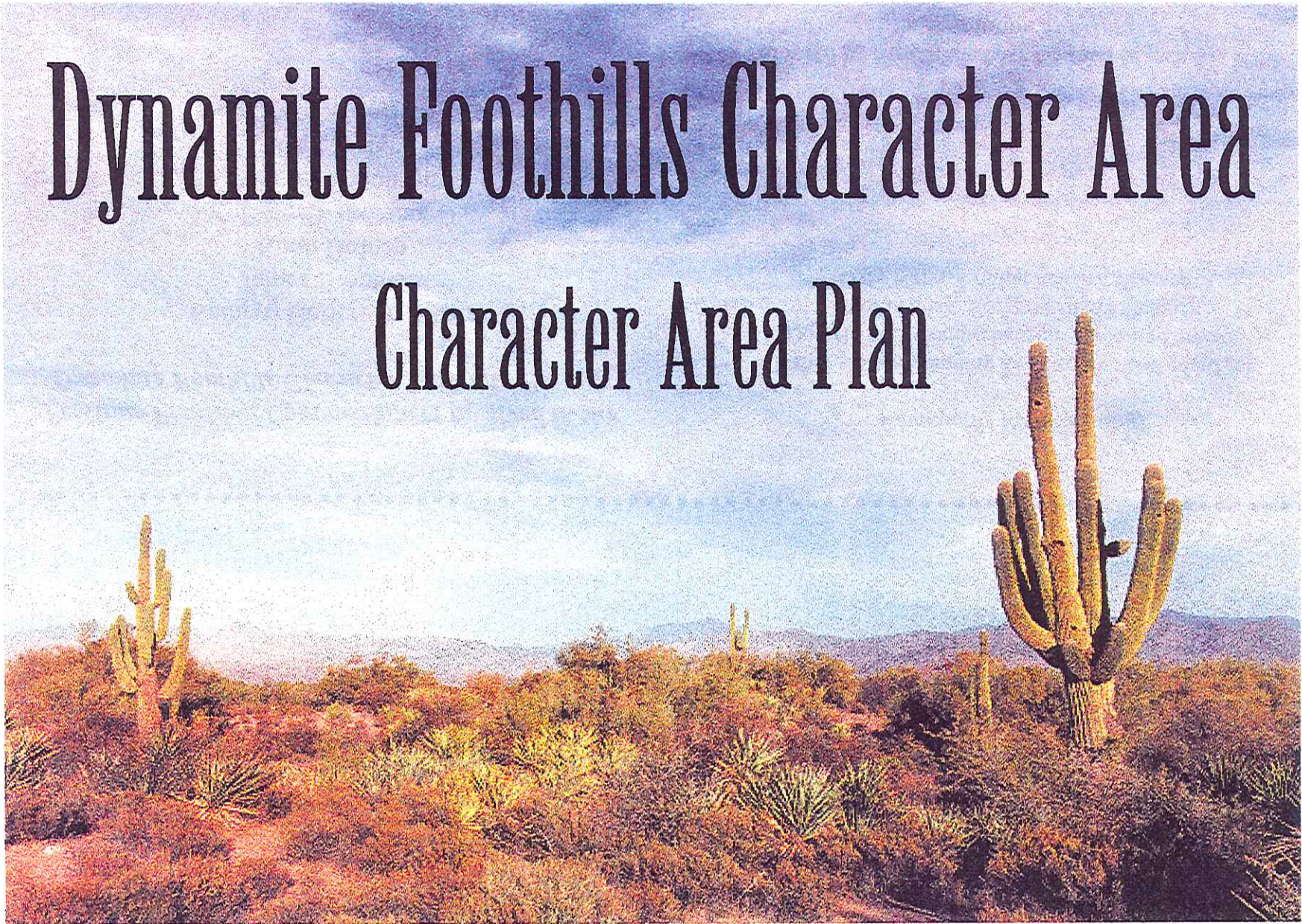


Dynamite Foothills Character Area

Character Area Plan



March 21, 2000

City Council

Sam Kathryn Campana, Mayor
Cynthia Lukas
Mary Manross
Robert Pettycrew
Dennis Robbins
Richard Thomas
George Zraket

Planning Commission

Betty Drake, Chair
Marilyn Armstrong
Tim Burns
Fred Davidson
Margaret Dunn
David Gulino
Harry Paston



Previous Planning Commissioners involved in the Dynamite Foothills Character Planning Process

Kathryn Heffernan, Chair
James Brouhard
Keith Holben
Beverly Jordano
Douglas Simonson
Nancy Walker
In memory of: Robert Wexler

Community Planning Staff

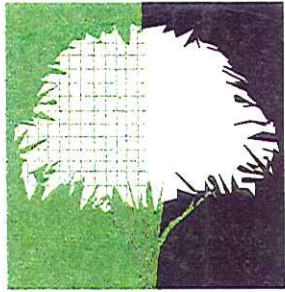
Debbi Dollar, Planning Systems General Manager
Don Hadder, Comprehensive Planning Director
Teresa Huish, Comprehensive Planner
Gary Neiss, Comprehensive Planner

Adopted by Scottsdale City Council March 21, 2000
Resolution #5492



Table of Contents

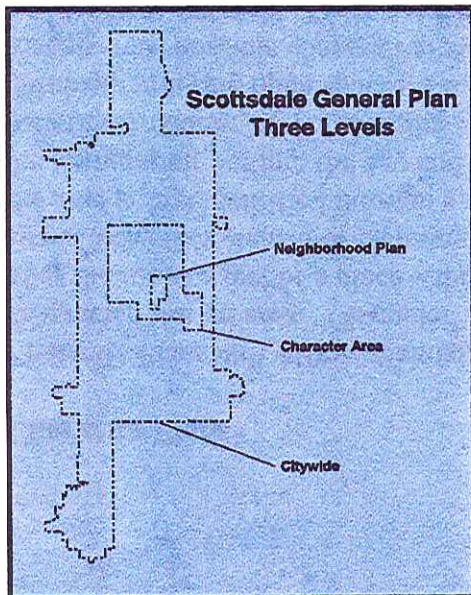
- Character Planning Overview Pages i - iv
- Executive Summary Pages 1 - 4
- Introduction Pages 5 - 9
- Rural Desert Character Pages 10 - 11
- Goals and Strategies Pages 12 - 25
- Glossary Pages 26 - 30



Character Planning Overview

Character Planning

Character planning resulted from the 1994-1996 citizen-driven CityShape 2020 process. The CityShape 2020 Steering Committee's Comprehensive Report proposed changes to Scottsdale's General Plan by recommending a three-level, character-based planning approach and Six Guiding Principles. The first General Plan level is a citywide focus, the second level is Character Areas, and the third is Neighborhoods.



CityShape 2020 saw character planning as a way to maintain the quality of planning and development in Scottsdale. During CityShape 2020 deliberations, there was a significant awareness of the diversity across Scottsdale and that

traditional citywide general planning did not recognize and celebrate the quality and value of these differences. Also, with much of the city already developed and maturing and other areas still remaining to be developed, there was a desire to focus planning on the special needs that different areas warrant. Character planning, together with the Six Guiding Principles from CityShape 2020, will help plan a future Scottsdale that is just as unique and special as the current Scottsdale. The Six Guiding Principles are:

Guiding Principles

- ▲ *Preserve Meaningful Open Space*
- ▲ *Enhance Neighborhoods*
- ▲ *Support Economic Vitality*
- ▲ *Seek Sustainability*
- ▲ *Advance Transportation*
- ▲ *Value Scottsdale's Unique Lifestyle and Character*

implementation measures to support the plan, and the planning process will involve ongoing feedback and monitoring of the plan after its adoption. The specific nature of the goals and strategies for each character plan will likely differ from plan to plan since the needs, desires, and character of each area will be relatively unique.

The character plan is part of the city's General Plan and will be administered as city policy with associated guidelines and action items. Character plans are not zoning or master plans for specific parcels. They may recommend guidelines meant to augment existing regulation, but character plans are not a means to control or regulate specific properties or proposals. The character plan itself is not binding regulation, instead it relies on a variety of other regulatory functions to achieve the plan's vision and goals. Character plans will not include guarantees or assurances that are not otherwise provided for in regulations and processes included in the city code.

Character Planning Process

The typical character area planning process will include the following major steps:

- Background research
- Goal setting; issue identification; strategy, design and performance guideline development
- Review of Draft Character Plan
- Approval and adoption of Character Plan and Guidelines
- Implementation

Background research includes collecting a wide range of information and existing plans for the area such as environmental conditions, land uses, ownership, demographics, public facilities and services, and geographic context.

Determining goals and issues is another phase of information gathering. This phase may use the techniques of open houses, workshops, questionnaires, neighborhood conversations, discussion between city staff, discussion with the Planning Commission and City Council and other city advisory boards and commissions, one on one communication with interested citizens and property owners or other stakeholders, public hearings, and discussion groups, to gather the concerns, desires and perceptions of those interested in the particular character area. Each character area study will likely involve some of these methods at one time or another to best suit the area being studied.

Goals and strategies to achieve those goals will be included in a draft character plan. Accompanying, supporting documents will contain an implementation program with design and performance guidelines and potential city action items for implementation. The draft Character Plan will be reviewed and revised, with the Planning Commission providing the ongoing direction of the process. The implementation program will detail methods and actions to be taken to achieve the goals and strategies outlined in the Character Plan.

The final phase involves the formal public hearing process for a recommended plan. The Planning Commission will hold two public hearings (one hearing may be held during the review of the draft plan to provide further input) before forwarding a recommendation to the City Council. Then through the hearing process, the City Council will review the Character Plan. When the recommended Character Plan is approved and adopted by the City Council the ongoing implementation of the Plan will begin. With the adoption of a character plan, additional city actions and specific work items could become part of the ongoing implementation of the strategies and guidelines of the plan.

