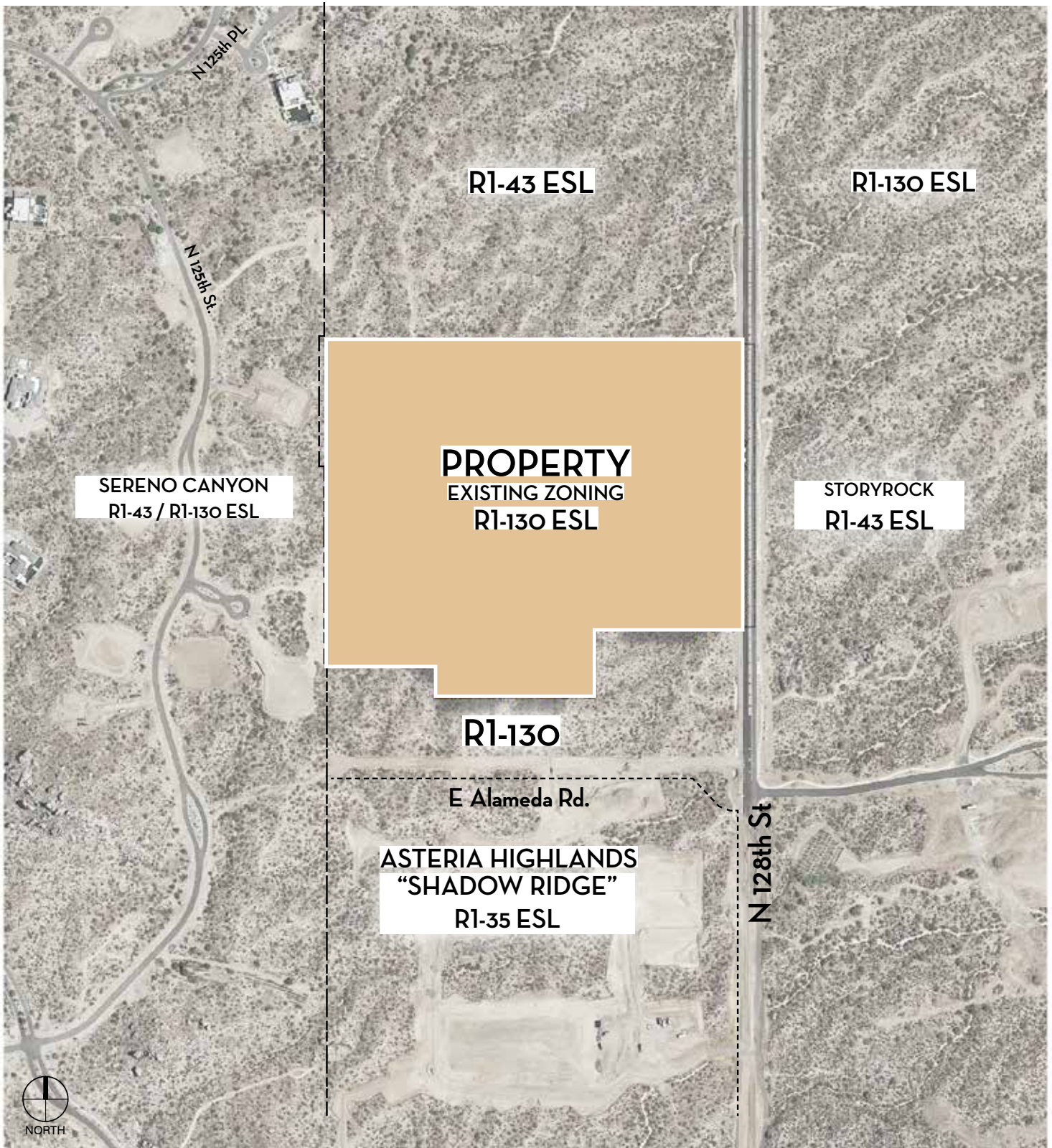


EXHIBIT 6 – EXISTING ZONING

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1-ZN-2022

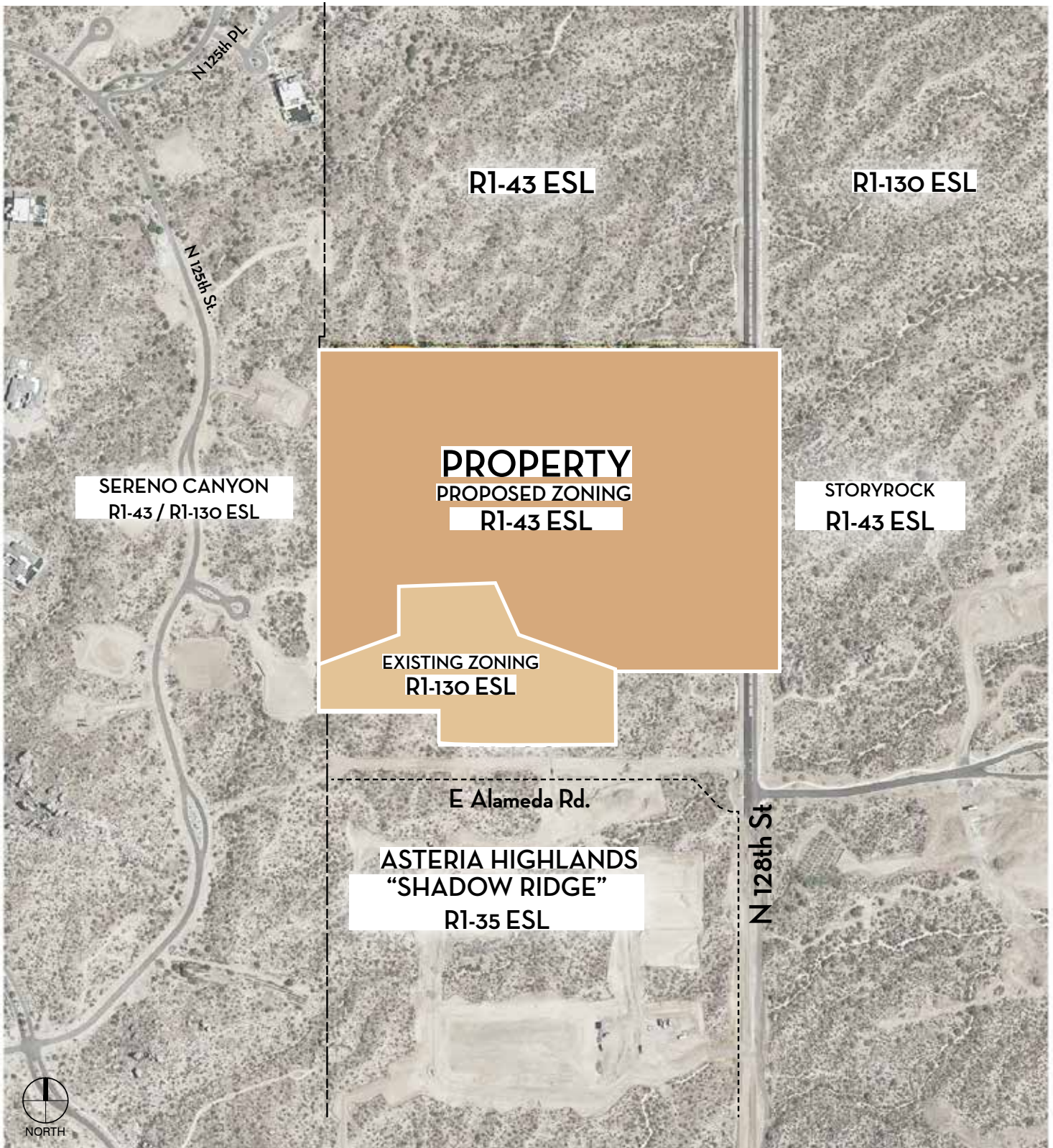


EXHIBIT 7 – PROPOSED ZONING

GENERAL PLAN GOALS AND APPROACHES

The request includes rezoning the property from R1- 130 to R1-43 ESL *(with the exception of Lots #15 and #16 per Exhibit 1 that will follow the existing ordinance requirements for R1-130).*

The following narrative illustrates how the proposed zoning change is consistent with the newly adopted General Plan for the City of Scottsdale.

Specifically, the Rural Neighborhoods land use category allows for clustering to preserve desert vegetation, washes, and natural features as is proposed in this application.

The Applicant has taken this opportunity to expand the clustering “intent”, to also introduce a very creative, site responsive and “organic” design that will raise the overall quality and character of the proposed neighborhood enclave.

(See Exhibit 8 - General Plan 2035 Land Use).

Rural Area (as stated in the General Plan)

“Generally, a less-developed area where the land used preliminary for low-density residential uses.”

