

CITY COUNCIL REPORT



Meeting Date: December 1, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

El Regalo-West 10-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4174, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan 2001, that the Planned Community District (PCD) criteria have been met and recommend that the City Council:
 - a. Approve a Zoning District Map Amendment to amend the Planned Community (P-C) District zoning from a comparable Central Business, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District in a Planned Community (P-C) District with modifications to the comparable zoning district (R-4) development standards for an approximate 5.8 +/- acre site located north of the northeast corner of N. Scottsdale Road and E. Westland Drive,
 - b. Amend the Boulder's Development Plan for Parcel B.1 on 5.8 +/- acres of an approximate 15.1 +/- acre property located at the Southeast corner of N. Scottsdale Road and E. Carefree Highway with C-2 PCD ESL zoning, and
 - c. Amend the Boulder's Development Plan for Parcel B.2 on an approximate 5.8 +/- acre site located north of the northeast corner of N. Scottsdale Road and E. Westland Drive.
2. Adopt Resolution No. 9920 declaring "El Regalo West", as a public record.

Key Items for Consideration

- General Plan Goals and Policies
- 17 new single-family residential lots
- Minimal traffic and infrastructure impacts
- Scottsdale Road average Scenic Corridor of 75-feet, minimum 50-feet from edge of pavement
- Public comments mostly supportive
- Planning Commission heard this case on October 22, 2014 and recommended approval with a vote of 7-0.

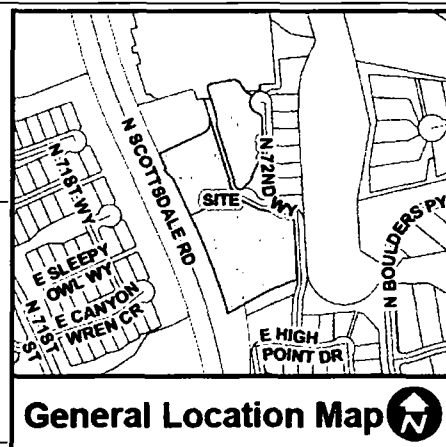
OWNER

Lonny Draper
Arcus Carefree, LLC

APPLICANT CONTACT

John Berry
Berry Riddell & Rosensteel
480-385-2727

LOCATION



North of the Northeast corner of E. Westland Drive and N. Scottsdale Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial (Attachment 5). This category includes areas designated for commercial centers providing goods and services to the surrounding residential population, and retail businesses, major single users, and shopping centers which serve both community, and regional needs.

Character Area Plan

There is currently no adopted Character Area Plan for this area.

Zoning

The site is currently zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with a comparable zoning of Central Business District, Environmentally Sensitive Lands (C-2 ESL).

Context

The subject property, composed of partially vacant land and a vacant commercial-office building, is located north of the northeast corner of East Westland Drive and North Scottsdale Road. To the north is the Boulders Resort, and the El Pedregal retail/office development, to the east is a single-family neighborhood and golf course, to the west, across Scottsdale Road is Terravita residential community, and to the south is El Regalo Phase 1 single-family residential subdivision containing 40 lots.

In the larger context, the subject property is located within the Boulders Master Plan, while also being located east of the Terravita residential community/golf course, across Scottsdale Road.

Adjacent Uses and Zoning

- North Commercial/Office zoned C-2 PCD ESL
- South Under construction El Regalo single-family subdivision zoned R-4 ESL (HD).
- East Single-family residential subdivision and golf course zoned R-4 & O-S PCD ESL

- West Terravita master planned development zoned R1-10 ESL.

Other Related Policies, References:

Case 3-GP-2014: Association Major General Plan Amendment application changing the City of Scottsdale General Plan 2001 Land Use designation from Commercial to Suburban Neighborhoods.

2001 City of Scottsdale General Plan

1984 - Property was annexed from Maricopa County as the Boulders mixed use master planned development.

1985 ~ Case 59-Z-85 amended the Boulders Development Plans and development standards.

1986 ~ Case 53-Z-86 gave site plan approval for the C-2 parcels.

1986 ~ Case 112-Z-86 amended the development plan approved with cases 59-Z-85 and 53-Z-86.

1988 ~ Case 42-Z-88 revised the site plan for the C-2 parcels.

1990 ~ Case 42-Z-89 amended the Boulders master plan, and development standards, including the R-4 district, and approved the scenic corridor requirement of a minimum of fifty (50) feet and an average of seventy five (75) feet.

1992 ~ Case 5-ZN-92 amended the Boulders master plan.

APPLICANTS PROPOSAL

Goal/Purpose of Request

Last year, the City Council approved case 11-ZN-2013, which rezoned approximately 18 acres from Planned Community (P-C) District with a comparable PNC and C-2 Districts to Planned Community (P-C) District with a comparable R-4 District, to allow the construction of a 40 lots single-family residential. The developer, Taylor Morrison, is now constructing this 40 lot subdivision known as El Regalo. Since last year's approval, Taylor Morrison has acquired an additional 5.8 +/- acres of commercially zoned property of which they wish to rezone, plat and build an additional seventeen (17) homes, bringing the total number of lots within El Regalo to fifty-seven (57).

The first portion of this request is for a zoning map amendment to amend the Planned Community (P-C) District zoning from a comparable Central Business District, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District zoning on 5.8 +/- acres in a Planned Community (P-C) District to allow the construction of seventeen (17) additional single-family residential lots.

The other portions of the request are to amend the R-4 Development Standards, amend the Boulder's Master Development Plan to reflect the proposed 5.8 +/- acre site, and amend the Boulder's Development Plan for Parcel B.1, which is the El Pedregal C-2 P-C ESL commercial center.

With case 11-ZN-2013, the R-4 Amended Development Standards were approved by the City Council

for Boulder's Villas (now El Regalo). The subject property is requesting that these same Amended Development Standards be utilized for the subject property, which is the next phase of El Regalo.

Development Information

- Existing Use: Vacant office building and undeveloped land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 5.8 +/- acres to be rezoned
- Building Height Allowed: Per Boulder's R-4 Amended Standards approved with case 11-ZN-2013 - 24-feet measured from finished floor, and limited to one story. Not to exceed 30-feet above natural grade.
- NAOS Required: 1.45 acres (before scarring reduction)
0.2 acres (with NAOS revegetation credit)
- NAOS Provided: 1.5 acres (54% undisturbed NAOS, 46% revegetated NAOS)
- Density Allowed: 8.31 dwelling units per acre (48 units)
- Density Proposed: 3.0 dwelling units per acre (17 lots)
- Front Yard Setback 5 feet (18 feet to garage)
- Side Yard Setbacks 5 feet
- Rear Yard Setbacks 15 feet

IMPACT ANALYSIS

PCD Findings

That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

- **If approved, the associated case, major General Plan amendment (3-GP-2014) will designate the property for a "Suburban Neighborhoods" land use, eliminating potential commercial uses on the property, and allowing between one (1) to eight (8) dwelling units per acre. The applicant is asking for a major General Plan amendment and Zoning Map amendment to allow for a single-family residential development, which will be consistent with the under construction residential subdivision to the south, and developments to the east within the Boulder's.**

That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

- **N. Scottsdale Road is fully built to Minor Arterial standards, and has the capacity to accommodate the projected 162 daily trips the additional 17 single-family residential lots would generate. The developer is being stipulated to modify the Scottsdale Road median to create a safer environment for traffic turning out of the development onto southbound Scottsdale Road. A change from commercial to single-family residential zoning would**

result in a reduction of approximately 466 daily vehicle trips if commercial was built out to its maximum capacity.