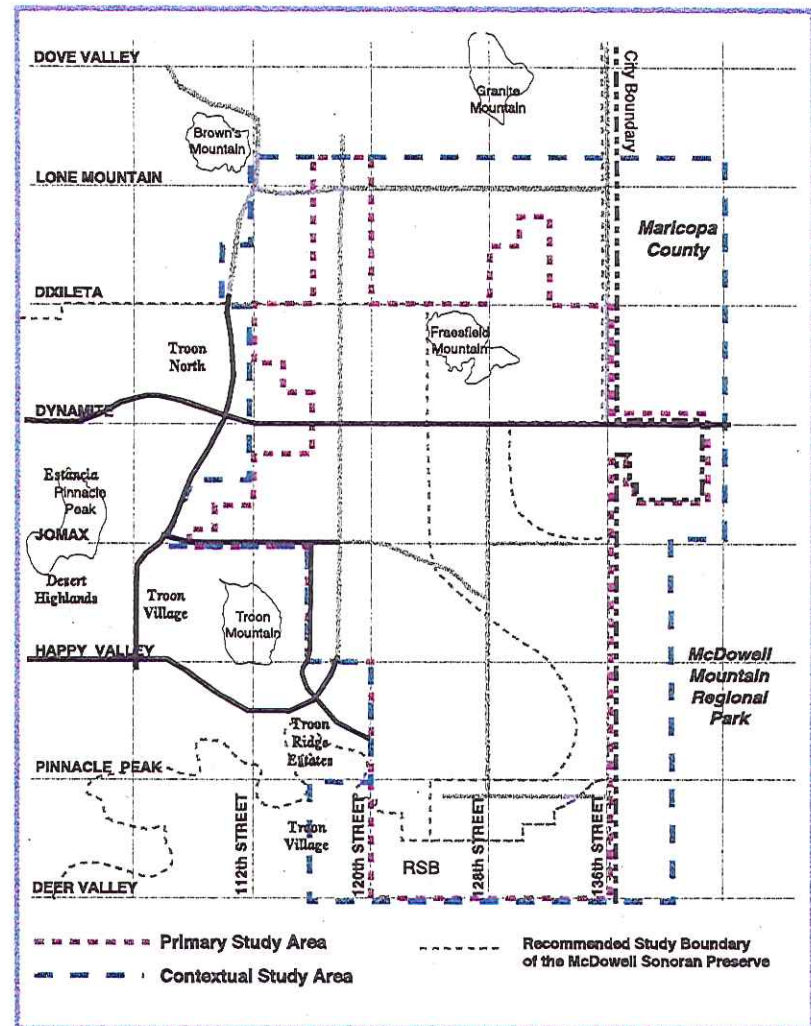


Executive Summary

DYNAMITE FOOTHILLS CHARACTER AREA

The Dynamite Foothills area is one of the City's first character area studies. Character area planning is a result of the CityShape 2020 process which recommended that the City reorganize its long range planning approach to recognize and respond to the diversity of the community. A new three level planning approach was established to reflect this philosophy. Each level is distinctive, but they will relate to one another to provide comprehensive planning for the community. Level one is the citywide General Plan, level two is the smaller geographic areas called character areas, and level three is the neighborhood level.

The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street (see map to the right). The area contains desert vistas, broad open spaces and an attractive desert environment. It is for the most part undeveloped at this time. A portion of the area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve.



RURAL DESERT CHARACTER

Because of the Dynamite Foothills' remote location, its isolation from urban centers of the Valley, and its environmental features and constraints, the vision for this area is that of a Rural Desert character. Key to achieving this character is the element of openness. Rural Desert character relies on creating this feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation.

GOALS

Through the character study process, three goals have been established for the Dynamite Foothills character area. These goals were established in response to questionnaires, input from Dynamite Foothills area residents, property owners, and other interested persons, discussions with the Planning Commission, and input from previous studies of the area. The three goals are listed below followed by some of the strategies which will help achieve those goals.

- **Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.**
- **Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.**

- **Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.**

STRATEGIES

The following strategies are examples of what may be done to enhance and preserve the Rural Desert character desired for the Dynamite Foothills area. The Dynamite Foothills Character Plan contains all the strategies in more depth (beginning on page 5).

Rural Desert Character Strategies:

- * Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas of the character area as identified on the map on page 13 of the Character Plan.
- * Use infrastructure to enhance the character through minimizing street widths, using alternatives to asphalt roads, street alignments that respond to the natural terrain, ribbon curbs, minimal street lighting, a trail system rather than a sidewalk network, appropriate use of color and textures which blend with the natural environment.
- * Use site planning techniques which minimize the visual impact of development and promote a Rural Desert character through strategic use of building envelopes,

encouraging the use of native or desert landscaping, flag lots, meaningful open space, avoiding solid walls, and working with the environment and the terrain in forming building design and site layout.

- * Use of native, desert vegetation in streetscapes.
- * Consideration of a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel and a larger open view corridor.
- * Provision of multiple street and trail access into and through residential neighborhoods. Gated communities which restrict access are discouraged.
- * Transition development adjacent to conservation areas or the McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing, and open space.

Topographic Development Diversity Strategies:

- * Residential uses will use site planning, open space, building massing and construction techniques which preserve Rural Desert character throughout the area.
- * Non-residential uses will be considered if they are low-scale, low-intensity, and similar in character to residential development.
- * Uses like golf courses, low intensity resorts, and non-commercial equestrian uses will be considered if they have minimal visual impact and preserve the Rural Desert character of the Dynamite Foothills area.

- * An orderly development pattern extending from existing development is encouraged and any development that negatively impacts the city's ability to provide and maintain infrastructure and services is discouraged.

Open Space Strategies:

- * Open space is critical to provide the feeling of openness which defines Rural Desert character and should be provided as a visual, recreation, or character enhancing amenity.
- * Open space will sustain natural flora and fauna, and will include connections through paths and trail systems.
- * Parks should be neighborhood or specialty parks which serve the nearby residents of the Dynamite Foothills area and emphasize the unique Sonoran Desert environment.
- * Encourage open spaces throughout development projects and on the perimeter of projects, where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.
- * Designate and sign appropriate public access to the McDowell Sonoran Preserve and other conservation/preservation areas.

The complete strategies begin on page 13 of the Dynamite Foothills Character area plan.

GUIDELINES

Design and Performance Guidelines are contained in a companion document to the Character Plan titled "Implementation Program". The guidelines detail how the vision of a Rural Desert Character can be attained. They are presented first through a summary/matrix of the guideline concepts. Next through specific areas of detail including land uses, streets, streetscape, open space corridors, water and wastewater systems, other infrastructure, and annexation. Also indexed are those guidelines that are suggestions and encouragement for property developers to follow but which the City cannot include in a review process because of the City Charter or other legal restrictions, as well as those guidelines which could be considered for inclusion in new regulation, but would remain guidelines until the City Council or Planning Commission directed the development of new regulation.

Dynamite Foothills Timeline

Background Report	1/97
Goal Setting	1/97-2/97
Strategies and Guidelines	2/97-5/97
Policy	5/97-6/97
Recommended Character Plan	6/97-2/98
Growing Smarter Hiatus	3/98 - 2/99
Recommended Character Plan	12/99
City Council Approval	3/00
Implementation	ongoing

Dynamite Foothills Character Plan Public Process

- Over 3000 invitations were mailed and distributed for open houses in January, May, and November 1997, February 1998, and January 2000.
- Two citizen questionnaires (1993 and 1997) provided input from approximately 330 citizens.
- Several press releases were issued during the process.
- At least 12 newspaper articles have appeared in the Scottsdale Tribune, Arizona Republic and the Sonoran News.
- A Scottsdale Pride water bill insert was distributed in April 1997 and February 2000.
- Six fact sheets regarding the background information, the survey, and the goals and strategies of the Plan were prepared and mailed, each time to approximately 850 people on the mailing list.
- The Winter 1997 VisionCheck newsletter focusing on the Dynamite Foothills was mailed to 786 citizens.
- Thirteen advertised/noticed Planning Commission study sessions were held.
- Eight advertised/noticed meetings with other City Boards and Commissions were held, including: Parks and Recreation Commission, the McDowell Sonoran Preserve Commission, the Transportation Commission, the Development Review Board, the Environmental Quality Board and the Public Arts Committee.
- City Council Study Sessions were held in June and November 1997.
- Meetings with CityShape 2020 Steering Committee members, Coalition of Pinnacle Peak representatives, the Chamber of Commerce, the AZ Best Realty, and members of the Greater Pinnacle Peak Homeowners Association were held.
- Four Planning Commission public hearings were held, in June and October 1997 and February 2000.
- Two City Council public hearings were held in November 1997 and March 2000.
- Two dialogue sessions with interested stakeholders following the public hearings for additional input in December 1997.