“RURAL NEIGHBORHOODS: This category includes the largest-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant and special care is needed to preserve open desert character and environmental features.

The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.”

The General Plan establishes policies, goals and strategies for each of the twenty-four elements. The following information illustrates how the proposed development aligns with specific elements within the General Plan as it relates to the Rural Neighborhood Land Use Category.

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

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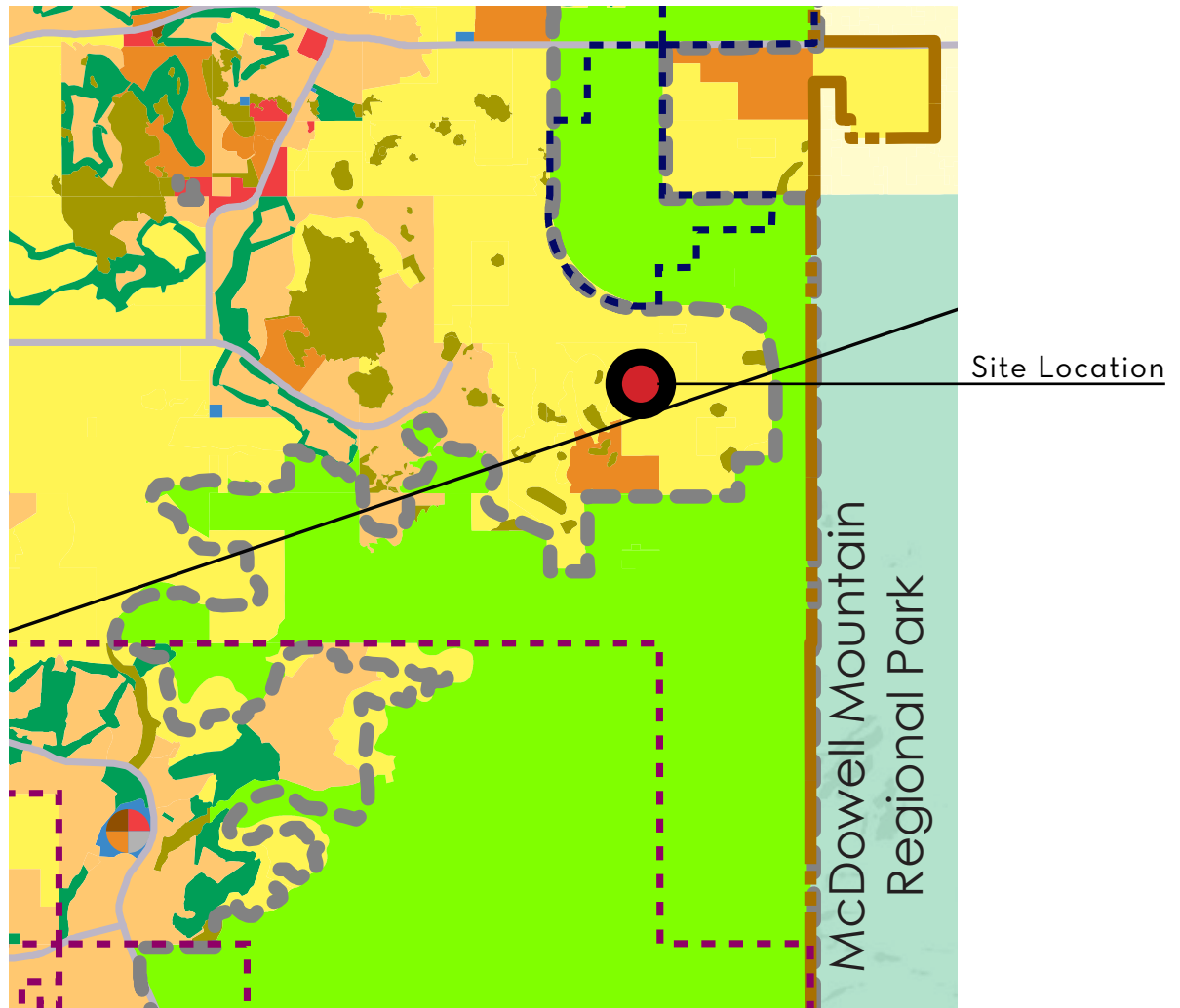


EXHIBIT 8 – General Plan 2035 CONCEPTUAL LAND USE PLAN

Character and Culture

Character & Design Element:

“Each neighborhood setting holds an important image that, when grouped together, completes the Scottsdale mosaic.”

The proposed project is in-line with the adjacent “mosaic” of current and proposed developments “grouped together” in and around this property. The proposed densities and intensities of these projects are also very similar. (see EXHIBIT 9 - General Plan Character Types)

“Scottsdale’s rich design heritage is a product of proactive, creative, and inspired solutions to community design opportunities and issues.”