The City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

- **The subject property is one of the last undeveloped properties within the Boulder's Master Planned community. The planned single-family residential development will match other uses and densities in the general area. All required public facilities including schools, parks and infrastructure have already been built and are in use.**

Trails/Pedestrian Circulation

A meandering 8 foot wide multi-use concrete path exists along the Scottsdale Road frontage will remain in place. The developer is stipulated to construct a new 8 foot wide multi-use unpaved trail to the east of the multi-use concrete path. Six (6) foot wide sidewalks are proposed throughout the development on one side of the street, and two pedestrian connections are proposed from the subdivision to the El Pedregal commercial center to the north.

Water/Sewer

Adequate water and sewer infrastructure exists in this area to handle the proposed development. The City of Scottsdale is the water service provider, and wastewater is served by Liberty Utilities.

Public Safety

The nearest fire station is located approximately three (3) miles to the southeast at 31802 N. Pima Road. This area is served by Police District 4 (Beat Patrol 20). The proposed development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The proposed development is located within the boundaries of the Cave Creek Unified School District. The school district has determined that adequate facilities exist to accommodate the projected number of additional students generated by the proposed zoning map amendment.

Open Space

Due to the existing on-site office building and associated parking lot, which was built in 1989 before the Environmentally Sensitive Lands Ordinance was in effect, the developer is eligible for a revegetation credit (2:1) for areas to be returned to natural area open space. This credit, or offset in the NAOS, reduced the required on-site NAOS requirement 0.2 acres. The developer is proposing approximately 1.5 acres of Natural Area Open Space (NAOS) throughout the zoning map amendment area. The majority of this NAOS is located within the wash corridor and within the Scottsdale Road scenic corridor setback, which will have an average width of 75-feet and a minimum width of 50 foot minimum from the edge of N. Scottsdale Road.

Community Involvement

The applicant held an open house on May 7, 2014, at Christ the Lord Lutheran Church (9205 E. Cave Creek Road) from 6:00 to 7:00 p.m. Per the applicant, six neighbors attended the open house meeting and “were generally supportive of the project, (and that) questions were raised regarding construction timing, phasing, pricing and square footage”.

A city-sponsored open house was held on September 3, 2014 at Copper Ridge Elementary School from 5:00 to 8:00 p.m. Residents who attended the open house meeting were generally supportive of this application.

Community Impact

The Boulder’s Master Planned Community is a mixed-use development with a resort, residential, office, retail and medical uses. The proposed zoning map amendment to change the comparable zoning to R-4 is compatible with the adjacent properties. Developing the property as single-family residential development would generate less traffic than if it were to develop as a commercial use. Adequate utilities are available to serve the development and sensitive portions of the property are being preserved or revegetated as Natural Area Open Space.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 7-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Planned Community District (PCD) criteria have been met, and recommend that the City Council:

- a. Approve a Zoning District Map Amendment to amend the Planned Community (P-C) District zoning from a comparable Central Business, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District in a Planned Community (P-C) District with modifications to the comparable zoning district (R-4) development standards for an approximate 5.8 +/- acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive
- b. Amend the Boulder’s Development Plan for Parcel B.1 on 5.8+/- acres of an approximate 15.1 +/- acre property located at the Southeast corner of N. Scottsdale Road and E. Carefree Highway with C-2 PCD ESL zoning, and
- c. Amend the Boulder’s Development Plan for Parcel B.2 on an approximate 5.8 +/- acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4174, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan 2001, that the Planned Community District (PCD) criteria have been met, and recommend that the City Council:
 - a. Approve a Zoning District Map Amendment to amend the Planned Community (P-C) District zoning from a comparable Central Business, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District in a Planned Community (P-C) District with modifications to the comparable zoning district (R-4) development standards for an approximate 5.8 +/- acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive,
 - b. Amend the Boulder's Development Plan for Parcel B.1 on 5.8+/- acres of an approximate 15.1 +/- acre property located at the Southeast corner of N. Scottsdale Road and E. Carefree Highway with C-2 PCD ESL zoning, and
 - c. Amend the Boulder's Development Plan for Parcel B.2 on an approximate 5.8 +/- acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive.
2. Adopt Resolution No. 9920 declaring "El Regalo West"," as a public record.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Keith Niederer

Senior Planner

480-312-2953

E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

11-5-2014

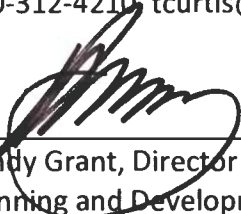
Date



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

11/16/2014

Date



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

11/17/14

Date

ATTACHMENTS

1. Ordinance No. 4174
 - Exhibit 1. Stipulations
 - Exhibit 2. Zoning Map
2. Resolution No. 9920
 - Exhibit A. El Regalo West Development Plan
3. Additional Information
4. Context Aerial
- 4A. Aerial Close-Up
5. Existing and Proposed General Plan Land Use Map
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. October 22, 2014 Planning Commission Minutes

ORDINANCE NO. 4174

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. 10-ZN-2014 TO: (1) AMEND THE PLANNED COMMUNITY (P-C) DISTRICT ZONING FROM A COMPARABLE CENTRAL BUSINESS, ENVIRONMENTALLY SENSITIVE LANDS (C-2 ESL) DISTRICT TO A COMPARABLE TOWNHOUSE RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R-4 ESL) DISTRICT IN A PLANNED COMMUNITY (P-C) DISTRICT WITH MODIFICATIONS TO THE COMPARABLE ZONING DISTRICT (R-4) DEVELOPMENT STANDARDS FOR AN APPROXIMATE 5.8 +/- ACRE SITE LOCATED NORTH OF THE NORTHEAST CORNER OF N. SCOTTSDALE ROAD AND E. WESTLAND DRIVE; (2) AMEND THE BOULDER'S DEVELOPMENT PLAN REDUCING THE ACREAGE FOR PARCEL B.1 ON 5.8 +/- ACRES OF AN APPROXIMATE 15.1 +/- ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF N. SCOTTSDALE ROAD AND E. CAREFREE HIGHWAY WITH C-2 PCD ESL ZONING; AND (3) AMEND THE BOULDER'S DEVELOPMENT PLAN FOR PARCEL B.2, TO ALLOW FOR THE REQUESTED ZONING MAP AMENDMENT ON AN APPROXIMATE 5.8 +/- ACRE PROPERTY LOCATED NORTH OF THE NORTHEAST CORNER OF N. SCOTTSDALE ROAD AND E. WESTLAND DRIVE.

WHEREAS, the Planning Commission held a hearing on October 22, 2014;

WHEREAS, the City Council held a hearing on December 1, 2014; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 10-ZN-2014.

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 an approximate 5.8 +/- acre site located north of the northeast corner of N. Scottsdale Road and E. Westland Drive; and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, to amend the Planned Community (P-C) District

zoning from a comparable Central Business, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District in a Planned Community (P-C) District with modifications to the comparable zoning district (R-4) development standards; and

Section 2. 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 an approximate 5.8 +/- acres of an 15.1 +/- acre site located at the Southeast corner of N. Scottsdale Road and E. Carefree Highway; and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, to Amend the Boulder's Development Plan reducing the acreage for Parcel B.1; and

Section 3. 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 5.8 +/- acre property located north of the northeast corner of N. Scottsdale Road and E. Westland Drive; and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference to amend the Boulder's Development Plan for Parcel B.2, to allow for the requested Zoning Map Amendment.

Section 4. 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 1st day of December, 2014.