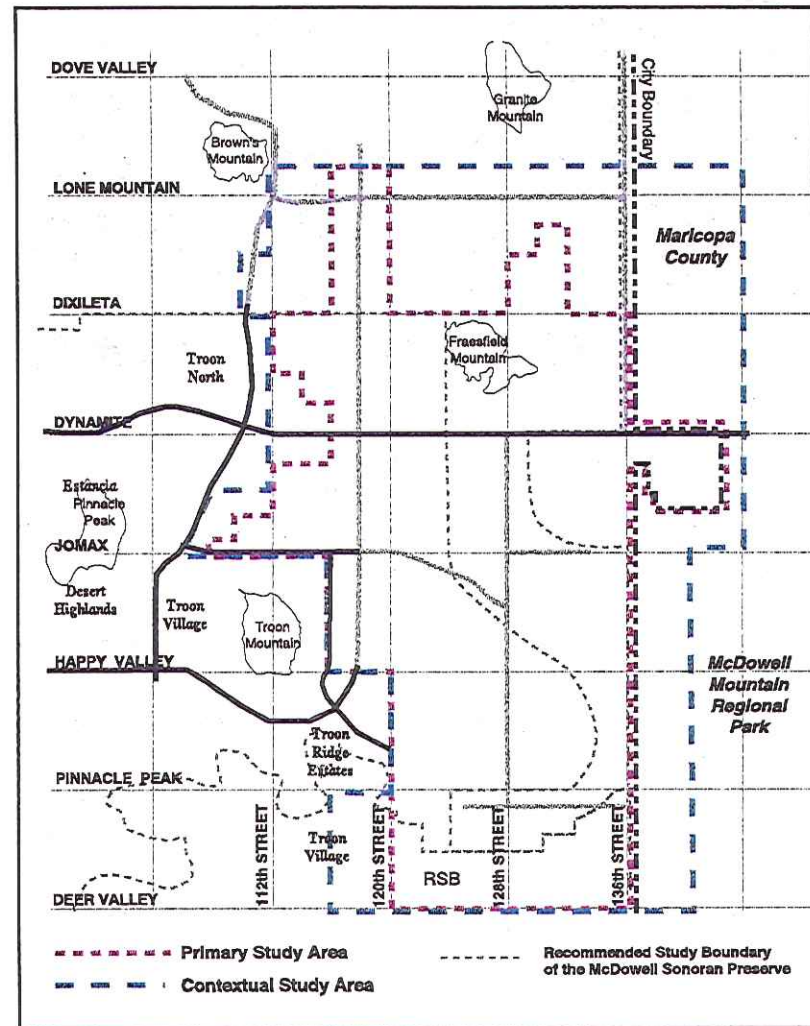
Introduction

Welcome to the Dynamite Foothills Character Plan!

This plan sets forth the long-term **vision** created for the Dynamite Foothills area through the character planning process. The goals and strategies in this report lay out the intentions for this area. A companion document to this Character Plan titled "Implementation Program" includes design and performance guidelines and potential city action items, illustrating some methods of attaining this Vision.

The Dynamite Foothills area is located generally between the McDowell Mountains on the south and the Lone Mountain Road alignment to the north, and east of 112th Street to the City boundary at 136th Street. (See the map to the right.)

The Dynamite Foothills Character Study is unique in that this area was examined in a partially-completed study a few years ago. When CityShape 2020 was initiated in 1994, the Dynamite Corridor/Area study was incorporated into the CityShape deliberations and recommendations. This character area study has provided an excellent opportunity to re-examine the issues and goals for this area of the city using the Guiding Principles and the character-based General Plan format from the CityShape 2020 recommendations.



Dynamite Foothills Character Area Study Process

The first phase of the Dynamite Foothills character area study involved research of existing conditions and projections of population, employment, and economics for this area of the city. The Dynamite Foothills Background report (January 1997) contains information on current ordinances and policies; environmental conditions; man-made conditions; the planning history of the area; and ownership patterns. The background report can be found in the Appendices document, Appendix B. This information was also presented at an open house, the first public participation opportunity in the character study.

In phase two of the character study, ideas, goals and issues were identified through a questionnaire of Dynamite Foothills residents, property owners, neighbors, and other interested persons (Appendix C), through discussions among an interdepartmental staff team; and through a Planning Commission retreat.

A second open house was held in May 1997 where the questionnaire results, and some of the goals and strategies, were presented. Attendees had the opportunity to ask questions and to make individual comments if they wished.

A Planning Commission public hearing was held in June 1997 to gather more input from interested citizens. During the rest of the Summer and into Fall the Planning Commission and city staff refined the goals and strategies of the Character Plan preparing for an October 1997 public hearing. The Planning Commission forwarded a recommendation to approve the Plan to the City Council.

A third open house was held in November to provide another opportunity for citizens to comment and ask questions. At a November public hearing City Council heard testimony and referred the Plan back to the Planning Commission with a request to bring forward the Character Plan and its Implementation Program at the same time. Two dialog sessions with citizens were held in December 1997 to identify issues to be addressed in the Implementation program. A fourth open house was held February 1998.

In April 1998, anticipating the Growing Smarter law from the state legislature, the City Council put a hold on the three active character area studies north of Deer Valley Road. In the Winter 1998 the studies were reopened, beginning with the Desert Foothills Character Area Study.



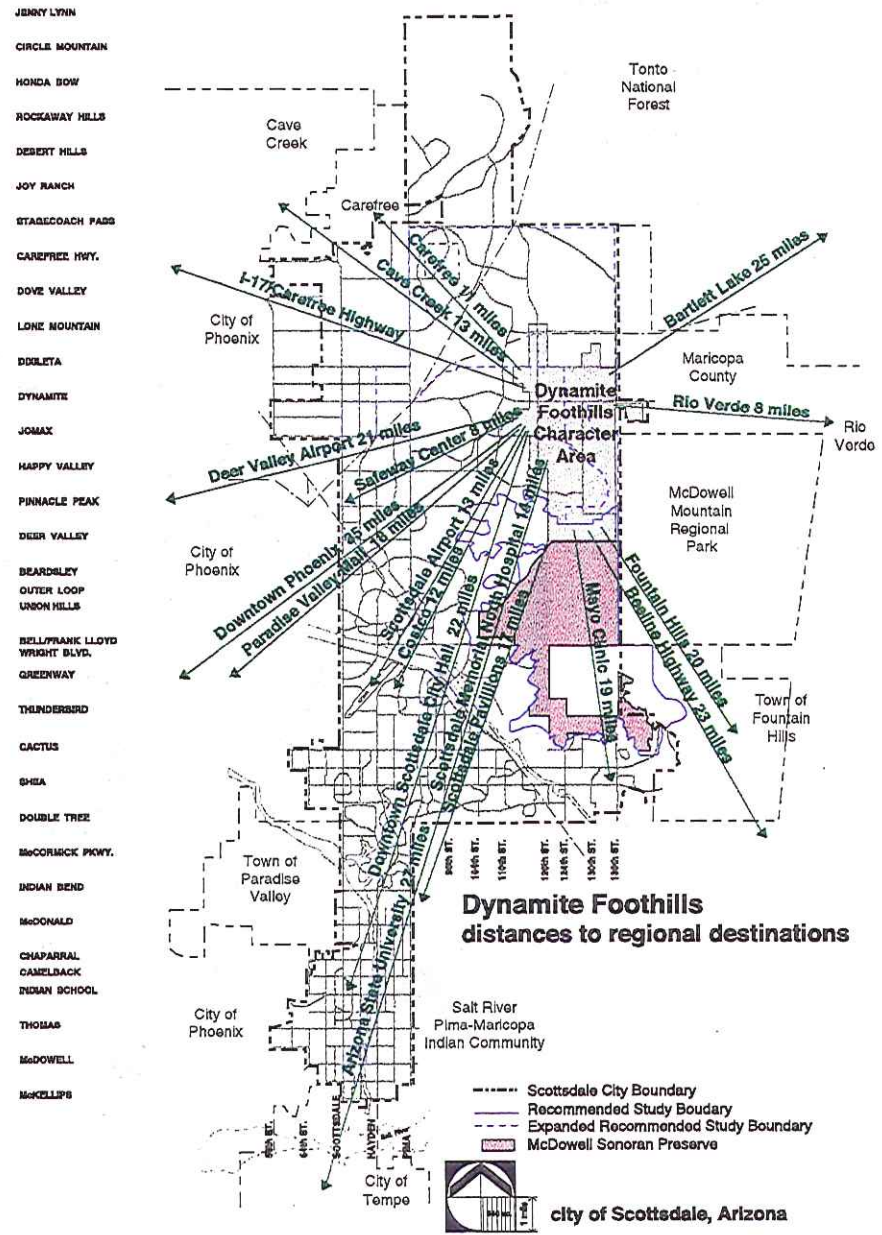
May 8, 1997 Dynamite Foothills Open House

The character planning process is the first major step of a further planning process that may involve, for example: ordinance and guideline changes, character plan integration with the city budget, ongoing education and information programs and updates in order to achieve the goals envisioned in this plan. The companion documents to this Character Plan contain design and performance guidelines and action items for implementation, and appendices which outline the study process and background.

Dynamite Foothills Area Background & Planning

The Dynamite Foothills area is located in far northeast Scottsdale. To the north of the Dynamite Foothills area is a 15 square mile area of State Trust lands which has been designated as part of the Arizona Preserve Initiative (A.P.I.). (The Arizona Preserve Initiative indicates that these lands are suitable for sale for conservation purposes). North and northeast of the State lands, is the Tonto National Forest. To the west of the Dynamite Foothills area are the master planned communities of Troon Village, Troon North, Troon Ridge Estates, Desert Highlands, and the proposed Four Seasons Resort. To the south are the McDowell Mountains. To the southeast of the area is the Maricopa County-operated McDowell Mountain Regional Park. To the east is unincorporated Maricopa County land.