While the proposed project has similar densities and intensities to surrounding development (either proposed, under construction or in the development stage), the design for this property embraces “Scottsdale’s rich design heritage” with a “proactive, creative and inspired” design solution that raises the bar with respect to site sensitive community design.

The project aligns with the following Character and Design Element Goals and Policies:

Goal CD 1: “Determine the appropriateness of all development in terms ofsurrounding area character and context...”

Response: The proposed developed has a density of 0.64 du/ acre based on the 29 home site illustrated. The project to the north, McDowell Mountain Manor has a proposed density of 0.8 du/ acre and Story Rock directly east has a density of .98 du/ acre. Asteria Highlands (Shadow Ridge) to the south has a density of 0.77 du/ acre. In all cases, this proposed development has a lower density than these adjacent surrounding and contextual examples of development.

Policy- CD 1.1 “.....New development should respond to the neighborhood context.”

Response: The proposed development will fit into the neighborhood context of the surrounding area as described above. The overall density is lower, the total number of home site are fewer, and the lots sizes are comparable.

Goal CD 5: “Promote the value and visual significance landscaping has on the character of the community.”

Response: The proposed project’s planning and design strategy emphasizes a more organic layout of roads and home site across this property (still within the parameters of codes and regulations). This will compliment the ability to promote the value and visual significance of landscaping throughout the project. This will also better complement the native existing vegetation to remain on the property.

Policy- CD 5.2 “....replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade and area character.”

Response: The overall planning and design strategy for the proposed development will be complimented by a planting palette of landscape materials that will be drought resistant, will improve density patterns on the property (for trees, shrubs and ground covers) and will provide added shade cover.

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1-ZN-2022

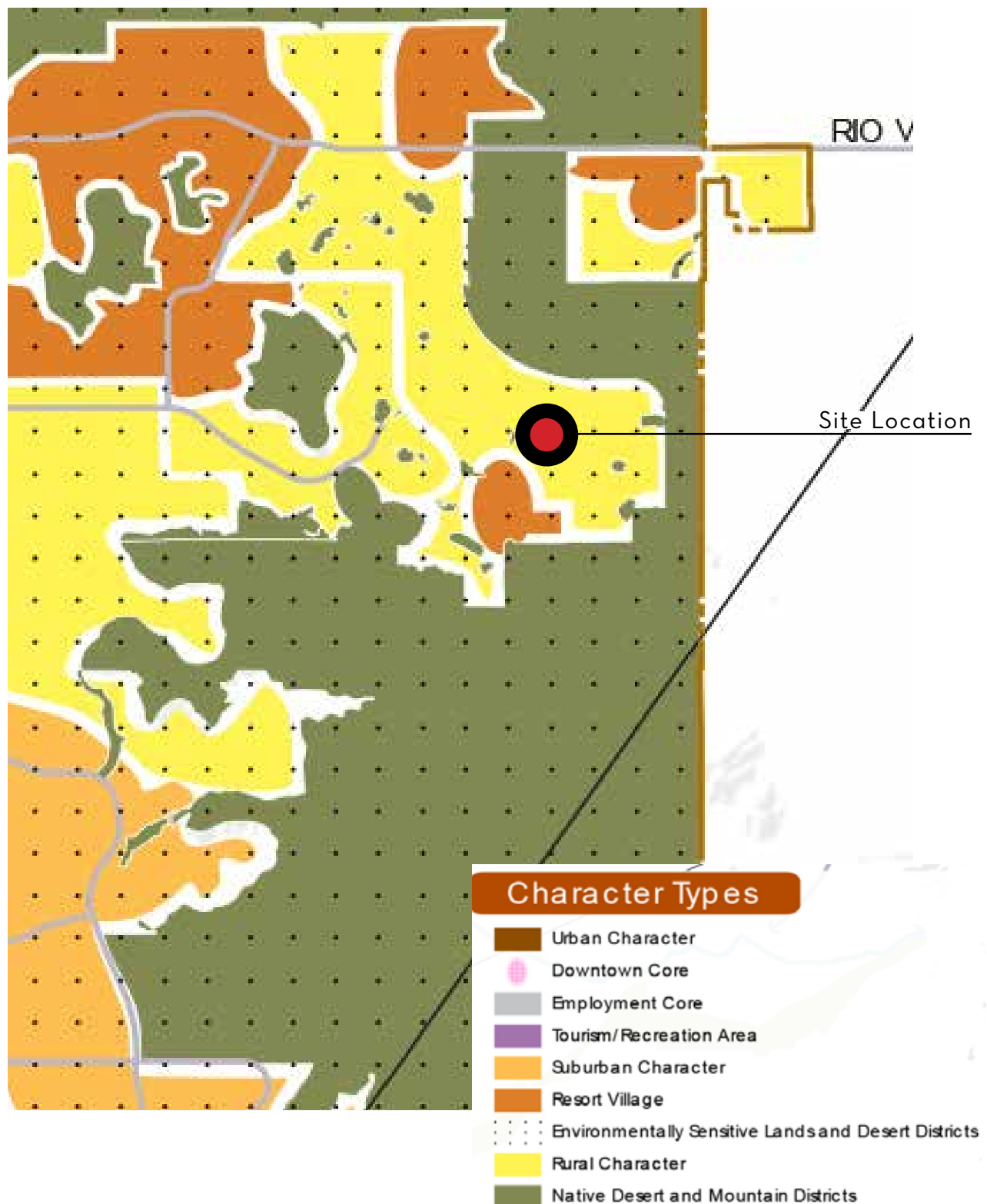


EXHIBIT 9 – General Plan 2035 CHARACTER TYPES

Land Use Element:

“Land use decisions must consider the relationships of adjacent land uses and sensitively integrate proposed land uses with existing natural and physical environments.”

The proposed project aligns with the context and “relationships of adjacent land uses” in terms of density and intensity. The specific proposed plan “sensitivity integrates” the proposed rural residential land use and overarching design with the natural and physical setting of the property.

The project aligns with the following Land Use Element Goals and Policies:

Goal LU 2: “Sensitively transition and integrate land uses with the surrounding natural and built environments.”

Response: The overall planning and design strategy for the proposed development will be complimented by a planting palette of landscape materials that will be drought resistant, will improve density patterns on the property (for trees, shrubs and ground covers) and will provide added shade cover.

Policy- LU 2.1 “Ensure neighborhood “edges” transition to one another through compatible land uses and development patterns.”

Response: The proposed project’s adjacent uses are residential and compatible in density and character. The proposed plan ensures a sensitive strategy for edge transitions with carefully sited lots and layouts (no “cookie-cutter” suburban style repetitions).

Goal LU 3: “Maintain a balance of land uses to support a high quality of life.”

Response: The proposed project can be considered an “in-fill” condition that continues the residential land uses currently seen in this area. This project, like the surrounding developments will provide opportunities for a high quality of life, within the desert setting.