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: Sherry R. Scott, Deputy City Attorney

Stipulations for the Zoning Application:

El Regalo-West

Case Number: 10-ZN-2014

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

GOVERNANCE

1. All previous zoning case stipulations (42-Z-89, 5-ZN-92, 5-ZN-92#3) not modified herein, shall remain in effect.

SITE DESIGN

2. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "El Regalo West," which is on file with the City Clerk and made a public record by Resolution No. 9920 and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed twenty four (24) feet in height, measured from finished floor and be limited to one (1) story, not to exceed thirty (30) feet above natural grade.

INFRASTRUCTURE AND DEDICATIONS

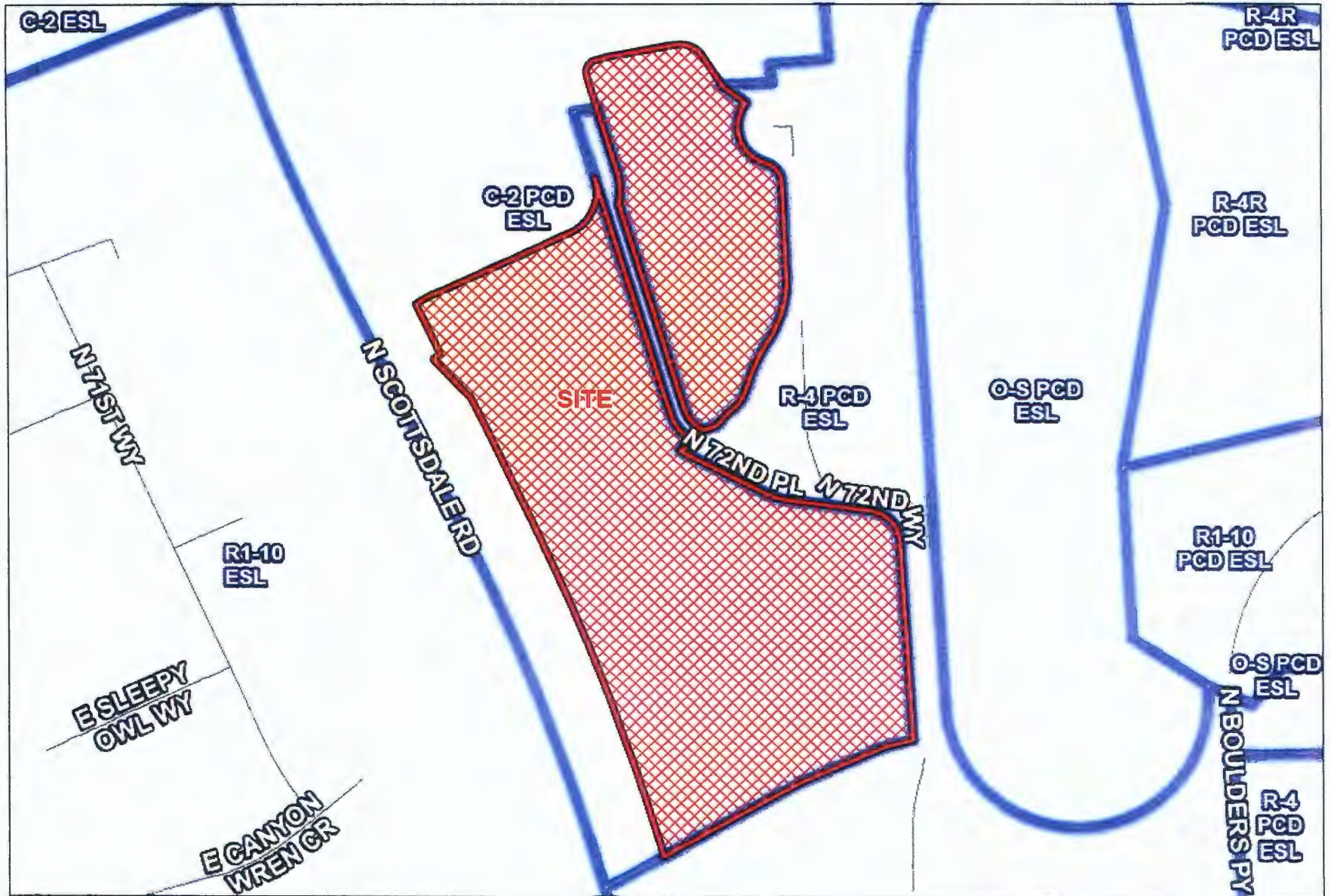
5. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Internal Streets	Local Residential (Rural/ESL)	Dedicate a 40-foot wide private street tract and a 50-foot radius tract for the cul-de-sacs	Construct a full-street improvement with roll curb and a 6-foot wide sidewalk along at least one side of the street	a.1.
Scottsdale	Major Arterial	Dedicate 75 foot	Existing	

Road		half street right-of-way (Existing varies)		
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- a.1. The developer shall design and construct internal streets to conform to Sec 5.3-107, "Local Residential – Rural/ESL Character" (Figure 5.3-19) as set forth in the DS&PM.
- b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on Scottsdale Road except at the approved street entrance.
- c. The developer shall reconstruct the Scottsdale Road median in order to provide a center two-way lane that extends a minimum of 75 feet south of the site driveway intersection, subject to City of Scottsdale Transportation Department approval.
- d. The developer shall provide a pedestrian connection to the retail center to the north, which conforms to Section 2-1.808 of the Design Standards and Policies Manual.
6. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along N. Scottsdale Road shall be an average width of 75 feet and a minimum width of 50 feet, measured from Scottsdale Road right-of-way line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.
7. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 8 foot wide multi-use unpaved trail along Scottsdale Road site frontage. The trail shall be contained within a minimum 25 foot wide public non-motorized access easement dedicated to the city before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the city's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
8. NATURAL AREA OPEN SPACE. Prior to the final plat approval, the developer/owner shall dedicate a minimum of 1.45 acres of Natural Area Open Space on the subject property.

Zoning Map



10-ZN-2014

Exhibit 2
Ordinance No. 4174
Page 1 of 1



RESOLUTION NO. 9920

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "EL REGALO WEST DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "El Regalo West Development Plan," attached as Exhibit A, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of December, 2014.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