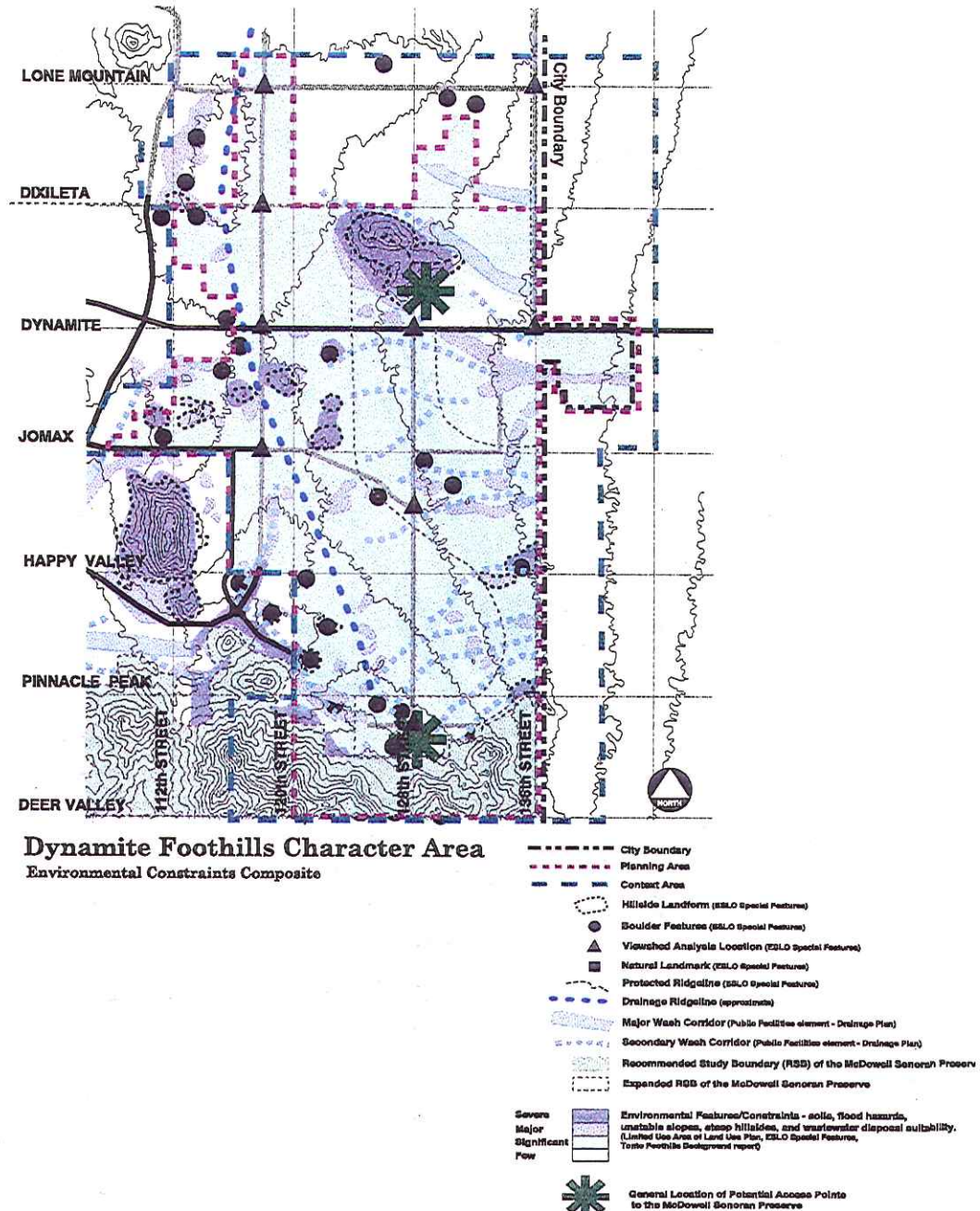
The majority of the Dynamite Foothills area was annexed to the City of Scottsdale from Maricopa County in the early 1980's. Before being annexed by Scottsdale, this area was examined in the Maricopa County Desert Foothills Plan. Zoning for the area at that time was for low density, single



family residential. Following annexation, a General Plan for this area was created, first as the Pinnacle Peak Interim Plan (1982) and then in the Scottsdale Foothills General Plan (1984). A portion of the Dynamite Foothills area was rezoned to reflect the recommendations of the Scottsdale Foothills General Plan. The Tonto Foothills General Plan (1986) included areas previously examined in the Scottsdale Foothills General Plan, but encompassed land farther north than the previous General Plan did. The Verde Foothills Annexation Study (1990) examined Maricopa County lands to the east of 136th Street, including the proposed Scottsdale National project at the southeast corner of 136th Street and Dynamite Boulevard/Rio Verde Drive. Scottsdale National was annexed to the City in 1990, following the annexation study. A local infrastructure planning study for four (4) square miles at the south end of the Dynamite Foothills study area was done in 1990, however, recommendations from this study were not adopted by the City Council. In 1993, the Dynamite Corridor Study was initiated, a focus group provided guidance, and ultimately this study formed the basis for the Dynamite Foothills Character study. A large portion of the Dynamite Foothills Character area is included in the Maricopa Association of Governments (MAG) Desert Spaces Plan, adopted by the MAG Regional Council in 1995. The Desert Spaces Plan identifies much of the study area as a conservation and retention area.

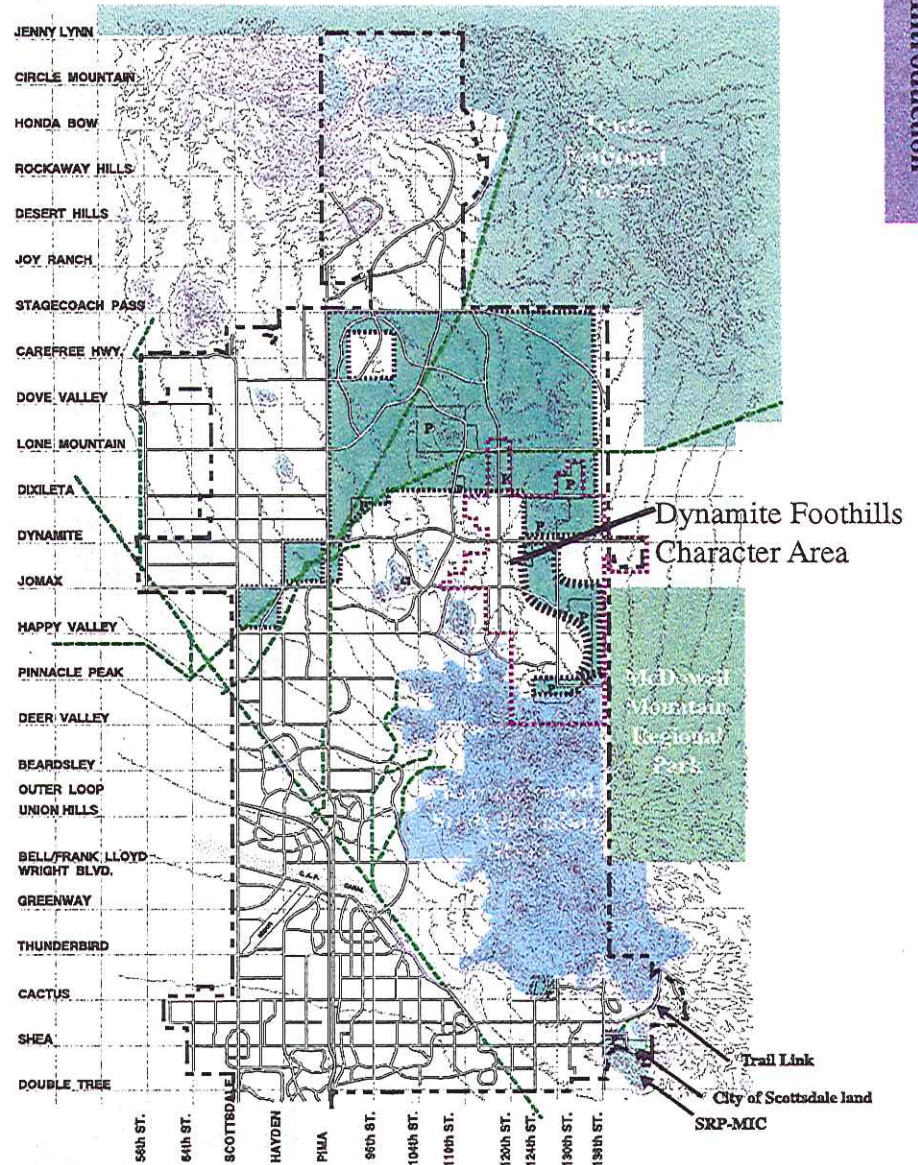
In 1996, the City Council appointed the Desert Preservation Task Force, which was charged with the mission:

“Recommend implementation of a strategic plan to preserve the Sonoran Desert and retain and enhance the unique character of our community.”



The Task Force's Strategic Plan (found in the Appendices document - Appendix D) was presented to City Council in April 1997, with definitions of meaningful desert open space, open space standards, trail recommendations, and a desert open space system (shown in a map to the right). The City Council directed staff to coordinate efforts and include the recommendations of the Desert Preservation Task Force in the Dynamite Foothills Character Area Plan. In 1998, the City Council approved the expanded Recommended Study Boundary for the McDowell Sonoran Preserve which includes those lands identified in the Desert Preservation Task Force Strategic Plan. The majority of this land in the desert open space system is under the jurisdiction of the State Land Trust. The Arizona Preserve Initiative allows local governments to request portions of State lands within their jurisdiction to be reclassified for conservation purposes. Scottsdale submitted their request for this land in late 1998. This request, if approved, would give the city the opportunity to purchase the land for conservation purposes and remove any potential for future development. It is anticipated that the review process will take well over a year. In the meantime, the voters of Scottsdale approved funding to acquire those lands with the sales tax dollars slated for the McDowell Sonoran Preserve. The total area proposed for natural desert open space is 36,400 acres or 1/3 of the city's land area. Approximately 6 square miles of the McDowell Sonoran Preserve Recommended Study Boundary lands are contained in the Dynamite Foothills Character area.

These previous studies are listed here to provide context for our knowledge and understanding of the area. Much of the groundwork for this character study was established through the findings of the previous works.