Policy- LU 3.1 “Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.”

Response: The project has incorporated a unique and innovative development pattern for this particular neighborhood enclave that is more “organic” in nature. Home sites have been located and oriented based on special 360 degree views and the context of the land. Roads have been positioned in a manner that responds to the land, the home sites and design intent. We believe that this design methodology can be a new prototype for other areas in North Scottsdale requiring highly sensitive land planning.

Sustainability and Environmental

Open Space Element:

“.....Open space is vital for sustaining a high quality of life, thus, a strategically planned, balanced, and connected system of open spaces is essential to both citizen and visitor enjoyment.”

The creative planning and design of the proposed project also strategically incorporates open space which enhances not only the context of the project, but the surrounding areas as well (see EXHIBIT 10 - General Plan 2035 Open Space). This includes trail connectivity along N 128th Street (see EXHIBIT 11 - General Plan 2035 Trails).

The project aligns with the following Open Space Element Goals and Policies:

Goal OS 1: “Provide four primary public and private open space types; the Scottsdale McDowell Sonoran Preserve, natural open spaces, developed open spaces, and continuous open space.”

Response: The proposed development carefully integrates open space throughout the design to compliment the location and orientation of homesites.

Policy- OS 1.2 “Provide public and private, natural open space to preserve wildlife habitat, views, and sensitive historical/ archeological sites, and, where appropriate, incorporate areas for passive recreation.”

Response: The proposed development’s open space will provide opportunities to ensure special views into and from the property. The protected open space, along with associated landscape improvements in disturbed areas, will provide an abundance of opportunities for wildlife habit.

Policy- OS 1.3 “Develop a system of continuous open spaces that connect citywide and regionally. Such open spaces includes washes, streetscapes, wildlife corridors, trails, and canals.

Response: The proposed development will connect to the City path/trail within the ROW along 128th Street. This will afford residents the opportunity to access south all the way to the Preserve.

Policy- OS 1.4 “Offer public and private parks and open spaces to accommodate both active and passive recreation.”

Response: The proposed development’s opens space will be passive in nature and afford residents the opportunity to walk along these adjacent open space zones.

Goal OS 3: “Maintain the lush desert character and wildlife corridors by protecting and preserving natural open space.”

Response: The proposed development protects the native wildlife corridor and wash area that bisects the property. This area helps to reinforce the sense of natural open space throughout the property.

Policy- OS 3.1 “.....Preserving existing natural open space, supporting the preservation of natural ecosystems, and protecting sensitive environmental features.”

Response: The proposed planning and design has carefully integrated the natural open space into the framework of the plan in a creative and thoughtful manner.

Policy- OS 3.2 “Protect environmentally sensitive lands from the impacts of development.”

Response: The proposed development carefully integrates the City’s requirements for addressing environmentally sensitive lands in a creative manner that results in a land plan that is more organic in nature- and thus, more in-line with native open spaces.

Policy- OS 3.3 “Provide opportunities for people to experience and enjoy the Sonoran Desert and mountains.....”

Response: The proposed development has carefully located and oriented home sites and roads in a manor that “highlights” all the surrounding mountain views. Combined with the preserved open space and design enhancements, the project will provide a great opportunity for its residents to enjoy the Sonoran Desert.

Goal OS 4: “Visually and physically connect open spaces to maintain a continuous open space system.”

Response: The proposed development’s unique layout and “structure”, provides a visual connection to the open space across the entire property and for all residents and guests.

Policy- OS 4.3 “As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain views, the Sonoran Desert, natural features and landmarks.....”

Response: The Scenic Corridor incorporated along the western boundary of the 128 Street roadway corridor will help to ensure mountain view, the Sonoran Desert landscape and associated natural features.

Policy- OS 4.4 “Encourage the use of drainage area, vista corridors, and transmission line corridors as open space opportunities.”

Response: The proposed plan carefully incorporates drainage areas and treatments into the overall fabric of open space.

Goal OS 6: “Design and manage open spaces to relate to surrounding land uses and character.

Response: The project developments open spaces integrate with and connect to the context of the surrounding Sonoran Desert and the larger eco-system.

Policy- OS6.4 “Ensure development plans respect existing topography, view corridors, wildlife corridors, and open space.”

Response: The unique and special land planning model for this property has resulted in a more organic layout due to the careful consideration of views, wildlife corridors, open space and topographic landforms. Rather than the typical “cookie-cutter” subdivision with straight streets and perfectly align lots, the development’s proposed “structure” is more a response to all the nature features and conditions on the property.

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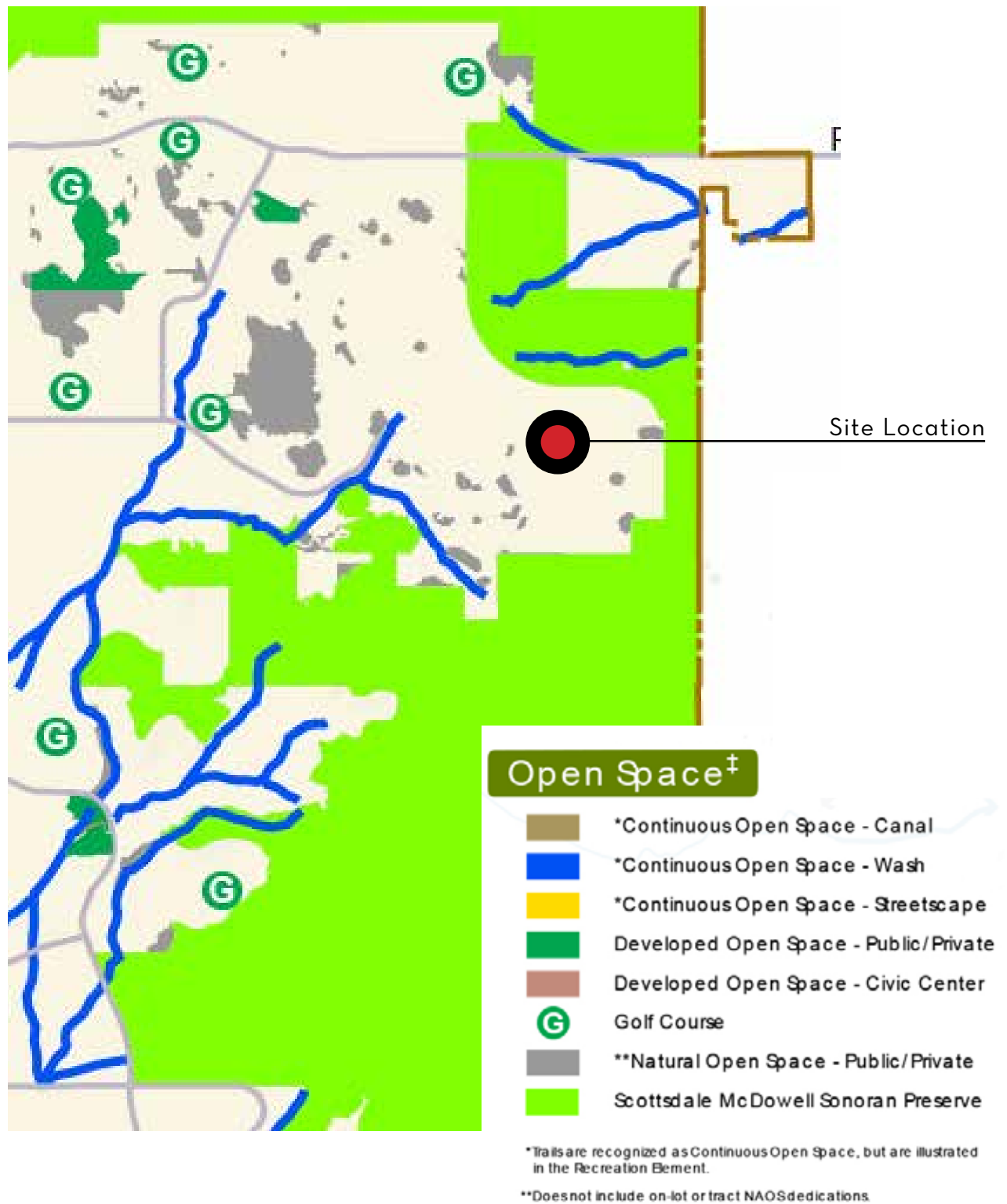


