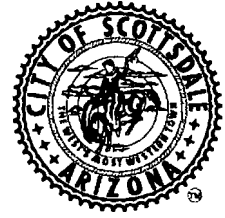


# CITY COUNCIL REPORT



Meeting Date: April 25, 2017  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### 84th & Black Mountain 26-ZN-2016

#### Request to consider the following:

Adopt Ordinance No. 4304 approving a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district, on a +/-45-acre site located at the northwest corner of N. 84th Street and E. Black Mountain Road.

#### Goal/Purpose of Request

The applicant's request is to rezone the subject 45+/-acre site to establish a 31-lot single-family subdivision. The owner is proposing to provide additional Natural Area Open Space (NAOS), and tract NAOS, as justification for the rezoning request and proposed amended development standards.

#### Key Items for Consideration

- Proposal contains several different owners (including two existing single-family dwelling units).
- An average 50-foot wide Desert Scenic Roadway Buffer is being provided along the N. 84<sup>th</sup> Street alignment and E. Black Mountain Road.
- The proposal shall provide one-half (0.5) acre of additional Natural Area Open Space, beyond the required amount, to be dedicated with the final plat.
- The proposal shall provide approximately fifty percent (50%) of the provided Natural Area Open Space, within tracts to provide greater NAOS protection.
- Proposal is in conjunction with abandonment case 14-AB-2016
- Proposal is in conjunction with preliminary plat case 5-PP-2017
- Sewer line improvements proposed, by looping system, through Lot "9," of the adjacent Sand Flower subdivision.
- Amended Development Standards are proposed, which will require Development Review Board approval.
- Planning Commission heard this case on March 22, 2017 and recommended approval with a Vote of 4-0

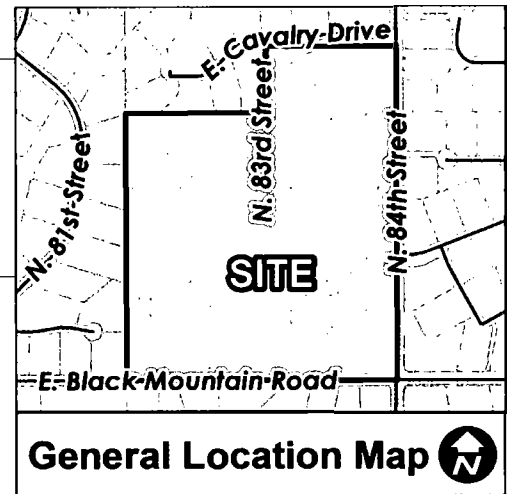
**OWNER**

Various Owners  
Alex Stedman  
480-994-0994

**APPLICANT CONTACT**

Alex Stedman  
LVA Urban Design Studio, PLLC.  
480-994-0994

**LOCATION**



34834 N. 83<sup>rd</sup> Street (Northwest Corner of the N. 84<sup>th</sup> Street alignment and E. Black Mountain Road

**BACKGROUND**

**General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities are usually one house per one acre of land. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

**Character Area Plan**

The subject site is located within the un-adopted Boulders Character Area. The Boulders Character area is a tourism center and destination, home to both full and part-time residents, and a service center for other areas within and outside of the city. It has a board diversity of housing types, most of which are upscale. The area street systems serve both as a major gateway to the city as well as a regional crossroads for the area.

**Zoning**

The site is currently zoned within the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation. The R1-190/ESL zoning district allows for single-family residential uses, and the subject site has an Environmentally Sensitive Lands Overlay zoning designation.

The subject site was rezoned to R1-190/HD/HC, along with the Desert Mountain and The Boulders communities, through case 2-ZN-1985. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted to replace the Hillside District. The current revision to the ESL overlay took effect in 2004. The ESL ordinance categorized this site within the zoning designation of Residential Single-family, Environmentally Sensitive Lands (R1-190/ESL).

**Context**

The subject property is located at the northwest corner of the N. 84<sup>th</sup> Street alignment and E. Black Mountain Road. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-43/ESL; Vista Viento Estates subdivision community.
- South: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-43/ESL; Cortona subdivision community.
- East: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-43/ESL; Sierra Highlands subdivision community.
- West: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-43/ESL; Sand Flower subdivision community.

### Other Related Policies, References:

2-ZN-1985, 19-ZN-2005, 14-AB-2016, and 5-PP-2017

## APPLICANTS PROPOSAL

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### Development Information

The development proposal includes the rezoning for a 31-lot subdivision community. The request includes eight (8) subject parcels with various owners. The request is in association with an abandonment request and a preliminary plat case application. The site plan, as proposed, would require the approval of both the previously mentioned associated cases. The proposal includes the cooperation of the neighboring subdivision community, as the sewer line improvements have been proposed, to loop, through Lot "9" of the neighboring community.

The applicant will be requesting amended development standards, as allowed pursuant to Section 6.1083 in the ESL section of the Zoning Ordinance, in order to reduce the lot size, width, and setbacks. The amended development standards are subject to the subsequent Development Review Board approval at the time of preliminary plat review.

- Existing Use: Vacant Land and Two Single-family homes
- Proposed Use: 31-lot Subdivision (9-PP-2014)
- Parcel Size: 45+/- acres gross (42.4 acres net)
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 15.76 acres
- NAOS Provided: 16.22 acres
- Density Allowed (R1-190/ESL): 0.21 du/ac (9 lots)
- Density Allowed (R1-43/ESL): 0.83 du/ac (37 lots)
- Density Proposed: 0.69 du/ac (31 lots)

## IMPACT ANALYSIS

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### Land Use

The request is in conformance with the 2001 General Plan; which allows the density of one dwelling unit per acre of land. The proposed zoning district, Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL), allows for 0.83 dwelling units per acre. The owner is proposing a 31-lot subdivision with amended development standards, with a density that is less

than the density allowed by the ESL Ordinance for the proposed Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation.

Although the ordinance would allow the proposed density of up to 0.83 dwelling units per acre, the normal development standards may propose a challenge in laying out the design of the 31-lot subdivision. The proposed amended development standards will allow the owner to achieve the allowed density and provide additional NAOS, and tract NAOS, to protect environmentally sensitive areas. The subject request is in conjunction with a preliminary plat application, case 5-PP-2017, which allows for the applicant to request the amended development standards required to execute the proposed site planned at the time of Development Review Board review.

The proposal includes two (2) existing single-family homes, located on two separate parcels. These two parcels have been identified as proposed lots "7" and "27," Proposed Lot 7 is shown maintaining access to N. 84<sup>th</sup> Street and proposed Lot 27 is shown maintaining access to E. Black Mountain Road. These properties will also be provided access at the internal street system and in case the properties, in the future, decide to be holistically included within the proposed subdivision community.

### **Traffic/Trails**

The primary access for the subject site will be off of N. 84<sup>th</sup> street. The entrance into the proposed subdivision community will be gated, and the internal streets will be private. The two existing single-family homes will continue to have access from their existing access points. The single-family home, located in the northern portion of the site, will continue to have access from its existing N. 84<sup>th</sup> street driveway; and the single-family home, located in the southern portion of the site, will continue to have access from the existing E. Black Mountain Road driveway. The proposed development will provide access point to the internal, private, street system in case either parcel would like to have the opportunity to be included into the gated community.

The owner will be dedicating the required right-of-way as per the Transportation Master Plan with the proposed preliminary plat: dedicated public right-of-way, provide private streets, dedicated trail easements, and apply for an abandonment application. The owner will be dedicating and improving the right-of-way to the required Design Standards and Policies Manual requirements. The owner has agreed to construct half-street improvements along E. Black Mountain Road, and N. 84<sup>th</sup> Street, to be consistent with the Local Collector Street, Rural/ESL character modified cross section. These street designations will include twenty-four (24) feet of total pavement width, roll curb and gutter, and an improved trail along the north side of E. Black Mountain Road.

The proposal will also construct half-street improvements along N. 84<sup>th</sup> Street to be consistent with the Local Collector Street, Rural/ESL character modified cross section. This street designation includes twenty-four (24) feet of total pavement width, roll curb and gutter along the west side of N. 84<sup>th</sup> Street, and a 6-foot-wide sidewalk, separated from the back of curb. The street improvements will include a transition to the existing street improvements to the west and will need to align with the existing street improvements. The trail will be contained within the desert scenic buffer easement dedicated to the city with the proposed preliminary plat.

The associated final plat case shall not be approved without the approval of the associated abandonment case. The proposed site plan will be contingent on the abandonment of those portions of N. 83<sup>rd</sup> Street located within the project area.



**Water/Sewer**

As stated before, the sewer line improvements will be completed by looping the system through Lot “9,” of the neighboring community, the Sand Flower subdivision. Before the scheduling of the associated preliminary plat case, 1-PP-2017, to the Development Review Board, the owner shall provide evidence of a minimum 20-foot waterline easement, sewer line easement, no-development area easement (or equivalent), along the southern boundary of lot “9” of the Sand Flower subdivision, located immediately to the west, and adjacent to, the subject site’s tract “G.” The final plat submittal shall improve the proposed wall/corral fence detail that shall delineate the northern boundary of the above mentioned easements.

**Public Safety**

Design of the internal streets will conform to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

**School District Comments/Review**

The applicant sent a letter of notification to the School District on August 2, 2016, and neither the applicant, nor staff, have received any comments or inquiries from the District.

**Open Space**

The site has two significant desert washes dissecting the site diagonally, from southwest to northeast; both of which will be protected through the use of tracts or easements. The owner has agreed to dedicate a vista corridor, non-development, Natural Area Open Space, and Drainage easements over the above mentioned wash locations. Frontage open space will be protected through desert scenic buffer easements located along the eastern and southern boundaries of the site. The desert scenic buffer setback width along E. Black Mountain Road and N. 84<sup>th</sup> Street shall be a minimum of 35 feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the City.

The owner is proposing to dedicate 16.22 acres of NAOS with the associated preliminary plat; which is approximately 0.5 acres of additional NAOS, than that required by ordinance for this 45+/-acre site. There are 0.49 acres of open space, not designated as NAOS due to revegetation requirements, which will remain as undeveloped area. This will bring the total area of the site, as one form of open space or another, to 16.78+/- acres (reference table below). Approximately 7.78 acres of the provided NAOS will be located within protected tracts.

**Community Involvement**

The applicant conducted two separate “open house” meetings (August 17, 2016 and October 11, 2016), met with concerned neighbors, and some of the individual HOAs located within the area. The complete report of the applicant’s outreach is provided as attachment #8. The applicant states in the report that the comments and concerns revolved around views, drainage, and community buffers. Staff’s analysis of the citizen review report showed that a majority of the residents had preview to a site plan that showed 27 lots, not the current 31-lot site plan. The online submittal provided the most current project site plan.

All property owners within 750 feet of this proposal have been notified by the applicant and staff. Staff has received an inquiry from a real estate agent and inquiries from couple of neighbors. One

of those neighbors, in addition to the adjoining HOA, provided a letter of support for the project. Please reference Attachment #7 for all correspondence received from the public.

**Community Impact**

The maximum density in the Rural Neighborhood Land Use designation typically ranges from 0.21 dwelling units per acre (0.21 du/ac), to 1.04 dwelling units per acre (0.83 dwelling units per acre in ESL). This proposal requests the density of 0.69 dwelling units to the acre, along with Natural Area Open Space, portions of desert scenic view frontage, and desert wash protection. The developer is responsible for infrastructure improvements.

**Policy Implications**

The number of dwelling units will be capped by the Land Use Budget Table and any proposed modification will subject to further review and approval.

The improvement of N. 84<sup>th</sup> Street is a requirement of the Transportation Master Plan in order to complete the City of Scottsdale street system.

**OTHER BOARDS & COMMISSIONS**

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**Planning Commission**

Planning Commission heard this case on March 22, 2017 and recommended approval with a 4-0 vote.

**Staff Recommendation to Planning Commission:**

Staff recommended that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

**RECOMMENDATION**

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**Recommended Approach:**

Adopt Ordinance No. 4304 approving a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district, on a +/-45-acre site located at the northwest corner of N. 84th Street and E. Black Mountain Road.

**RESPONSIBLE DEPARTMENTS**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACTS**

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Jesus Murillo  
Senior Planner  
480-312-7849

**APPROVED BY**

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Jesus Murillo, Report Author

3-28-2017

Date



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

3/28/2014

Date



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

4/3/17

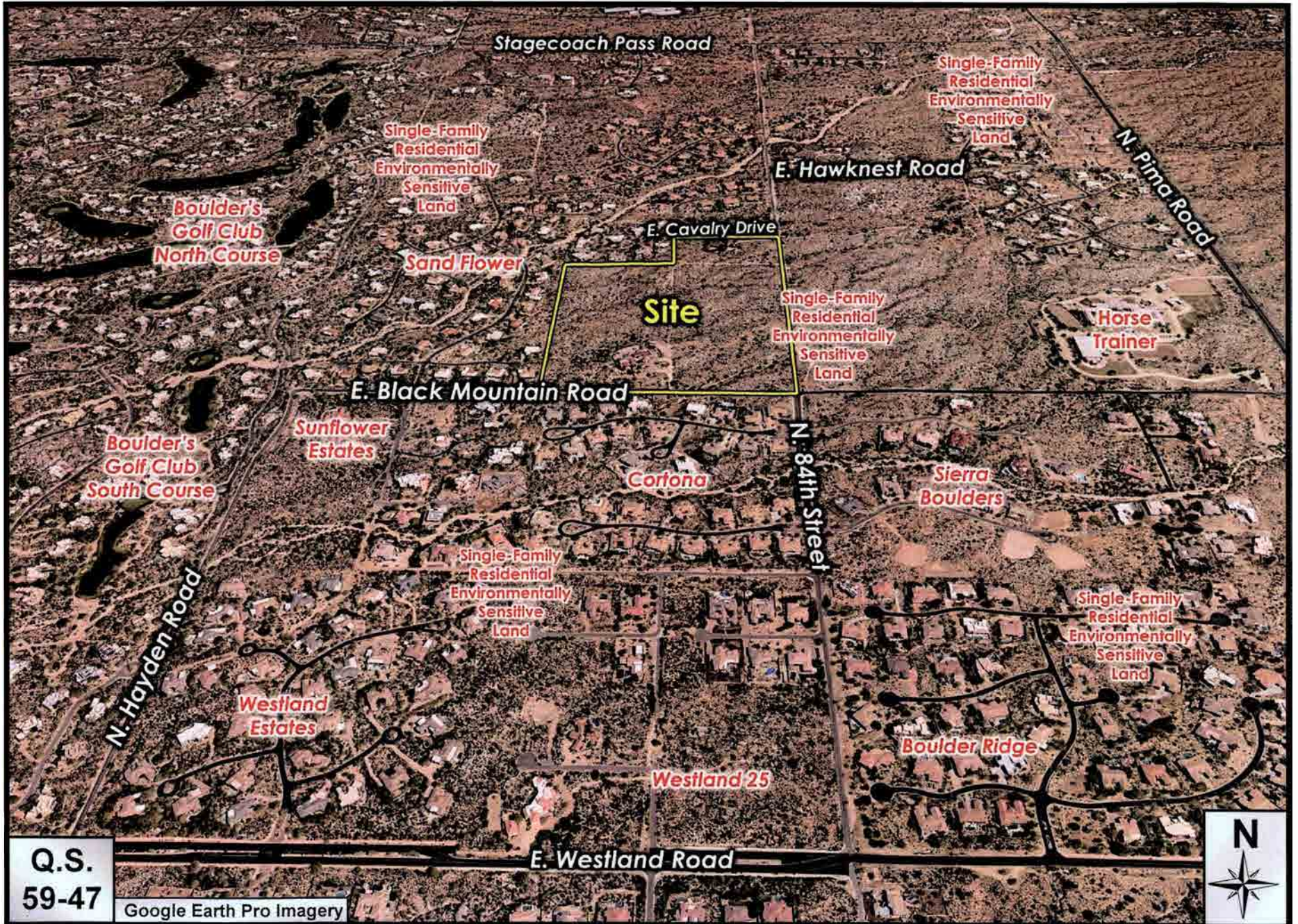
Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4304
  - Exhibit 1: Stipulations
    - Exhibit A to Exhibit 1: Site Plan/Subdivision Plat
    - Exhibit B to Exhibit 1: NAOS Plan (NAOS analysis plan)
    - Exhibit C to Exhibit 1: Development Envelope Plan
    - Exhibit D to Exhibit 1: Environmental Features Map Plan (desert scenic buffer)
    - Exhibit E to Exhibit 1: Landscape Character Plan
    - Exhibit F to Exhibit 1: Cuts and Fills Plan
    - Exhibit G to Exhibit 1: Multiple Easements Plan
  - Exhibit 2: Zoning Map
3. Applicant's Narrative
4. General Plan Land Use Map
5. Existing Zoning Map
6. Citizen Correspondence
7. Citizen Involvement
8. City Notification Map
9. March 22, 2017 Planning Commission minutes
10. March 22, 2017 Planning Commission Public Comments



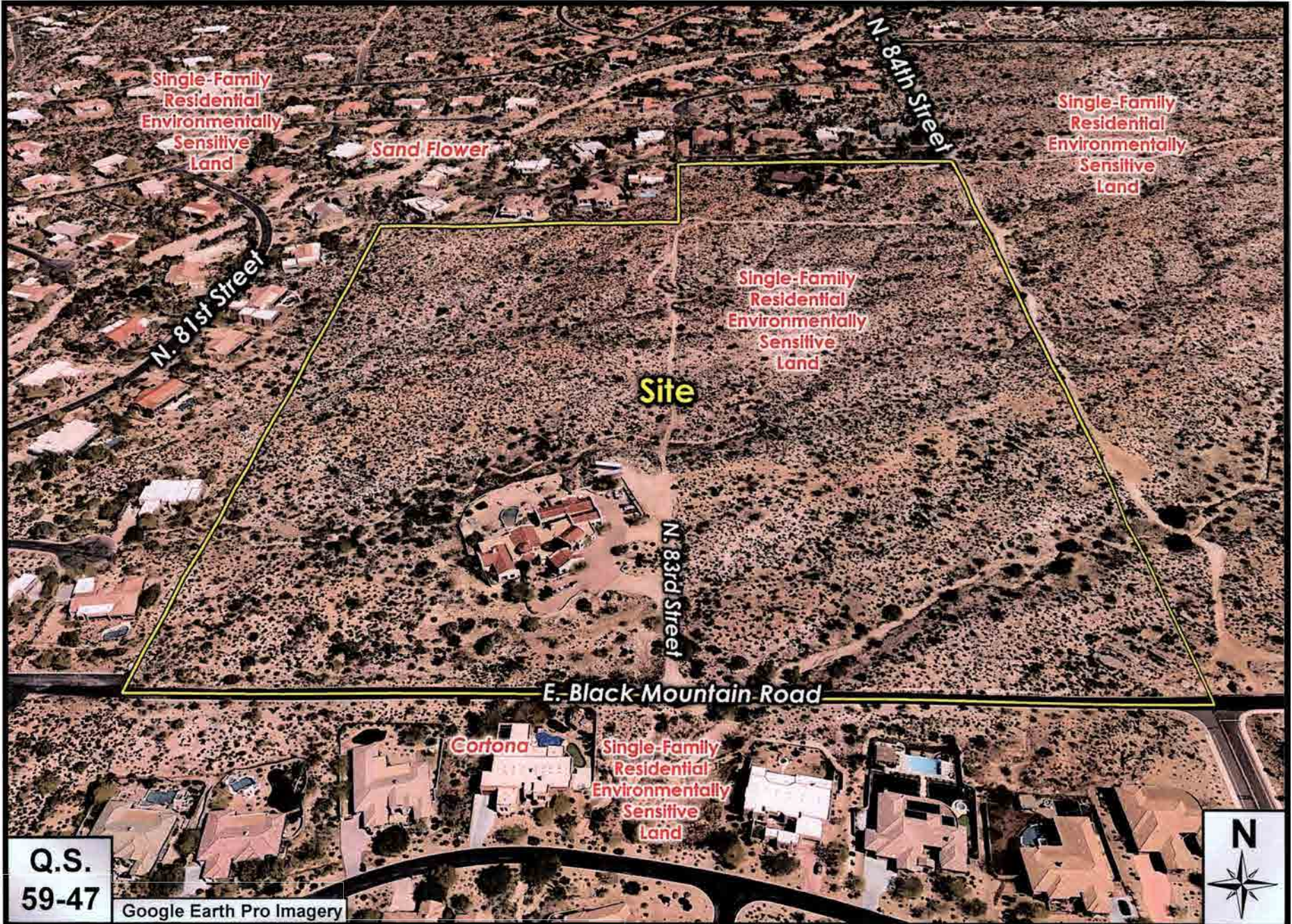


84th Street & Black Mountain Road

ATTACHMENT #1

26-ZN-2016





Q.S.  
59-47

Google Earth Pro Imagery

84th Street & Black Mountain Road

ATTACHMENT #1A

26-ZN-2016



ORDINANCE NO. 4304

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. 26-ZN-2016 FROM SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-190/ESL) DISTRICT TO SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-43/ESL) DISTRICT, ON A +/-45-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF N. 84<sup>TH</sup> STREET AND E. BLACK MOUNTAIN ROAD.

WHEREAS, the Planning Commission held a hearing on March 22, 2017;

WHEREAS, the City Council held a hearing on April 25, 2017;

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. 26-ZN-2016.

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 +/-45-acre site located at the northwest corner of N. 84<sup>th</sup> Street and E. Black Mountain Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district zoning

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_ day of \_\_\_\_\_, 2017.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

## **Stipulations for the Zoning Application:**

### **84th & Black Mountain**

### **Case Number: 26-ZN-2016**

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

#### **SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan (conceptual subdivision plan) submitted by LVA Urban Design Studio and with the city staff date of 01-10-2017, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO NAOS PLAN.** Development shall conform with the NAOS Plan (NAOS analysis plan), submitted by Kimley-Horne and with the city staff date of 01-10-2017, attached as Exhibit B to Exhibit 1. The development shall dedicate a minimum of **16.22 acres** of Natural Area Open Space. Any proposed significant change to the conceptual Natural Area Open Space plan, including tracts, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO DEVELOPMENT ENVELOPE PLAN.** Development shall conform with the Development Envelope Plan, submitted by LVA Urban Design Studio and with the city staff date of 01-10-2017, attached as Exhibit C to Exhibit 1. Any proposed significant change to the development envelope plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
4. **CONFORMANCE TO ENVIRONMENTAL FEATURES MAP PLAN.** Development shall conform with the Environmental Features Map Plan (desert scenic buffer), submitted by LVA Urban Design Studio and with the city staff date of 01-10-2017, attached as Exhibit D to Exhibit 1. The Desert Scenic Roadway setback width along N. 84<sup>th</sup> Street and E. Black Mountain Road shall be a minimum of 35 feet, with an average of 40 feet measured from edge of ultimate right-of-way (after right-of-way abandonment). Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city. Any proposed significant change to the desert scenic corridor buffer, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. **CONFORMANCE TO LANDSCAPE CHARACTER PLAN.** Development shall conform with the Landscape Character Plan, submitted by LVA Urban Design Studio and with the city staff date of 01-10-2017, attached as Exhibit E to Exhibit 1. Any proposed significant change to the vegetation types and areas (in quantity or type), as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
6. **CONFORMANCE TO CUTS AND FILLS PLAN.** Development shall conform with the Cuts and Fills Plan, submitted by Kimley-Horne and with the city staff date of 01-10-2017, attached as Exhibit F to Exhibit 1. Any proposed significant change to the cuts and fills, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.



7. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Prior to the Development Review Board application submittal, the owner/developer shall stake the alignments for all internal streets and driveways subject for inspection by city staff to confirm that the proposed alignments conform to City standards.
8. FIRE REQUIREMENTS. Additional or proposed hydrants shall be placed outside of proposed cul-de-sac(s). All fire hydrants shall also be located along the fire lane/road and spacing of hydrants and shall be constructed as per 4045 Section 507-5-1 EXP #2 and 507-5-1-2 #2.
9. ASSOCIATED CASE APPROVALS. The proposed site plan shall be contingent on the abandonment of those portions of N. 83<sup>rd</sup> Street located within the project area (14-AB-2016).
10. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Existing Zoning	Proposed Zoning	Max DU/AC	Propose # of Units / Lots	Max # of Units / Lots
216-34-003S, 216-34-003M, 216-34-003R, 216-003N, 216-34-003T, 216-34-267, 216-34-268 and 216-34-269	50+/- acres	R1-190/ESL	R1-43/ESL	0.69 DU/AC	31 lots	31 lots

The number of dwelling units will be capped by the Land Use Budget Table and any proposed modification will subject to further review and approval.

11. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.

**INFRASTRUCTURE AND DEDICATIONS**

12. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East Black Mountain Road	Local Collector – Rural ESL	N/A	Half Street construction including pavement, roll curb and sidewalk	a.1.
North 84 <sup>th</sup> Street	Local Collector – Rural ESL	Dedicate 35 feet on the west side	Half Street construction including pavement, roll curb and sidewalk	a.2.
Internal Street	Local Residential – Rural ESL	40 foot private tract with emergency and service vehicle access	Full street construction with roll curb and shoulders	a.3., a.4.

a.1. The development shall provide 24 feet of total pavement width, roll curb and gutter along the north side, a 6-foot-wide sidewalk separated from the back of curb, or 8-foot-wide sidewalk at back of curb, and a separate 8-foot-wide path from the sidewalk. The street improvements will need to include a transition to the existing street improvements to the west and will need to align with the existing street improvements to the east.

a.2. The development shall provide 24 feet of total pavement width, roll curb and gutter along the north side, a 6 foot wide sidewalk separated from the back of curb. The street improvements will need to be consistent with the existing street improvements to the south and will need to include a transition to the existing street improvements to the north.

a.3. Internal streets shall be in general conformance with Local Residential, ESL/Rural character, Fig. 5.3-19 DS&PM.

a.4. Entry kiosk shall be a minimum 75 feet from N. 84<sup>th</sup> Street.

a.5. Dedicate a 1-foot VNAE except at existing driveway(s).

a.6. Dedicate a 1-foot VNAE except at entrance to the subdivision.

b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) on East Black Mountain road and North 84<sup>th</sup> Street except at the approved street entrance(s) and existing driveways.

c. There shall be a maximum of “main” one-site driveway from N. 84<sup>th</sup> Street and shall be located a minimum distance of 330 feet from E. Black Mountain Road.