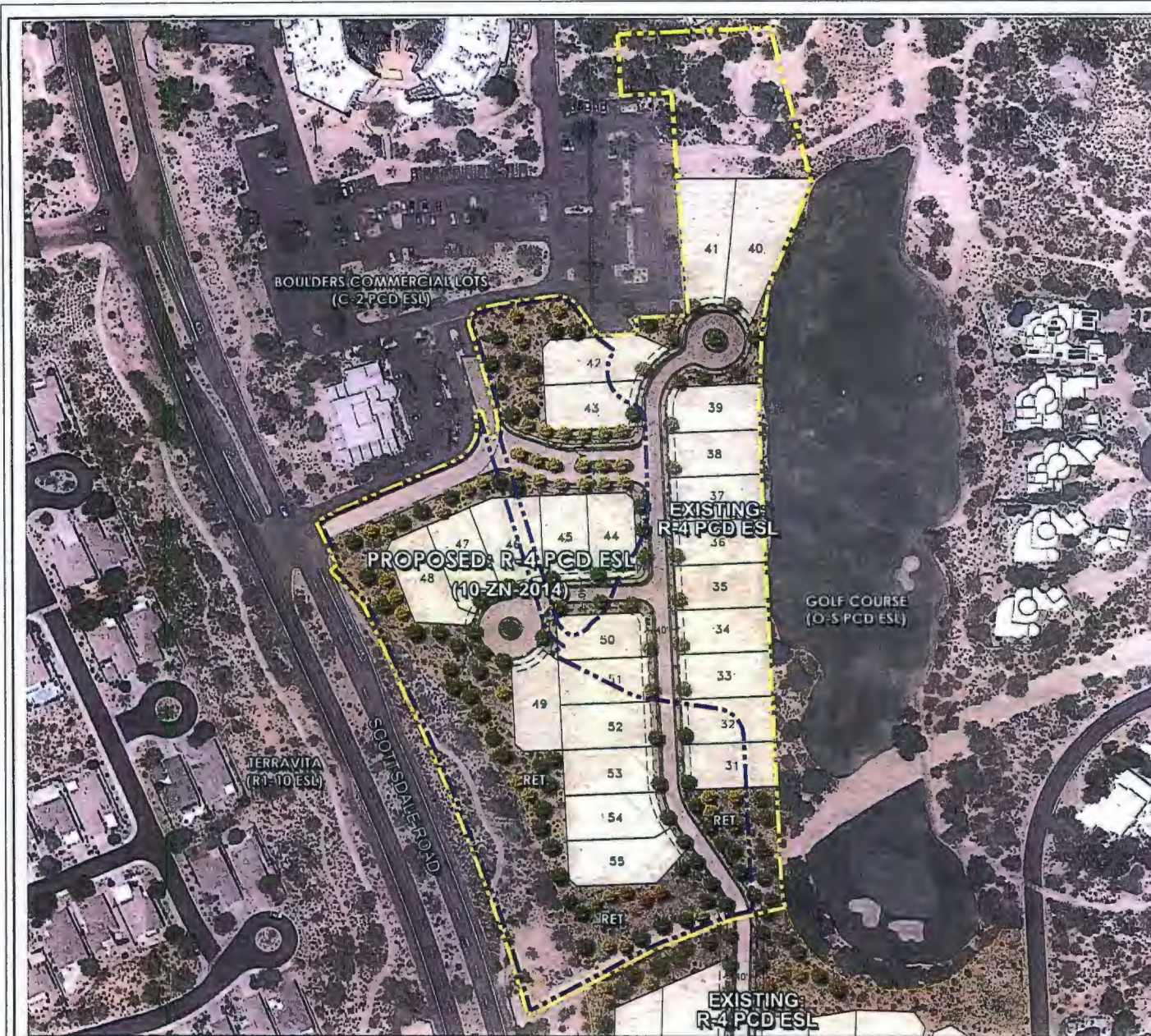
By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney

El Regalo West Development Plan



CONCEPTUAL SITE PLAN

LEGEND

- #10-ZN-2014 ZONING MAP AMENDMENT BOUNDARY
- #10-ZN-2014 BOULDERS COMMUNITY DEVELOPMENT PLAN AMENDMENT BOUNDARY
- PROPOSED & EXISTING DEVELOPMENT ENVELOPES

SITE DATA

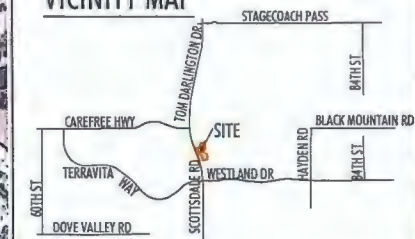
SITE AREA (GROSS): 7.04 AC (+/-)
 SITE AREA (NET): 5.86 AC (+/-)
 CURRENT ZONING: C-2 PCD ESL
 PROPOSED # OF LOTS: 17 (TO BE ADDED ON TO PREVIOUSLY APPROVED 40 LOT PLAN)

PROPOSED DEVELOPMENT STANDARDS:
 MAX. BUILDING HEIGHT: 24' FROM FINISHED FLOOR & LIMITED TO 1-STORY

MINIMUM LOT AREA: 6,000 SQ. FT.
 MINIMUM LOT WIDTH: 60'
 FRONT SETBACK: 5'
 SIDE SETBACK: 5'
 REAR SETBACK: 15'

SCOTTSDALE ROAD SCENIC CORRIDOR SETBACK:
 -75' AVG.
 -50' MIN.

VICINITY MAP



PROJECT TEAM:

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 LANDSCAPE ARCHITECT
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 JEFF DEASON
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 LAND PLANNER
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LANDSCAPE ARCHITECT
 LVA URBAN DESIGN STUDIO
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Subject to engineering and City review and approval.
 PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

LVA urban design studio
 land planning • development • civil • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.954.0994

taylor morrison
 landscape architect
 8000 E. PIMA CENTER PARKWAY, STE. 300
 SCOTTSDALE, AZ 85258
EL RECALO - WEST
 SCOTTSDALE, AZ

REVISION	DATE
1	10/28/14
2	10/28/14
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Original aerial photos from 9-20-03. Aerial to be used for density estimates and aerial photography to be used for zoning. 9-20-03 aerials with 9-20-03 and 4-20-03 aerials.

TABLE OF PROPOSED ZONING

Parcel	Area (Acres)	Proposed Zoning	Proposed Density (Units/Acre)	Proposed Unit Type
1	10.0	10.0	10.0	10.0
2	10.0	10.0	10.0	10.0
3	10.0	10.0	10.0	10.0
4	10.0	10.0	10.0	10.0
5	10.0	10.0	10.0	10.0
6	10.0	10.0	10.0	10.0
7	10.0	10.0	10.0	10.0
8	10.0	10.0	10.0	10.0
9	10.0	10.0	10.0	10.0
10	10.0	10.0	10.0	10.0
11	10.0	10.0	10.0	10.0
12	10.0	10.0	10.0	10.0
13	10.0	10.0	10.0	10.0
14	10.0	10.0	10.0	10.0
15	10.0	10.0	10.0	10.0
16	10.0	10.0	10.0	10.0
17	10.0	10.0	10.0	10.0
18	10.0	10.0	10.0	10.0
19	10.0	10.0	10.0	10.0
20	10.0	10.0	10.0	10.0
21	10.0	10.0	10.0	10.0
22	10.0	10.0	10.0	10.0
23	10.0	10.0	10.0	10.0
24	10.0	10.0	10.0	10.0
25	10.0	10.0	10.0	10.0
26	10.0	10.0	10.0	10.0
27	10.0	10.0	10.0	10.0
28	10.0	10.0	10.0	10.0
29	10.0	10.0	10.0	10.0
30	10.0	10.0	10.0	10.0
31	10.0	10.0	10.0	10.0
32	10.0	10.0	10.0	10.0
33	10.0	10.0	10.0	10.0
34	10.0	10.0	10.0	10.0
35	10.0	10.0	10.0	10.0
36	10.0	10.0	10.0	10.0
37	10.0	10.0	10.0	10.0
38	10.0	10.0	10.0	10.0
39	10.0	10.0	10.0	10.0
40	10.0	10.0	10.0	10.0
41	10.0	10.0	10.0	10.0
42	10.0	10.0	10.0	10.0
43	10.0	10.0	10.0	10.0
44	10.0	10.0	10.0	10.0
45	10.0	10.0	10.0	10.0
46	10.0	10.0	10.0	10.0
47	10.0	10.0	10.0	10.0
48	10.0	10.0	10.0	10.0
49	10.0	10.0	10.0	10.0
50	10.0	10.0	10.0	10.0
51	10.0	10.0	10.0	10.0
52	10.0	10.0	10.0	10.0
53	10.0	10.0	10.0	10.0
54	10.0	10.0	10.0	10.0
55	10.0	10.0	10.0	10.0
56	10.0	10.0	10.0	10.0
57	10.0	10.0	10.0	10.0
58	10.0	10.0	10.0	10.0
59	10.0	10.0	10.0	10.0
60	10.0	10.0	10.0	10.0
61	10.0	10.0	10.0	10.0
62	10.0	10.0	10.0	10.0
63	10.0	10.0	10.0	10.0
64	10.0	10.0	10.0	10.0
65	10.0	10.0	10.0	10.0
66	10.0	10.0	10.0	10.0
67	10.0	10.0	10.0	10.0
68	10.0	10.0	10.0	10.0
69	10.0	10.0	10.0	10.0
70	10.0	10.0	10.0	10.0
71	10.0	10.0	10.0	10.0
72	10.0	10.0	10.0	10.0
73	10.0	10.0	10.0	10.0
74	10.0	10.0	10.0	10.0
75	10.0	10.0	10.0	10.0
76	10.0	10.0	10.0	10.0
77	10.0	10.0	10.0	10.0
78	10.0	10.0	10.0	10.0
79	10.0	10.0	10.0	10.0
80	10.0	10.0	10.0	10.0
81	10.0	10.0	10.0	10.0
82	10.0	10.0	10.0	10.0
83	10.0	10.0	10.0	10.0
84	10.0	10.0	10.0	10.0
85	10.0	10.0	10.0	10.0
86	10.0	10.0	10.0	10.0
87	10.0	10.0	10.0	10.0
88	10.0	10.0	10.0	10.0
89	10.0	10.0	10.0	10.0
90	10.0	10.0	10.0	10.0
91	10.0	10.0	10.0	10.0
92	10.0	10.0	10.0	10.0
93	10.0	10.0	10.0	10.0
94	10.0	10.0	10.0	10.0
95	10.0	10.0	10.0	10.0
96	10.0	10.0	10.0	10.0
97	10.0	10.0	10.0	10.0
98	10.0	10.0	10.0	10.0
99	10.0	10.0	10.0	10.0
100	10.0	10.0	10.0	10.0