EXHIBIT 10 – General Plan 2035 OPEN SPACE

SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

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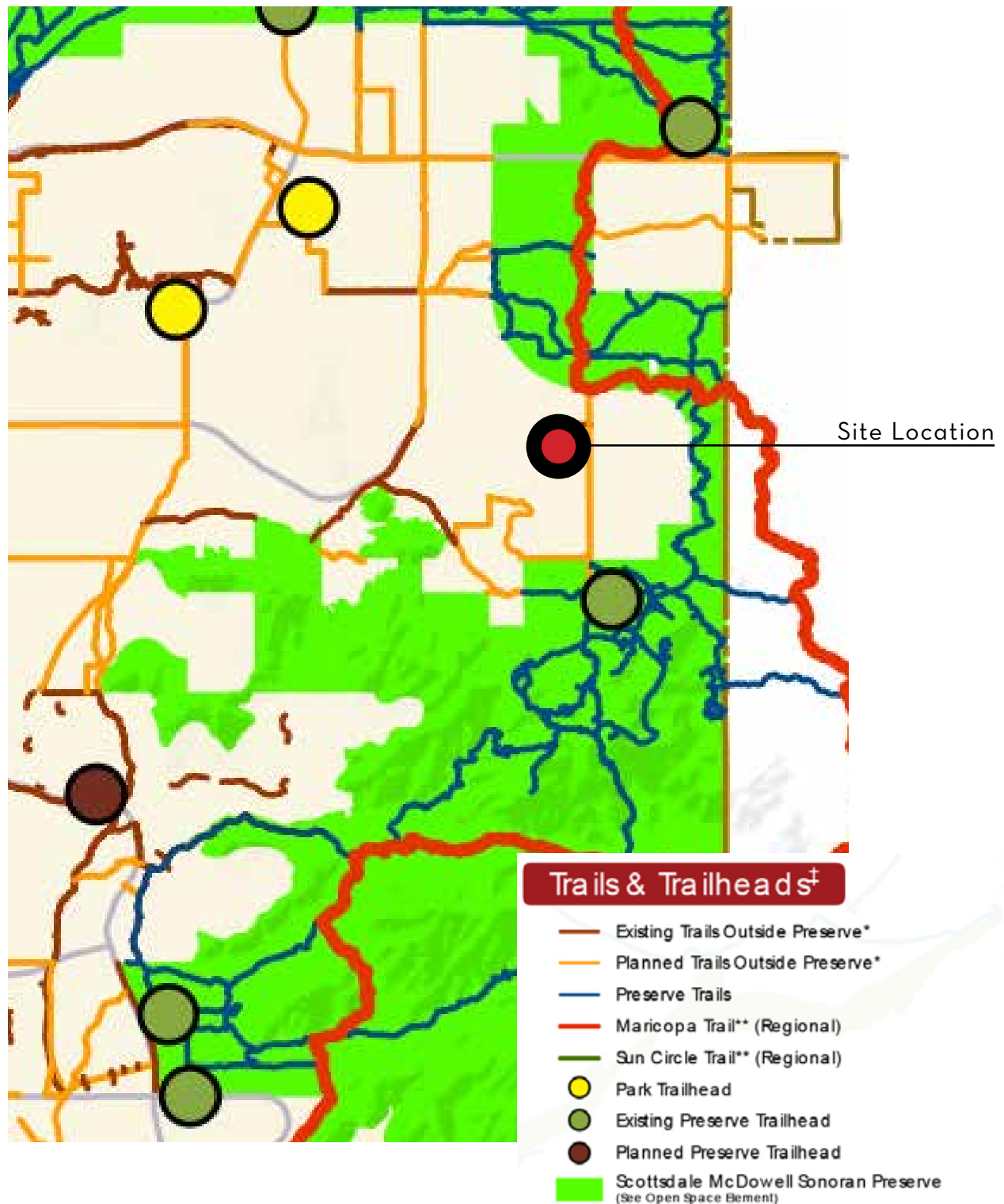


EXHIBIT 11 – General Plan 2035 TRAILS AND TRAILHEADS

Environmental and Planning Element:

“.....Citizens recognize that the unique and desert environment is valuable for community health, character, economic vitality, and quality of life. We provide ourselves as a leader and committed to environmental stewardship and sustainability.”

The proposed project has been designed with an emphasis on indoor/ outdoor living to help reinforce the connectivity to the Sonoran Desert. This planning model also promotes environmental stewardship and sustainability with the proposed Low Impact Development (LIDs) and Green Building initiatives.

The project aligns with the following Environmental Planning Element Goals and Policies:

Goal EP 1: “Protect and enhance Scottsdale’s human and Sonoran Desert habitats.”

Response: The wash corridor and wildlife habit corridor that bisects the project (and has been integrated into the overall design) will ensure the protection of existing desert habitat.

Policy- EP 1.2 “Protect the unique, rare, and significant features of Scottsdale’s natural environment.....”

Response: The proposed development’s unique design has provided the opportunity to protect significant desert features on the property including some of the major rock/ boulder outcroppings. The layout of roads and home sites has carefully been organized to limit impact to these significant bolder conditions.

Policy- EP 1.4 “Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area’s ecology.”

Response: The proposed development has proposed a significant amount of protected open space that will ensure the preservation of local plants, wildlife and natural resources.