13. DRAINAGE REPORT. In the required drainage report, the owner shall address:

a. All proposed lot grading shall be revised to maintain historic outflow location, water surface levels and velocities for the 43 cfs wash.

- b. Detailed drainage infrastructure sizing analysis shall be provided with the future submittal. All subdivision drainage infrastructure shall be depicted on the improvement plans.
14. BASIS OF DESIGN REPORT (WATER).
  - a. The Basis of Design Report -Water shall be finalized prior to final design.
15. BASIS OF DESIGN REPORT (WASTEWATER). In the required basis of design report, the owner shall address:
  - a. The selected sewer outfall is inside a tract along parcel 16 in the Reserve at Black Mountain and extending through an easement (conveyed by separate instrument) within lot 9 of the Sand Flower Subdivision located west of the Reserve (outside of the subdivision) and connects to a sewer manhole located in a cul-de-sac within the Sand Flower subdivision. DS & PM (Section 7-1.412) addresses sanitary sewers located outside of public rights-of-way. All other sewers associated with the project must be placed within a 20' wide easement located within a dedicated tract.
  - b. The Basis of Design Report -Wastewater shall be finalized prior to final design.
16. EASEMENTS.
  - a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
  - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
17. CONFORMANCE TO MULTI-EASEMENTS PLAN. Development shall conform with the Multiple Easements Plan (subdivision plan) submitted by Kimley-Horne, edited and stamped with the city staff date of 01-10-2017, attached as Exhibit G to Exhibit 1. The owner shall provide a Vista Corridor Easement, a Drainage Easement, Natural Area Open Space Easement, and No Development easement over the hatched area of the Multiple Easement Plan. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
18. OFF-SITE EASEMENTS. Before the scheduling of the associated preliminary plat case, 1-PP-2017, to the Development Review Board, the owner shall provide evidence of a minimum 20-foot waterline easement, sewer line easement, no-development area easement (or equivalent), along the southern boundary of lot "9" of the Sand Flower subdivision, located immediately to the west, and adjacent to, the subject site's tract "G." The final plat submittal shall improve the proposed wall/corral fence detail that shall delineate the northern boundary of the above mentioned easements.
19. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along E. Black Mountain Road and N. 84<sup>th</sup> Street shall be a minimum of 35 feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the City. Desert Scenic Roadway setback shall be provided at the time of final plat (1-PP-2017).

20. **VISTA CORRIDOR EASEMENTS.** Prior to issuance of any building permit for the development project, the owner shall dedicate to the City on the final plat a continuous Vista Corridor Easement over the area identified in the Multiple Easements Plan subdivision plan) submitted by Kimley-Horne, edited and stamped with the city staff date of 01-10-2017, attached as Exhibit G to Exhibit 1. The owner shall provide a Vista Corridor Easement, a Drainage Easement, Natural Area Open Space Easement, and No Development easement over the hatched area of the Multiple Easement Plan. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
21. **CONSTRUCTION COMPLETED.** Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

SAND FLOWER  
R1-43

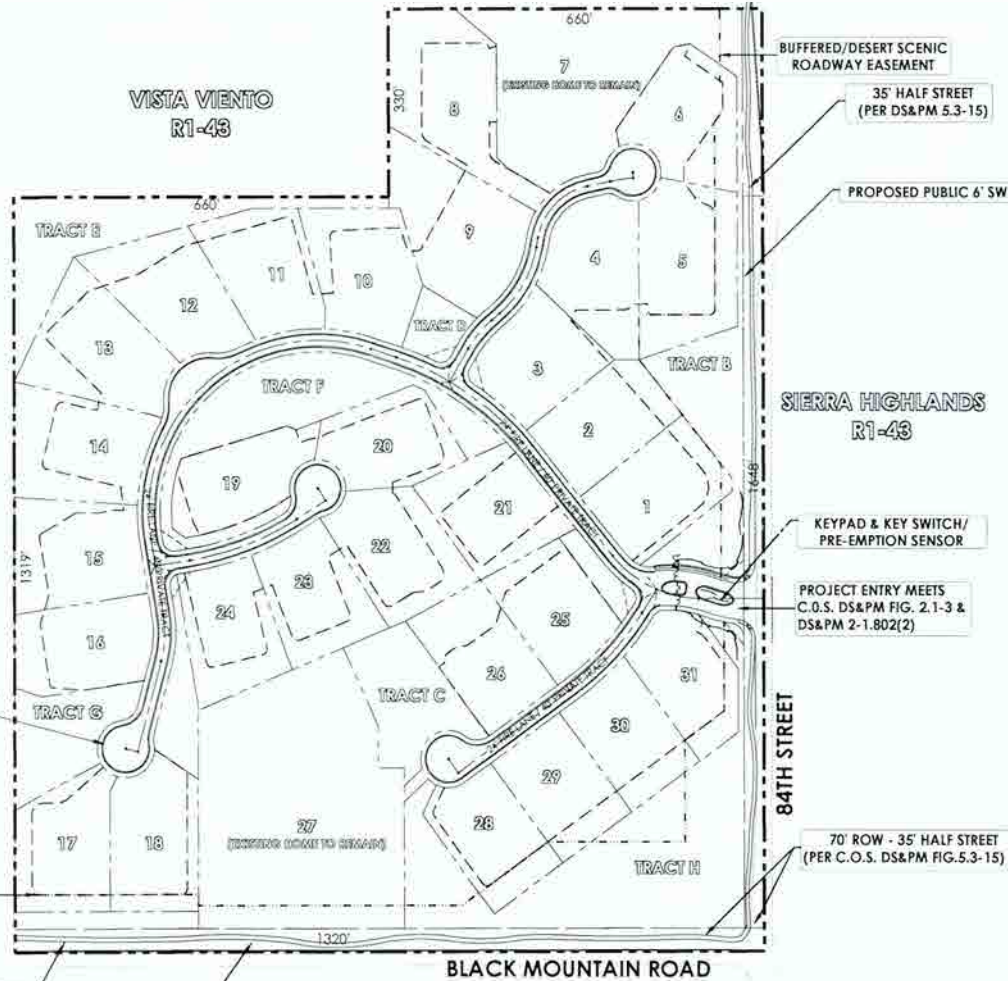
MEETS 40.5' RADII PER DSPM 2-1.602.B.5  
& 83,000 LB. FIRE LANE SUPPORT  
PER DSPM 2-1.602.83

BUFFERED/DESERT SCENIC  
ROADWAY EASEMENT

PROPOSED 8' TRAIL

35' HALF STREET  
(PER DS&PM 5.3-15)

CORTONA  
R1-43



**LEGEND**

- GROSS BOUNDARY
- LOT LINES
- DEVELOPMENT ENVELOPES
- BUFFERED/DESERT SCENIC ROADWAY EASEMENT SETBACK

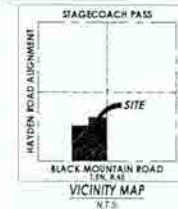
**SITE INFORMATION**

LOCATION: NWC 84TH ST. & BLACK MOUNTAIN RD.  
 SITE AREA (GROSS): 45.0 AC (1,957,785 SQ. FT.)  
 SITE AREA (NET): 42.4 AC (1,852,093 SQ. FT.)  
 EXISTING G.P. LAND USE: RURAL NEIGHBORHOODS (0-1 DUA/C)  
 EXISTING ZONING: R1-190 ESL  
 PROPOSED ZONING: R1-43 ESL  
 NUMBER OF LOTS: 31  
 GROSS DENSITY: 0.69 DU/AC  
 REFUSE COLLECTION: INDIVIDUAL RESIDENTIAL REFLUSE CONTAINERS  
 PROVIDED PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE  
 NAOS REQUIRED: 15.76 AC (PER SLOPE ANALYSIS ON GROSS)  
 NAOS PROVIDED: 16.22 AC  
 REVEG.: 4.71 AC (30%)  
 UNDISTURBED: 11.51 AC (73%)

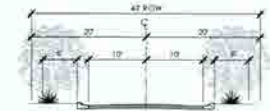
**PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS**

MIN. LOT AREA: 32,250 SF (25% REDUCTION PER E.S.L.)  
 MIN. LOT WIDTH: 113' (25% REDUCTION PER E.S.L.)  
 MAX. BUILDING HEIGHT: 24' (0% REDUCTION PER E.S.L.)  
 MIN. FRONT YARD SETBACK: 30' (25% REDUCTION PER E.S.L.)  
 MIN. SIDE YARD SETBACK: 15' (25% REDUCTION PER E.S.L.)  
 MIN. REAR YARD SETBACK: 26' (25% REDUCTION PER E.S.L.)

**VICINITY MAP**



**CROSS-SECTION**



C.O.S. DS & PM FIG. 5.3-15 LOCAL RESIDENTIAL - RURAL/REB. CHARACTER  
**INTERNAL LOCAL PRIVATE STREET CROSS SECTION**

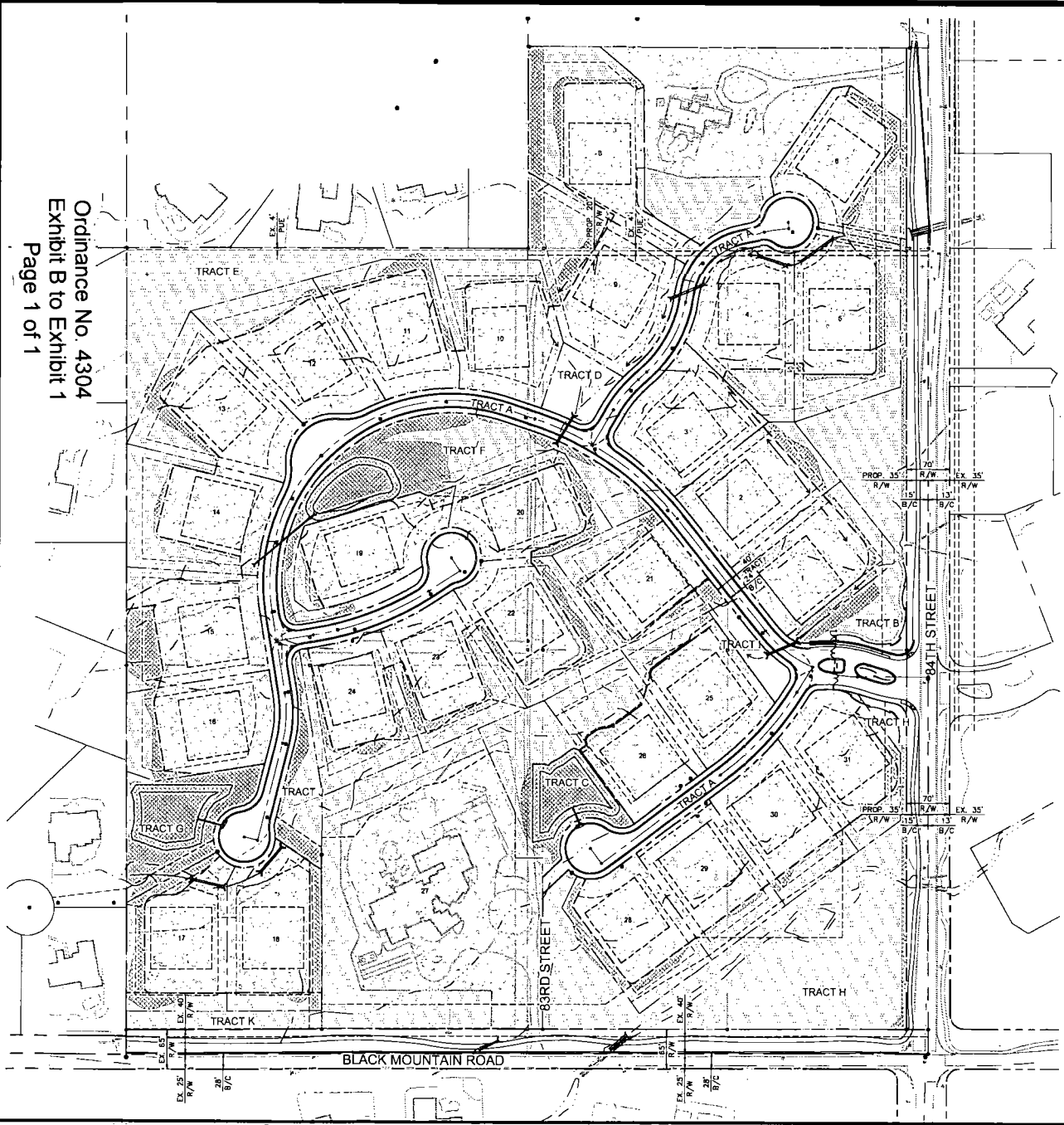
**EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

Ordinance No. 4304  
Exhibit B to Exhibit 1  
Page 1 of 1

	REVEGETATED NAOS
	UNDISTURBED NAOS

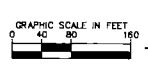
	Area (SF)	Area (AC)	Percent of Required
NAOS Revegetated	205,073	4.71	30%
NAOS Undisturbed	480,645	11.03	
NAOS Additional (Undisturbed)	20,950	0.48	
Provided Total NAOS	706,667	16.22	
Required Total NAOS	686,635	15.76	



LOT/TRACT	TOTAL AREA(SQFT)
1	36,790
NAOS Undisturbed	15,835
Non NAOS	20,955
NAOS Revegetated	2,015
2	34,233
NAOS Undisturbed	7,481
Non NAOS	26,752
NAOS Revegetated	4,147
3	33,089
NAOS Undisturbed	25
Non NAOS	32,846
NAOS Revegetated	679
4	37,799
NAOS Undisturbed	6,740
Non NAOS	30,108
NAOS Revegetated	1,451
5	40,270
NAOS Undisturbed	13,978
Non NAOS	26,292
NAOS Revegetated	7,253
6	39,449
NAOS Undisturbed	7,347
Non NAOS	24,643
NAOS Revegetated	7,461
7	88,894
NAOS Undisturbed	16,451
Non NAOS	72,444
8	45,961
NAOS Undisturbed	11,686
Non NAOS	30,638
NAOS Revegetated	3,637
9	45,705
NAOS Undisturbed	9,069
Non NAOS	32,811
NAOS Revegetated	3,825
10	46,646
NAOS Undisturbed	8,196
Non NAOS	27,824
NAOS Revegetated	1,656
11	36,239
NAOS Undisturbed	3,812
Non NAOS	28,312
NAOS Revegetated	3,514
12	39,175
NAOS Undisturbed	8,463
Non NAOS	28,494
NAOS Revegetated	1,218
13	42,354
NAOS Undisturbed	9,407
Non NAOS	28,970
NAOS Revegetated	3,978

14	41,764
NAOS Undisturbed	16,835
Non NAOS	24,929
NAOS Revegetated	2,015
15	40,018
NAOS Undisturbed	5,038
Non NAOS	28,550
NAOS Revegetated	6,428
16	35,311
NAOS Undisturbed	5,543
Non NAOS	27,257
NAOS Revegetated	7,517
17	37,766
NAOS Undisturbed	4,931
Non NAOS	24,545
NAOS Revegetated	8,290
18	38,305
NAOS Undisturbed	3,032
Non NAOS	29,642
NAOS Revegetated	5,631
19	32,175
NAOS Undisturbed	7,220
Non NAOS	28,252
NAOS Revegetated	1,704
20	32,439
NAOS Undisturbed	4,957
Non NAOS	22,840
NAOS Revegetated	4,642
21	36,906
NAOS Undisturbed	16,203
Non NAOS	20,615
NAOS Revegetated	8,088
22	39,900
NAOS Undisturbed	9,798
Non NAOS	25,040
NAOS Revegetated	5,063
23	35,434
NAOS Undisturbed	9,778
Non NAOS	21,476
NAOS Revegetated	4,180
24	35,421
NAOS Undisturbed	12,193
Non NAOS	19,761
NAOS Revegetated	3,467
25	35,865
NAOS Undisturbed	12,881
Non NAOS	23,099
NAOS Revegetated	907
26	152,265
NAOS Undisturbed	44,574
Non NAOS	107,690
28	31,385
NAOS Undisturbed	5,395

Non NAOS	21,203
NAOS Revegetated	4,668
29	32,250
NAOS Undisturbed	5,850
Non NAOS	25,500
NAOS Revegetated	900
30	32,700
NAOS Undisturbed	5,518
Non NAOS	25,950
NAOS Revegetated	7,232
31	32,999
NAOS Undisturbed	3,997
Non NAOS	26,513
NAOS Revegetated	2,481
A	160,486
Non NAOS	160,486
B	41,986
NAOS Undisturbed	31,991
Non NAOS	4,760
NAOS Revegetated	5,735
C	33,652
NAOS Undisturbed	15,923
Non NAOS	185
NAOS Revegetated	17,624
D	10,128
Non NAOS	10,128
E	55,192
NAOS Undisturbed	45,842
NAOS Revegetated	9,350
F	55,713
NAOS Undisturbed	21,214
Non NAOS	2,810
NAOS Revegetated	31,688
G	27,638
NAOS Undisturbed	1,284
Non NAOS	105
NAOS Revegetated	28,249
H	107,773
NAOS Undisturbed	99,472
Non NAOS	3,246
NAOS Revegetated	5,056
I	6,996
Non NAOS	6,996
J	32,765
NAOS Undisturbed	3,827
Non NAOS	27,618
NAOS Revegetated	1,214
K	9,599
NAOS Undisturbed	9,599
J	11,993
NAOS Undisturbed	8,719
Non NAOS	5,774
Grand Total	1,848,802



NAOS ANALYSIS  
**Kimley»Horn**





**LEGEND**

- LIMITS OF GRADING DISTURBANCE
- SITE BOUNDARY
- BUILDING PAD
- FRONT BLDG. SETBACK: 30'
- SIDE BLDG. SETBACK: 15'
- REAR BLDG. SETBACK: 26'

DEVELOPMENT ENVELOPE BOUNDARIES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL PLAN APPROVAL.

Ordinance No. 4304  
 Exhibit C to Exhibit 1  
 Page 1 of 1

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • Tempe, arizona 85281 • 480.994.0994

**THE RESERVE at BLACK MOUNTAIN**  
**DEVELOPMENT ENVELOPE PLAN**

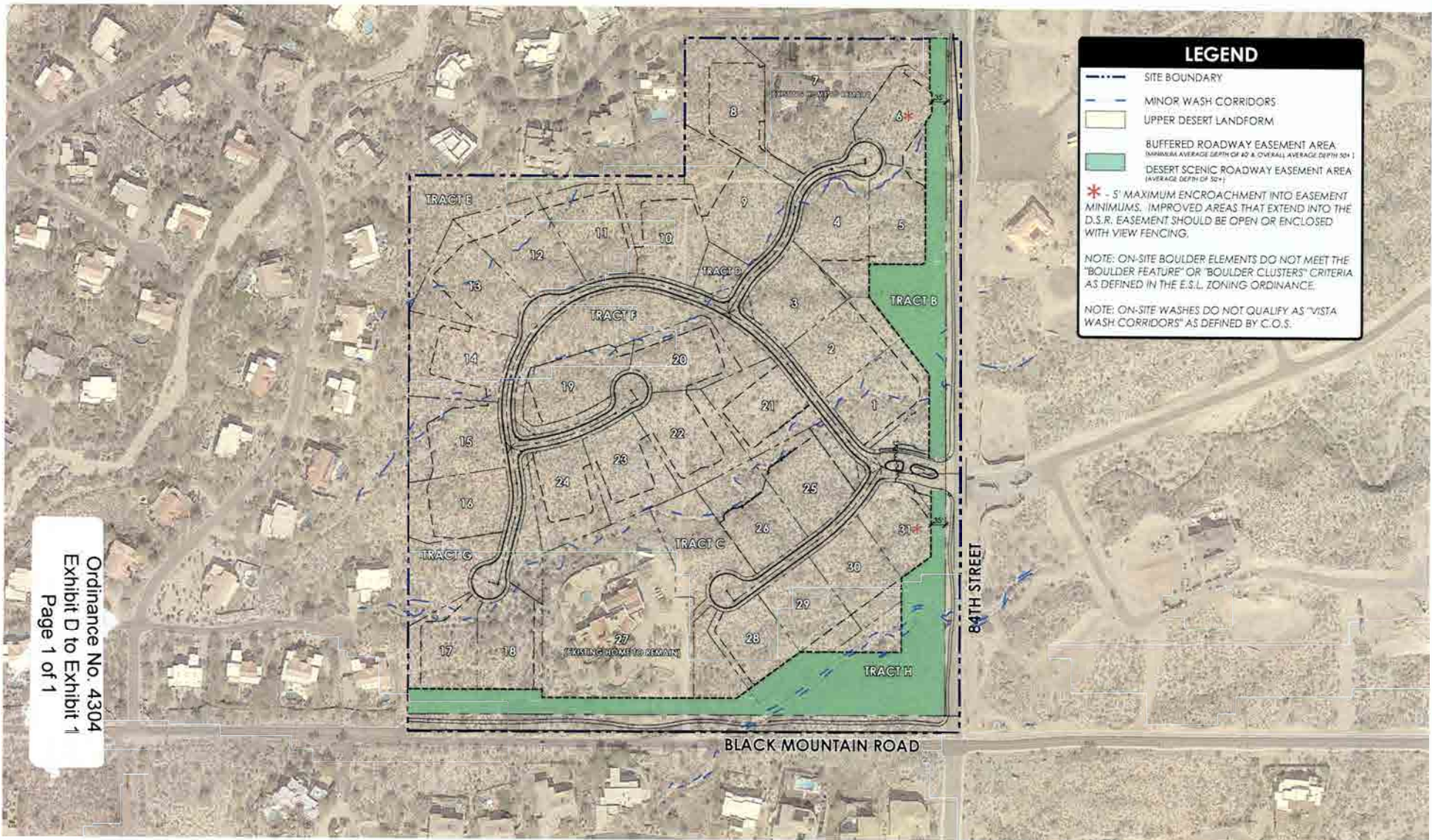
APPROX. SCALE: 1" = 100'  
  
 NORTH

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 111622-0478 & BLACK MOUNTAIN RESIDENTIAL PLANNING/LVA-1622 DEV ENV PLAN.dwg Jun 16, 2017

**26-ZN-2016**  
**01/10/2017**

1622 DRAWN BY: PR 1/10/17





**LEGEND**

- SITE BOUNDARY
- MINOR WASH CORRIDORS
- UPPER DESERT LANDFORM
- BUFFERED ROADWAY EASEMENT AREA (AVERAGE DEPTH OF 40')
- DESERT SCENIC ROADWAY EASEMENT AREA (AVERAGE DEPTH OF 50')

\* - 5' MAXIMUM ENCROACHMENT INTO EASEMENT MINIMUMS. IMPROVED AREAS THAT EXTEND INTO THE D.S.R. EASEMENT SHOULD BE OPEN OR ENCLOSED WITH VIEW FENCING.

NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE E.S.L. ZONING ORDINANCE.

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

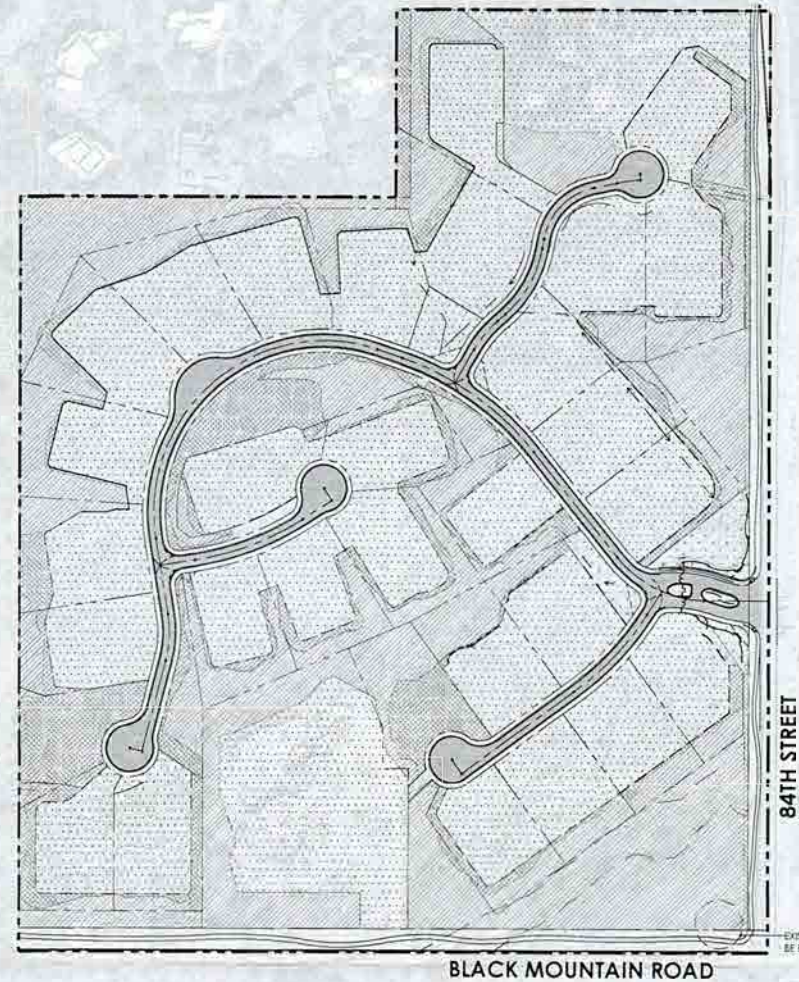
Ordinance No. 4304  
 Exhibit D to Exhibit 1  
 Page 1 of 1

**THE RESERVE at BLACK MOUNTAIN**  
**ENVIRONMENTAL FEATURES MAP**

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 01/10/2017 8:00 AM 1/6/17 1/27 ENVIRONMENTAL FEATURES MAP.dwg



Ordinance No. 4304  
 Exhibit E to Exhibit 1  
 Page 1 of 1



EXISTING ROCK OUTCROPPING TO BE REMOVED FOR SIGHT VISIBILITY.