TABLE OF PROPOSED ZONING

Parcel	Area (Acres)	Proposed Zoning	Proposed Density (Units/Acre)	Proposed Unit Type
1	10.0	10.0	10.0	10.0
2	10.0	10.0	10.0	10.0
3	10.0	10.0	10.0	10.0
4	10.0	10.0	10.0	10.0
5	10.0	10.0	10.0	10.0
6	10.0	10.0	10.0	10.0
7	10.0	10.0	10.0	10.0
8	10.0	10.0	10.0	10.0
9	10.0	10.0	10.0	10.0
10	10.0	10.0	10.0	10.0
11	10.0	10.0	10.0	10.0
12	10.0	10.0	10.0	10.0
13	10.0	10.0	10.0	10.0
14	10.0	10.0	10.0	10.0
15	10.0	10.0	10.0	10.0
16	10.0	10.0	10.0	10.0
17	10.0	10.0	10.0	10.0
18	10.0	10.0	10.0	10.0
19	10.0	10.0	10.0	10.0
20	10.0	10.0	10.0	10.0
21	10.0	10.0	10.0	10.0
22	10.0	10.0	10.0	10.0
23	10.0	10.0	10.0	10.0
24	10.0	10.0	10.0	10.0
25	10.0	10.0	10.0	10.0
26	10.0	10.0	10.0	10.0
27	10.0	10.0	10.0	10.0
28	10.0	10.0	10.0	10.0
29	10.0	10.0	10.0	10.0
30	10.0	10.0	10.0	10.0
31	10.0	10.0	10.0	10.0
32	10.0	10.0	10.0	10.0
33	10.0	10.0	10.0	10.0
34	10.0	10.0	10.0	10.0
35	10.0	10.0	10.0	10.0
36	10.0	10.0	10.0	10.0
37	10.0	10.0	10.0	10.0
38	10.0	10.0	10.0	10.0
39	10.0	10.0	10.0	10.0
40	10.0	10.0	10.0	10.0
41	10.0	10.0	10.0	10.0
42	10.0	10.0	10.0	10.0
43	10.0	10.0	10.0	10.0
44	10.0	10.0	10.0	10.0
45	10.0	10.0	10.0	10.0
46	10.0	10.0	10.0	10.0
47	10.0	10.0	10.0	10.0
48	10.0	10.0	10.0	10.0
49	10.0	10.0	10.0	10.0
50	10.0	10.0	10.0	10.0
51	10.0	10.0	10.0	10.0
52	10.0	10.0	10.0	10.0
53	10.0	10.0	10.0	10.0
54	10.0	10.0	10.0	10.0
55	10.0	10.0	10.0	10.0
56	10.0	10.0	10.0	10.0
57	10.0	10.0	10.0	10.0
58	10.0	10.0	10.0	10.0
59	10.0	10.0	10.0	10.0
60	10.0	10.0	10.0	10.0
61	10.0	10.0	10.0	10.0
62	10.0	10.0	10.0	10.0
63	10.0	10.0	10.0	10.0
64	10.0	10.0	10.0	10.0
65	10.0	10.0	10.0	10.0
66	10.0	10.0	10.0	10.0
67	10.0	10.0	10.0	10.0
68	10.0	10.0	10.0	10.0
69	10.0	10.0	10.0	10.0
70	10.0	10.0	10.0	10.0
71	10.0	10.0	10.0	10.0
72	10.0	10.0	10.0	10.0
73	10.0	10.0	10.0	10.0
74	10.0	10.0	10.0	10.0
75	10.0	10.0	10.0	10.0
76	10.0	10.0	10.0	10.0
77	10.0	10.0	10.0	10.0
78	10.0	10.0	10.0	10.0
79	10.0	10.0	10.0	10.0
80	10.0	10.0	10.0	10.0
81	10.0	10.0	10.0	10.0
82	10.0	10.0	10.0	10.0
83	10.0	10.0	10.0	10.0
84	10.0	10.0	10.0	10.0
85	10.0	10.0	10.0	10.0
86	10.0	10.0	10.0	10.0
87	10.0	10.0	10.0	10.0
88	10.0	10.0	10.0	10.0
89	10.0	10.0	10.0	10.0
90	10.0	10.0	10.0	10.0
91	10.0	10.0	10.0	10.0
92	10.0	10.0	10.0	10.0
93	10.0	10.0	10.0	10.0
94	10.0	10.0	10.0	10.0
95	10.0	10.0	10.0	10.0
96	10.0	10.0	10.0	10.0
97	10.0	10.0	10.0	10.0
98	10.0	10.0	10.0	10.0
99	10.0	10.0	10.0	10.0
100	10.0	10.0	10.0	10.0

THE BOULDERS COMMUNITY

431-6A-3003
12-10-2003

APPROVED

CVA
Urban Design Studio, LLC

7602 East Main Street
Boulder, Colorado 80501
Phone: 480.994.0994
Fax: 480.994.0995
www.bouldersign.com

Updated on December 1, 2003
Updated on August 7, 2013

DEVELOPMENT PLAN

Resolution No. 9920
Exhibit A
Page 2 of 11

APPROX. SCALE: 1"=400'

DATE: 9/26/14
PROJECT NO: 1321.A
DRAWN BY: PR
REVISIONS:

RESOLUTION NO. 9920
EXHIBIT A
PAGE 2 OF 11

Original table taken from 5-ZN-92. Revised to reflect density transfers and actual built uses up to Dec. 2003
current with 5-Z-92#3 and 421-SA-2003. LVA 10-01-2014

NORTH OF WESTLAND:

Proposed Parcel	Proposed Acreage	Proposed Units	Proposed Rooms	Proposed DU/AC	Proposed Zoning	Proposed Unit Type
A	15.4	32		2.1	R-4	C Units - Type 2
B.1	15.1	17		0.9	C-2	Resort Comm/Resid/Mixed Use
B.2	10.9	25		2.3	R-4	C Units - Type 2
C	33.7	47	235	1.4	R-4R	Resort Casitas
C1	2.8				C-2	Resort Hotel
D	2				C-2	Clubhouse
E	31.6	27		0.9	R1-35	A Units
F (WEST)	12.7	11	105	0.9	R-4R	Retreat/Spa Uses
F (EAST)	1.8	2		1.1	R-4R	Casita Units
G	9.9	25		2.5	R-4R	D Units
G2	1.3	0		0.0	S-R	Open Space/Golf & Tennis Club
H	16.5	61		3.7	R1-10	C Units - Type 2
I1, I2	13.7	55		4.0	R-4R	I1: C Units, D Units Resort Casitas I2: C Units, D Units
J	9.9	22		2.2	R1-10	C Units - Type 1
K	7.2	10		1.4	R1-35	A Units
L	26.9	40		1.5	R-4	C Units - Type 1
M	4	16		4.0	R-4	C Units - Type 1
N	26.4	76		2.9	R-4	C Units - Type 1
N2	0.8	2		2.5	R-4	C Units - Type 1
O	5.4	12		2.2	R1-10	C Units - Type 1
P	9.8	31		3.2	R1-10	C Units - Type 1
Q1	24.4	22		0.9	R1-18	C Units - Type 1
Q2	14.4	45		3.1	R1-18	B Units - Type 2
Q3	10.1	22		2.2	R1-18	B Units - Type 1
R	20	25		1.3	R1-18	B Units - Type 1
R2	1.1	1		0.9	R1-18	B Units - Type 1
S	9.9	18		1.8	R1-18	B Units - Type 1
T	14.6	32		2.2	R1-18	B Units - Type 1
U	21.1	25		1.2	R1-18	B Units
V	8.5	25		2.9	R1-7	C Units
W	10.1	27		2.7	R1-7	C Units
X	0.9	3		3.3	R1-10	B Units
Z	17.7	26	125	1.5	R1-10	Casita Units
OS	247.8				R-4R	Golf Course
R.O.W. & Rd. Improv	8.3					
Total	667	782	465	1.2		

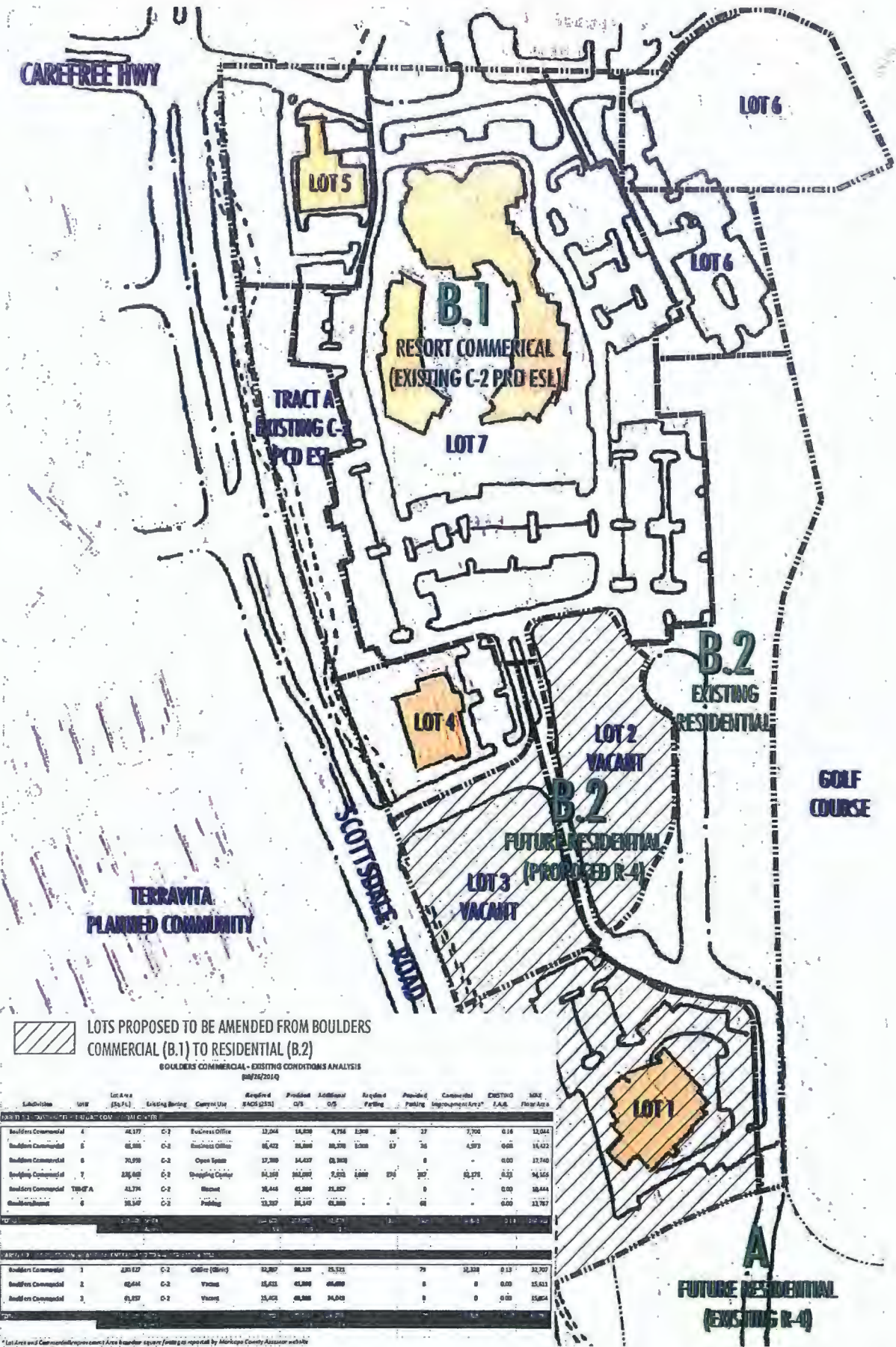
SOUTH OF WESTLAND (Developed as the Winfield Community):

Total	321.8	524	300	1.6	
--------------	--------------	------------	------------	------------	--

Per administrative density transfers related to "Boulders Clubhouse Drive Casitas" and Boulders Villas Luxury Live/Work Community". 8 units are used in Boulders Villas, 9 remain in C-2

SOUTH OF WESTLAND

Proposed Parcel	Proposed Acreage	Proposed Units	Proposed Rooms	Proposed DU/AC	Proposed Zoning	Proposed Unit Type
PP	32.0	55		1.7	R1-18	A Units
QQ	58.0	134		2.3	R1-10	B Units
RR	32	(300 Rooms) 60		1.9	R-4R	Conference
SS	14.8				S-R	Office
TT	50.0	275		5.5	R-4	C units
UU	10.0				R1-18	Treatment Facility
VV	84.9				HC	Hillside Conserv.
OS	40.1				O-S	Golf Course
TOTAL	321.8	(300 Rooms) 524		1.6		



LOTS PROPOSED TO BE AMENDED FROM BOULDERS COMMERCIAL (B.1) TO RESIDENTIAL (B.2)