Goal EP 4: “Expand the circular economy by maximizing resource recovery, reuse & recycling, and promoting use for recycled, recyclable and renewable materials.

Response: As part of the construction process, the Owner/ Developer will maximize opportunities for resource recovery, reuse and recycling during the construction process. Also, as part of the home design effort, the Owner/ Developer promotes the use of recyclable and renewable materials.

Policy- EP 4.5 “Ensure the recycling and or reuse of building materials to reduce construction waste.

Response: The Owner/ Developer will utilize a recycling and reuse programing during the construction process to minimize waste.

Goal EP 5: “Encourage environmentally sound green building and low-impact site plans that support sustainability.”

Response: As articulated in the project narrative section of this document, the Owner/ Developer has committed to incorporating Green Building oriented practices and Low Impact Development site design and engineering measures.

Policy- EP 5.1 “Protect and enhance the natural desert elements of all development sites.”

Response: The unique planning and design effort for this proposed development affords the opportunity to protect and enhance a significant amount of the desert landscape including several boulder features out on the property.

Policy- EP 5.2 “Increase the use of green infrastructure, including low-impact development (LID) stormwater management techniques, such as curb openings and permeable pavement.”

Response: As articulated in the project narrative section of this document, the Owner/ Developer has committed to incorporating Green Infrastructure and Low Impact Development site design and engineering measures. The Owner/ Developer is eagerly committed to collaborate and engage with ‘ASU Global Institute of Sustainability and Innovation’ to incorporate and implement sustainable methods througout the design, development, construction of the project.

Policy- EP 5.3 “Construct durable and sustainable buildings using green building principles.”

Response: As articulated in the project narrative section of this document, the Owner/ Developer has committed to incorporating Green Building oriented practices. The Owner/ Developer homes are of the highest quality and highly durable and sustainable.

Policy- EP 5.5 “Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.”

Response: As articulated in the project narrative section of this document, the Owner/ Developer has committed to incorporating Green Building oriented practices related to the construction of new homes planned for the property.

Energy Element:

“Scottsdale must provide flexibility and incentives for energy efficiency and renewable energy technologies.”

The proposed project looks to integrate sustainability oriented practices that include building systems, and site components

The project aligns with the following Energy Element Goals and Policies

Goal E3: “Promote building and site designs that maximize energy efficiency.”

Response: The proposed project site plan and accompanying homes to be built will be oriented with a great degree of sensitivity to solar orientation and sun angles/exposure. South and southwest facades will be designed to limit large, exposed windows and will include significant overhangs and shade devices to limit heat gain inside the homes.

Policy- E 3.1 “Encourage the use of natural properties and sustainable building systems.”

Response: The Owner/ Developer’s 50 plus years of experience building luxury homes in the desert has provided them with a tool kit of the best natural materials to use as well as the most sustainable building systems to implement.

Policy- E 3.2 “Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.”

Response: The proposed landscape palette will be all drought tolerant materials and will include a creative mix of groundcovers, shrubs, cacti and trees that compliment that native desert. Proposed plant will help reduce heat island impacts and desert trees will be carefully located to help with shading along the street edge as well as shading on the south and south west sides of new homes.

Policy- E 3.6 “Improve the energy efficiency of the building envelope, heating and cooling systems, lighting and appliances.”

Response: As articulated in the project narrative section of this document, the Owner/ Developer has committed to incorporating Green Building oriented practices, including high quality materials and building systems that will improve the energy efficiency of the building envelope, heating and cooling systems, lighting and appliances.

Collaboration and Engagement

Community Involvement Element:

“The community recognizes that encouraging early and ongoing citizen participation is important for successful planning, community-building, and decision making.”

The Applicant is a Scottsdale based family-owned home builder that is celebrating 50 years of business. Community engagement and input has been a core value of the company from day one. Knowing and living within the Sonoran Desert, the Applicant is highly sensitive to the demands of development within the Scottsdale and has always encouraged an interactive planning process.

The project aligns with the following Community Involvement Element Goals and Policies:

Goal CI 1: “Seek early and ongoing community involvement through broad public input in project and policy-making discussions.”

Response: Camelot Homes has built its reputation on community engagement and seeking broad public input associated with its planned developments. To date, this project has included significant community outreach with numerous community members and Scottsdale citizenry. This effort will continue as the project moves through the City processes.

Policy- CI 1.1 “Maximize opportunities for early notification of proposed projects using a variety of methods.”

Response: Camelot Homes has gotten early input from community members to date on the proposed development and the current application and submittal includes refinements based on such input.

Policy- CI 1.2 “Use public involvement plans to identify and engage interested parties, and provide opportunities for information exchange.”

Response: Camelot Homes will continue to coordinate with City staff and community members on opportunities to give feedback and incorporate refinements where appropriate.

Community Well Being

Housing Element:

“Scottsdale is a community of choices. As such, the community embraces a variety of housing options that blend contextually with our neighborhoods.”

The proposed project provides the opportunity for residents a “choice” to live in a planned community, in a rural setting without having to own a significantly large parcel. This proposed project will “blend contextually” with the surrounding residential development.

The project aligns with the following Housing Element Goals and Policies:

Goal H 1: “Support diverse, safe, resource-efficient, and high-quality housing options.”

Response: The proposed development provides an opportunity for high-quality, high-end housing, on a relatively smaller lot in the area of North Scottsdale. Geared for those who may want a more rural, horse-oriented area, without having to take care of livestock on their property.

Policy- H 1.2 “Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction”

Response: The proposed development’s layout and design takes great care to blend and complement the existing context of adjacent properties and projects.

Policy- H 1.5 “Encourage a variety of housing densities in context -appropriate locations throughout Scottsdale to accommodate projected population growth.”

Response: The project provides an alternative to large-lot horse properties in this area of North Scottsdale. As noted, some residents want to live in a more rural setting (and maybe the opportunity to ride horses), but not have all the responsibilities associated with a larger horse property.

Policy- H 1.8 “Encourage developments to incorporate the highest cost and quality, effective love of amenities, sustainable design and durability, and architectural quality.

Response: Camelot Homes continues to be one of Scottsdale’s most admired and sought-after luxury home builders, with a particular focus on high-quality, durability, and architectural excellence.

Dynamite Foothills Character Area:

The proposed project is within the Dynamite Foothills Character Area (see EXHIBIT 12 - General Plan 2035 Character Areas).

The Applicant is familiar with the Dynamite Foothills Character Area Plan and has carefully incorporated key goals into the physical planning and design effort for the project including;

- Preserving meaningful open space
- Enhancing neighborhoods
- Supporting economic vitality
- Seeking sustainability
- Valuing Scottsdale's unique lifestyle and character

The unique planning and design for this project embraces the sense of “openness” which is a key component of the Area. As stated, the careful positioning of home sites, the focus on multiple mountain views to enhance indoor/ outdoor living, the protection of open space and the overarching “organic” layout of this neighborhood enclave reinforces this special sense of “openness” for this uniquely envisioned development.