Desert Preservation Task Force
 HC - Hillside conservation or
 COS - Conservation Open Space Zoning

RECOMMENDED DESERT OPEN SPACE SYSTEM STUDY AREA
 State Trust Land within Study Area
 Private Land within Study Area
 Corridors and Linkages
 (Desert Greenbelt, Transmission Line Corridors)

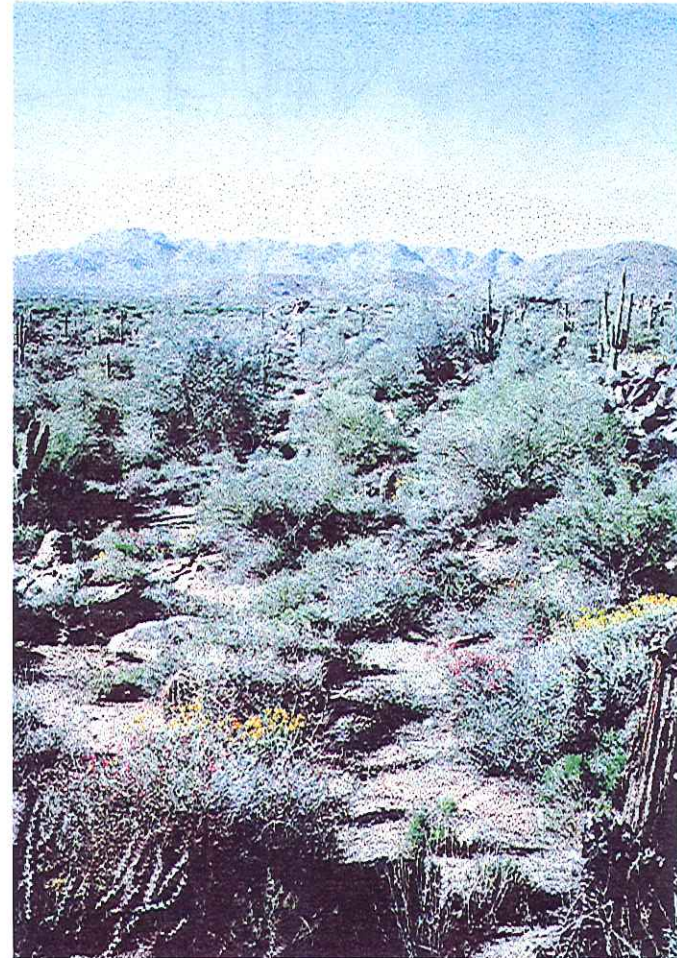


Rural Desert Character

Dynamite Foothills - Rural Desert Character

The Dynamite Foothills area is literally on the fringe of Scottsdale and the metro Valley. Between Dynamite Boulevard and the currently developing areas of the city to the southwest stand the McDowell Mountains which serve as a solid reminder that the geography and geology of the city put constraints on development in this isolated area. The area has, and will continue to have, limited access to centers of population and employment. The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses. The area contains desert vistas, broad open spaces and an attractive desert environment. It is for the most part undeveloped at this time. All of these considerations give us the opportunity to create a unique desert community with a Rural Desert character.

Rural Desert character is both a desert preservation and lifestyle issue. Individuals move into these areas to experience the openness of the natural desert setting and the rustic feel of



the developed form. Residents currently living in these remote areas are generally willing to travel longer distances for services. This is part of the lifestyle issue, but it needs to be balanced with air quality, infrastructure and development pattern issues that would encourage the provision of basic services close to residential areas in order to reduce travel distances and to provide a better sense of community.

Key to achieving a Rural Desert character is the element of openness. Openness is not limited to open space although that is a large part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

Existing homes in the area are developed on large lots, typically 2-5 acres. The majority of the area is undeveloped however. The 1990 Census estimated not more than 100 persons living in the character area, and the situation has not dramatically changed since then. Desert and mountain preservation efforts will have an impact on the development character of the area, as will the low intensity development planned for the area.

Rural communities traditionally have low housing density and a large percentage of undisturbed open spaces. Low intensity neighborhood services, quite different from regional shopping centers, usually serve the residents and surrounding neighbors of rural areas. Rural Desert areas in Arizona are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles. Low-impact

development encourages the intimate quality that residents feel with the surrounding desert.

The Dynamite Foothills area with a Rural Desert character can act as a low density buffer from the more suburban type development found in the Troon developments, to the sensitive desert environments to the south, east, and north that may be preserved. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced.





Goals and Strategies

Through the character study process, three goals have been established for the Dynamite Foothills Character Area. These goals were established in response to questionnaires, discussions with the Planning Commission, input from Dynamite Foothills area residents, property owners, neighbors, and other interested persons, and input from previous studies (Scottsdale and Tonto Foothills General Plans, Verde Foothills Annexation Study, Rio Verde Local Infrastructure Planning Study, Dynamite Corridor Study).

GOALS

- **Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.**
- **Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.**
- **Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.**

The following strategies will promote the three goals of the Dynamite Foothills Character Area Study.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.

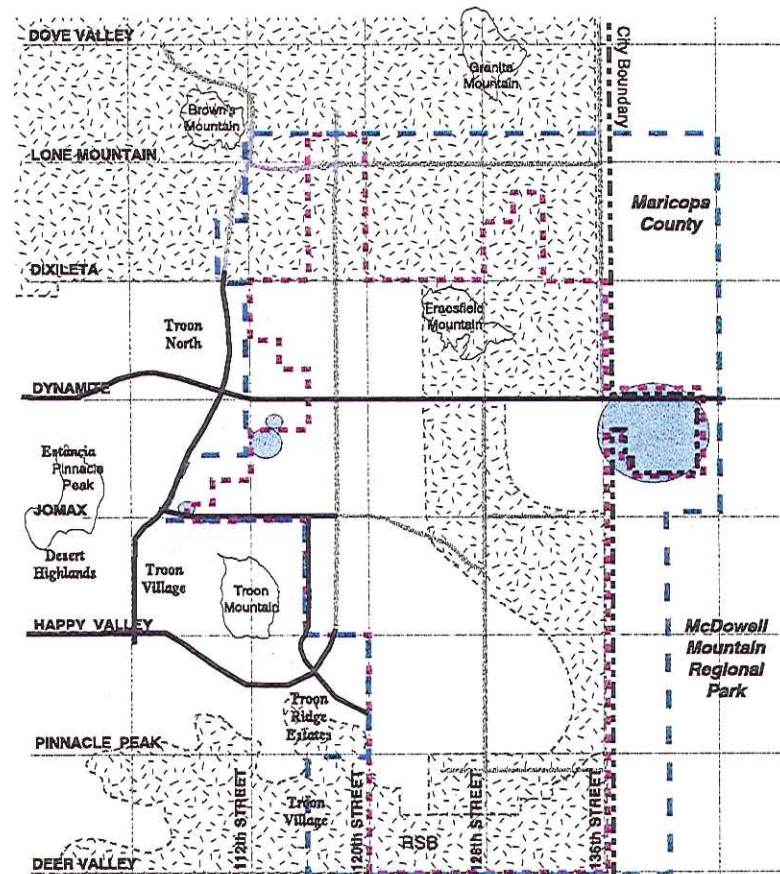
Strategies:

1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map.
2. Use infrastructure to preserve the Rural Desert character.

Streets/Transportation Infrastructure

Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.

- * The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features, and enhance the rural look of the streets.



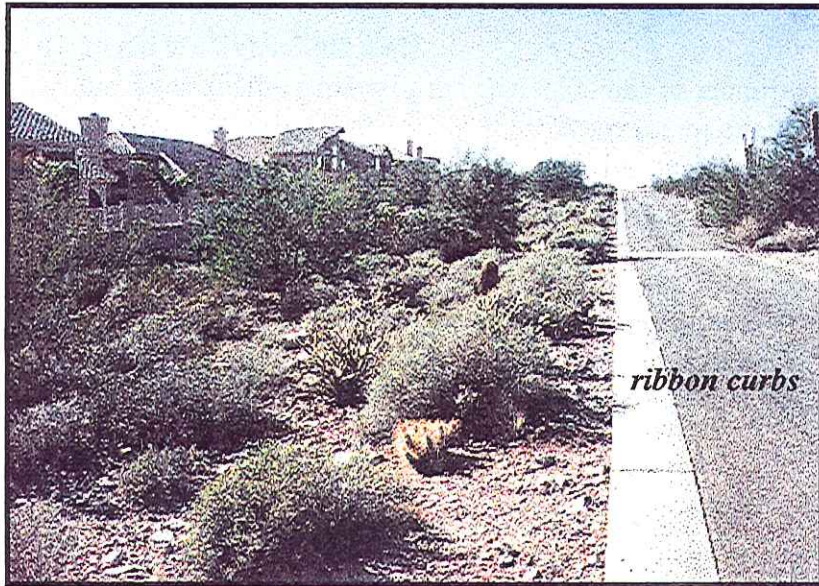
Dynamite Foothills Character Area

Goals and Strategies

Goal 1, Strategy 2 continued

- * Encourage alternatives to asphalt roads, such as stabilized dirt roads, in some residential areas where traffic densities are expected to remain low and the terrain will allow.
- * Encourage street alignments that respond to the natural terrain where possible.
- * Maintain the “dark skies” in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.
- * Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation.