BOULDERS COMMERCIAL - EXISTING CONDITIONS ANALYSIS
08/26/2014

Subdivision	Lot Area (Sf)	Existing Zoning	Current Use	Required SACS (Sf)	Proposed CFS	Additional CFS	Required Parking	Proposed Parking	Compared to Improvement Area?	EXISTING F.A.S.	MAX. Floor Area	
TABLE 1: EXISTING CONDITIONS ANALYSIS												
Boulders Commercial	4	48,177	C-2	Business Office	13,044	14,828	4,754	2,308	86	7,700	0.18	12,044
Boulders Commercial	5	65,888	C-2	Business Office	65,422	36,388	30,370	1,008	57	4,573	0.05	15,422
Boulders Commercial	6	70,978	C-2	Open Space	17,388	14,627	28,348		0	0.00	17,740	
Boulders Commercial	7	235,802	C-2	Shopping Center	54,352	264,082	9,428	1,888	273	50,278	0.21	94,365
Boulders Commercial	TRACT A	43,774	C-2	Resort	38,444	42,888	21,327		0	0.00	38,444	
Boulders Commercial	8	35,547	C-2	Parking	13,357	35,342	42,388		0	0.00	33,787	
TOTAL		1,172,226			142,422	273,525	102,771	3,216	347	66,551	0.19	170,340
TABLE 2: PROPOSED CONDITIONS ANALYSIS												
Boulders Commercial	1	430,527	C-2	Office (Bldg)	10,287	88,328	43,525		75	10,328	0.13	32,707
Boulders Commercial	2	42,444	C-2	Yards	15,422	42,388	48,488		0	0.00	15,422	
Boulders Commercial	3	61,827	C-2	Yards	15,422	48,388	34,042		0	0.00	15,422	
TOTAL		534,800			41,131	179,104	125,655		75	20,656	0.06	63,551

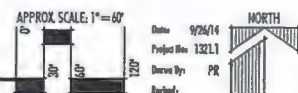
*Lot Area and Commercial Grouping Area number square footage as reported by Maricopa County Assessor website

*REFERENCE BOULDERS COMMUNITY DEVELOPMENT PLAN

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

EL REGALO - PHASE 3 - REZONING

COMMERCIAL SITE PLAN



Resolution No. 9920

Exhibit A

Page 4 of 11

AMENDED STANDARDS REQUESTED WITH CASE #11-ZN-2013 ARE INDICATED BELOW IN **BOLD UNDERLINED** TEXT. ALL OTHER TEXT HAS BEEN MODIFIED AND APPROVED IN CONJUNCTION WITH PREVIOUS ZONING APPROVALS.

Sec. 5.800 (R-4 / R-4~~HD~~) townhouse residential district -- AMENDED

Sec. 5.801. Purpose

This district is intended to provide for relatively low density development having individual ownership and built-in privacy either in the form of part wall construction or enclosed yards and courts.

Sec. 5.802. Approval required.

- A. No structure or building shall be built or remodeled upon land in the R-4 district until development review [board] approval has been obtained as outlined in article 1, section 1.400 hereof.
- B. *Tentative plan at time of rezoning*
 - 1. The planning commission or city council may require any application for rezoning to townhouse residential district to be accompanied by a tentative overall development plan which shall show the following:
 - a. Topography
 - b. Proposed street system
 - c. Proposed block layouts
 - d. Proposed reservation for parks, parkways, playgrounds, recreation areas, and other open spaces
 - e. Off-street parking
 - f. Types of dwelling and portions of the area proposed therefor.
 - g. Locations of dwellings, garages, and/or parking spaces.
 - h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed dwelling types.
 - i. A tabulation of overall density per gross acres.
 - j. Preliminary plans and elevations of the several dwelling types.

Sec. 5.803. Use regulations

- A. Permitted uses. Building structure or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
 - 1. Single-family dwelling having either party walls or walled courtyards.
 - 2. Accessory building and uses customarily incident to the permitted uses, including private garage, home occupations, swimming pools and recreation buildings.

3. Municipal use.

4. Temporary sales office building and model homes.

B. Permitted uses by conditional use permit

1. Church (property development standards as approved by use permit).

Sec. 5.804. Property development standards

The following property development standards shall apply to all land and buildings in the R-4 district:

A. Minimum property size -----

1. Any property for which R-4 zoning is requested shall contain a minimum of eight thousand (8,000) square feet.

A. LOT AREA.

1. EACH LOT SHALL HAVE A MINIMUM LOT AREA OF NOT LESS THAN SEVEN THOUSAND FIVE HUNDRED (7,500) **SIX THOUSAND (6,000)** SQUARE FEET AND SHALL BE SUBJECT TO THE DENSITY LIMITS OF THE PARCELS.

Aa. LOT DIMENSION

1. WIDTH. ALL LOTS SHALL HAVE A MINIMUM WIDTH OF SIXTY (60) FEET EXCEPT THAT FLAG LOTS SHALL HAVE A MINIMUM STEM WIDTH OF TWENTY (20) FEET.

B. Open space* requirements.

1. A minimum of ten (10) percent of the total gross land of the development shall be set aside for recreation uses or other common landscaped areas unless the overall density of the development is less than five (5) units per acre. The city council may waive this requirement because of the relationship of the development to the existing Public Park or recreation area. ALL UNDEVELOPED LAND SOUTH OF WESTLAND SHALL DETERMINE MINIMUM NATURAL AREA OPEN SPACE (NAOS) ALLOWANCES RELATIVE TO THE SLOPE CATEGORY PER HILLSIDE ORDINANCE. ALL UNDEVELOPED LAND NORTH OF WESTLAND SHALL HAVE A MINIMUM OF TWENTY-FIVE (25%) PERCENT OF THE TOTAL GROSS LAND OF THE DEVELOPMENT SET ASIDE FOR NATURAL AREA OPEN SPACE (NAOS). A NATURAL AREA OPEN SPACE (NAOS) PLAN WILL BE SUBMITTED TO THE CITY AT THE TIME OF PLAT THAT DEFINES THE LOCATION AND SIZE OF NATURAL AREA OPEN SPACES (NAOS) FOR A DEVELOPMENT.

a. All accessory buildings for recreational purposes shall not occupy more than fifteen (15) percent of the total area reserved for recreation uses, and other common landscaped areas.

* Defined in section 6.605C.

C. Building height

1. The building height shall be as determined by development review [board] except that no building shall exceed thirty (30) feet in height and except as otherwise provided in article VII. **NO BUILDING SHALL EXCEED NINETEEN (19) TWENTY FOUR (24) FEET IN HEIGHT, MEASURED FROM FINISHED FLOOR AND BE LIMITED TO ONE (1) STORY. EXCEPT THAT A MAXIMUM OF ONE THIRD (1/3) OF THE ENCLOSED LIVING AREA MAY EXCEED NINETEEN (19) FEET BUT NOT EXCEED TWENTY TWO (22) FEET.**
2. If the R-4 development abuts a single-family residential district or any alley abutting a single-family residential district, the city council may limit the building height to one (1) story as determined by development review board.