The overall project proposed density of less than 1 du/ac, the approximately 40% open space, the 9 acres of undisturbed NAOs and the high degree of sensitivity associated with the topographic land forms all contribute to the careful balance between new development and environmental stewardship.

Part of the design and engineer effort for this unique site planning effort has included the sensitive consideration of grading & drainage and cuts and fills. The following exhibit (see Exhibit 12) highlights the cuts and fills design intent for the property and associated building pads for each home site. This holistic design effort carefully balances native areas with redeveloped areas in order to best “blend” the overall site together.

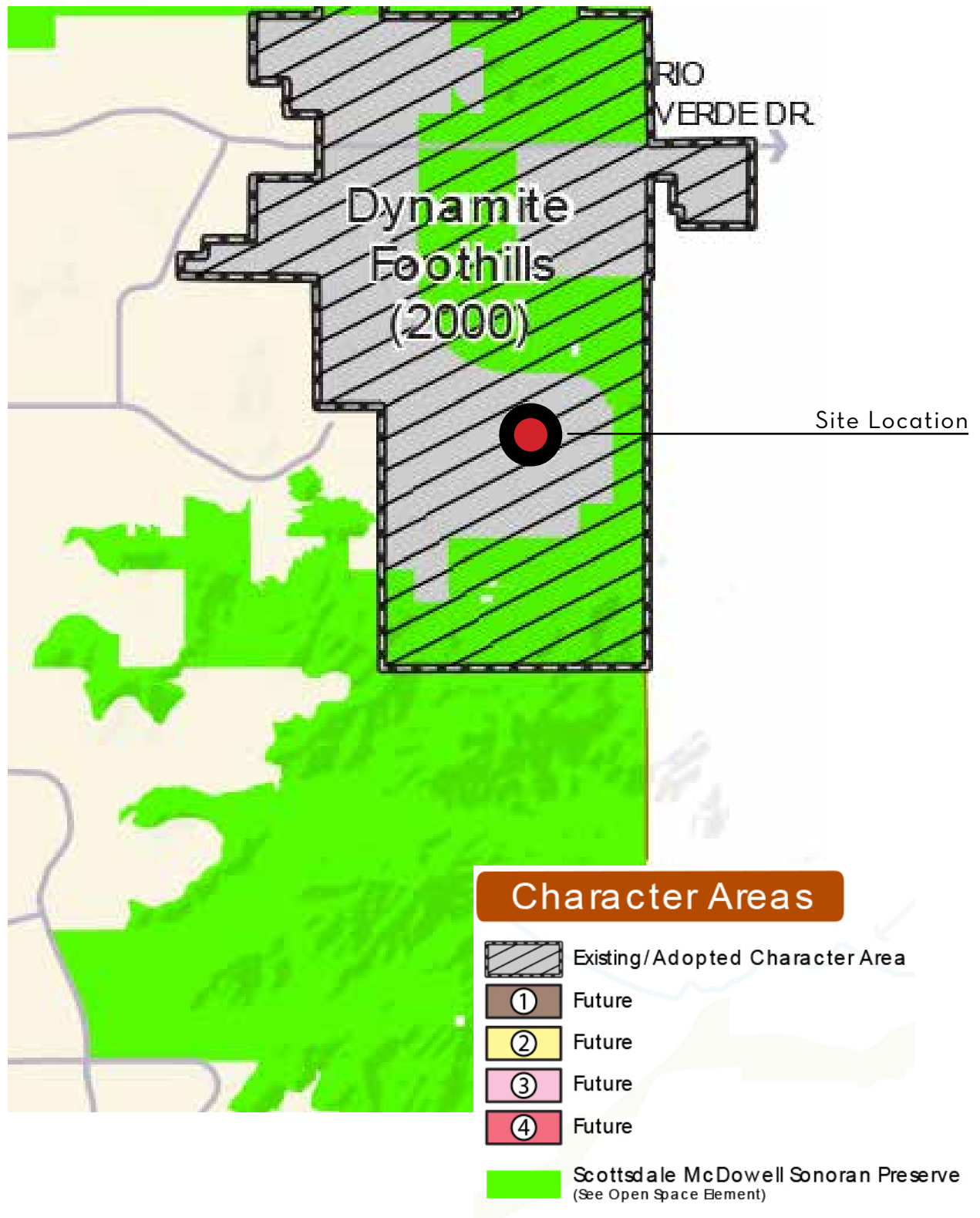
This thoughtful and creative planning methodology will be reinforced by site engineering and architectural design that celebrates the dynamite Foothills Character Area by incorporating both Low Impact Development (LID) techniques and green building practices. Architecture and site design will focus on “timeless”, desert contextual character rather than current design fads.

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AMENDED DEVELOPMENT STANDARDS

Section 5.100. - Single-family Residential (R1-43) provides a basis for development within the Property.

To encourage sensitivity to site conditions and provided flexibility in site planning, including clustering, allows for amended development standards.

The following development standards amend the R1-43 Standards and apply to the Property.

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Sec. 5.104. - Property development standards.

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

NOTE: : ONLY LOT 15 AND LOT 16 PER EXHIBIT 1, WILL REMAIN PART OF THE EXISTING ZONING R1-130.

A. Lot area.

32,250 SQ.FT.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ square feet. **THIRTY TWO THOUSAND ONE TWO HUNDRED 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) feet.~~

ONE HUNDRED AND TWENTY / 120' 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) feet in~~ height, except as otherwise provided in article VII.

TWENTY FOUR (24) FEET

E. Yards.

1. Front Yard.

THIRTY (30) FEET (TO FACE OF BUILDING AND GARAGE)

- a. There shall be a front yard having a depth of not less than ~~forty (40) feet.~~
- b. Where lots have a double frontage on two (2) streets, the required front yard of forty

THIRTY (30) FEET ~~(40) feet~~ shall be provided on both streets.

- c. On a corner lot, the required front yard of ~~forty (40) 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) feet~~ on each side of a building.

FIFTEEN (15) FEET

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five (35) feet.

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

F. Distance between buildings.

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

SHADOW RIDGE NORTH

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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)



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Camelot Homes- Shadow Ridge North

~~December 27, 2021~~

February 2022

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-130 ESL to R1-43 ESL PRD on an approximately 29.5+/- acre site located at the southwest corner of 128th Street and Juan Tabo Road. The proposed project would result in a new gated, luxury residential community. This proposal is in conformance with the City's 2035 General Plan land use designation. 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, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOAs, and community members by telephone, one-on-one meetings, and small group meetings since October 2021.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and provided information on a Virtual Open House that was held on December 14, 2021. The distribution of this notification well **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. A detailed description and visuals for the project were posted online as well as an opportunity for neighbors to provide comments/questions by phone or by email to the development team. The website and its accessibility

ATTACHMENT #9

date/time were posted on the Early Notification Sign on the property and the website was available from Thursday 12/16 through Monday 12/20.