**LEGEND:**

- ZONE A: NATURAL VEGETATION**  
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- ZONE B: ENHANCED PLANTING**  
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- ZONE C: NATIVE PLANTING**  
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- ZONE D: MAINTAINED LANDSCAPING**  
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

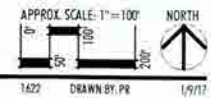
**LANDSCAPE NOTES:**

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

\*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

\*PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

**THE RESERVE at BLACK MOUNTAIN**  
**LANDSCAPE CHARACTER PLAN**

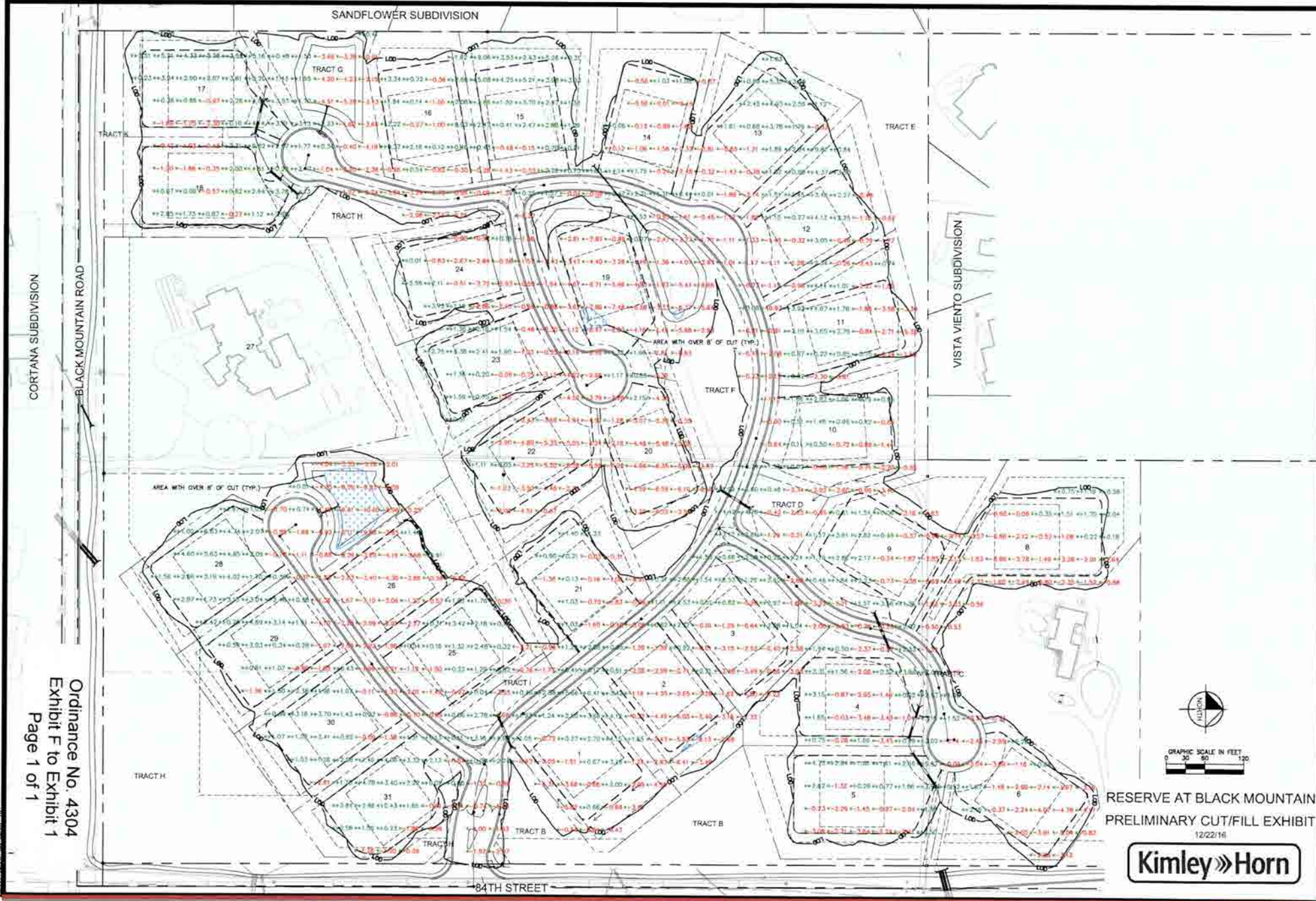


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 11825 84TH & BLACK MOUNTAIN RD CAD/PLANNING/LVA 1825-LS CHARACTER PLAN.dwg Jan 9, 2017

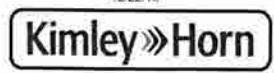


S:\Projects\2016\201601000 - Black Mountain\CAD\Utilities\Cut and Fill Exhibit.dwg Dec 22, 2016 1:01:33pm

Ordinance No. 4304  
Exhibit F to Exhibit 1  
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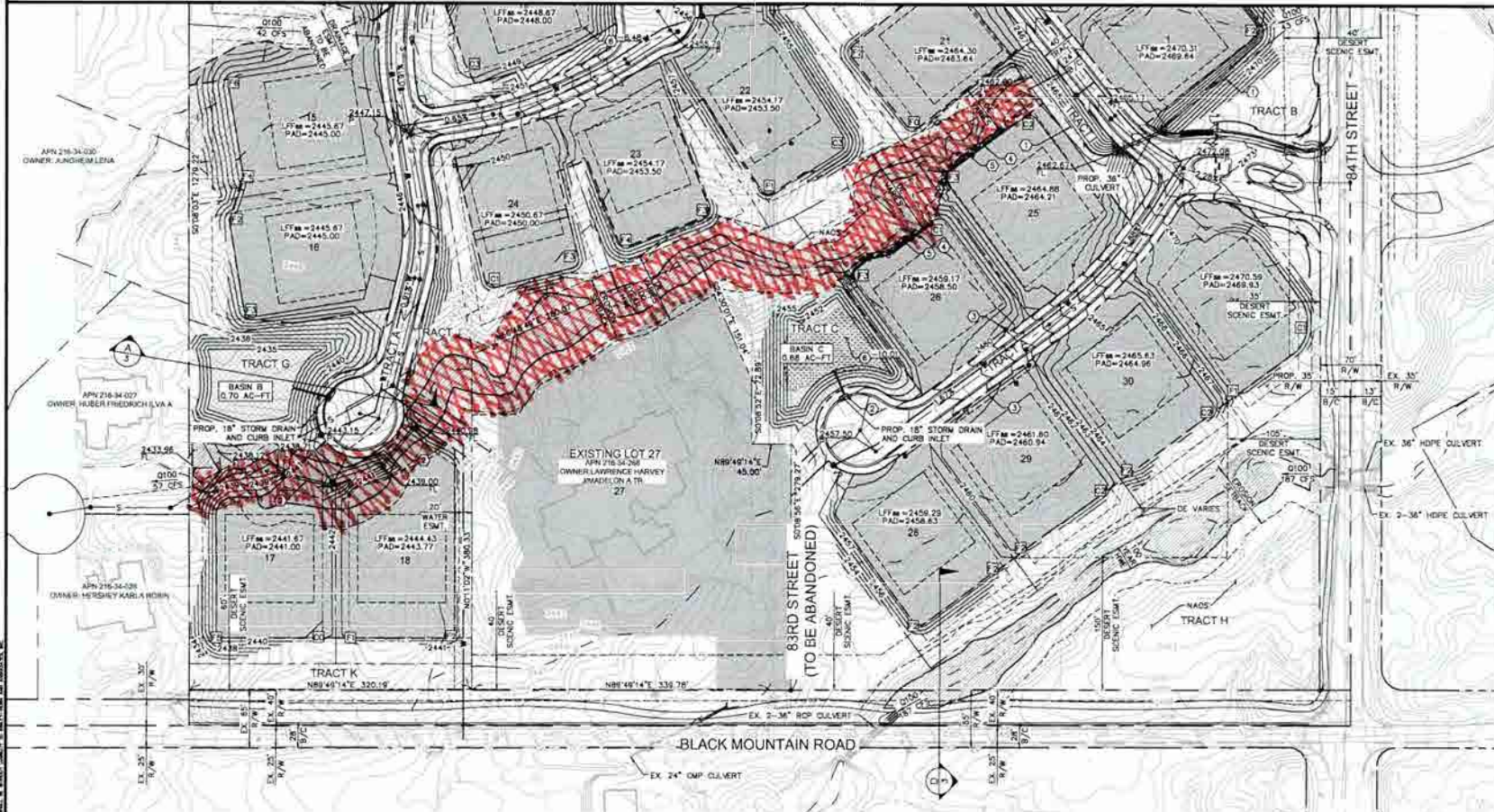
RESERVE AT BLACK MOUNTAIN  
PRELIMINARY CUT/FILL EXHIBIT  
12/22/16



26-ZN-2016  
01/10/2017



SEE SHEET 1

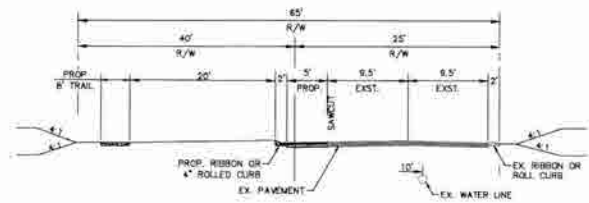


- PRELIMINARY GRADING NOTES**
- ① PROPOSED DRAINAGE SWALE
  - ② PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
  - ③ PROPOSED PRIVATE SEWER
  - ④ PROPOSED RETAINING WALL
  - ⑤ PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGHWATER LINE TO DECREASE EROSION SETBACK
  - ⑥ AREA WITH GREATER THAN 1% OF CUT

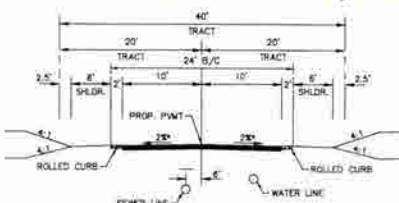
- LEGEND**
- PROPERTY/LOT LINE
  - PROPOSED EASEMENT
  - PROPOSED STORM DRAIN
  - PROPOSED SWALE
  - PROPOSED HIGH-OFF-WAY
  - PROPOSED CENTERLINE
  - BUILDING SETBACK
  - NAOS LIMITS
  - NAOS REVEGETATED LIMITS
  - PROPOSED RETAINING WALL
  - PROPOSED FENCE
  - PROPOSED CUT-OFF WALL
  - EROSION HAZARD SETBACK
  - 100-YEAR INUNDATION LIMITS
  - NAOS REVEGETATED EXTENTS
  - NAOS UNDISTURBED EXTENTS
  - AREA OF CUT IN EXCESS OF 1%
  - FILL HEIGHT AT PAD CORNER
  - CUT HEIGHT AT PAD CORNER
  - CONCEPTUAL PRODUCT LIMITS

**NAOS, DRAINAGE, VISTA CORRIDOR, AND NO DEVELOPMENT EASEMENTS AREA**

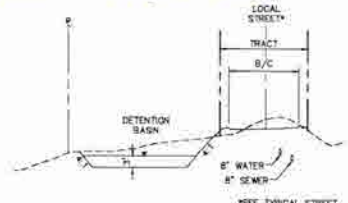
NOTE: THE FIRM LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE WITH A MINIMUM LOADING DESIGN OF 83,000 LB. CROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.



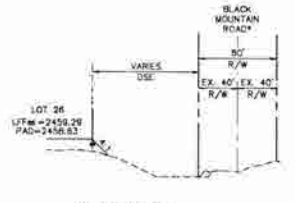
**BLACK MOUNTAIN**  
N.T.S.  
LOOKING EAST



**LOCAL RESIDENTIAL STREET**  
N.T.S.  
NOTE: STREET MAY ALSO HAVE A ONE WAY CROWN.



**SECTION A - WEST BOUNDARY**  
H.1\"/>



**SECTION D - SOUTH BOUNDARY**  
H.1\"/>

**Kimley»Horn**  
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Project: Reserve at Black Mountain  
Phase: Preliminary Grading  
Date: 11/7/2016

RESERVE AT BLACK MOUNTAIN  
PRELIMINARY GRADING PLAN



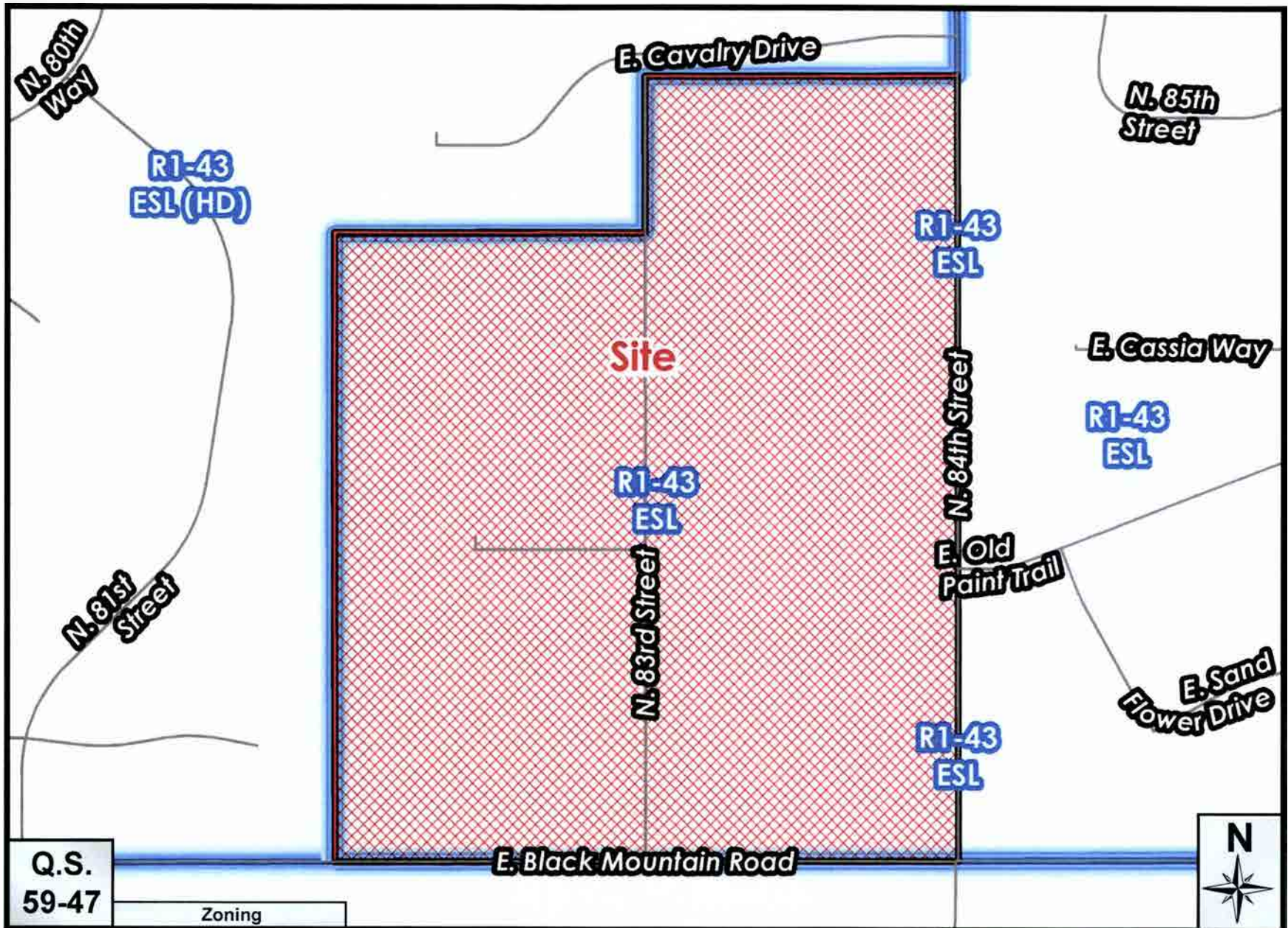
PROJECT NO. 291015001  
DRAWING NAME: 500103-RZ.DWG

**"MULTIPLE EASEMENTS PLAN"**

Ordinance No. 4304  
Exhibit G to Exhibit 1  
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**26-ZN-2016**  
**01/10/2017**





**84th Street & Black Mountain Road**

Ordinance No. 4304  
 Exhibit 2  
 Page 1 of 1

**26-ZN-2016**

## **Development Team**

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Contact: Jennifer Hall  
Email: [jhall@roselawgroup.com](mailto:jhall@roselawgroup.com)

**ATTACHMENT #3**



## The Reserve at Black Mountain Rezoning Table of Contents

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## I. Purpose of Request

LVA Urban Design Studio, LLC, acting on behalf of Pinnacle Land Development, is pleased to submit this request to rezone a 45-acre property from the existing R1-190 ESL district to R1-43 ESL on a generally vacant site located on the northwest corner of 84<sup>th</sup> Street and Black Mountain Road.

See **Exhibit 2**, *Context Aerial* for the location of the property and surrounding area.

The following specifically outlines the request for this application:

### A. R1-43 ESL Rezoning

The purpose of this request is to seek a rezoning from R1-190 ESL (Single-family Residential; approximately one home per five acres) to R1-43 ESL with Amended Development Standards (Single-family Residential; approximately one home per acre) on approximately 45 gross acres. The intent of this zone change is to permit the subdivision of the property into 31 single family Homesites (including two existing homes) on the 45 acre property. The proposed R1-43 district is consistent with the land use pattern and density of adjacent communities.

## II. Property Location and Relationship to Surrounding Properties

### A. Site Location

The subject site is approximately 45 acres of land located at the northwest corner of 84<sup>th</sup> Avenue and Black Mountain Road, approximately 1/2-mile west of Pima Road. The site consists of seven individual properties (APN#216-34-267, 216-34-268, 216-34-269, 216-34-003N, 216-34-003T, 216-34-003M, 216-34-003R and 216-34-003S) consisting of five and ten acre properties. The property legal description and ALTA Survey are provided with this application.

The property is surrounded by existing and developing residential neighborhoods. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:



**Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation**

	<b>Existing Land Uses</b>	<b>General Plan Land Use Designation</b>	<b>Existing Zoning Designation</b>
<b>SITE (Reserve at Black Mtn)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-190 ESL
<b>South of Site (Cortona)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL
<b>West of Site (Sand Flower)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL
<b>North of Site (Vista Viento)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL
<b>East of Site (Sierra Highlands)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL

B. Other Surrounding Land Uses within the Vicinity of the Site

Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several planned communities Sand Flower, Vista Viento Estates, Andaluza, Sierra Highlands, Sierra Boulders, and Cortana. As noted in **Table 1**, these communities are similar in land use, density, and development standards to the proposed Reserve at Black Mountain community.

### III. Site Analysis

A. General Plan Land Use Designation and Analysis

The property is currently designated as Rural Neighborhoods within the General Plan Land Use Map. The Rural Neighborhoods category includes areas of large lot single-family neighborhoods. This land use designation is intended for residential properties with anticipated densities of between 0 and 1 dwelling unit per acre. The proposed density of the Reserve at Black Mountain community is 0.69 dwelling units per acre.

Native desert preservation and landscaping are encouraged as well as clustering to avoid prominent environmental features, like washes and boulder outcroppings. The request to rezone from R1-190 to R1-43 will conform to the current General Plan designation. **Exhibit 8, General Plan Land Use Map** displays the site’s designation.

The goals and approaches of the General Plan have been and will continue to be implemented through the rezoning process. Below are the ways in which each goal and approach is addressed:



## **Character & Design**

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

The proposed development seeks to take remaining R1-190 infill parcels and rezone them to match adjacent zoning and densities (R1-43). In addition to similar development standards set forth by the R1-43 zoning district, the applicant has incorporated comparable lot and development envelope sizes, internal street design, and appropriate theming and color schemes to mimic the north Scottsdale rural desert palate. Natural desert plants and washes preserved and dedicated as NAOS remain the focal design element of this community.

Sidewalk and trail improvements on 84<sup>th</sup> Street and Black Mountain Road enrich the citizens by promoting safe, attractive, and context compatible development.

The Reserve at Black Mountain responds to the natural environment by providing and preserving natural washes and native planting. 48% of NAOS has been provided in tracts ensuring mature and native species in the community. The applicant has responded to concerns about visibility on the northeast corner of 84<sup>th</sup> Street and Black Mountain Road and agreed to minimize the natural boulder outcropping.

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

The site enhances the unique climate by maximizing north/south lot orientation and incorporating shading opportunities on proposed homes. The applicant also recognizes the natural topography and flow of on-site washes and has strategically placed drainage features to minimize interruption. The gated community does not include an active amenity, but recognizes enhancing the natural open desert as quality of life for residents.

## **Land Use**

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

Providing a minimum average 40' buffered roadway and matching surrounding zoning results in a compatible development that is sensitive to natural features. Land use transitions such as; increased perimeter setbacks, alignment of community entries, and lot width compatibility are incorporated within the design of the community.

### **Community Mobility**

5. *Relieve traffic congestion.*

Traffic congestion will be improved with half street improvements on both 84<sup>th</sup> Street and Black Mountain Road. Increased safety and promotion of alternative methods of transportation are provided with the construction of trails and/or sidewalks and curb and gutter. 84<sup>th</sup> Street and Black Mountain Road will be built to the specifications of DS&PM Figure 5.3-15 Local Collectors-Rural/ESL with Trails.

### **Open Space & Recreation**

1. *Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.*

The reserve at Black Mountain has exceeded the gross slope analysis requirements of Natural Area Open Space (N.A.O.S.). 11.03 acres of undisturbed will be preserved, with 48% of overall N.A.O.S placed in tracts. Protecting and improving the quality of Scottsdale's natural environment is a high priority of The Reserve at Black Mountain community.

### **Community Involvement**

3. *Seek early and ongoing involvement in project/policy-making discussion.*

Two neighborhood meetings were held prior to the application submittal, where participants were encouraged to ask questions to the applicant team, as well as leave comments for the proposed community. The applicant has also engaged adjacent property owners in regular communication too address questions and concerns. Input from the community included suggestions for larger perimeter setbacks to existing adjacent neighborhoods, redesign to avoid "row home" look, implementation of pedestrian circulation on Black Mountain, similar architecture/size to adjacent neighborhoods. These communications have resulted in the following refinements to the site plan; increased setbacks along north and west sides, relocation of internal streets and homes in northeast corner to avoid "row home" image and eliminate headlight exposure, agreed to implement pedestrian paths on 84<sup>th</sup> Street and Black Mountain Road, lot size and zoning compatibility to seamlessly integrate into existing community, and incorporation of two remaining R1-190 parcels to unify larger area.

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

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs and land owners within a 750' radius on two separate occasions. Also two sign postings were



done to alert residents in the area of the proposal and neighborhood meeting.

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

The applicant used the opportunity provided through the neighborhood meetings as a forum to address questions and describe the proposal/process for rezoning the property. These issues were articulated both verbally and through a comprehensive graphics package that includes aerial photography, copies of the General Plan and Zoning maps, as well as a rendered conceptual site plan.

6. *Accept and respond to new ways of communicating and new technologies*

Participants in the public meeting were able to communicate their thoughts in person or through a provided comment card. The applicant team also made their personal contact information available for future comments or concerns.

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

In addition to the applicant's verbal and illustrative presentation about the proposed application, citizens were given the project number and are able to view the project's status online at the City of Scottsdale.

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

The applicant has pledged to continue to partner with residents of the surrounding communities to maintain regular communication throughout the rezoning process. Please refer to the Community Outreach Report for a comprehensive documentation of outreach efforts to date.

## B. Character Area Plan Designation and Analysis

The proposed site does not fall within a Character Area Plan boundary. The Desert Foothill Character Area Plan is most proximate and most applicable character area plan.

1. *Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.*

The site plan has been designed to protect three prominent washes that bisect the site. Cluster development with building envelopes allow for preservation of the site's most sensitive and highest value

natural areas. Much of the site's open space will be dedicated as NAOS and dedicated as protected tracts where possible.

2. *Promote connected areas of desert open spaces and trails.*

Building envelopes are situated to preserve wildlife corridors and prominent washes in the area. New pedestrian circulation elements (trails and sidewalks) along 84<sup>th</sup> Street and Black Mountain Road will be enhanced in association with the improvements to these alignments.

3. *Identify and celebrate the rural desert character of the Desert Foothills area.*

The natural desert is emphasized in the communities' plant and color palette. Existing desert vegetation and neutral colors celebrate those found naturally within the Sonoran Desert. The density and rural character traits found in adjacent communities will be implemented within the Reserve community.