Goals and Strategies

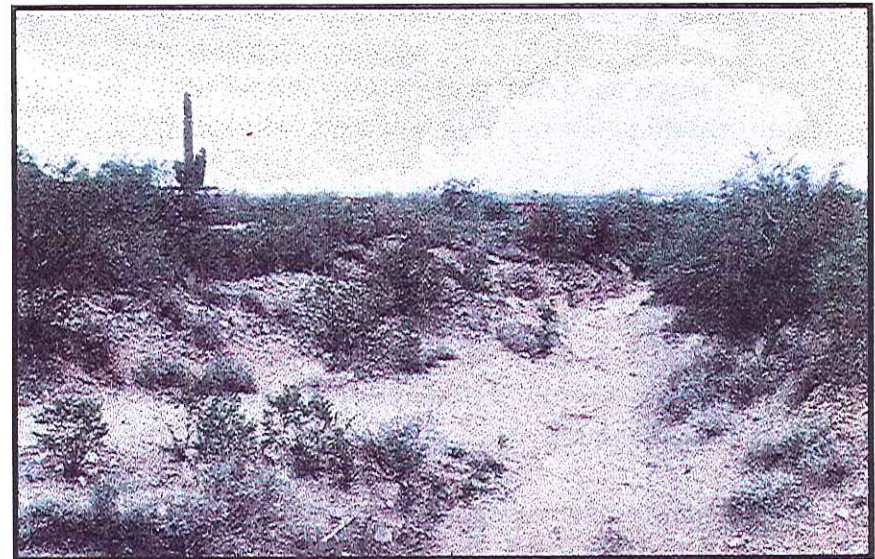


- * The City may consider installing a median on minor collector roadways where it is appropriate to provide a more environmentally sensitive street corridor.
- * Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.
- * Provide links between these trails and the shared-use trails shown in the Trails Plan of the Circulation Element.
- * If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.
- * Provide bike lanes on Dynamite Boulevard, 128th Street and 118th Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/ Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians.
- * Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.

Goal 1, Strategy 2 continuedDrainage Infrastructure

- * Restrict development in watercourses, i.e. floodplains and washes (per the Floodplain Ordinance Section 37-41. Prohibited Development. Paragraph (a). p. 3022) to prevent hazards to life or property during a flood event and to prevent erosion of soils.
- * Provide adequate drainage design for roads not paved with asphalt to provide access, prevent erosion or silt deposition, and to minimize maintenance.

- * Encourage the use of undulating banks and revegetation of the banks of detention/retention basins. Revegetation of detention/retention basins should use native plant species appropriate to riparian areas and correspond to the plant densities of the surrounding areas according to the ESLO and the Landscaping Ordinance.



Public Safety

- * All roads should provide a passable width to accommodate emergency vehicle access and provide adequate drainage.
- * Encourage environmental design of development which reduces opportunities for crime and enhances emergency response.
- * Public off-road trails and paths should be designed to accommodate small emergency vehicle access, with access points to trails and paths.
- * Promote protection from wildland fire through appropriate landscape design and standards.
- * Provide a police and fire satellite facility in the Dynamite Foothills area when clear need is established.

Water/Wastewater

The city has master plans for water and wastewater systems, outlining major infrastructure components. Character plans provide an opportunity to serve as a guide for infrastructure in areas where the ownership of land makes it unlikely that a master planned community will occur.

- * In order to maintain adequate fire flows and customer service, booster pump stations in high elevations should be considered in the Dynamite Foothills area.
- * Blend or camouflage reservoirs into the surrounding environment.

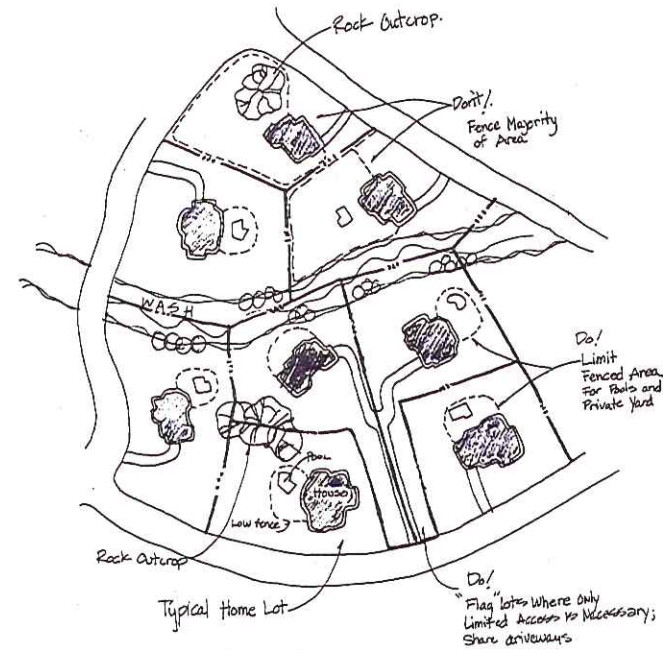
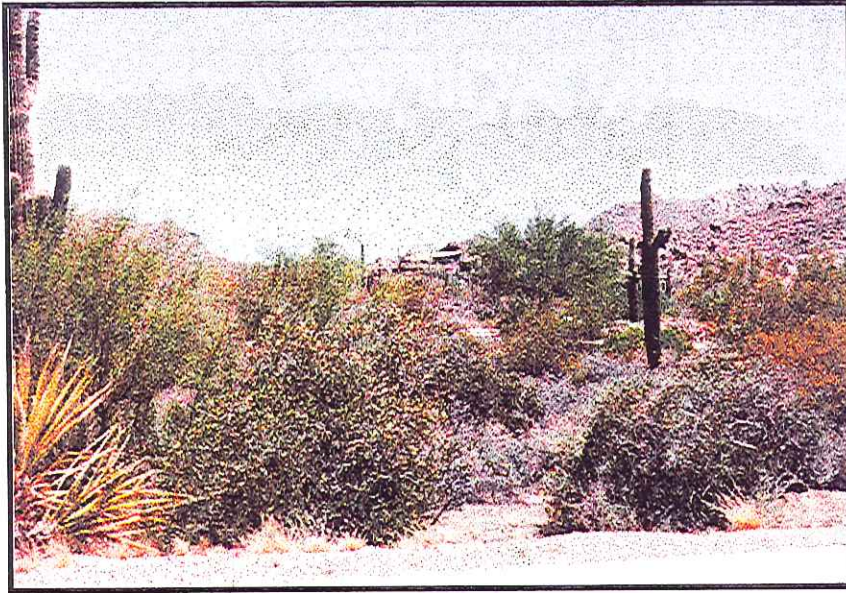
- * Consider use of alternatives to traditional gravity sewers where the topography presents a difficulty to traditional gravity sewers.
- * Avoid, where possible, the disturbance of sensitive desert environments with water and wastewater infrastructure.
- * If the disturbance of sensitive desert environments with water and wastewater infrastructure is unavoidable, minimize the impacts of such disturbance. Disturbed areas may be used as trail or path routes to avoid disturbing additional areas.

Utilities

- * Encourage underground placement of electric utility lines, where feasible, to preserve the visual amenities of the area.
- * Encourage utility providers to blend all above-ground cabinets and structures with the surrounding natural environment.

3. Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.
 - * Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.

Goal 1, Strategy 2 continued



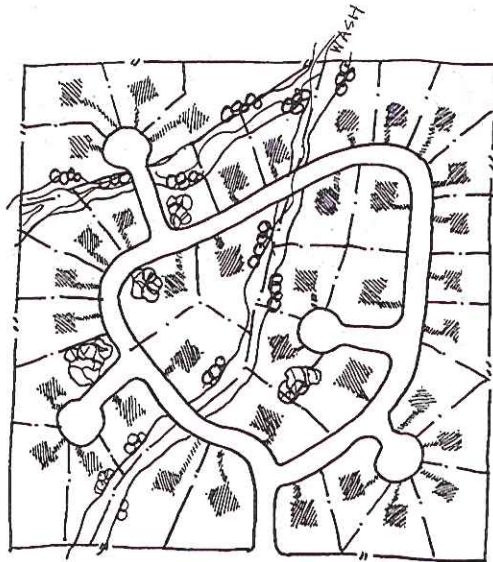
Alternative development patterns

- * Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways. Turf may be appropriate in parks and schools in limited quantities.
- * Discourage the use of perimeter walls.
- * Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.

- * Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as:
 - Flag lots and/or shared driveways.
 - Building envelopes to minimize disturbance of the natural site.
 - Cluster development where the topography will allow.

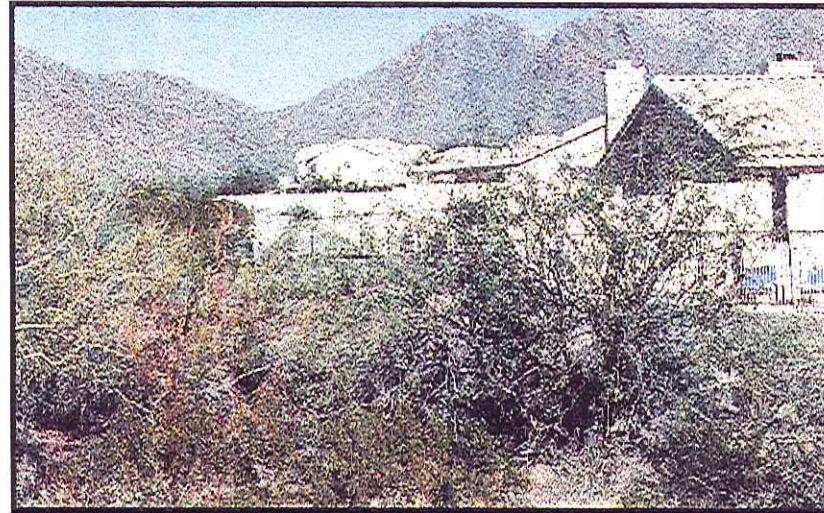
Goal 1, Strategy 3 continued

- * Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.
- * Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.
- * Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.
- * Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.



Building Envelope technique

Goal 1, Strategies continued



- * In appropriate areas, consider cluster development as a means to provide a range of housing types and as a further approach for maintaining areas in their natural state. Net density and character of clustered areas shall remain consistent with the Rural Desert character of the Dynamite Foothills area. These clusters may be most appropriate in valleys or behind hills where the homesites are not visible.

4. The city will consider a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel from the roadway and a larger open view corridor.