There were 21 unique views of the online website. The development team did not receive any e-mails but did receive 1 phone call from a neighbor with questions regarding lot placement. These questions were all answered by the development team to the best of their ability. Additionally, the development team has met with and provided project updates to Coalition of Greater Scottsdale regarding the project's progress.

The development team will continue to be accessible by phone and email subsequent to the Virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. 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 manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

February 2022 Update

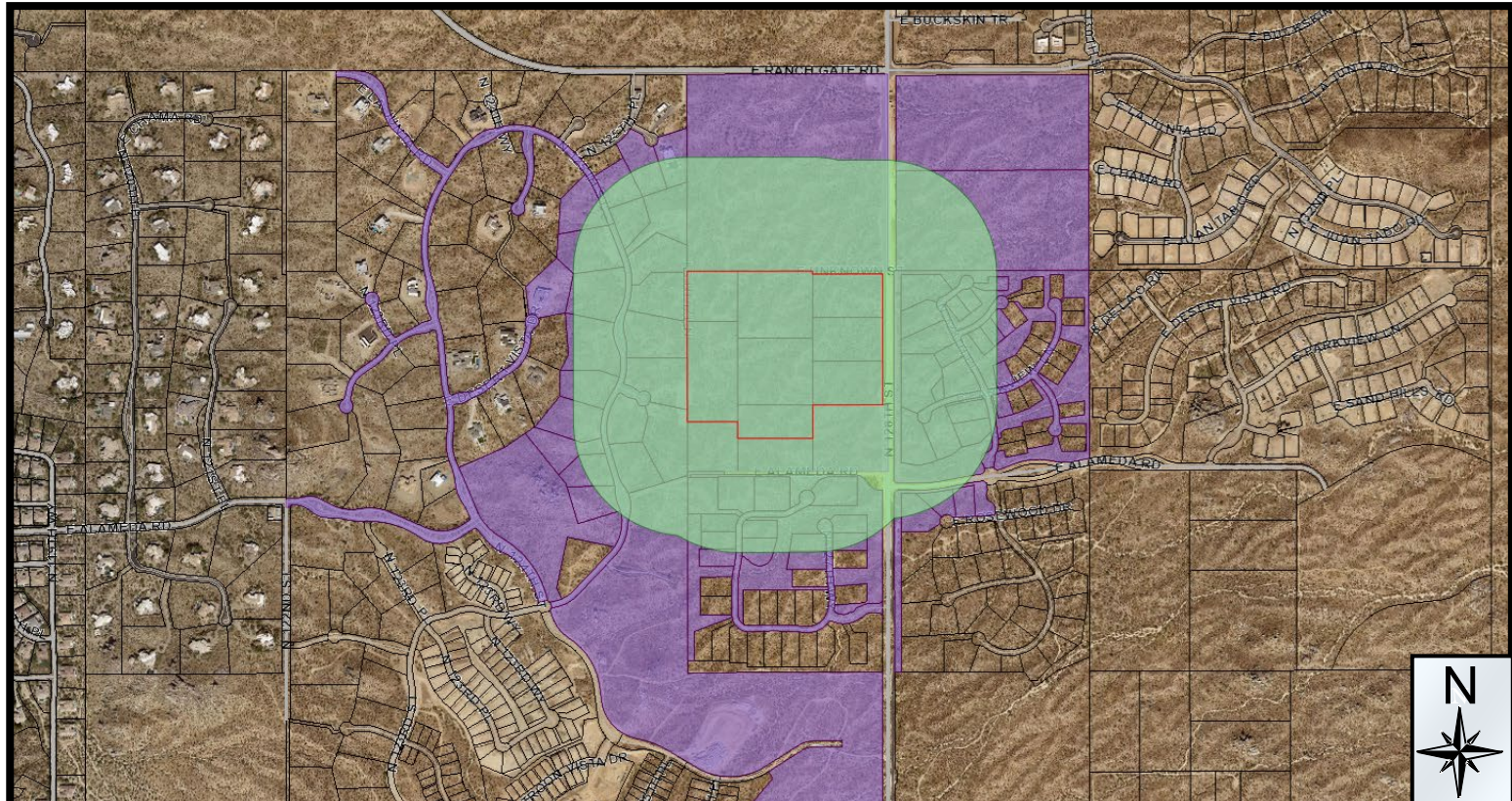
In response to the one phone call that was received from a neighboring Property Owner, the Camelot Homes team set up a meeting to discuss our proposed site plan. That meeting took place on January 26, 2022 at Camelot's office. The neighbor (the owner of Parcel #217-01-018N) noted some concerns with the lots that back up to his parcel and has asked for additional information as it relates to setback distances, etc. Camelot has provided the neighbor with this information (outlined in Exhibit A below) and is in continued contact with him in regards to any additional concerns that he may have. An additional meeting with this landowner is scheduled to occur within the next two (2) weeks from this resubmittal date.

Additionally, Camelot Homes has had multiple informal discussions with Toll Brothers (the master developer and current owner of the Property and Lots to the direct West within Sereno Canyon and the Party in escrow to purchase the McDowell Mountain Manor site directly to the North) in regards to the Subject Property. There have been no stated concerns and the discussions have been related to working together on future site constraints, the abandonment of Juan Tabo Rd., etc. At this time, Toll Brothers is in support of this proposed rezone.

Exhibit A



City Notifications – Shadow Ridge North



Additional Notifications:

<p>Interested Parties List</p> <p>Adjacent HOA's</p> <p>P&Z E-Newsletter</p> <p>Facebook</p> <p>Nextdoor.com</p> <p>City Website-Projects in the hearing process</p>	<p>March 7, 2022</p>
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Pulled Labels
March 7, 2022

Map Legend:

Site Boundary
Properties within 750-feet

Postcards: 81

1-AB-2022
1-ZN-2022

From: [Castro, Lorraine](#)
To: [Barnes, Jeff](#)
Subject: RE: CASE-1-ZN-2022 Shadow Ridge North
Date: Tuesday, March 8, 2022 1:11:55 PM

jckn1746@gmail.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Saturday, March 05, 2022 6:54 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: CASE-1-ZN-2022 Shadow Ridge North

[City of Scottsdale](#)



Residential development (Looks like it has already started ?) near environmentally sensitive lands along roads that would have to be widened for the potential increased vehicle traffic, and

ATTACHMENT #11

where is the water source for these homes, and there is no mass transit provision, not even buses. The answer is "no". -- sent by Carolyn Kinville (case# 1-ZN-2022)