C. Existing Land Use

The majority of the site is vacant desert land with no uses or structures. The two existing homes within the application area will be maintained. The 2-acre homesite at the northern edge of the application area will continue to maintain access directly to 84<sup>th</sup> Street as a primary access point. The home located on Black Mountain Road will also remain and take vehicular access from a private driveway off of 83<sup>rd</sup> Street via Black Mountain Rd.

The application area and adjacent communities were a component of a larger area that was annexed into the City of Scottsdale in 1985. A majority of the surrounding area has since undergone rezoning to R1-43, with exception to the proposed 45 acres which remains R1-190. With the exception of the two existing Homesites, the subject site has never been developed.

D. Existing Zoning

Existing zoning on the property is R1-190 ESL, Single-Family Residential R1-190 in the Environmentally Sensitive Land district. **Exhibit 9, Existing & Proposed Zoning Map** shows the current zoning designation. The purpose of the R1-190 ESL is to *"promote and preserve residential development. Large lots are required to maintain a low density population. The principal land use is single-family dwelling and uses incidental or accessory thereto together with required recreational, religious and educational facilities."*

E. Topography and Drainage

The site generally slopes from the northeast to the southwest. Stormwater flows exiting the upstream developments of Andaluza and Sierra Highlands enter the site in 3 separate wash corridors that extend through the site. The two northern washes are identified as minor washes and will generally be left in a natural state



where feasible. The southernmost wash is classified as a significant wash with a flow in excess of 50 cfs and will be preserved in the natural condition and current alignment. Retention will be provided largely within drainage easements in common areas, and are typically located adjacent to the internal roadway network where feasible for ease of maintenance. All proposed pads will drain to the local street network or directly to an adjacent drainage way as depicted in the case drainage report. Because this site is located within the Environmentally Sensitive Lands Overlay, a “Pre Versus Post” drainage analysis will be conducted per the City of Scottsdale Drainage Ordinance to show that all post-development stormwater flows exiting the site will be at or below the pre-development magnitudes for both the 10-year and 100-year design storms. All drainage analysis will also meet requirements outlined in the City of Scottsdale Design Standards and Policy Manual (DSPM).

F. Natural Area Open Space (NAOS) & Native Vegetation

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO). NAOS may be provided between development envelopes where areas exceed 30 feet, as well as larger concentrated areas found in retention basins and perimeter buffers.

A required slope analysis determined a minimum of 15.76 acres of NAOS would need to be dedicated on the site. The applicant has provided a total of 16.22 acres; 11.03 acres (70%) of undisturbed NAOS and 4.71 acres (30%) of revegetated. With this site plan the applicant intends to provide .48 acres (3%) in excess of natural area open space.

Native plants are considered to be a significant environmental and theming feature of the Reserve at Black Mountain community. Areas identified as NAOS will be preserved and enhanced with the development of this site, as well as efforts to salvage and relocate native plant material when possible. Densely vegetated areas like wash corridors and perimeter buffer areas will be preserved in their natural state.

G. Roads and Right-of-Way

The entrance for the project will be located on 84<sup>th</sup> Street, directly across from the entry to Sierra Highlands Subdivision. The community will be gated with an entrance that meets or exceed City of Scottsdale standards for emergency access. All onsite roadways will be located within private tracts owned and maintained by the HOA. The internal streets will meet the Local Rural/ESL street section as depicted in the City’s DS&PM. 84<sup>th</sup> Street has been previously constructed to the ultimate street section and will not require improvements or widening, although sidewalk and landscape improvements will be constructed. Required right-of-way for the half street improvements has been dedicated. A 25-foot corner radius is being dedicated at the southeast corner of the site with the proposal of this plan (northwest corner of N. 84<sup>th</sup> St. and E. Black Mountains Rd.). The existing rock outcropping located on the northwest corner

of 84<sup>th</sup> St. and Black Mountain Rd. will be removed to address sight visibility at the intersection.

Black Mountain Road will require a small amount of half street improvements along the project frontage. These improvements will require the widening of the pavement by approximately 4 feet, and an addition of curb and gutter and an 8 foot natural surface trail. **Exhibit 6, Pedestrian & Vehicular Circulation Plan** displays this improvement information. Required right-of-way for the half street improvements has been previously dedicated.

All right of way that had previously dedicated internal to the subject property will be abandoned subject to a formal application process. This includes the abandonment of existing N.83<sup>rd</sup> Street right-of-way. Abandonment applications have been filed concurrent with this request.

#### H. Utilities

Individual public water and sewer services will be provided to each lot within the development. Each onsite roadway will contain a public water and sewer main within a public utility easement over the roadway tract. A gravity service will be provided to the existing home located at 34822 N. 83<sup>rd</sup> Street (APN 216-34-268). This property is currently served by septic which will be taken off-line and abandoned with this project. Water will be looped through the development from the existing main located in Black Mountain Road to the existing main located in 84<sup>th</sup> Street. The sewer main system will connect to the existing public main located just east of the project in E. Sandflower Drive. A public sewer easement will be secured over Lot 9 of the Sandflower Subdivision (APN 216-34-027) in order to make this connection. If for any reason this easement cannot be secured, a number of other sewer outfall alternatives have been identified in the Sewer Basis of Design Report. Due to challenging terrain in the southeast corner of the site, 3 proposed lots will be sewer with grinder or ejector pumps to the nearest public gravity manhole onsite. All other sewer services on the project are designed to be gravity services.

Franchise utilities will be incorporated into this project within public utility easements over all onsite roadway tracts. The following utilities are likely to serve the development: APS Electric, Southwest Gas, Century Link, and Cox Communications. These utilities will likely be joint-trenched and transformers/terminals will be placed within PUE's adjacent to roadway tracts at lot lines in various locations, as-needed, and designed by the franchise utility companies.



## IV. Description and Justification of Request

### A. R1-43 ESL Zoning Designation and Analysis

The proposed conceptual site plan includes 45 acres for a planned community that utilizes the Amended Development Standards to allow for modified development standards to the R1-43 ESL zoning designation to better accommodate preservation of natural environmental features. The plan includes 29 new Homesites (plus 2 existing), private gated access off of 84<sup>th</sup> Street aligned with Sierra Highland's entry, and 16.22 acres of natural open. See **Exhibit 4**, *NAOS Plan* for NAOS dedications.

The design intent is to create an environmentally sensitive community that is consistent with the density and character of surrounding planned communities. Enhanced buffers along the western and northern sides of the community were incorporated to better suit the adjacent communities. Lot orientation and a sensitive grading approach have played a role in preserving existing view corridors and minimizing drainage impacts to neighboring developments. **Exhibit 3**, *Conceptual Subdivision Plan* depicts the proposed community.

## V. Design Review

### A. Architectural Character

At this time the no product has been chosen for the proposed community. The applicant intends to work with a builder to incorporate homes that integrate elements of surrounding neighborhoods and characteristics that complement the natural desert.

### B. Environmental Response

The proposed site plan recognizes the prominent natural features on the site and has strategically placed building pads to accommodate prominent washes, concentrated vegetation, and wildlife habitats. Open space easements have been identified throughout the community in order to preserve natural open space and maintain undisturbed desert lands. **Exhibit 7**, *Environmental Features Map* identifies prominent natural feature.

### C. Sensitive Design Principles & Site Development Character

Road alignments that respond the natural topography of the site, clustering of homes, and sensitive building practices are all elements that have been incorporated into the design of the Reserve at Black Mountain community. Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community. Mature plant materials will provide relief from the Arizona climate for active residents. Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert. **Exhibit 5**, *Conceptual Landscape Character Zones* show the site's landscape character.

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

The Reserve at Black Mountain has enhanced the distinctive north Scottsdale qualities and character by incorporating desert neutral colors into the building design and responding to the desert climate by offering recessed windows and shade opportunities. The infill piece strengthens the local character by incorporating equivalent zoning and similar development standards to the established community.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

A number of sight line studies from adjacent properties have been conducted in order to preserve existing view corridors. Dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas. No significant historical or archaeological resources have been recorded on this property.

3. *Development should be sensitive to existing topography and landscaping.*

The proposed development has shown sensitivity to existing vegetation by providing 36 percent of the site as Natural Area Open Space, 7.81 acres of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological resources.*

Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways; not including perimeter fencing to encourage wildlife corridors, providing tract NAOS for further native plant conservation, and incorporating amended development standards so building envelopes can respond to the natural features of the site.

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

Shading elements will be incorporated into the architecture of each home as well as placement of trees adjacent to walkways. Perimeter sidewalks and trails have been proposed to connect into existing pedestrian circulation.

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



Drought tolerant, native plant species have been preserved and incorporated as an effort for efficient water use. No water features are planned for this community.

#### D. Landscape Character

The Reserve at Black Mountain will utilize three landscape character zones and a variety of different walls and fencing to theme the 45 acre planned community.

Zone A – Natural Vegetation will depict undisturbed portions of the property which will remain in its current natural state. Areas include but are not limited to wash corridors and NAOS tracts. Zone B – Enhanced Planting are concentrated in portions of the site that establish character and theming within the community. These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community’s HOA. Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction. Plant selection and density will be designed to appear similar to the natural surrounding vegetation. Salvaged plant material from on site may also be used in this zone. Zone D – Maintained Landscaping are privately owned and maintained landscape areas that usually consist of areas adjacent to building envelopes. **Exhibit 5, *Conceptual Landscape Character Zones*** identifies these areas in relation to the site plan.

One of the main grading design goals for this project is to minimize retaining wall and exposed wall heights. In areas where retaining walls are needed (as shown in the case grading and drainage plan) they will meet the amended zoning ordinance, requirements outlined in the Environmentally Sensitive Lands Ordinance, and the City of Scottsdale DS&PM. All retaining wall heights will be limited to 6’ of retained height from finished grade to finished grade. All retained differentials greater than 6’ will require a tiered wall with horizontal spacing of 6’. For retaining walls with mounted screen wall, overall wall height will be limited to 12’. No single wall will expose more than 8’ in height of solid block. In addition, all screen wall will be limited to a height of 8’ as measured from the high side of the pad. All headwalls or singular retaining wall that are adjacent to public walkways with greater than 30” of exposed drop will have handrails that match theming for the development.

**EXHIBIT 1:**





## THE RESERVE at BLACK MOUNTAIN

### DIMENSION PLAN

**EXHIBIT 2:**







THE RESERVE at BLACK MOUNTAIN  
 CONTEXT AERIAL WITH SITE PLAN

**EXHIBIT 3:**





**LEGEND**

- GROSS BOUNDARY
- LOT LINES
- DEVELOPMENT ENVELOPES
- BUFFERED/DESERT SCENIC ROADWAY EASEMENT SETBACK

**SITE INFORMATION**

LOCATION:	NWC 84TH ST. & BLACK MOUNTAIN RD.
SITE AREA (GROSS):	45.0 AC (1,957,785 SQ. FT.)
SITE AREA (NET):	42.4 AC (1,852,093 SQ. FT.)
EXISTING G.P. LAND USE:	RURAL NEIGHBORHOODS (0-1 DU/AC)
EXISTING ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
NUMBER OF LOTS:	31
GROSS DENSITY:	0.69 DU/AC
REFUSE COLLECTION:	INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS
PROVIDED PARKING:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
NAOS REQUIRED:	15.76 AC (PER SLOPE ANALYSIS ON GROSS)
NAOS PROVIDED:	16.22 AC
	REVEG.: 4.71 AC (30%)
	UNDISTURBED: 11.51 AC (73%)

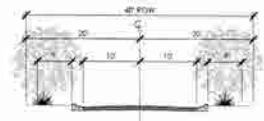
**PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS**

MIN. LOT AREA:	32,250 SF (25% REDUCTION PER E.S.L.)
MIN. LOT WIDTH:	113' (25% REDUCTION PER E.S.L.)
MAX. BUILDING HEIGHT:	24' (0% REDUCTION PER E.S.L.)
MIN. FRONT YARD SETBACK:	30' (25% REDUCTION PER E.S.L.)
MIN. SIDE YARD SETBACK:	15' (25% REDUCTION PER E.S.L.)
MIN. REAR YARD SETBACK:	26' (25% REDUCTION PER E.S.L.)

**VICINITY MAP**



**CROSS-SECTION**



**EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS.
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

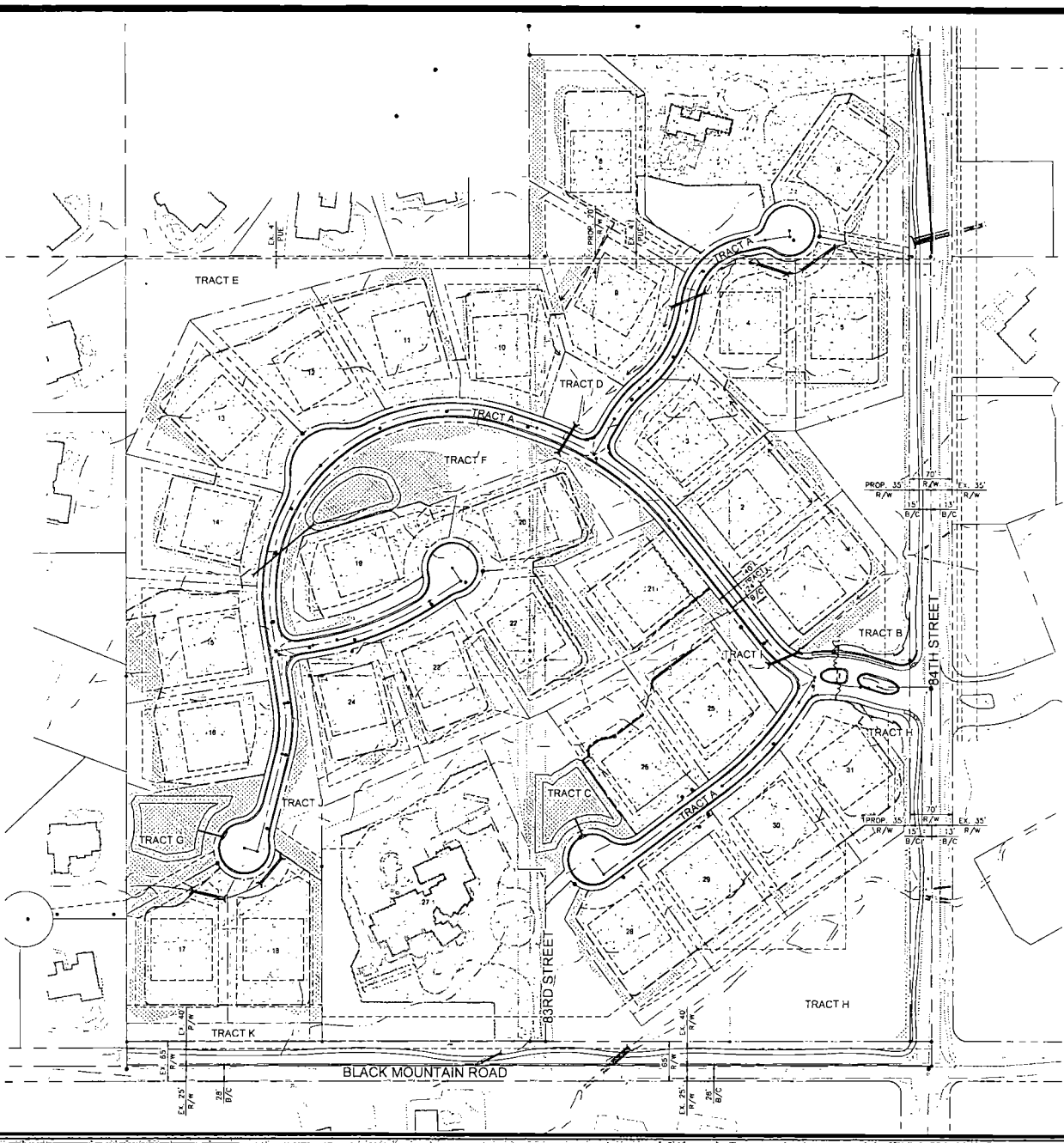
**THE RESERVE at BLACK MOUNTAIN**  
**CONCEPTUAL SUBDIVISION PLAN**

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 61942 84TH & BLACK MOUNTAIN ROAD PLANNING LVA 1470-001100 PLAN.dwg Jan 9, 2017

**EXHIBIT 4:**



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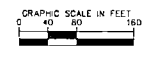


	Area (SF)	Area (AC)	Percent of Required
NAOS Revegetated	205,073	4.71	30%
NAOS Undisturbed	480,845	11.03	
NAOS Additional (Undisturbed)	20,950	0.48	73%
Provided Total NAOS	706,867	16.22	
Required Total NAOS	686,635	15.76	

LOT/TRACT	TOTAL AREA(SQFT)
1	36,790
NAOS Undisturbed	4,572
Non NAOS	28,021
NAOS Revegetated	4,347
2	34,333
NAOS Undisturbed	2,461
Non NAOS	28,434
NAOS Revegetated	3,738
3	33,049
NAOS Undisturbed	75
Non NAOS	33,346
NAOS Revegetated	679
4	37,799
NAOS Undisturbed	6,740
Non NAOS	30,108
NAOS Revegetated	1,451
5	49,870
NAOS Undisturbed	13,978
Non NAOS	28,639
NAOS Revegetated	7,253
6	39,449
NAOS Undisturbed	7,347
Non NAOS	24,641
NAOS Revegetated	7,461
7	88,894
NAOS Undisturbed	16,451
Non NAOS	72,444
8	45,961
NAOS Undisturbed	13,685
Non NAOS	30,618
NAOS Revegetated	1,637
9	45,705
NAOS Undisturbed	9,069
Non NAOS	32,811
NAOS Revegetated	3,823
10	38,656
NAOS Undisturbed	9,166
Non NAOS	27,824
NAOS Revegetated	1,666
11	36,739
NAOS Undisturbed	3,812
Non NAOS	28,917
NAOS Revegetated	3,514
12	39,175
NAOS Undisturbed	8,483
Non NAOS	28,694
NAOS Revegetated	1,718
13	42,354
NAOS Undisturbed	5,407
Non NAOS	28,870
NAOS Revegetated	3,918

14	41,764
NAOS Undisturbed	16,635
Non NAOS	23,114
NAOS Revegetated	2,015
15	40,818
NAOS Undisturbed	4,039
Non NAOS	26,550
NAOS Revegetated	6,438
16	35,311
NAOS Undisturbed	5,541
Non NAOS	27,257
NAOS Revegetated	2,517
17	37,766
NAOS Undisturbed	4,931
Non NAOS	24,545
NAOS Revegetated	8,790
18	38,305
NAOS Undisturbed	3,037
Non NAOS	29,642
NAOS Revegetated	5,631
19	32,175
NAOS Undisturbed	2,220
Non NAOS	28,257
NAOS Revegetated	1,704
20	32,439
NAOS Undisturbed	4,957
Non NAOS	22,840
NAOS Revegetated	4,647
21	36,906
NAOS Undisturbed	10,203
Non NAOS	20,615
NAOS Revegetated	6,088
22	39,900
NAOS Undisturbed	5,798
Non NAOS	27,040
NAOS Revegetated	5,063
23	35,434
NAOS Undisturbed	9,274
Non NAOS	21,476
NAOS Revegetated	4,180
24	35,421
NAOS Undisturbed	12,193
Non NAOS	19,761
NAOS Revegetated	3,467
25	35,886
NAOS Undisturbed	11,881
Non NAOS	23,099
NAOS Revegetated	907
27	352,765
NAOS Undisturbed	44,574
Non NAOS	107,690
28	32,255
NAOS Undisturbed	5,395

Non NAOS	23,203
NAOS Revegetated	4,668
29	32,750
NAOS Undisturbed	5,800
Non NAOS	25,500
NAOS Revegetated	900
30	32,700
NAOS Undisturbed	5,538
Non NAOS	25,850
NAOS Revegetated	1,237
31	32,999
NAOS Undisturbed	3,977
Non NAOS	26,513
NAOS Revegetated	2,489
A	160,486
Non NAOS	160,486
B	41,986
NAOS Undisturbed	31,991
Non NAOS	4,260
NAOS Revegetated	5,735
C	33,652
NAOS Undisturbed	15,923
Non NAOS	105
NAOS Revegetated	17,614
D	10,128
Non NAOS	10,128
E	55,197
NAOS Undisturbed	45,842
NAOS Revegetated	9,350
F	55,713
NAOS Undisturbed	21,214
Non NAOS	2,810
NAOS Revegetated	31,689
G	27,698
NAOS Undisturbed	1,381
Non NAOS	105
NAOS Revegetated	26,245
H	107,773
NAOS Undisturbed	99,472
Non NAOS	3,246
NAOS Revegetated	5,056
I	6,966
Non NAOS	6,966
J	32,765
NAOS Undisturbed	3,832
Non NAOS	27,619
NAOS Revegetated	1,314
K	9,599
NAOS Undisturbed	9,599
L	33,993
NAOS Undisturbed	8,779
NAOS Revegetated	5,274
Grand Total	1,848,902

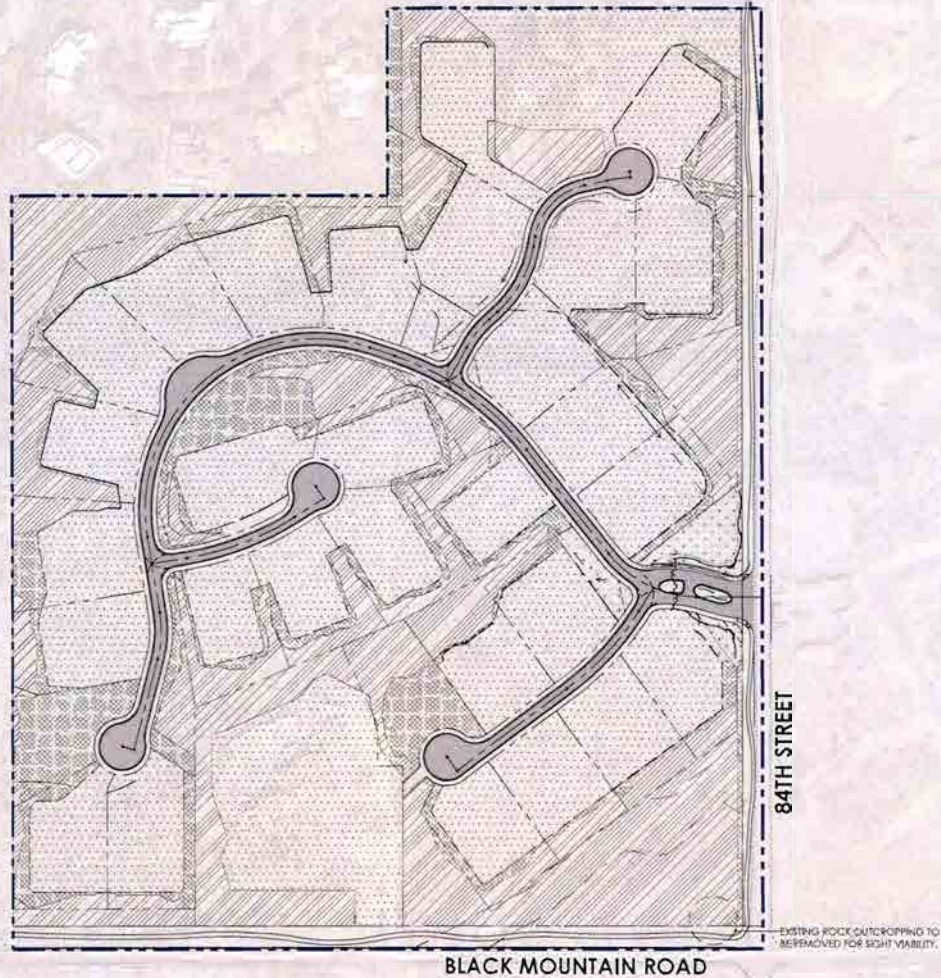


**NAOS ANALYSIS**  
**Kimley»Horn**





January 3, 2017

**EXHIBIT 5:**





**LEGEND:**

- 
**ZONE A: NATURAL VEGETATION**  
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
**ZONE B: ENHANCED PLANTING**  
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
**ZONE C: NATIVE PLANTING**  
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- 
**ZONE D: MAINTAINED LANDSCAPING**  
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