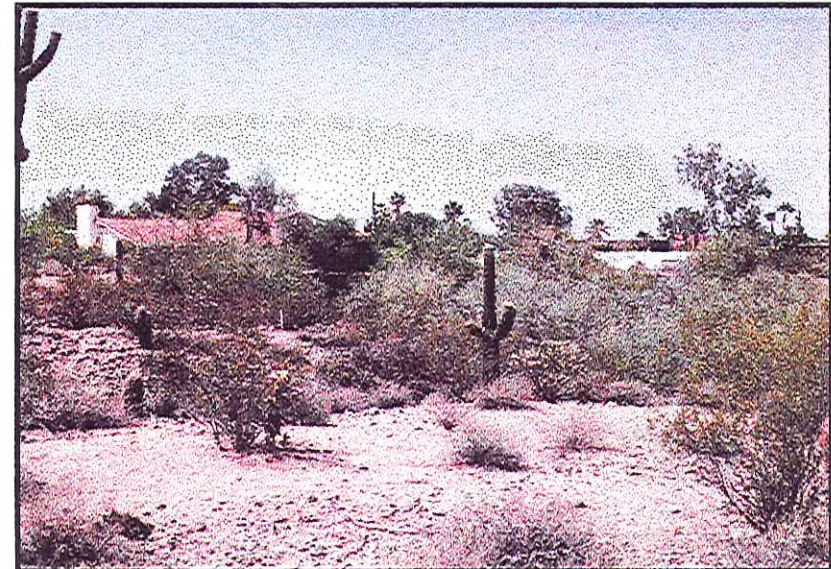
Goal 1, Strategies continued

5. Use native vegetation in streetscapes. All hardscapes should assume a rustic style appropriate to the area.
6. Provide multiple street and trail access into and throughout residential neighborhoods. Gated communities that restrict vehicular and trail access are discouraged.
7. Transition development adjacent to conservation areas or the McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing, and open space.

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types development to the unique environmental nature of the area.

Strategies:

1. The city should develop guidelines for residential development through this Character Plan which incorporates site planning, open space, building massing, and construction techniques which preserve the Rural Desert character.



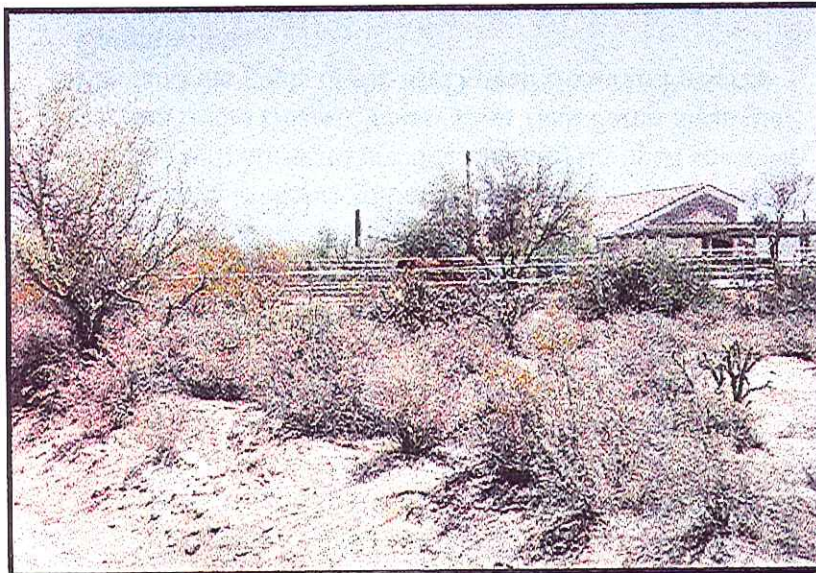
2. The City may consider low-scale and low-intensity non-residential uses similar in character to residential development with a low profile, a rural southwestern feel, and preservation of meaningful open space.
3. The City may consider resorts in the Dynamite Foothills area if all structures maintain a rural southwestern feel, maintain a low profile, and preserve meaningful desert open space. Specialty resorts (dude ranches or health resorts) surrounded by large areas of open space to further the desert theme of the Dynamite Foothills will be considered.
4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report.)



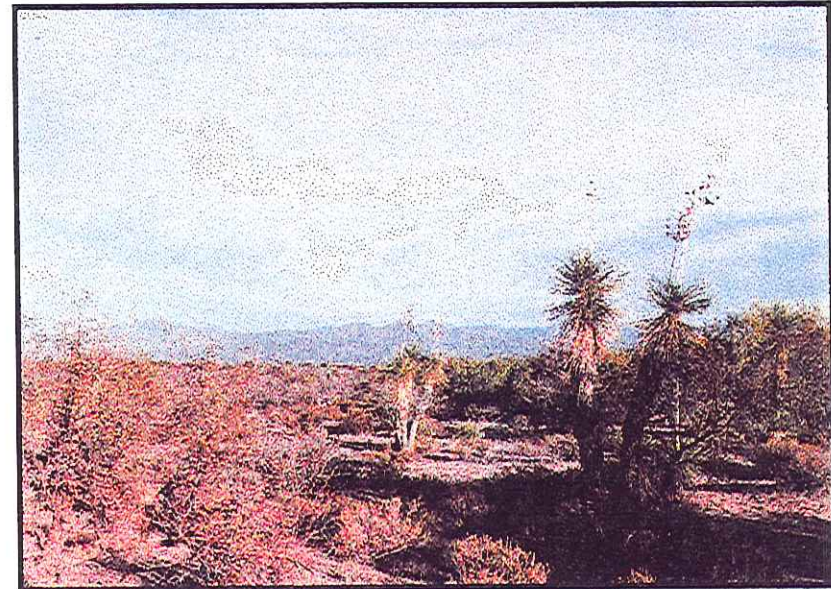
5. The city may consider golf course developments in this area if they are target-type courses, integrated into the existing desert environment, use native plant materials, and follow the natural topography of the area. Golf courses should maintain the Rural Desert character of the Dynamite Foothills by including enough land area to minimize the visual impacts of the golf course itself and permit residential development at a low net density. Golf course development should comply with the city's approved Golf Course Policy.

Goal 2, Strategies continued

6. The city may consider the development of neighborhood services such as professional offices, grocery stores, and churches, when population and market conditions justify and in appropriate locations. These services should be located near street intersections and/or near each other.
7. Non-commercial equestrian uses are an appropriate fit in the Dynamite Foothills' Rural Desert character. The city encourages the location of non-commercial equestrian uses in less environmentally sensitive areas within the district and/or on the development parcel. Access should be provided to shared-use trails which connect into the citywide and regional trail system.



Goal 2, Strategies continued



8. Encourage an orderly development pattern extending from existing development. Development that negatively impacts the city's ability to provide and maintain infrastructure and services is discouraged (based on the Cost of Services Study and Valleywide standards for service and infrastructure).

Goals and Strategies

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

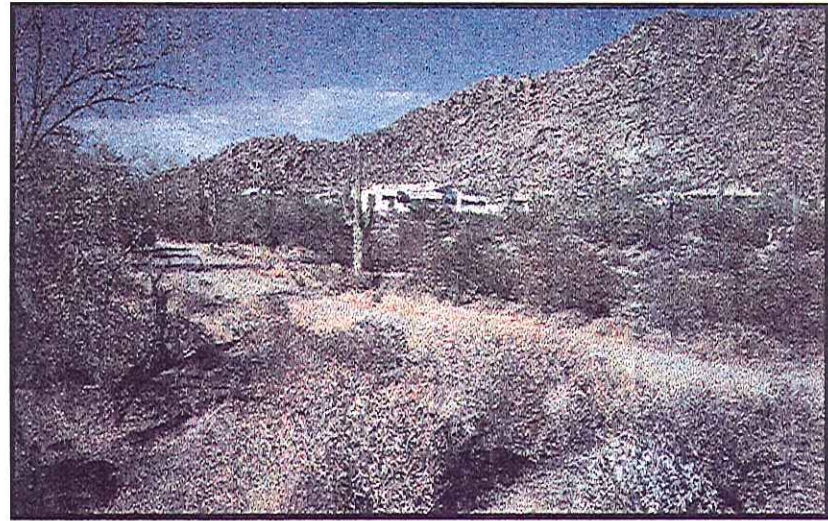
Strategies:

1. The City should consider developer donation, density transfer, purchase, county acquisition, state land leasing, the Arizona Preserve Initiative and other methods where funding will allow, to provide meaningful open space as defined in the Desert Preservation Task Force Strategic Plan and the goals of the McDowell Sonoran Preserve Commission.

2. Designate and sign appropriate public access to the McDowell Sonoran Preserve and other conservation/preservation areas.

3. Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods:

- * Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.
- * Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.



Goal 3, Strategy 3 continued



- * Restrict access to sensitive habitats.
- * Sustain natural flora and fauna resources and systems through the provision of natural area open space.
- * Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.
- * Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.

Goal 3, Strategy 3 continued

- * Encourage natural area open spaces and areas that can be used and enjoyed by residents and that connect to open areas outside developments.
- * Encourage a trail system which connects to open spaces. This trail system should not pass through areas defined as primarily visual and/or environmental amenities by the Desert Preservation Task Force (see Appendix D).
- * Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.
- * Preserve and protect unique open spaces, and archaeological and historical sites.
- * Encourage large continuous areas of open space (wash corridors, NAOS, COS) rather than small fragmented pieces of natural area.
- * Seek an open space connection between the Tonto National Forest and the McDowell Mountains to provide for wildlife migration and movement and drainage and floodplain management.
- * Encourage the development of a meaningful open space system which connects open space throughout the area and outside the Dynamite Foothills area. This system will provide open spaces and areas that can be used and enjoyed by residents and visitors alike and will create transitions from conservation/preservation areas to areas of development. Wash corridors can provide the backbone of this system.