**LANDSCAPE NOTES:**

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

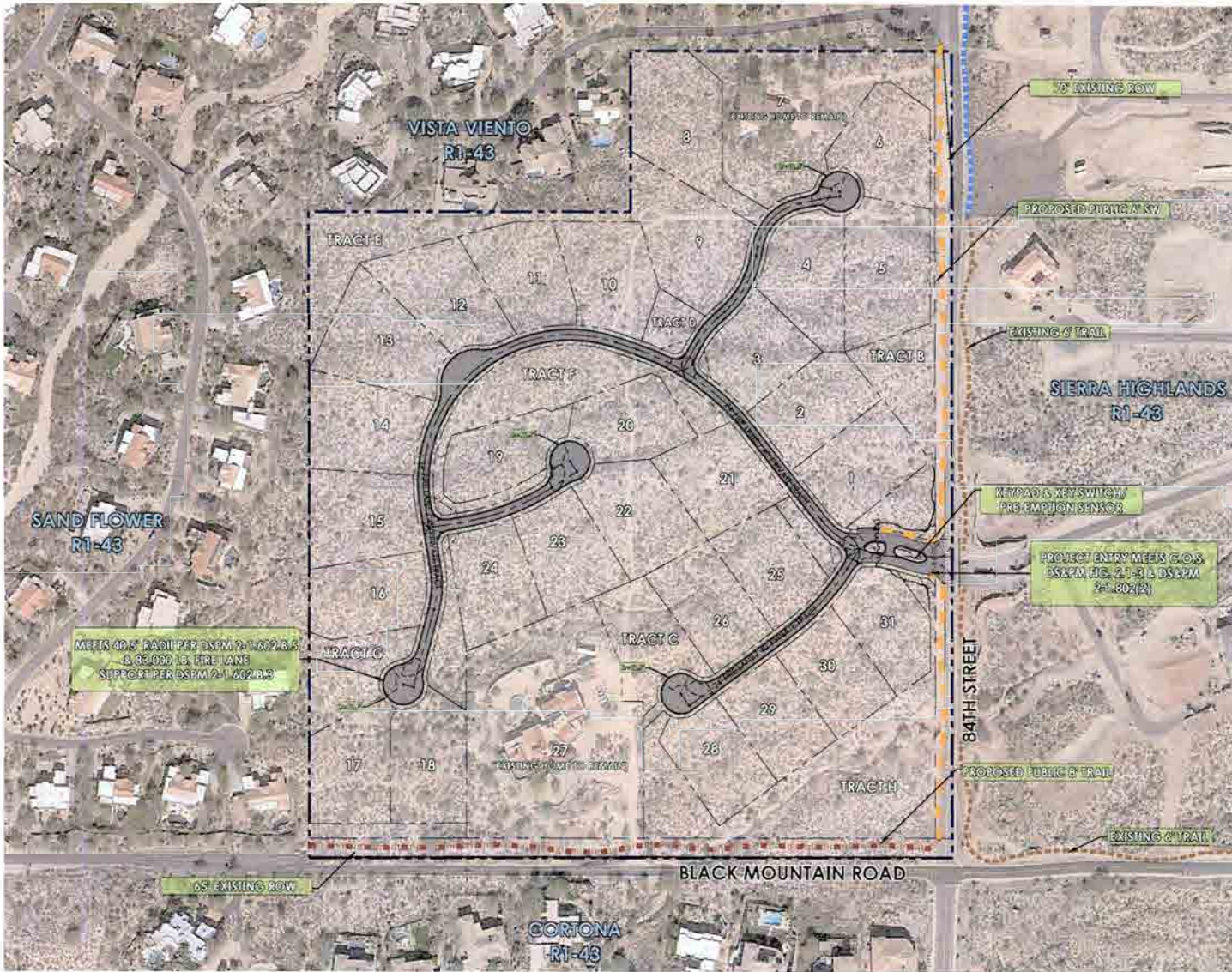
\*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

\*PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

**THE RESERVE at BLACK MOUNTAIN**  
**LANDSCAPE CHARACTER PLAN**

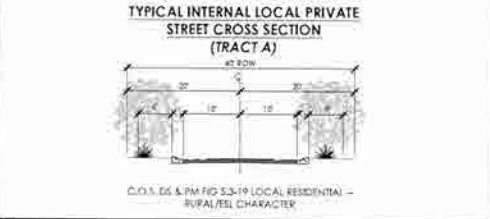
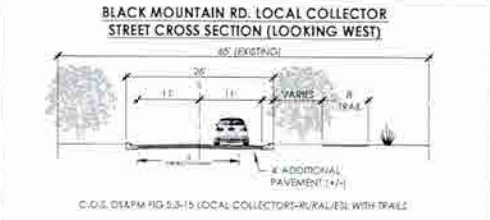
**EXHIBIT 6:**





**LEGEND:**

- SITE BOUNDARY
- EXISTING 5' PUBLIC SIDEWALK
- EXISTING 6' PUBLIC TRAIL
- PROPOSED 6' PUBLIC SIDEWALK
- PROPOSED 8' PUBLIC TRAIL
- RESIDENTIAL TURNING RADIUS (16.5-40.5)



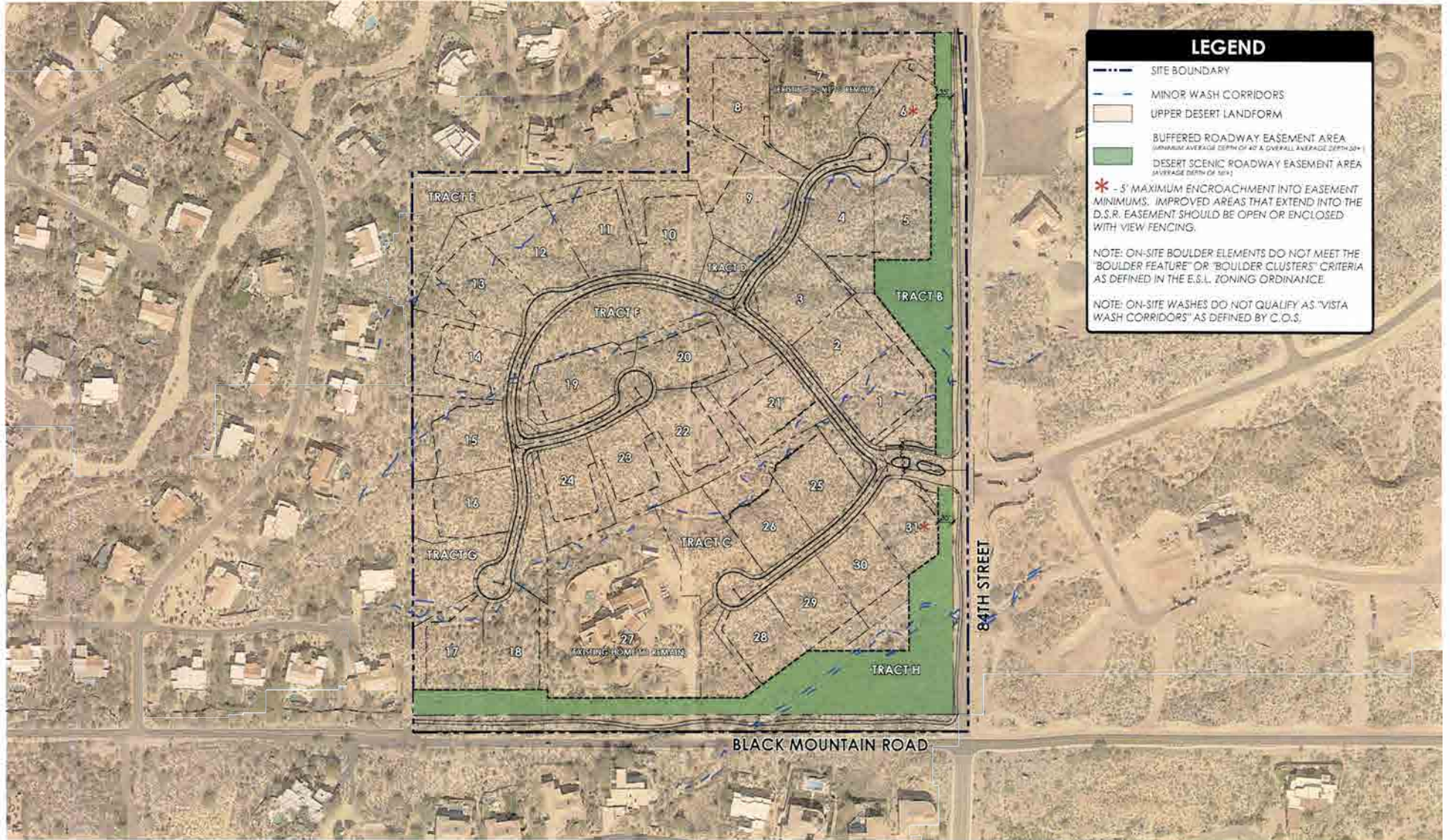
- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES
  - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
  - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
  - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
  - GATE DETAIL CONSISTENT WITH D&P.M.
  - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
  - PROJECT ENTRY MEETS C.O.S. D&P.M. FIG. 2-1-3 & 2-1-802(2)
  - CURB-SAG MEETS C.O.S. D&P.M. 2-1-802(3)

**THE RESERVE at BLACK MOUNTAIN**  
**PEDESTRIAN, VEHICULAR, BIKEWAYS & TRAILS CIRCULATION PLAN**

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 11/17/17 84TH & BLACK MOUNTAIN LOCAL PLANNING (16A-1425-PED & VEHICULAR PLAN) Rev. Jan 1, 2017

**EXHIBIT 7:**





**LEGEND**

- SITE BOUNDARY
- - - MINOR WASH CORRIDORS
- UPPER DESERT LANDFORM
- BUFFERED ROADWAY EASEMENT AREA  
(MINIMUM AVERAGE DEPTH OF 40' & OVERALL AVERAGE DEPTH 50'+)
- DESERT SCENIC ROADWAY EASEMENT AREA  
(AVERAGE DEPTH OF 10'+)
- \* - 5' MAXIMUM ENCROACHMENT INTO EASEMENT MINIMUMS. IMPROVED AREAS THAT EXTEND INTO THE D.S.R. EASEMENT SHOULD BE OPEN OR ENCLOSED WITH VIEW FENCING.

NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE E.S.L. ZONING ORDINANCE.

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

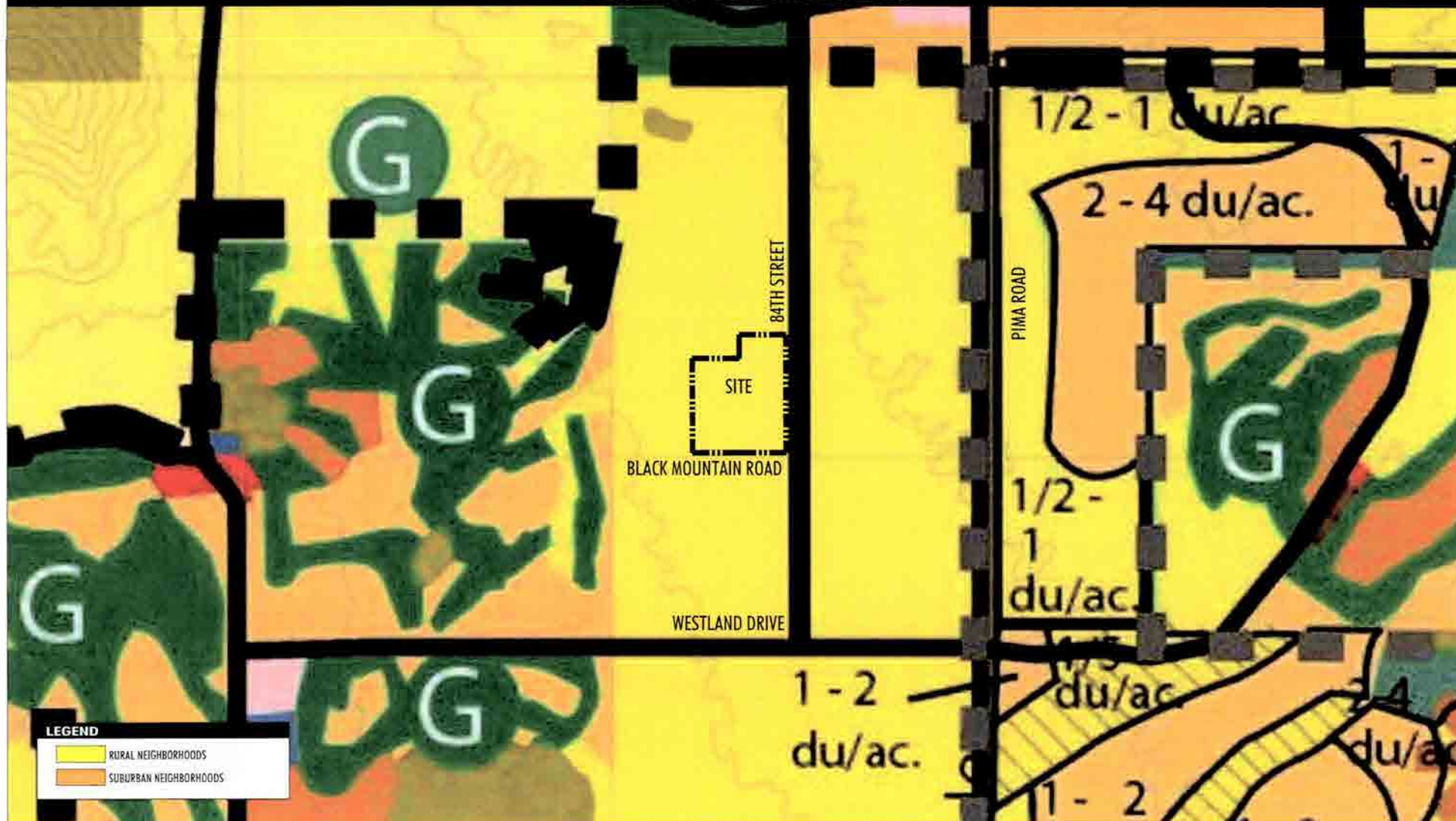
**THE RESERVE at BLACK MOUNTAIN**  
**ENVIRONMENTAL FEATURES MAP**

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 11622-84TH & BLACK MOUNTAIN ROAD/PLANNING/1622-EM ENVIRONMENTAL FEATURES MAP.dwg 1/16/17

**EXHIBIT 8:**



**EXISTING GENERAL PLAN**



**LEGEND**

- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • Tempe, Arizona 85281 • 480.994.0994

**THE RESERVE at BLACK MOUNTAIN**  
**GENERAL PLAN MAP**

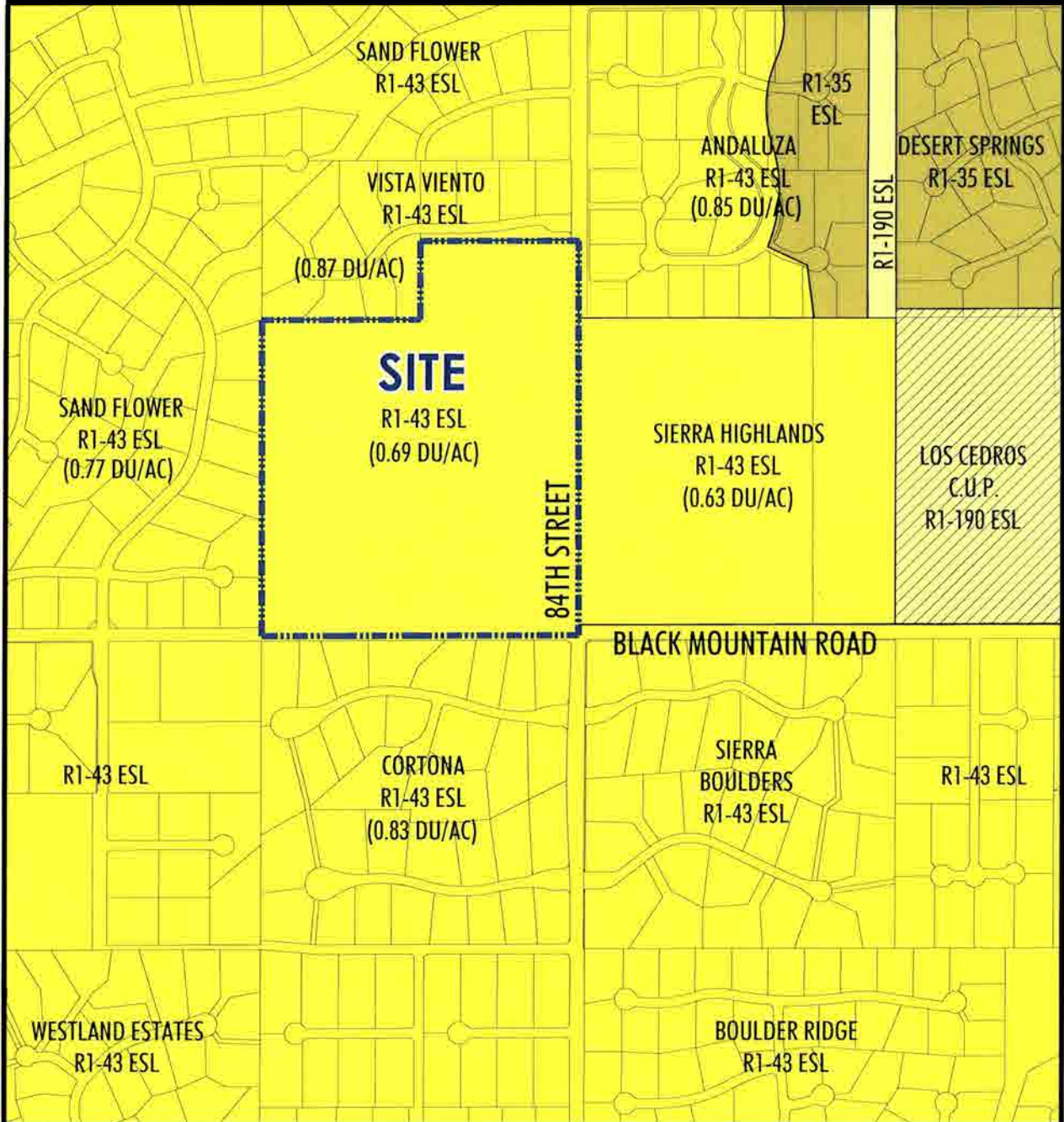
APPROX. SCALE: 1" = 600'  
  
 NORTH  
 1672 DRAWN BY: PR 12/7/16

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 11022 84TH & BLACK MOUNTAIN RD | LVA | PLANNING | 11022 GENERAL PLAN MAP | Dec 11, 2016

**EXHIBIT 9:**



# PROPOSED ZONING



## LEGEND

	<b>R1-190 ESL</b>
	<b>R1-43 ESL</b>
	<b>R1-35 ESL</b>



## APPENDIX 1:



**PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS**

Sec. 5.100. - Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.101. - Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.102. - Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
1. Accessory buildings, swimming pools, home occupations and other accessory uses. The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.
  2. Adult care homes; subject to the following criteria:
    - a. Floor area ratio: Is limited to thirty-five hundredths (0.35) of the net lot area.
    - b. Capacity: The maximum number of residents other than the manager or property owner at the home is ten (10).
    - c. Location: An adult care home shall not be located within seven hundred fifty (750) feet of another adult care home on the same street frontage or within five hundred (500) feet in any other direction of another adult care home.
    - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
    - e. Parking: All parking for the property owner and any employees shall be provided in off-street locations but in no case shall parking occupy more than three-tenths (0.3) of the required front yard.
  3. Charter school located on property with a net lot size of one (1) acre or more.
  4. Day care home.
  5. Day care group home.
  6. Dwelling units, single-family.
  7. Guest houses, as an accessory use subject to the following criteria:
    - a. No more than one (1) per lot shall be permitted.
    - b. The square footage shall be no greater than one-half (½) the square footage of the principal building.
    - c. The guest house shall not be rented or offered for rent independent of the main building.
    - d. A guest house that is a portion of the main building shall comply with the yard requirements of the main building.
  8. Model homes.
  9. Municipal uses.

10. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
11. Private tennis courts.
12. Public, elementary and high schools.
13. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
14. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the R1-43 District:
  - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
  - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
  - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
  - d. Required open space.
    - i. Minimum: 0.24 multiplied by the net lot area.
    - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
    - iii. NAOS may be included in the required open space.
  - e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).  
 A minimum of fifteen (15) percent of all parking areas shall be landscaped.  
  
 A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
  - f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.  
  
 All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.
  - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts shown on Table 4.100.A., or the residential portion of a



Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

- h. Access: All churches must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

- i. Operations: No outdoor activities shall be permitted after 10:00 p.m.

- j. Noise: Outdoor speakers or paging systems are not allowed.

B. *Uses subject to conditional use permit.*

1. Cemetery (see section 1.403 for criteria).
2. Community buildings and recreational facilities not publicly owned, such as: Athletic fields, boys' clubs, etc.
3. Farms.
4. Golf course (except miniature golf course or commercial driving range).
5. Ham transmitting or receiving radio antennas in excess of seventy (70) feet.
6. Wireless communications facilities; Type 4, subject to requirements of Sections 1.400, 3.100 and 7.200.
7. Private colleges and universities having a regular curriculum, with their related services and activities.
8. Private school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards, including, but not limited to, the following as well as those otherwise required in the R1-43 District.
  - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than eighty-six thousand (86,000) square feet minimum lot size.
  - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
  - c. Noise: Outdoor speaker systems or bells are not allowed.
  - d. Required open space:
    - i. Minimum: 0.24 multiplied by the net lot area.
    - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by net lot area for each foot of building height over twenty (20) feet.
    - iii. NAOS may be included in the required open space.
  - e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified in the Transportation Master Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas in addition to open space in d. above shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential

Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

- f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
  - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
  - h. Access: All private schools shall have frontage on a street classified in the Transportation Master Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.
  - i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. Any additions to, expansions of or proposed playgrounds or outdoor activity areas shall be setback fifty (50) feet from the property line (including right-of-way width) of any single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A. or setback twenty-five (25) feet from any Two-family Residential R-2, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Multi-family Residential R-5 or Manufactured Home M-H district property line (including right-of-way width). All playgrounds and outdoor activity areas shall be screened from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. by a minimum six-foot high screen wall and/or landscape screen, as approved by the Development Review Board.
  - j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.
  - k. Circulation plan: The applicant shall submit a circulation plan to ensure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
9. Public utility buildings, structures or appurtenances thereto for public service uses.
  10. Recreational uses including commercial stables, ranches and tennis clubs (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2431, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2636, § 1, 2-15-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3697, § 1(Exh. 1), 9-26-06; Ord. No. 3879, § 1(Exh. § 6), 3-2-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, § 4), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 24, 25), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 25, 26), 4-3-12; Ord. No. 4140, §

1(Res. No. 9643, Exh. A, § 2), 2-25-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 74, 75), 5-6-14)

Sec. 5.103. - Reserved.

**Editor's note**— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 8), adopted Aug. 25, 2014, repealed § 5.103 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.104. - Property development standards.

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

A. *Lot area.*

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

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150) feet~~ **one hundred thirteen (113) feet**.

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

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

E. *Yards.*

1. *Front Yard.*

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

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

3. *Rear Yard.* There shall be a rear yard having a depth of not less than ~~thirty five (35) feet~~ **twenty six (26) 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 hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

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

Sec. 5.105. - Off-street parking.

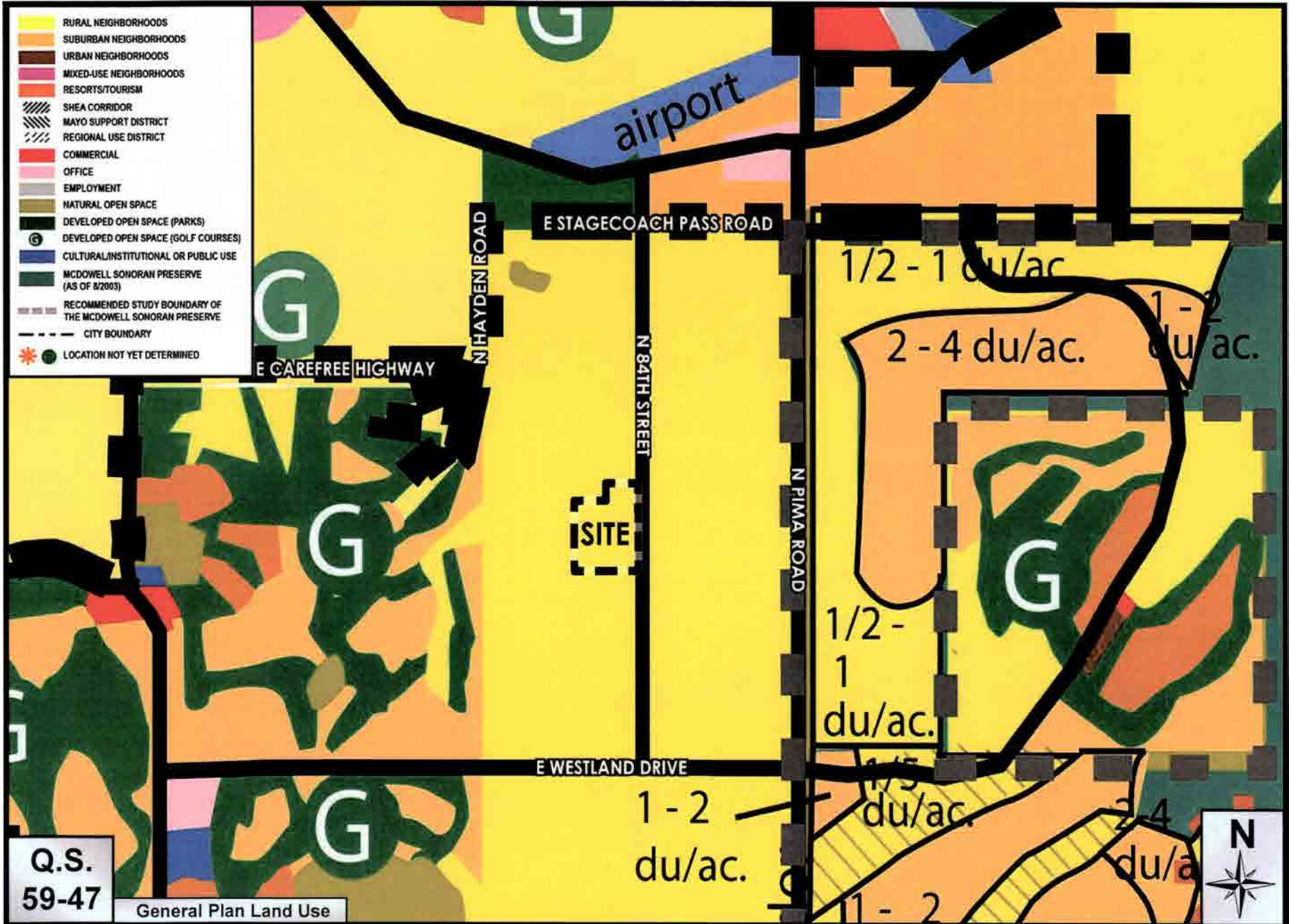
The provisions of article IX shall apply.

Sec. 5.106. - Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]

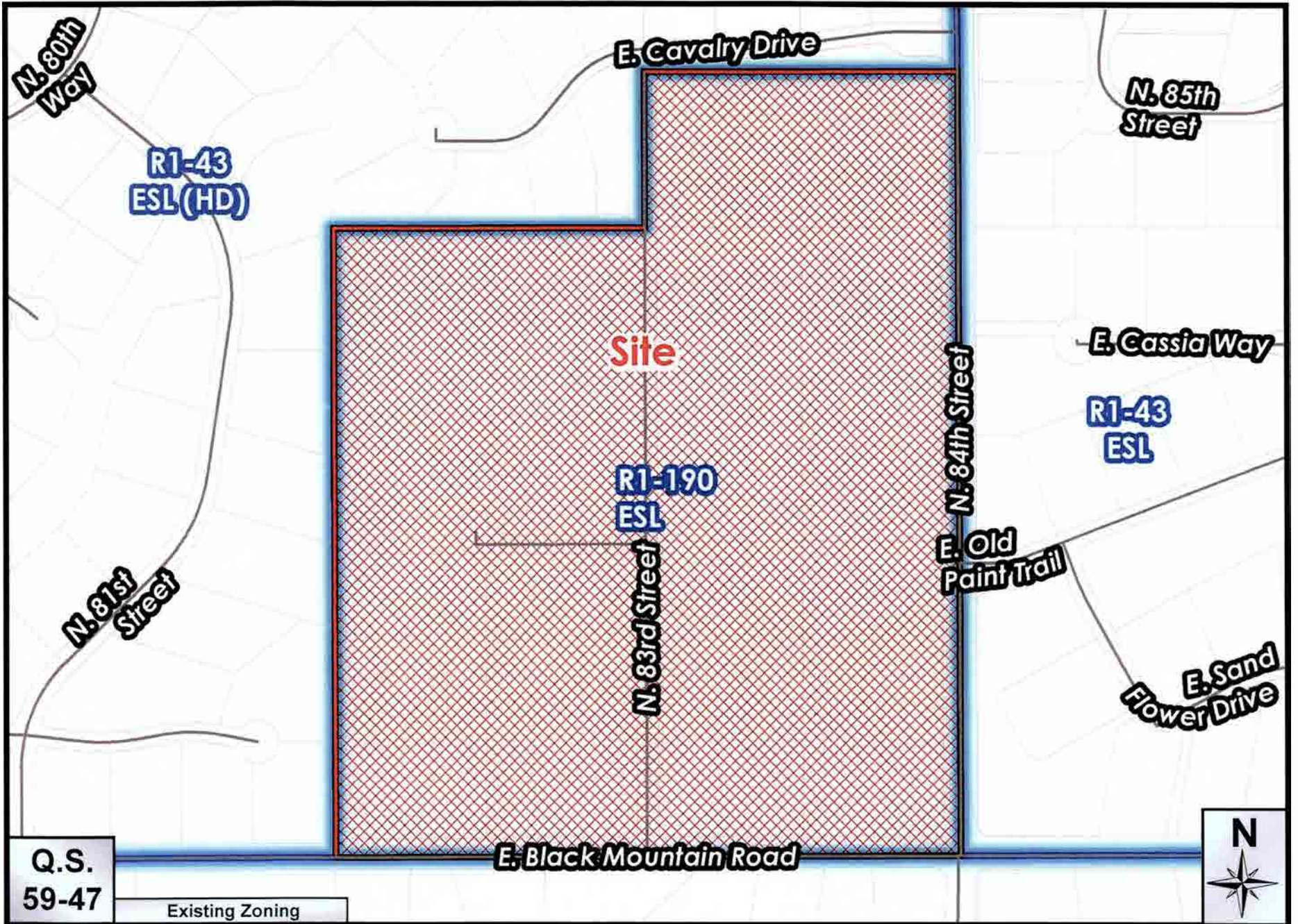


84th Street & Black Mountain Road

ATTACHMENT #4

26-ZN-2016





Q.S.  
59-47

Existing Zoning

84th Street & Black Mountain Road

ATTACHMENT #5

26-ZN-2016



## **Murillo, Jesus**

---

**From:** ROBERT and ANNE HILTON <RWHILTON1@msn.com>  
**Sent:** Monday, February 27, 2017 10:07 AM  
**To:** Murillo, Jesus  
**Subject:** Case # 26-ZN-2016 Reserve at Balck Mountain

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jesus Murillo  
City of Scottsdale

Mr. Murillo,

We are writing to support the zoning application submitted by LVA Urban Design Studio for the Reserve at Black Mountain (case # 26-ZN-2016). LVA has made an excellent effort to collaborate with the homeowners in the Vista Viento subdivision which is adjacent to the proposed Black Mountain Reserve.

In addition to scheduled community meetings, LVA has met specifically with Vista Viento homeowners to understand our concerns. As one of the proposed homes will back to our only association street, they have agreed to incorporate additional vegetation along Cavalry Drive and along the east lot line between their development and our property at 8285 East Cavalry Drive. In addition, they are committed to open space setbacks so as to impact our views and noise levels to the greatest extent possible.

We very much appreciate the cooperation of Alex Stedman and his team. Although we hate to see the desert disappear to ever more houses, we feel that we can support this development.

Thank you.

Sincerely,

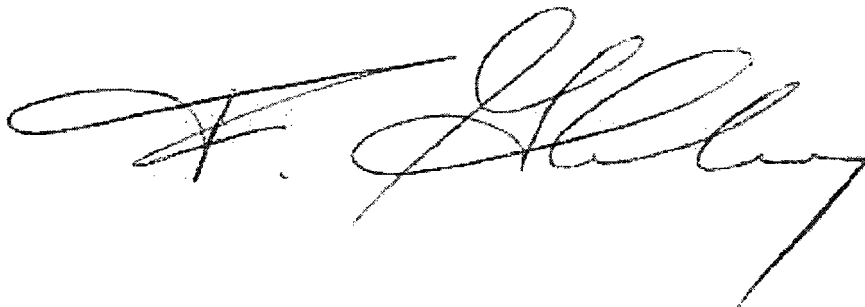
Robert and Anne Hilton  
8285 E. Cavalry Dr.  
Scottsdale, AZ 85266

February 27, 2017

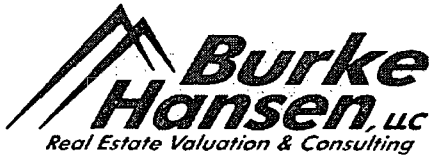
Dear Mr. Murillo,

Please accept this email in support of The Reserve at Black Mountain Rezoning case# 26-ZN-2016. Our residence is located at 8174 E. Sand Flower Drive which directly abuts the proposed community to the west.

We believe that the Applicant has done a good job listening and responding to the nearby neighbors and we appreciate the proposed zoning district's compatibility with the existing R1-43 communities in the area.

A handwritten signature in black ink, appearing to read "F. Huber", with a stylized flourish at the end.

Friedrich and Ilva Huber  
8174 E. Sand Flower Drive  
Scottsdale, AZ 85266



December 27, 2016

Randy Clarno  
Pinnacle Land Development  
7440 E. Pinnacle Peak Road, Suite 142  
Scottsdale, Arizona 85255

RE: Proposed 29-lot, single-family residential development to be known as The Reserve at Black Mountain located at the northwest corner of 84<sup>th</sup> Street and Black Mountain Road, Scottsdale, Arizona

Dear Mr. Clarno:

At your request, I have reviewed the Conceptual Site Plan for the proposed 29-lot residential subdivision to be known as The Reserve at Black Mountain (hereinafter referred to as the "subject property") located at the northwest corner of 84<sup>th</sup> Street and Black Mountain Road in Scottsdale. Since the proposed project will require rezoning the  $\pm 39.1$  gross acre site from R1-190 (190,000 square foot minimum lot size) to R1-43 (43,000 square foot minimum lot size), I have focused my attention on an analysis of surrounding properties in order to form an opinion of the compatibility of the subject property with adjacent uses.

### **Zoning**

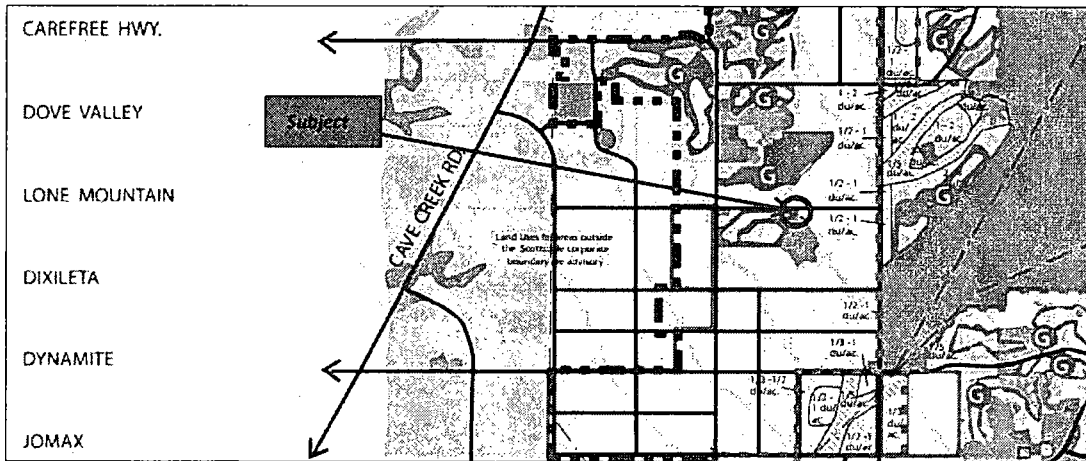
The subject property is currently zoned R1-190 ESL. This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities. Each lot shall have a minimum lot area of one hundred ninety thousand (190,000) square feet or 4.36 acres.

Based on the provided Conceptual Site Plan for The Reserve at Black Mountain, the subject property is intended to be re-zoned R1-43. Similar to the R1-190 District, this district is intended to promote and preserve residential development and the principal land use is single-family with a minimum lot area of forty-three thousand (43,000) square feet.

The subject property is also located within an area designated as an ESL District. The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.



According to the Scottsdale General Plan 2001 and as shown in the following exhibit, the intended land use in the subject property's immediate area is single-family residential with a density of 1/2 to 1 unit per acre. Therefore, re-zoning the subject property from R1-190 to R1-43 is compatible with the General Plan and would not require a Plan Amendment. This information was confirmed by the city of Scottsdale Planning Department.



**Competitive Subdivisions**

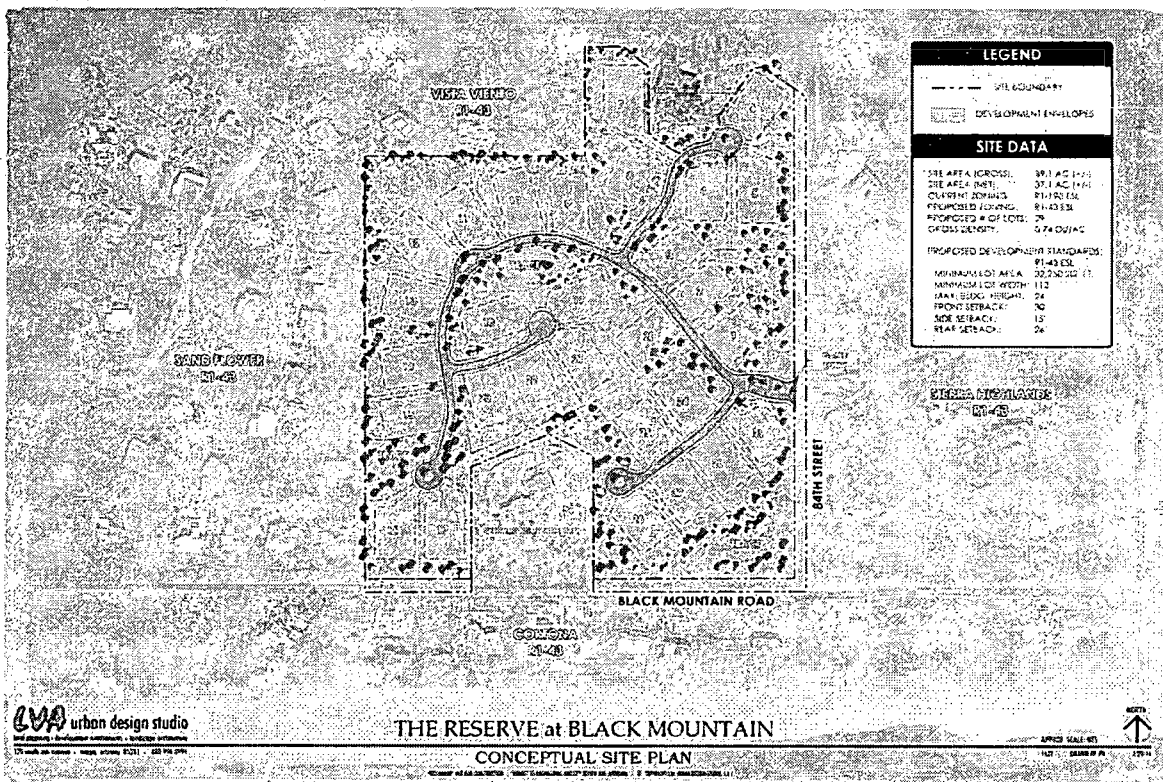
The subject property is bordered by four subdivisions including Sand Flower to the west, Vista Vento to the north, Sierra Highlands to the east and Cortona to the south. These subdivisions are each zoned R1-43 and a search of the Multiple Listing Service revealed the following single-family home sales in each subdivision from January 2015 through December 2016. Notably, there were no sales reported for Vista Vento.

SUBDIVISION	ADDRESS	YEAR BUILT	DATE OF SALE	LOT SIZE	SALE PRICE	SIZE (SF)	SP/SF
<b>Sierra Highlands</b>	8486 East Cassia Way	2016	12/19/16	32,277	\$1,325,000	4,876	\$271.74
	8484 East Sand Flower Drive	2016	12/15/16	37,581	\$1,580,000	5,070	\$311.64
	8458 East Cassia Way	2016	9/29/16	35,771	\$1,039,512	4,005	\$259.55
	8402 East Cassia Way	2016	6/28/16	40,996	\$1,377,309	5,070	\$271.66
	<b>AVERAGE</b>				<b>36,656</b>	<b>\$1,330,455</b>	<b>4,755</b>
<b>Sand Flower</b>	8322 East Arroyo Seco Road	2002	8/4/16	24,985	\$770,000	4,268	\$180.41
	8157 East Arroyo Seco Road	2000	7/18/16	31,052	\$650,000	3,171	\$204.98
	35038 North 80th Place	2002	7/7/16	59,833	\$1,160,000	5,237	\$221.50
	35067 North 81st Street	1999	4/29/16	29,115	\$745,000	3,760	\$198.14
	8111 East Villa Cassandra Drive	1999	2/9/16	29,341	\$800,000	3,760	\$212.77
	35268 North 80th Way	2000	9/25/15	25,452	\$837,500	4,180	\$200.36
	34943 North 80th Way	1999	8/13/15	36,387	\$600,000	3,171	\$189.21
	8143 East Arroyo Seco Road	1999	7/31/15	42,567	\$885,000	4,180	\$211.72
	8193 East Sand Flower Drive	1999	7/27/15	34,498	\$699,900	3,760	\$186.14
	8092 East Villa Cassandra Drive	1999	4/30/15	29,491	\$719,000	3,171	\$226.74
	35502 North 82nd Way	2002	4/22/15	94,719	\$850,000	4,268	\$199.16
	8230 East Arroyo Seco Road	2000	2/27/15	33,403	\$600,000	3,171	\$189.21
	8126 East Arroyo Seco Road	2000	1/29/15	27,150	\$770,000	3,375	\$228.15
<b>AVERAGE</b>				<b>38,307</b>	<b>\$775,877</b>	<b>3,806</b>	<b>\$203.73</b>
<b>Cortona</b>	8385 East Tumbleweed Drive	2004	8/4/16	33,132	\$710,950	5,243	\$135.60
	<b>AVERAGE</b>			<b>33,132</b>	<b>\$710,950</b>	<b>5,243</b>	<b>\$135.60</b>

As shown, Sierra Highlands had the highest sale price per square foot and is the newest subdivision. The homes in Sand Flower and Cortona were built from 1999 to 2004. Although only one sale occurred in the past 24 months, the home at Cortona featured a relatively smaller lot, the lowest sale price and the lowest price per square foot. This subdivision was developed by Monterey Homes, a production homebuilder.

### Impact of Proposed Development

The Reserve at Black Mountain is planned to be a gated community, with natural area open space separating the homes from the adjoining streets and developments; color-blended walls are likely to be built around the immediate patio and outdoor areas around each home. Given the relatively small size of the subdivision, the enhanced traffic created by the project along either Black Mountain Road or 84<sup>th</sup> Street is regarded as a non-issue. Thus, the proposed project does not appear to be a nuisance in any respect, nor is it expected to be "out of character" with existing homes and subdivisions in the neighborhood.



The proposed housing product to be developed at The Reserve at Black Mountain (assuming rezoning to R1-43) is anticipated to be similar in size to those in adjacent subdivisions, ranging from about 4,000 to 6,000 square feet. According to the subdivision developer, these homes are also anticipated to have a minimum price starting in the low \$1,000,000's. This equates to a unit price starting at about \$250 per square foot, which compares favorably with Sierra Highlands and is much higher than Cortona and Sand Flower.

Mr. Randy Clarno  
December 27, 2016  
Page 4

As is typical in the real estate market, when a new housing project is developed in a neighborhood at higher pricing levels than what presently exists, home pricing in existing communities generally increases. Thus, development of the subject property with homes situated on one-acre sites and priced beginning in the low \$1,000,000's may similarly have a positive impact on real estate values for surrounding developments.

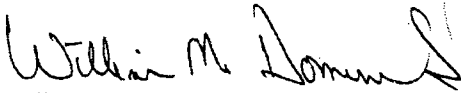
Furthermore, rezoning and development of the subject property into 29, one-acre home sites and eventually 29 homes valued in excess of \$1 million each will substantially increase the county's assessed value of the subject property over present levels. Consequently, with a higher assessed value base for the neighborhood taxing district, ***all else being equal and unchanged***, the tax rate for all properties in the neighborhood will decrease slightly resulting in a slightly lower tax burden for all other properties in the neighborhood.

**Conclusion**

Overall, it is my opinion that The Reserve at Black Mountain proposed development will NOT have a detrimental impact on property values for any of the adjoining or nearby residential properties. To the contrary, the project will probably have an accretive effect on surrounding home values.

Respectfully submitted,

BURKE HANSEN, LLC



William M. Dominick  
Certified General Real Estate Appraiser  
(Arizona Certificate No. 30129, Exp. 8/31/18)



**Murillo, Jesus**

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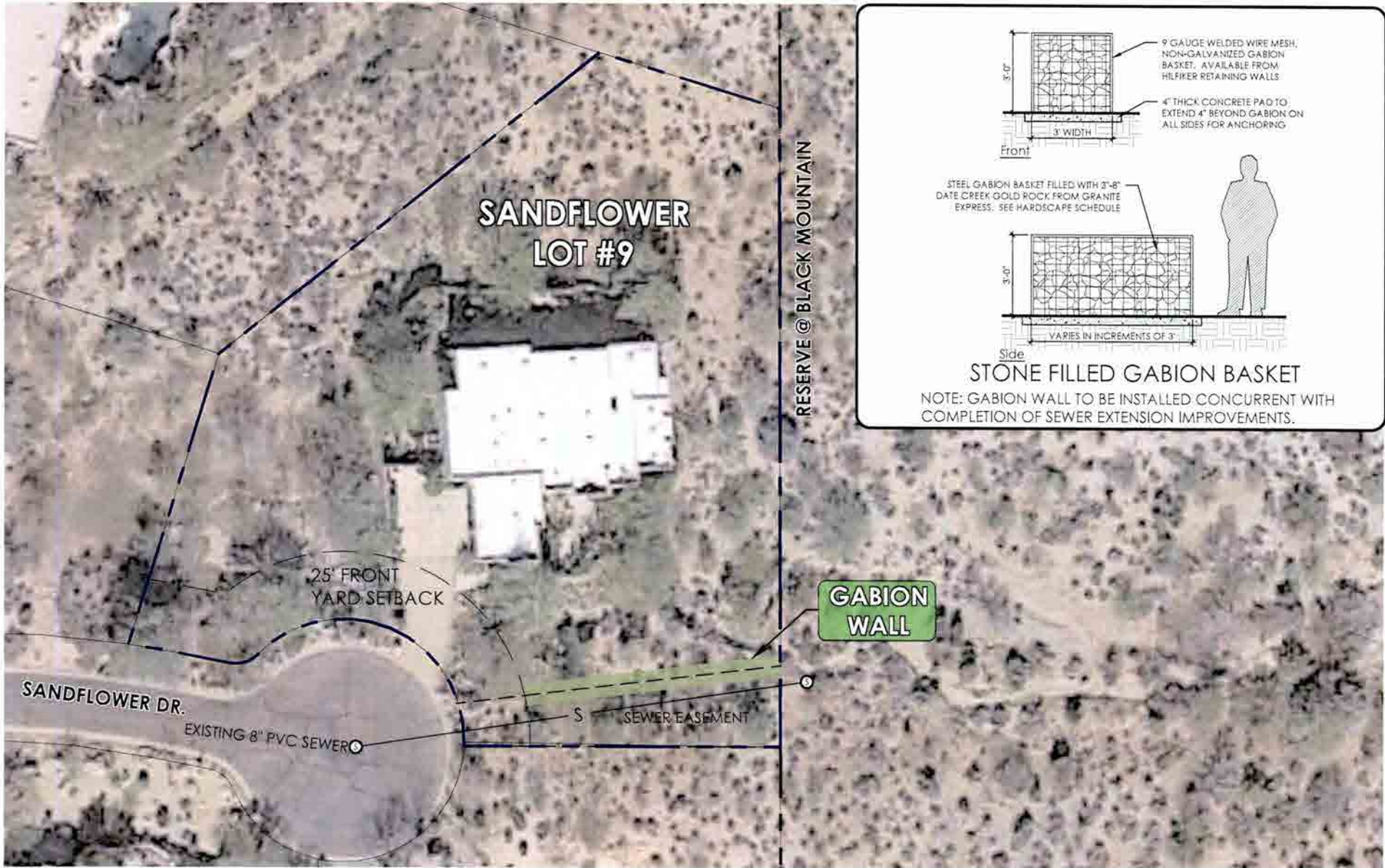
**Subject:** FW: Sanitary Sewer Easement - Reserve at Black Mountain  
**Attachments:** LVA-1622-SEWER EASEMENT -8X11 (1) (2).pdf

Attn:

Mr. Richard Sacks  
City of Scottsdale Water Department  
[rsacks@scottsdaleaz.gov](mailto:rsacks@scottsdaleaz.gov)

I am the property owner of Lot #9 (8174 E. Sand Flower Drive) of the Sand Flower Community. With this email, I am acknowledging my support and acceptance for the dedication of a sewer easement to run adjacent to my southern property line as depicted on the attached exhibit. The construction of sewer line will be accompanied by the installation of a gabion wall that will run along the northern edge of the sewer easement. The construction of this wall will be completed concurrent with the installation of the sewer line, and will be built and funded entirely by the Reserve at Black Mountain community.

Thanks & Best Regards  
Fritz HUBER



ITEM # 4  
(AGAINST)

**Murillo, Jesus**

**Subject:** FW: Planning Commission Public Comment (response #58)

**From:** Planning Commission  
**Sent:** Tuesday, March 21, 2017 7:58 AM  
**To:** Castro, Lorraine  
**Subject:** Planning Commission Public Comment (response #58)

## Planning Commission Public Comment (response #58)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	<a href="http://www.scottsdaleaz.gov/boards/planning-commission/public-comment">http://www.scottsdaleaz.gov/boards/planning-commission/public-comment</a>
Submission Time/Date:	3/21/2017 7:58:08 AM

### Survey Response

#### COMMENT

Comment:

My name is Kathleen Navarrete and my husband Frank and I purchased the lot at 8262 E Nightingale Star Dr. 12.5 years ago. I am now a widow supporting 2 sons and the biggest and only asset I have is my home. My husband Frank and I paid a PREMIUM for our lot because the backyard overlooked the beautiful vista of Black Mountain and Tonto National Park. When buying this lot, we did our due diligence-the builder guaranteed that the three 5-acre lots in back of our lot (across Black Mtn Rd) were zoned for only 1 house per 5 acres. We also confirmed the same with the City of Scottsdale. Now this new builder wants to put three homes on the 5 acre plot overlooking our home (2 homes within the lot and 1 on the boundary) instead of the one home Scottsdale zoning assured us the parcel was limited to. A deal is a deal and it is not fair to change the zoning in such a way that would have a negative impact on the value of my home. Changing zoning at this stage is not fair and just because that may sound naive doesn't make it any less true. As I stated I am a widow and my home is the biggest investment that me and my boys have. The value

→ OVER



of my home, the price I will be able to sell my home for, and the ability to even sell the home will be negatively impacted by this change in zoning ( and the resulting loss in view). The extra dollars that putting more than one home in the 5 acre parcel will put into the pocket of the builder are dollars taken directly out of my and my sons' pockets. Why would this ever be okay? It's recognized in real estate that location and view play powerful roles in both determining a home's value and in the ability to sell that home. Your approval of this rezoning petition would result in a devaluation of my home and make it more difficult to sell in a time when it remains difficult to sell homes. As a widow, this home represents my and my son's financial security--why should that security be threatened by another's drive for profit? Thank you.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

**PLEASE PROVIDE YOUR NAME:**

First & Last Name:

Kathleen Navarrete

**AND ONE OR MORE OF THE FOLLOWING ITEMS:**

Email:

[newtkb@cox.net](mailto:newtkb@cox.net)

Phone:

(602) 361-3998

Address:

8262 E Nightingale Star Drive, Scottsdale, AZ  
85266

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

ITEM #4  
(in-favor)

**Murillo, Jesus**

**From:** lisa.doche@wellsfargoadvisors.com  
**Sent:** Tuesday, March 21, 2017 9:05 AM  
**To:** Murillo, Jesus  
**Cc:** astedman@lvadesign.com; armand.doche@gmail.com  
**Subject:** Regarding the Development off 84th and Black Mountain Parkway

Mr. Murillo,

We wanted to pass along to you personally prior to the public hearing on March 22<sup>nd</sup> our thoughts about the development taking place off of our back fence line. We live in the Sandflower Development (34887 N 81<sup>st</sup> Street, or Lot 14) that will back to the development under consideration with LVA Urban Design.