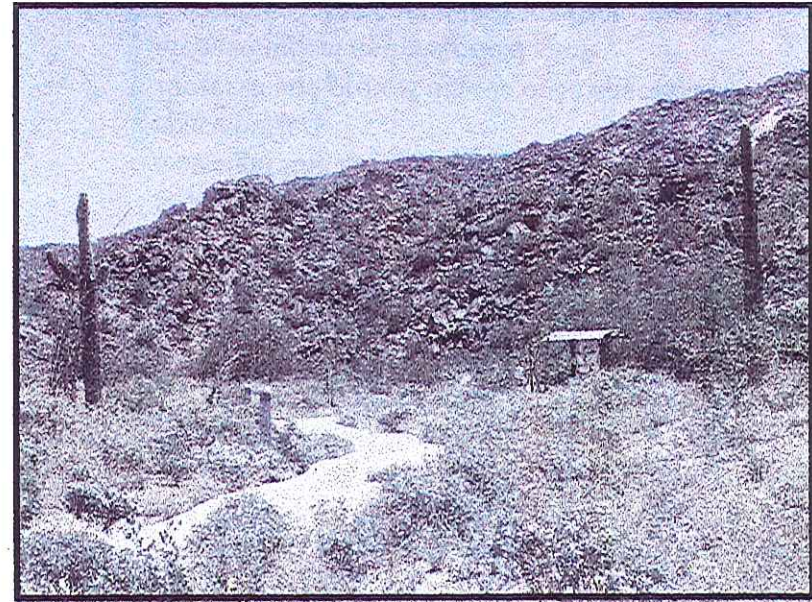
Goal 3, Strategies continued



4. Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.
5. The city should study and define continuous floodplains and wash corridors prior to development.

Goal 3, Strategies continued

6. Use parks and recreation areas to enhance and preserve a Rural Desert character through the following strategies:
 - * Provide neighborhood and specialty parks to respond to the unique natural features in the area such as the northern end of the McDowell Mountains and Fraesfield Mountain.
 - * Seek opportunities to accommodate low-impact specialty parks and other recreational amenities that respond to the needs and wishes of the citizens (indicated through the questionnaires).
 - * Park design should emphasize the unique Sonoran Desert environment through minimal disturbance to the site, desert responsive architecture and construction detailing.



Goal 3, Strategies continued

- * Limit turf to active recreation areas, specific picnic/open play spaces, and areas of high public use.
- * Use drought tolerant plant material in landscaped areas.
- * Use sensitivity in providing lighting systems for outdoor recreational facilities to ensure participant safety and to minimize glare and trespass light into adjacent neighborhoods and streets.
- * Parks should be located to preserve public access to the most sensitive or unique natural or cultural features in the area.



Glossary

Boulder Features

Exposed bedrock clusters produced by the weathering of granite or other bedrock in places which have at least one dimension of 15 feet or more across, a height at one point above the surrounding terrain of 10 feet or more, and includes a minimum setback of 20 feet around the entire feature. The locations of boulder features are designated by the city on maps.

Building Envelope Technique

The area of a site where the building will be located. A technique for building which disturbs a minimal area of the buildable part of a parcel.

City Charter

A document which outlines the structure and processes of a city's government and identifies the powers and limitations.

Construction Envelope

One or more specified areas on a lot or parcel within which all structures, driveways, parking, decks, walks, and improved facilities are located. Underground utilities may be located outside the construction envelope.

Clustering/Cluster Development

Essentially any general approach which results in a more compact arrangement of buildings and creates larger blocks of connected open space in lieu of smaller, individual portions. Usually development which locates buildings in limited areas on a site to allow the remaining land to be used for open space.

Cubic Feet per Second (c.f.s.)

Measure of flowing water in a watercourse (A lake, river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically).

Density

Usually: the number of dwelling units per acre in residential districts. Gross density is defined as the total number of dwelling units divided by the total land area of the site, excluding nothing. Net density is the total number of dwelling units divided by the net area of the lot or site (excluding roads, public open space, utility rights-of-way, and community facilities)

Development Project

Any development resulting from the approval of a building permit, lot split, preliminary or final plat, rezoning application, grading permit, public or private infrastructure improvement, variance request, development review, master plan, native plant removal, relocation or revegetation, or use permit.

Development Review

A process along with criteria to consider the site and architectural design character and features of development, excluding single family houses. This process is intended to provide for a basic standard of design quality throughout the community, establish character themes, seek durability in physical development and seek the desired identity of the community. The Development Review process is overseen by the Development Review Board

Development Site

A specific area within a development project which is proposed for a specified zone, use, or density, and may be developed separately from the balance of the development project by a person other than the master development plan applicant.

Environmentally Sensitive Lands Ordinance (ESLO)

A set of zoning regulations adopted by the City of Scottsdale to guide future development in the desert and mountain areas of north Scottsdale. The ordinance has a variety of standards that are applied to ensure that new construction will be compatible with the natural beauty of the area. The ESLO took effect on March 21, 1991 and applies to approximately 134 square miles of Scottsdale north of the Central Arizona Project.

Exposed/Shallow Bedrock

Bedrock which is exposed or which has irregular patches of soil cover that may vary in depth or location over time. The maximum depth of the soil cover is 3 feet. The Dynamite Foothills area contains areas of exposed/shallow bedrock.

F.A.R.

Floor Area Ratio. The maximum gross floor area of all buildings on a lot expressed as a percentage of the lot area. This indicates the maximum permissible gross floor area for all buildings on a lot, excluding covered parking structures.

General Plan

A collection of policies and plans which provide a guide and baseline for decisions regarding the physical growth and evolution of the city. The General Plan provides a comprehensive, coordinated set of intents and directions for the physical development of the city, including but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities and physical character.

Land Slope

The ratio of the vertical rise in the land elevation over the horizontal dimension of the rise.

Natural Landmarks

Prominent, unique terrain features which due to their character and location are considered landmarks for the city or for a local region within the city. Such landmarks may or may not be named features. These features are indicated on maps of record at the City and have been designated by the City Council. Historical and archaeological sites shall also be considered as landmarks.

Neighborhood Service Areas

Areas of the character area which may be suited in the future to non-residential uses such as: parks, schools, commercial and office uses. These uses would likely remain small in scale and will retain the Rural Desert character.

Open Space

Meaningful Open Space: Open space which due to its size, function, visibility, accessibility and/or strategic location is a community amenity or resource. Open space which can be accessed or can be viewed by the public. Open space which serves to protect a significant ecological area. Meaningful Open Space is divided into three categories: *accessible desert open space* consisting of public use areas and public access areas; *visual desert open space* consisting of mountain and desert conservation areas, wash corridors and street setbacks, and *desert character open space* consisting of restored areas such as detention basins and drainage channels and improved areas such as parks and golf courses that have a desert character. (Desert Preservation Task Force definition - see Appendix D for further explanation)

Natural Area Open Space: Areas of undisturbed natural desert with no man-made improvements and approved revegetated areas.

Developed Open Space: landscape areas, turf areas, parks, golf courses and other recreational facilities excluding any associated buildings.

Parcel

A legally defined lot, or contiguous group of lots in single ownership or under single control, and considered a unit for purposes of development and open space calculation.

Paths

A shared-use pedestrian, equestrian, cyclist route or system which is paved.

Preliminary Plat

A conceptual plan for a proposed layout of lots, tracts, rights-of-way and easements in a proposed subdivision.

Protected Ridgeline

A ridge identified by the city as being visually significant and important to the city's image and economy. Protected ridges are designated on the ESLO Special Features maps. In the Dynamite Foothills area, Fraesfield Mountain and portions of the McDowell Mountains have protected ridgelines.

Revegetation

Replacing vegetation in an area where vegetation has been removed for construction, or due to natural causes. The effort is made to revegetate to surrounding plant densities and species.

Ridge

A relatively narrow elevation which is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground.

RSB

The Recommended Study Boundary of the McDowell Sonoran Preserve, indicative of the land area the city desires to ultimately acquire through the Preservation Program.

Scenic Corridor

A major roadway which has been so designated on the General Plan in order to minimize the visual intrusion of adjacent development and maximize the unique character of different areas of the city.

Severely Constrained Area

Any land within the ESLO Hillside landform which contains land slopes over 25%, unstable slopes, or special features, including any land which is surrounded by one of these conditions.

Special Flood Hazard Areas

As defined by Section 37-17 of Chapter 37 of the Scottsdale Revised Code (Floodways and Floodplains) are areas having flood and/or flood related erosion hazards as shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map as zone A, AO, A1-30, AE, A99, AH or E, and those areas identified as such by the Floodplain Administrator, delineated in accordance with Section 37-18(b) and adopted by the Floodplain Board.

Target Golf Course

A golf course which minimizes the use of turf, usually to tee boxes, target fairways, and greens, maintaining the native desert landscaping throughout the course.

Trails

A shared-use pedestrian, equestrian, cyclist route or system which is not paved.

Transition

A change from one development density to another or from a preserved area to a developed area. Transition from the Preserve is potentially no development to very low density development away from the "edge" of the Preserve.

Use Permits

A process with general criteria to consider uses which may be compatible within a district but which may need special limitations in order to be considered appropriate for the area. General golf course approval uses the use permit process.

Viewsheds

The major segments of the natural terrain which are visible above the natural vegetation from designated scenic viewpoints which are shown on the ESLO Special Features maps.

Vista Corridor

A major open space corridor which follows major watercourses or other features as identified on the General Plan and which protect major wildlife habitat, protect distant views, separate land uses, and provide links for trails and paths.

Wash

Usually a watercourse which flows during flood events, or intermittently. Washes contain a riparian environment and are used by wildlife.

Watercourse

A lake, river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically. "Watercourse" includes specifically designated areas in which substantial flood damage may occur.

Zoning

Policies regulating the use of land and the physical parameters of development of the land along with procedures for changing the status of land use and the physical development standards.