We have attended the public hearings to date, and have had an opportunity to work with them in regards to our "very real" concerns around headlight pollution, drainage, and building placement. In all of these cases the Developer has taken our concerns into consideration, along with our neighbors to the North, and have made some significant changes to their design in efforts to accommodate. We all understood that the land would be developed at some point. Honestly we would like to keep it as estate like (10 acres)...but are realistic enough to understand that all the building around is done with the newer zoning which they are seeking. We feel that they are working hard, and in a considerate manner to maintain the quality of life we all originally purchased to enjoy, along with issues around safety and watershed.

We will not be able to attend the hearing, but wanted to forward our remarks for consideration with granting the rezoning, and pursuant development of our community.

*Click on my business card and its tabs to learn more.*

<b>What's going on in your life?</b>	<b>Investment tools and insights</b>	<b>Are you on track?</b>

Save details to address book

Best Wishes,

Lisa Ladds Doche  
Managing Director - Investment Officer  
PIM Portfolio Manager

## THE RESERVE AT BLACK MOUNTAIN – CITIZEN REVIEW REPORT

The applicant has engaged in an extensive neighborhood outreach process to ensure that area residents understand the rezoning request and are aware of site plan updates.

### **Summary of Outreach Activities**

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**August 1, 2016** – Notifications mailed for 1<sup>st</sup> Neighborhood Meeting to all property owners within 750’ of the subject property, the Cave Creek School District office and to all persons identified on the city’s “Interested Parties” list. *A copy of this letter is included with this report.*

**August 8, 2016** – Sign posting for “Project Under Consideration”. *An affidavit of posting is included with this report.*

**August 12, 2016** – Applicant met with Mr. Fritz Huber, a Sandflower resident to discuss rezoning proposal and preliminary site plan. Mr. Huber indicated that he was supportive of the proposal.

**August 17, 2016** – 1<sup>st</sup> Neighborhood Meeting at Foothills Academy. Two individuals from LVA, the project engineer from Kimley-Horn, and an associate from Pinnacle Land Development represented the applicant team at the open house meeting.

Sixteen residents attended and signed in at the neighborhood meeting. Nine comment cards were submitted by attendees.

Most participants were from adjacent communities; Sand Flower, Vista Viento, and Cortona. The residents that attended the meeting were mostly concerned about current drainage conditions in Cortona and Sand Flower and how this development could contribute to issues they had experienced during past storm events. Suggestive comments about comparable lots sizes and natural placement of the homes were mentioned, as well as setbacks and building height concerns along the northern and western property lines. Discussions about view corridors from Vista Viento and potential traffic on Black Mountain were also topics of conversation.

**September 19, 2016** – The applicant met with Anne and Robert Hilton, residents of the Vista Viento community. An update to the site plan was presented to address concerns that Ms. Hilton had expressed during the neighborhood meeting regarding buffering and setbacks. Ms. Hilton indicated to the project team that she was supportive of the changes. The group also discussed building heights and viewsheds, but no further changes to the site plan were requested.



**September 19, 2016** – Applicant met with Catherine Wendt, HOA President of the Cortona community. Ms. Wendt expressed interest in issues related to the construction of Black Mountain Road, traffic control at the intersection, off-site drainage and information about potential home types and builder. The applicant shared an updated site plan that included additional project area and an increase in the number of lots.

**September 30, 2016** – The applicant met with Lisa and Armand Doche, residents of the Sandflower Community. The focus of the discussion was drainage and setbacks. The applicant shared the new site plan, and Ms. Doche expressed support for the changes made by the applicant. Ms. Doche requested that the applicant provide a post-development survey to confirm that the proposed drainage improvements will be built per the approved plans. The applicant agreed to provide this.

**September 30, 2016** – Notifications mailed for 2<sup>nd</sup> Neighborhood Meeting to all property owners within 750’ of the subject property, the Cave Creek School District office and to all persons identified on the city’s “Interested Parties” list. *A copy of this letter is included with this report.* A second notification was provided to inform residents of recent changes to the site plan (increase in project area and number of lots) and allow for an opportunity to meet with the applicant to discuss these updates.

**October 7, 2016** – Call with Cathy Wendt, Cortona HOA to discuss upcoming Neighborhood Meeting and Black Mountain Road improvements and previous discussions between neighbors and city transportation department. Ms. Wendt forwarded email correspondence from city transportation from 2015 and requested an update.

**October 11, 2016** – 2<sup>nd</sup> Neighborhood Meeting at Foothills Academy. The applicant elected to host a second neighborhood meeting as a result of increases to the overall project area and the number of lots. The applicant presented a 27 lot plan on 40 acres. Nine participants attended and signed in at the neighborhood meeting. Four comment cards were received.

Most attendees were familiar with the plan and had attended the first meeting. Continued concerns about construction disturbance, home values, density, and preservation of views appeared in the comments. Several adjacent homeowners in Vista Viento and Sandflower expressed satisfaction with the new plan and appreciated the changes.

At this time the applicant remains sensitive to the community’s opinions, and will continue to work with the adjacent neighborhoods to mitigate any and all concerns.

**October 12, 2016** – The applicant reached out to Lisa and Armand Doche and offered to organize a smaller meeting with the Sand Flower residents.

**October 13, 2016** – The applicant emailed attendees from Neighborhood Meeting #2 (Jenny Murray, Cortona HOA; Kathleen Navarrete, Cortona; Omarya and Tony Steech to thank them for their time and offer to schedule additional follow up meetings if necessary.

**October 18, 2016** – The applicant reached out to Cathy Wendt, Cortona HOA President to schedule a time to discuss the 2<sup>nd</sup> Neighborhood Meeting.

**October 21, 2016** – The applicant reached out to Lisa and Armand Doche to follow up and offer to schedule a private meeting with Sand Flower residents, if necessary.

**October 25, 2016** – The applicant emailed Lynne Sullivan, Sand Flower HOA President to offer to schedule a private meeting with Sand Flower residents. Ms. Sullivan responded that she has been an active HOA board member since 2001 and her main concern is drainage and the number of basins. There was no mention of scheduling a private meeting with Sand Flower residents.

**October 26, 2016** – The applicant met with a group of Vista Viento property owners. The focus of the discussion was to communicate recent revisions to the site plan (increased project area, increased number of lots), and highlight additional setbacks and buffering adjacent to the Vista Viento community. Drainage conditions, setback, lot orientation and edge treatments were discussed.

**October 28, 2016** – Call with Cathy Wendt, Cortona HOA President to discuss the updated site plan and Cortona residents feedback from the neighborhood meeting #2. Applicant mentioned the private meeting with Vista Viento residents and offered to schedule a private meeting for Cortona residents.

**November 10, 2016** – Applicant emailed Anne Hilton to show exhibit of re-orientation of Lot 8 as suggested by her and obtain feedback. Email from Anne Hilton on 11/21/16 they agree original plan is better but would like plant screening.

**December 5, 2016** – The applicant emailed the updated site plan to Cathy Wendt, Cortona HOA President and offered to schedule a private meeting with Cortona residents. No response.

**December 10, 2016** – Email received from Lisa Doche requesting confirmation letter from developer re: post developmental survey will be provided after improvements have been made.

**December 16, 2016** – Developer sent confirmation letter to Lisa and Armand Doche as requested above.

**December 21, 2016** – The applicant reached out to Cathy Wendt, Cortona HOA President to follow up. No response.

**December 29, 2016** – Applicant emailed Cortona neighbors to follow up and offer to schedule a private meeting with their community.

#### **ATTACHMENTS**

1. Meeting 1 - Map of notified neighbors (750')
2. Meeting 1 - List of names and contact information for contacted parties
3. Meeting 1 - Notification letter with site plan
4. Meeting 1 - Open house sign-in sheets
5. Meeting 1 - Comment responses
6. Meeting 1 - Affidavit of sign posting
7. Meeting 2 - Map of notified neighbors (750')
8. Meeting 2 - List of names and contact information for contacted parties
9. Meeting 2 - Notification letter with site plan
10. Meeting 2 - Open house sign-in sheets
11. Meeting 2 - Comment responses
12. Meeting 2 - Affidavit of sign posting



August 1, 2016

Re: The Reserve at Black Mountain

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 24-lot community near your home/property. The site is comprised of 35 acres and is currently vacant with surrounding residential homes.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-190 (Single Family Residential) to R1-43 ADS (Single Family Residential with Amended Development Standards, 0.83 dwelling units per acre). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Rural Neighborhoods (0-1 dwelling units per acre). Our proposal intends to maintain conformance with this requirement by providing 24 single family homes at a density of less than 1 dwelling unit per acre.

The requested zoning change will allow for large lot, single story private homes, natural desert open space with preserved washes, and a single gated vehicular access from 84<sup>th</sup> Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

**DATE: Wednesday, August 17, 2016**

**TIME: 6:00pm-7:00pm**

**LOCATION: Foothills Academy Multi-purpose Room  
(7191 E Ashler Hills Dr. Scottsdale, AZ 85262)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or the City of Scottsdale. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

Alex Stedman  
Planning Manager  
**LVA Urban Design Studio**  
Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)





Project: Neighborhood Meeting – The Reserve at Black Mountain

Location: Foothills Academy

Date and Time: Wednesday, August 17, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Linda Mieruski	8141 E Sand Blower Scottsdale	480- 340-1256	
2	Lisa Doghe & Armando	34887 N 81st St Scottsdale, AZ 85260	480- 529-449	Armando ADoghe@cox.net
3	—	—	—	—
4	FRANK RAKOS	8241 E Cavalry Dr SCOTTSDALE	480 272 7392	FRANK.RAKOS @COX.NET
5	WANDA <sup>ROCCO</sup> Christofano	8627 E Cactus Wren Circle	480- 295- 7433	ROCCO WANDA COX.NET
6	MICHAEL FLAMINI	8219 E. CAVALRY DR	480 361- 4616	jcarsonflamini@ hotmail.com
7	Anne & Robert Hilton	8285 E Cavalry Dr 85266	480-595- 3937	rwhilton1@ MSN.COM
8	TONY BAGNEZOWI		602-743- 0003	TBAGNEZOWI@ INSIGHTLAND.COM
9	Harvey & Madelon Lawrence	34822 N. 83rd St. Scottsdale, AZ 85266	480- 437-9111	madelon6852@gmail.com
10				



Project: Neighborhood Meeting – The Reserve at Black Mountain

Location: Foothills Academy

Date and Time: Wednesday, August 17, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	RON & JOANNE THOMPSON	8263 E. CAVALRY DR SDC	480-488-1447	joganny@aol.com
12	Margo & Qadar Hurst	8319 E Nightingale Star	480-488-2569	lotndrynag@aol.com
13	Bob Nathan	20414 W 94 <sup>th</sup> Way	480-6956037	
14	Craig & Jayne Buntan	8286 E Nightingale Star Dr	623 282 1450	jaynieb@cox.net
15	LARRY WENDT	8382 E. Nightingale Star	602 910 1927	wendt.lawrence@gmail.com
16	Chris Asterino	8334 E. Nightingale Star	602-697-8483	Chris@revmo.com
17	Lynne Sullivan	34822 N. 81 St	480 575 1897	SULLY 1858805620@aol.com
18				
19				
20				

Density / Lots stacked in concentrated areas

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

Amanda + Lisa Deche

34887 N 81<sup>st</sup> St

Name

Street Address

adeche@cox.net

480.329.4401

Email Address

Phone Number

COMMENTS / CONCERNS: we have natural open space attached to our lot envelopes. The new development concentrates the open space into basin & drainage – resulting in more concentration – Density – that impacts the Quality of life we were zoned.

Please place this card in the box.  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

MICHAEL FLAMINI

8219 E CAVALRY DR

Name

Street Address

jcarsonflamini@hotmail.com

480 323-5299

Email Address

Phone Number

COMMENTS / CONCERNS:

- concerns that lots 16-20 look in a row not very natural or meandering.
- No NAs between lots 14-20
- water flow along backside of lots 16-20 is of major concern as in heavy rains this area flows pretty good and I feel was never really addressed when Cavalry Drive was developed.

Please place this card in the box.  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

LARRY WENDT 8382 E Nightingale Star Dr  
Name Street Address  
wendt.lawrence@gmail.com 602-910-1927  
Email Address Phone Number

COMMENTS / CONCERNS:

Great concern regarding water flow/drainage. There is already a significant problem to the south of the proposed development.

Please place this card in the box.  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

Jayne & Craig Burton 8286 E Nightingale Star Dr  
Name Street Address  
jaynieb@cox.net 623 282 1450  
Email Address Phone Number

COMMENTS / CONCERNS: We back on to Black Mountain road and are concerned about a) road safety on this road, b) street noise behind our home from volume / speed of traffic, c) drainage due to the large wash(es) that run through this property and  
Subsequently beside our home. Thank you

Please place this card in the box.  
Thank you!



COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

Anne Hilton

Name

8285 E. Cavalry Dr.

Street Address

Scottsdale 85266

rwhilton7@msn.com cell - 720-353-1534

Email Address

Phone Number

COMMENTS / CONCERNS:

As discussed with Alex, please place 24ft. poles w/ flag at top in center of the 5 proposed lots that back to Vista Viento.

Please place this card in the box.

Thank you!

Concern is the blocking of views. Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

RONALD THOMPSON

Name

8263 E CAVALRY DR

Street Address

rtpapa@aol.com

Email Address

480 323 6830

Phone Number

COMMENTS / CONCERNS:

It appears that, due to wash drainage consideration, proposed home sites 16-20 are packed together, presenting an absolute tract home appearance.

Please place this card in the box.

Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

Gordon Hurst  
Name Street Address

hotudogvaz@yahoo.com 480 488-2569  
Email Address Phone Number

COMMENTS / CONCERNS:

① Drainage is a big concern  
flowing across BMR to Cortona  
properties

Please place this card in the box.  
Thank you!

② Traffic Flow on BMR is conflicting  
with local traffic

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

FRANK RAKOS 8241 E Cavalry Dr  
Name Street Address

FRANK.RAKOS@COX.NET 480 272 7392  
Email Address Phone Number

COMMENTS / CONCERNS:

Density per tentative plan & layout of WAOS Area  
Buffer with existing housing & drainage issues.  
Comparison to other R1-45 plans already approved.

Please place this card in the box.  
Thank you!

Drainage

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

Smallowet  
#14

Aminda Lisa Doherty 34887 N 81<sup>st</sup> St  
Name Street Address

Adoche@cox.net 480.329-4401  
Email Address Phone Number

COMMENTS / CONCERNS: We were present for the Smallowet  
flood. Whereas the larger washes are taken into  
consideration, we have a lesser wash that  
runs from the proposed site through our back  
yard. Due to large wash demands there is  
(over)

Please place this card in the box.  
Thank you!



A concentration of houses on the NW quadrant (lots 14, 15, 16, 17) that are uphill of us and the displaced water will impact our lesser wash. Our wash is active with even light/med rain! We feel there needs to have density reduced for less roof displacement to control water shed into our wash, the face our entire pool & house being flooded. OR the lots proposed will have to be graded in such a way (elevated) to re-direct natural flow to the proposed retention & drainage to the East & South.



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 536-PA-2016

Project Name: \_\_\_\_\_

Location: 84th St and Black Mountain Rd

Site Posting Date: August 8, 2016

Applicant Name: Alex Stedman

Sign Company Name: Dynamite Sign

Phone Number: 480-585-3031

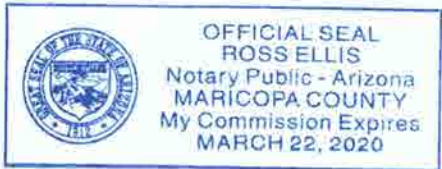
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Megan [Signature]  
Applicant Signature

8/8/16  
Date

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

Acknowledged before me this the 8 day of August 2016



Ross [Signature]  
Notary Public

My commission expires: 3/22/2020

## City of Scottsdale -- Current Planning Division

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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Wednesday, August 17, 2016  
Time: 6:00 P.M. - 7:00 P.M.  
Location: Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr., Scottsdale, AZ 85262

Site Address: NWC Black Mountain Rd. & 84th St.

### Project Overview:

- Request: A request to rezone the subject property from R1-190 to R1-43 ESL
- Description of Project and Proposed Use: The proposal would create a 24-lot single family residential community on +/- 35 acres.
- Site Acreage: 35.0 acres
- Site Zoning: R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

Jesus Mullo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application #: 536-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

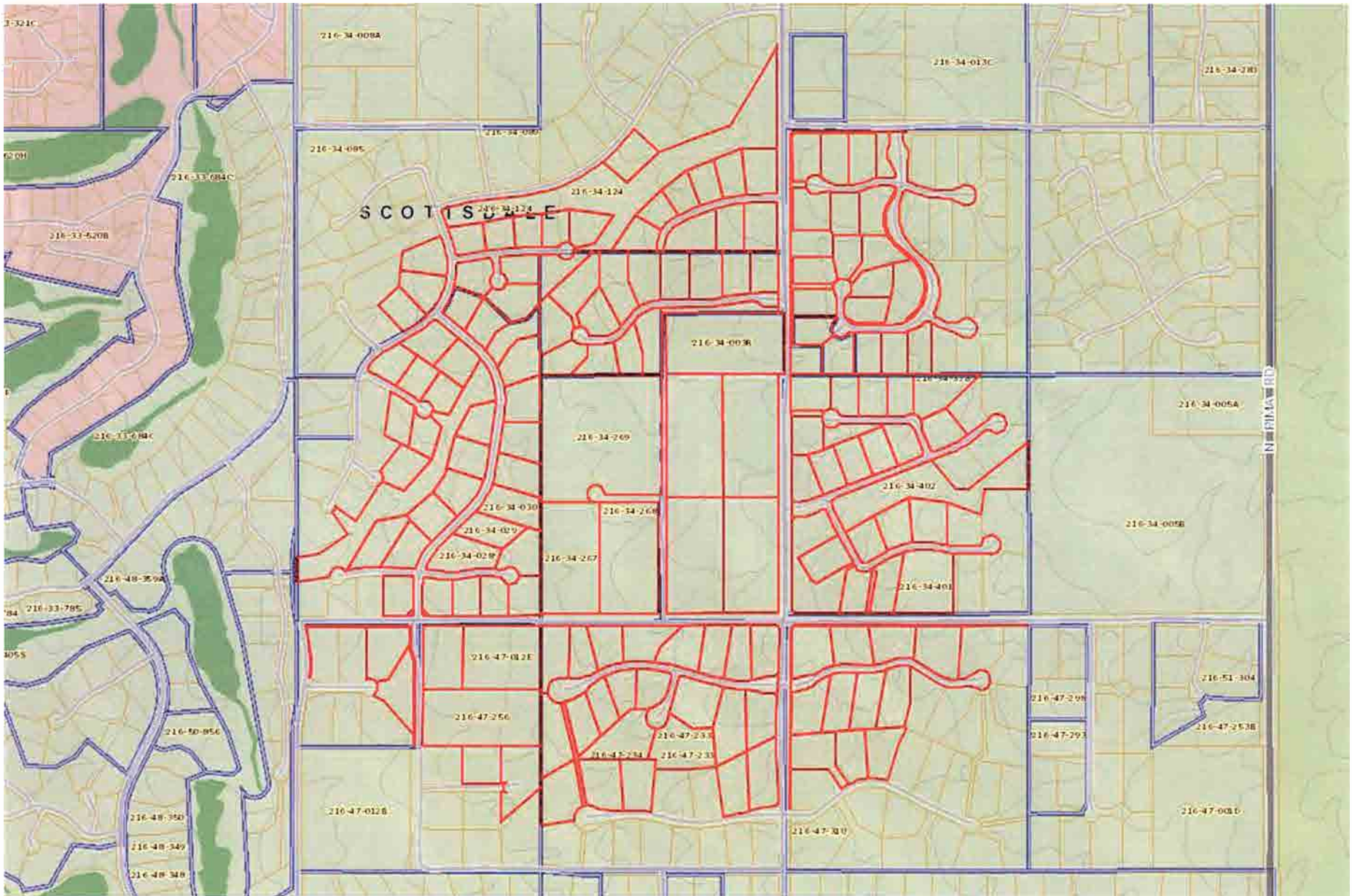
Posting Date: 8/5/16

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

8/5/16 13:10:53



750' BUFFER NOTIFICATION





LIST OF NAMES & CONTACT INFORMATION FOR CONTACTED PARTIES

APN	NAME	MAIL ADDRESS	CITY	ST	ZIP	COUNTRY	RETURNED BY MAIL
216-34-00	MINEO GARY P	8494 E CACTUS WREN CIR	SCOTTSDA	AZ	85266	USA	
216-34-00	PATIL ASHWINIKUMAR	7017 GOLFSIDE LN	PHOENIX	AZ	85042	USA	
216-34-00	MARCUS J NIEMELA TRUST	PO BOX 940	CAREFREE	AZ	85377	USA	
216-34-00	MINEO GARY P	8494 E CACTUS WREN CIR	SCOTTSDA	AZ	85266	USA	
216-34-00	TRAN VENTURES LLC	16435 N SCOTTSDALE DR	SCOTTSDA	AZ	85254	USA	
216-34-02	BROOKKE BRUCE M/JUDIE A	8069 E SAND FLOWER DR	SCOTTSDA	AZ	85253	USA	
216-34-02	WONG ASTRIA	8115 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	MILEWSKI WAYNE E/LINDA M	4901 WHITEHOUSE SPEN( WHITEHOL		OH	43571	USA	
216-34-02	ASTLE WILLIAM D	8167 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	HERSHEY KARLA ROBIN	8193 E SAND FLOWER DR	SCOTTSDA	AZ	85266	USA	
216-34-02	HUBER FRIEDRICH/ILVA A	8174 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	COCHRANE STEPHEN T/DONOV	34743 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-02	ENGLAND JEFF A/VICKIE W	34779 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	JUNGHEIM LENA	34815 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	GAFFNEY FAMILY TRUST	34851 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	DOCHE ARMAND FRANK/LISA L	34887 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	WILLIAM J DONOVAN III/KRISTE	34923 N 81ST STREET	SCOTTSDA	AZ	85266	USA	
216-34-03	ROBERTS FAMILY REVOCABLE T	34959 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	RICHARDSON BRAD D/JANINE M	34894 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	RONALD R AND SUSAN C HAHN	34858 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	SULLIVAN LYNNE TR	34822 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	DELAWARE FAMILY LIVING TRU	34786 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	PRICE TIMOTHY J	34750 N 81ST	SCOTTSDA	AZ	85262	USA	
216-34-04	BONDY THOMAS J/VIOLETTA M	8070 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-04	JAMES ANDREA E/DAVID A	134 MANCHESTER	SHAVANO	TX	78249	USA	
216-34-04	NAGEL KERRY J/BOUROS GICA/	8085 E VILLA CASSANDRA	SCOTTSDA	AZ	85266	USA	
216-34-04	GIBSON FRANK E/FLANAGAN SI	8111 E VILLA CASSANDRA	SCOTTSDA	AZ	85266	USA	
216-34-05	PARENTS RESIDENCE TRUST	1751 PINNACLE DR SUITE	MCLEAN	VA	22102	USA	
216-34-05	BJELLA KARMON T/LINDA L	453 PARTRIDGE AVE	ALPENA	MI	49707	USA	
216-34-05	ADKINS DAVID B/ERVIN SALLY J	1880 EAST MORTEN	PHOENIX	AZ	85020	USA	
216-34-05	ZBYTEK THOMAS J/MAN SUN	35002 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-05	SMITH WILLIAM TERRY/MARCI/	34966 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-05	KARL AND KIM KUO TRUST	35031 N 81ST ST	SCOTTSDA	AZ	8.53E+08	USA	
216-34-05	SMITH STEPHEN/FERMINA	35067 N 81ST ST	SCOTTSDA	AZ	8.53E+08	USA	
216-34-05	SAND FLOWER COMMUNITY AS	608 E MISSOURI AVE STE	PHOENIX	AZ	85012	USA	
216-34-05	SAND FLOWER COMMUNITY AS PO BOX 73259		PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO F
216-34-05	SAND FLOWER COMMUNITY AS PO BOX 73259		PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO F
216-34-06	SAND FLOWER COMMUNITY AS PO BOX 73259		PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO F
216-34-06	MOORE MICHELLE M/FANGER F	8029 E ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	HOLESKI KENNETH	8143 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	DYKES DAVID W	8157 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	FISHER PETER F/JEANNE A	8230 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	HILSTON FAMILY TRUST	8216 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	EGAN MAURICE D/ABBY S	8154 ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	DEMSEY TODD R/MELINDA PAT	8140 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	KIESTER STEVE R/JANE E	8863 SPRINGWOOD DR	WOODBUF	MN	55125	USA	
216-34-06	MARGARET JANE WATSON TRU	35152 N 80TH WY	SCOTTSDA	AZ	85266	USA	
216-34-07	TAYLOR CURRY/NANCY	35128 N 80TH WY	SCOTTSDA	AZ	85262	USA	
216-34-07	SANDRA K WABS REVOCABLE LI	35056 N 80TH WAY	SCOTTSDA	AZ	85266	USA	
216-34-11	DANZ BRIAN M/MELANIE G	8243 ARROYO HONDA RD	SCOTTSDA	AZ	85262	USA	
216-34-11	8386AS LLC	500 NORTH PARK SUITE 4(	ATLANTA	GA	30328	USA	
216-34-11	SHIELDS PAUL DAVID/ADRIA AN	8370 E ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-11	SHARON L MCCOLLAM LIVING T	8354 E ARROYO SECO RD	SCOTTSDA	AZ	8.53E+08	USA	
216-34-11	SHIRAI JUNE J	8338 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-11	WELCH RONALD G/WENDY S	8322 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-11	SCHLENKER DAVID A/JULIE B	8306 E ARROYA SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-12	STEECH ANTHONY/OMAYRA	8341 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-12	ANDERSON LINDA SUE	8357 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-12	WHITING ADAM/ANNABEL	8373 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-12	SAND FLOWER COMMUNITY AS	P O BOX 73259	PHOENIX	AZ	85050	USA	
216-34-22	ARIAS LUCY S	8396 E CAVALRY DR	SCOTTSDA	AZ	85266	USA	
216-34-22	IDEN ROBERT F/MARYEVELYN	8374 E CAVALRY DR	SCOTTSDA	AZ	85262	USA	
216-34-22	PDM TRUST	8352 E CAVALRY DR	SCOTTSDA	AZ	85266	USA	







216-47-22	GORMAN HOWARD/ANGELA	4216 EDGEVALLEY LANDII	CALGARY AB	T3A SV2	CANADA
216-47-22	GONG MARK A/SHULING TR	8254 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-22	ROWLAND GREGG/ANNE	8286 EAST TUMBLEWEED	SCOTTSDA AZ	85266	USA
216-47-22	MARONI JAMES P/STAMOS EVA	8358 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-22	CHEN CHRISTOPHER DAVID	8382 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-23	ASBURY KARA L/DARKOH-AMPE	8383 NIGHTENGALE STAR	SCOTTSDA AZ	85266	USA
216-47-23	GORDON S HURST AND MARGA	8359 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-23	SILVA THOMAS A/NEDA	8331 E NIGHINGALE STAR	SCOTTSDA AZ	85266	USA
216-47-23	SCHNEEBACHER ALEXANDER T I	34405 N 83RD ST	SCOTTSDA AZ	85262	USA
216-47-23	MACKAY NEIL V	34402 N 83RD ST	SCOTTSDA AZ	85262	USA
216-47-23	WERICK PATRICK R/BETTY S	34454 N 83RD ST	SCOTTSDA AZ	85266	USA
216-47-23	ALTAMURA PEGGY TR	2625 E CAMELBACK RD 11	PHOENIX AZ	85016	USA
216-47-23	AUGUSTE JOSEPH L/BARBARA A	8263 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-23	ROPICKY MICHAEL J/MARIELLE	MDT 634-4 PO BOX 801	MENDHAN NJ	7945	USA
216-47-23	WICKER JOE H JR/GRETCHEN G	8215 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24	MURRAY BRIAN L/JENNIFER R	8214 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24	PROSSER ROBIN J/PETERSON SH	8238 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24	NAVARRETE KATHLEEN E	8262 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24	BURTON WILLIAM CRAIG/FLINN	8286 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24	HOLLOWAY WILLIAM W/JOANN	8310 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24	ASTERINO CHRISTOPHER J/MICI	8334 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24	DRAKULOVIC MILUTIN/BEBA	8358 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24	WENDT REVOCABLE TRUST	8382 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24	CORTONA COMMUNITY ASSOCI	1600 W BROADWAY RD S	TEMPE AZ	85282	USA
216-47-25	CORTONA COMMUNITY ASSOCI	1600 W BROADWAY RD S	TEMPE AZ	85282	USA
216-47-25	RICHARD CRANEY AND PAMELA	34425 N 81ST	SCOTTSDA AZ	85262	USA
216-47-25	RICHARD CRANEY AND PAMELA	34425 N 81ST	SCOTTSDA AZ	85262	USA
216-47-28	RICHARD LLOYD FAUL AND LISA	5806 E CALLE MARITA	CAVE CREE AZ	85331	USA
216-47-28	HILLERUD IAN DAVID/ANDREA	1420 KINGSWOOD POND	SAINT PAU MN	55122	USA
216-47-28	SUNFLOWER ESTATES BLACK M	17787 N PERIMETER DR S	SCOTTSDA AZ	85255	USA
216-47-32	KROLL BRANDON/MARKS JAMII	8474 E TUMBLEWEED DR	SCOTTSDA AZ	85266	USA
216-47-32	MARTIN TRUST I	8452 E TUMBLEWEED DR	SCOTTSDA AZ	85266	USA
216-47-32	HARGENS ROGER A/JANE E	6013 N WINDWOOD DR	JOHNSTON IA	50131	USA
216-47-32	DEKA COMPANY LLC/KLECK ROI	1733 N GREENFIELD RD S	MESA AZ	85205	USA
216-47-32	MILOTES JAMES D/ANNA L	8227 E GRANITE PASS RD	SCOTTSDA AZ	85266	USA
216-47-32	BOYD JEFFREY D/JOANN	PO BOX 2079	CAREFREE AZ	85377	USA
216-47-33	HILL DERRICK/ANNETTE	8469 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-33	ROTHERHAM THOMAS G/SHAR	130 N GARLAND CT #3702	CHICAGO IL	60602	USA
216-47-33	GIANNINI JACK E/CAROLE	22386 FOX TAIL DR	KIDEER IL	60047	USA
216-47-34	GIANNINI JACK M/GINA	22386 FOX TAIL DR	KIDEER IL	60047	USA
216-47-34	CHARLTON TERRY/MELODY KA	29269 N 69TH WY	SCOTTSDA AZ	85266	USA
216-47-34	SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA
216-47-34	SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA
216-47-34	SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA

September 30, 2016

Re: The Reserve at Black Mountain – 2<sup>nd</sup> Neighborhood Meeting

Dear Neighbor/Property Owner:

In August of this year we hosted a community meeting to present our plans for a 24-lot community near your home. During that meeting, our team listened carefully to neighbors and attendees, and we have subsequently made positive changes to the plan to increase setbacks and reduce the number of homes adjacent to existing communities. A copy of the updated plan is provided with this letter.

Since that meeting, we have added 5 additional acres to the overall project area in our northeast corner. The existing home on this property (Lot 21) will remain. We have shown two additional homesites to the east and west of lot 21 for an overall of 27 lots in our proposal.

Many aspects of the plan have remained the same from our first meeting in August. No change to the City's General Plan is proposed. We are requesting a zoning map change to R1-43 ESL, which is the zoning of all of the homes in the surrounding developments (see attached zoning map). Our proposal will restrict the density on the site to 0.68 homes per acre, and the height of the homes will be limited to 24 feet. The minimum lot size is  $\frac{3}{4}$  of an acre, and much of the area not utilized for new homes and yards will be placed into protected open space.

Because of these updates to our plan, we are hosting an additional community meeting to answer any questions before making a formal application submittal to the City of Scottsdale.

**DATE: Tuesday, October 11, 2016**

**TIME: 5:00pm-6:00pm**

**LOCATION: Foothills Academy Multi-purpose Room  
(7191 E Ashler Hills Dr. Scottsdale, AZ 85262)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact me or Jennifer Hall of Rose Law Group at 480-505-3939 or [Jhall@roselawgroup.com](mailto:Jhall@roselawgroup.com). Comments will be made part of the public record for inclusion in the case file.

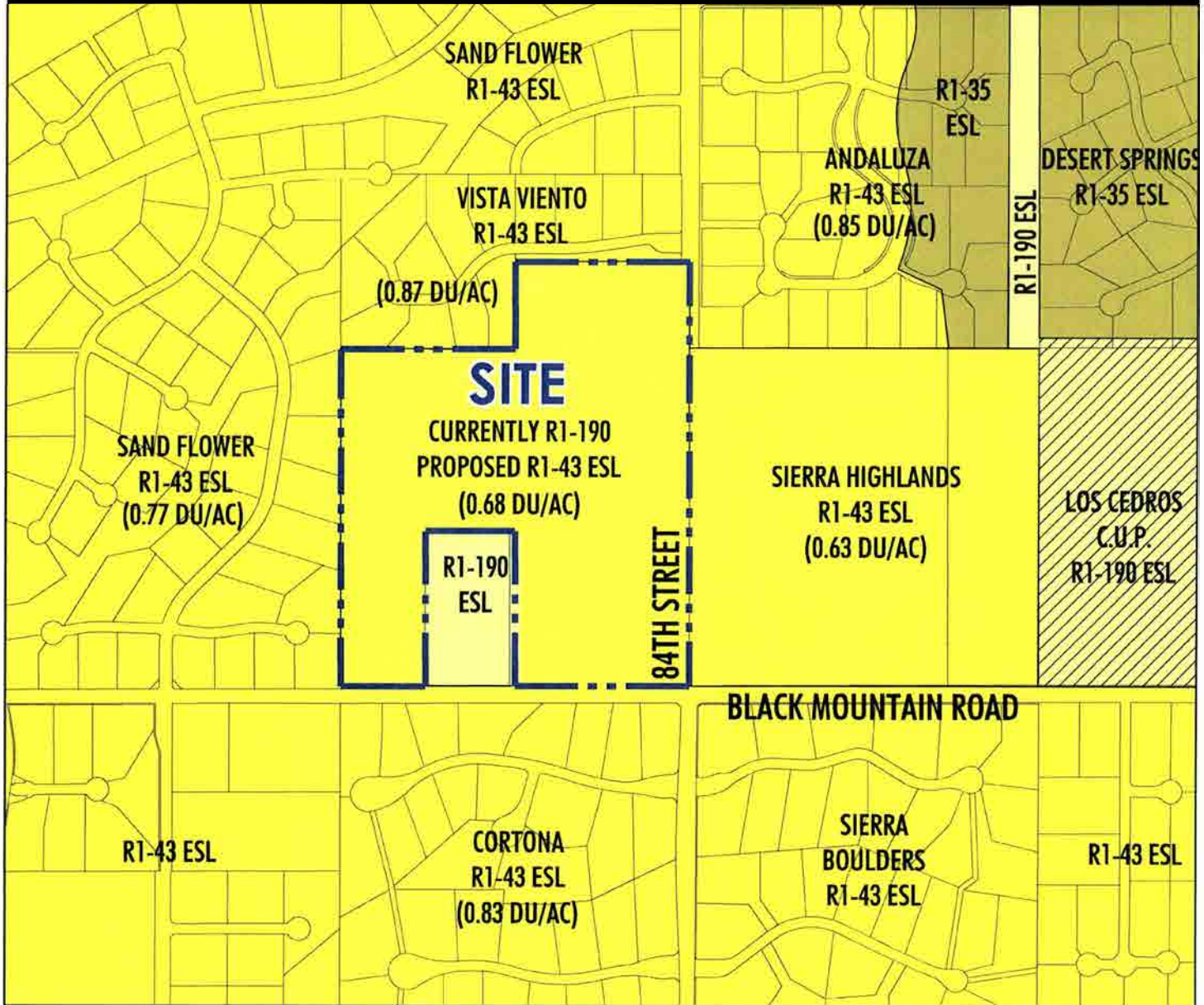
Sincerely,



Alex Stedman  
Planning Manager  
**LVA Urban Design Studio**  
Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)



# PROPOSED ZONING



## LEGEND

- R1-190 ESL
- R1-43 ESL
- R1-35 ESL







LEGEND	
---	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	39.6 AC (+/-)
CURRENT ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
PROPOSED # OF LOTS:	27
GROSS DENSITY:	0.68 DU/AC
PROPOSED DEVELOPMENT STANDARDS:	
	R1-43 ESL
MINIMUM LOT AREA:	32,250 SQ. FT.
MINIMUM LOT WIDTH:	113'
FRONT SETBACK:	30'
SIDE SETBACK:	15'
REAR SETBACK:	26'

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south oak avenue • tempe, arizona 85281 • 480.994.0994

THE RESERVE at BLACK MOUNTAIN  
 CONCEPTUAL SITE PLAN

NORTH  
 APPROX. SCALE: NTS  
 1/622 DRAWN BY: PR 7/26/14

PRELIMINARY NOT FOR CONSTRUCTION. SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and designs presented herein, is an instrument of service, a licensed only for the specific purpose and client for which it is prepared. No use of and no copies shall be made of this document without written authorization and signature by LVA Urban Design Studio, L.L.C.  
 31142-0418 8 BLACK MOUNTAIN HOUSING PLANNING/14-1622 CONCEPT PLAN 2014.07.21.dwg Jul 20, 2014

Project: Neighborhood Meeting – The Reserve at Black Mountain

Location: Foothills Academy

Date and Time: Tuesday, October 11, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Jenny Murray	8214 E Nightingale Star	503-709-9676	jenmurray@yahoo.com
2	Kathleen Navarro	8262 E Nightingale Star Dr	480-664-4683	newtkb@cox.net
3	Omayra Steech	8341 E. Arroyo Seco Rd.	480-72-1720	osteech@gmail.com
4	Tony Steech	"		
5	MARGO HURST & Gordon	8359 E NIGHTINGALE STAR DR	480-488-2569	
6	JOANNE THOMPSON	8363 E CAVALRY DR SCL	480-488-1147	joganny@aol.com
7	Lisa Docke	34887 N 81 <sup>st</sup> ST	480-980-2863	lisa-docke@cox.net
8				
9				
10				

Project: Neighborhood Meeting – The Reserve at Black Mountain

Location: Foothills Academy

Date and Time: Tuesday, October 11, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Anne & Bob Hilton	8285 E Cavalry Dr.	480-595-3937	rwilton2@msu.com
32	Betty & Patrick WERICK	34454 N 33rd St 85266	480-221-8585	
33				
34				
35				
36				
37				
38				
38				
40				



COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Kathleen Navarrete 8262 E Nightingale Star Dr  
Name Street Address

newtkb@cox.net 480-664-4683 (H)  
Email Address Phone Number

COMMENTS / CONCERNS:

602-361-3998 (Cell/World)

My husband and I are original owners - we paid a high premium for our lot (pristine views) w/ the understanding that the parcels fronting Black Mtn Rd would remain at home on

5 acres. I am a widow now and my home is the only investment I have for myself and

Please place this card in the box.  
Thank you!

my children, Building two more homes on the NW 5-acre parcel would negatively impact my view, most likely affect my ability to sell my home, and absolutely negatively affect what I can sell my home for. I get it - more homes you can build the more \$ in your pocket - but those are \$ you will be taking from me and my boys. That negatively impacts my family's future. The 5-acre lot should hold only 1 home and 1 home only. Just because you might be able to do something doesn't make it the right thing to do. I will do my best to ensure my children's future.

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Tony Steech

8341 E. Arroyo Seco Rd

Name

Street Address

tony.steech@gmail.com

602 327 0305

Email Address

Phone Number

COMMENTS / CONCERNS:

Opposed to increased density in the proposed development. Disappointed with the destruction of the desert in this and Adairza + Sierra Highlands. For 2 years we had to endure negative aspects

Please place this card in the box.  
Thank you!

of development →



- Destruction of plants = increased road noise from Pima
- Loud noise from Jackhammers for 2 years
- Loud noise from earthmovers backing up at 6 Am
- Quiet destroying the environment we bought and pay for with long commutes and high prices

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Omayra Steech 8341 E. Arroyo Seco Rd. Scottsdale AZ 85260  
Name Street Address

osteech@gmail.com 480-772-1720  
Email Address Phone Number

COMMENTS / CONCERNS:

We are opposed to the re-zoning of homes + do NOT want the desert to be excavated for profit.

We purchased our beautiful home "away" from noise (road + construction). We already suffer from both road (Pima) noise

+ construction noise + Sierra Highlands developments. IF you re-zone + build our →

Please place this card in the box.  
Thank you!

From the Andaluza

home would be filled w/ construction noise & dust.  
Please, Build somewhere else.

We don't want to move & fear this project  
would lower the value of our home from  
excess noise - Both construction & road (Pima)



COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Greg Don Hurst 8379 E Nightingale St  
Name Street Address

hotudon@telus.net 480 488-2569  
Email Address Phone Number

COMMENTS / CONCERNS:

lots 3 & 4 appear very close to  
folks on North side of Nightingale  
with view deck they have direct sight  
in pool area.

Please place this card in the box.  
Thank you!



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 536-PA-2016

Project Name: \_\_\_\_\_

Location: 84th St and Black Mountain Rd

Site Posting Date: Original post August 5, 2016; Updated October 4, 2016

Applicant Name: Alex Stedman; LVA Urban Design Studio

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

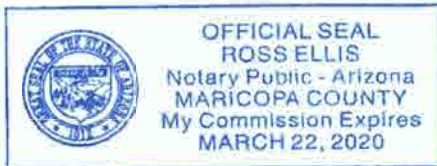
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Eggett  
Applicant Signature

10/4/16  
Date

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

Acknowledged before me this the 4th day of October 2016



Ross Ellis  
Notary Public  
My commission expires: 3/22/2020

## City of Scottsdale -- Current Planning Division

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



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Tuesday, October 11, 2016  
Time: 5:00 P.M. - 6:00 P.M.  
Location: Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr., Scottsdale, AZ 85262

**Site Address: NWC Black Mountain Rd. & 84th St.**

### Project Overview:

- Request: A request to rezone the subject property from R1-190 to R1-43 ESL
- Description of Project and Proposed Use: The proposal would create a 27-lot single family residential community on +/- 40 acres.
- Site Acreage: 40.0 acres
- Site Zoning: R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

Jesus Muillo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application #: 536-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

Posting Date: 8/5/16

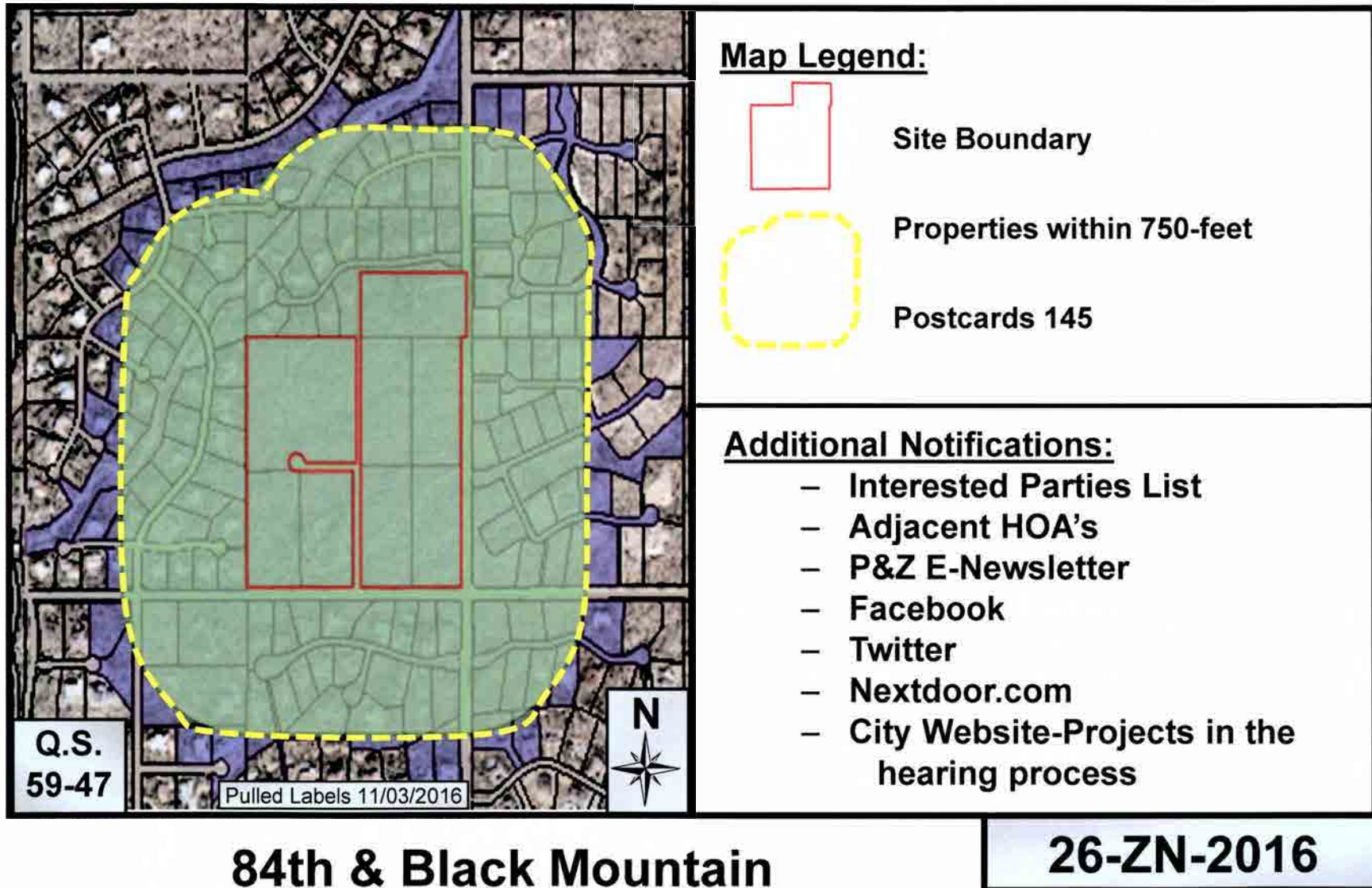
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

10/4/16 13:11:55



# City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MARCH 22, 2017**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Paul Alessio, Chair  
Ali Fakh, Commissioner  
Prescott Smith, Commissioner  
Kelsey Young, Commissioner

**ABSENT:** David Brantner, Vice Chair  
Larry S. Kush, Commissioner  
Michael Minnaugh, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla

Jesus Murillo  
Jeff Barnes

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of March 1, 2017 Regular Meeting Minutes including the Study Session.

**COMMISSIONER YOUNG MOVED TO APPROVE THE MARCH 1, 2017  
REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY  
COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF  
FOUR (4) TO ZERO (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## **EXPEDITED AGENDA**

2. 8-AB-2016 (Abandonment for Monument Sign)  
Request by owner to abandon a portion of the north ten (10) feet of the sixty-five (65) foot half street right-of-way for E. Thomas Road, for the property located at 7150 E. Thomas Road with Highway Commercial (C-3) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Anna Lauri, 949-813-9144.
  
3. 12-AB-2016 (Desert Star Acres Abandonment)  
Request by owner to abandon the twenty-five (25) foot wide Future Roadway Easement located along the northern boundary of three (3) properties on the south side of Cactus Road with Single-family Residential District (R1-35) zoning located at 12187 N 76th Place, 7655 E. Cactus Road, and 7667 E. Cactus Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Robert Sonders, 720-530-0567.

**Item No's. 2 & 3: Recommended City Council approve cases 8-AB-2016 and 12-AB-2016, by a vote of 4-0; Motion by Commissioner Smith, per the staff recommended stipulations, based upon the finding that the Abandonments are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Fakh.**

4. 26-ZN-2016 (84th & Black Mountain)  
Request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district, on approximately +/-45-acre site located at the northwest corner of N. 84th Street and E. Black Mountain Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Court Rich, 480-505-3937.

**Item No. 4: Recommended City Council approve case 26-ZN-2016, by a vote of 4-0; Motion by Commissioner Young, per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Fakh.**

Request to speak cards: Kathleen Navarrete and Harvey & Madelon Lawrence.

Comment card: Harvey & Madelon Lawrence.

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:16 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



# REQUEST TO SPEAK

4



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.  
Public testimony is limited to three (3) minutes per speaker.  
Additional time **MAY** be granted to speakers representing two or more persons.  
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Kathleen Navarrete MEETING DATE 3/22/2017

NAME OF GROUP/ORGANIZATION (if applicable) Homeowner

ADDRESS 8262 E Nightingale Star Dr. ZIP 85266

HOME PHONE 480 664 4683 WORK PHONE 602 361 3998

E-MAIL ADDRESS (optional) newtkb@cox.net

I WISH TO SPEAK ON AGENDA ITEM # 4  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

**This card constitutes a public record under Arizona law.**



# WRITING COMMENTS

4

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Harvey & Madelon Lawrence MEETING DATE 3/22/17

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 34822 N. 83<sup>rd</sup> St., Scottsdale ZIP 85266

HOME PHONE 480 437-9111 WORK PHONE 861-4749

E-MAIL ADDRESS (optional) madelon6852@gmail.com

AGENDA ITEM # 4  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

As the only pertinent home owners, we are in total support of this zoning district map

This card constitutes a public record under Arizona law.

# REQUEST TO SPEAK

4



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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Harvey & Madelon Lawrence MEETING DATE 3/22/17

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 34822 N. 83<sup>rd</sup> St., Scottsdale ZIP 85266

HOME PHONE 480 437-9111 WORK PHONE 480 861-4749

E-MAIL ADDRESS (optional) madelon6852@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 4  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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