D. Landscaping requirements

1. ~~Trees shall be provided at a rate of three (3) trees per dwelling unit, at least fifty (50) percent of which shall be mature, as defined in section 5.1004D.2e~~
2. ~~One (1) of the required trees per lot shall be placed in commonly held and maintained landscaping area between the lot and any drive or street that services the lot.~~
3. ~~Any part of the total subdivision not required for building, structures, loading and vehicular access ways, streets, parking and utility areas, pedestrian walks and hard surfaced activity areas shall be landscaped with grass, trees, shrubs, and may include other materials such as water and aggregate. All landscape areas and materials shall be maintained in a health, neat, clean, weed-free condition. Dead plants materials shall be replaced with plant material of equal size and maturity.~~
4. ~~Street tree plantings. Landscape areas and materials adjacent to city rights of way shall be compatible and consistent with the requirements of the city's street tree master plan and city scape development standards.~~
5. ~~Irrigation. Watering requirements for all plants and planting areas shall be provided by an automatic watering system otherwise approved by the planning director. Watering systems shall be controlled by automatic timing device for density based main land uses above one (1) story in height, except that flood irrigation may be utilized as approved by the planning director.~~

~~6. Miscellaneous plantings. All plant material utilized for screening of parking, refuse, service and utility areas shall be a minimum five gallon can size at a maximum of four (4) feet in center spacing. Mass plantings of shrubs and ground cover in landscape areas adjacent to city street rights of way shall have a minimum five gallon can size at a maximum four (4) feet on center spacing, or a spacing and size as approved by the planning director.~~

1. EXISTING VEGETATION SHALL BE RETAINED IN ANY PART OF THE TOTAL DEVELOPMENT WHICH IS NOT DESIGNATED FOR GRADING OR CONSTRUCTION.
2. EXISTING VEGETATION WHICH CANNOT BE PRESERVED IN PLACE BUT IS SUITABLE FOR TRANSPLANTING SHALL BE TRANSPLANTED.
3. ALL AREAS BETWEEN A BUILDING AND STREET FRONTAGE, EXCEPT FOR ACCESS DRIVES AND WALKS, SHALL BE LANDSCAPED OR LEFT AS NATURAL AREA.
4. IRRIGATION, WHERE REQUIRED, SHALL BE PROVIDED BY AN AUTOMATIC AND TIMED WATERING SYSTEM UNLESS OTHERWISE APPROVED BY THE PROJECT REVIEW DIRECTOR.
5. THE LANDSCAPE PROVISIONS ENUMERATED IN THE HILLSIDE DISTRICT OF THE ZONING ORDINANCE, SPECIFICALLY, SECTION 6.807A.2. SHALL BE ADHERED TO.

E. Density.

- ~~1. The overall density shall not exceed one (1) dwelling unit per five thousand two hundred forty (5,240) square feet of grass land area. THERE SHALL NOT BE MORE THAN ONE (1) SINGLE FAMILY DWELLING UNIT ON ANY ONE (1) LOT.~~

F. Building Setback.

- ~~1. Whenever an R-4 development abuts an R-1, R-4R, or M-H district or an alley abutting any of these districts, the following shall apply:
 - a. A yard of not less than fifteen (15) feet shall be maintained for the single story structure.
 - b. An additional depth of ten (10) feet shall be provided for each additional story.~~
- ~~2. Within an R-4 development or wherever an R-4 development abuts any district other than R-1, R-4R or M-H, or abuts an alley adjacent to such other districts, a building may be constructed on the property line; However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the development of the area around the site warrants such larger yards.~~
- ~~3. No building or part thereof shall be erected or altered in this district that is nearer a dedicated street than fifteen (15) feet except that the coverage setback from any dedicated street shall be twenty (20) feet.~~

Exception:

- a. ~~Where a lot is located at the intersection of two (2) or more streets the setback on one (1) street shall not be less than ten (10) feet.~~
4. ~~No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within fifty (50) feet of any dedicated street.~~

F. YARDS.

1. FRONT YARD.

- A. THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF **FIVE (5) FEET** ~~FIFTEEN (15) FEET~~ WITH AN AVERAGE DEPTH OF ~~TWENTY (20) FEET~~ THROUGHOUT THE DEVELOPMENT.
 - B. WHERE A LOT IS LOCATED AT THE INTERSECTION OF TWO (2) OR MORE STREETS, THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON THE STREET WITH THE NARROWEST FRONTAGE AND A YARD DEPTH OF **FIVE (5)** ~~TWENTY FIVE (25) FEET~~ ON THE INTERSECTING STREET.
EXCEPTION: ON A CORNER LOT WHICH DOES NOT ABUT A KEY LOT, ACCESSORY BUILDINGS MAY BE CONSTRUCTED IN THE YARD FACING THE SIDE STREET.
 - C. *EXCEPTION:* WHERE A FLAG LOT HAS FRONTAGE ON A PRIVATE COMMON ACCESSWAY AND A STREET, THE FRONT YARD SETBACK SHALL APPLY TO ONLY ONE (1) YARD.
 - D. GARAGE SETBACKS. A SETBACK OF AT LEAST **EIGHTEEN (18)** ~~TWENTY FIVE (25) FEET~~ FROM THE NEAREST CORNER OF THE GARAGE TO THE BACK OF **STREET** IMPROVEMENTS OF AN ADJACENT STREET OR COMMON DRIVEWAY SHALL BE PROVIDED IF THE FACE OF THE GARAGE IS WITHIN FORTY-FIVE (45) DEGREES OF BEING PARALLEL TO THE STREET OR DRIVEWAY.
2. SIDE YARD. THERE SHALL BE A SIDE YARD HAVING A WIDTH OF NOT LESS THAN **FIVE (5)** ~~TEN (10) FEET~~. ~~ZERO LOT LINES ON ONE (1) SIDE SHALL BE PERMISSIBLE.~~
 3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A MINIMUM DEPTH OF FIFTEEN (15) FEET WITH AN AVERAGE DEPTH OF ~~TWENTY (20) FEET~~ THROUGHOUT THE DEVELOPMENT.
 4. ~~REAR YARD IMPROVEMENTS. IMPROVEMENTS SHALL BE SETBACK FROM THE REAR PROPERTY LINE A MINIMUM OF EIGHT FEET WITH AN AVERAGE DEPTH OF FIFTEEN (15) FEET ACROSS THE LOT IF ADJACENT TO GOLF OR ROADWAY. THERE ARE NO IMPROVEMENT SETBACKS FOR INTERIOR LOTS THAT ABUT OTHER INTERIOR LOTS.~~
 5. OTHER REQUIREMENTS AND EXCEPTIONS AS SPECIFIED IN ARTICLE VII.

G. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building AND ~~TEN (10) FIVE (5) FEET~~ or between two (2) main buildings, ~~except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.~~
2. THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL NOT BE LESS THAN TEN (10) ~~TWENTY (20)~~ FEET OR ZERO (0).
3. ~~UNITS SHALL NOT BE CLUSTERED IN GROUPS LARGER THAN FOUR (4). CLUSTERS OF UNITS SHALL MAINTAIN SEPERATIONS BETWEEN ANY IMPROVEMENT (SEE EXHIBIT R) BASED UPON THE FOLLOWING SCHEDULE:~~

<u>CLUSTER ARRANGEMENT</u>	<u>SEPERATION BETWEEN IMPROVEMENTS</u>
2 UNITS - 2 UNITS	25' (TWENTY FIVE FEET)
2 UNITS - 3 UNITS	25' (TWENTY FIVE FEET)
3 UNITS - 3 UNITS	25' (TWENTY FIVE FEET)
2 UNITS - 4 UNITS	35' (TWENTY FIVE FEET)
3 UNITS - 4 UNITS	35' (TWENTY FIVE FEET)
4 UNITS - 4 UNITS	35' (TWENTY FIVE FEET)

H. Walls, fences, and required screening.

1. Walls, fences and hedges not to exceed eight (8) SIX (6) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article MAXIMUM WALL HEIGHT IS NOT INCLUSIVE OF RETAINING WALL ELEMENTS WHICH CAN EXTEND THE OVERALL WALL HEIGHT. REAR WALLS THAT ORIENT TO OPEN SPACE SHALL BE LIMITED TO A MAXIMUM OF 3 FEET OF SOLID WALL AND A MINMUM OF 3 FEET OF VIEWFENCE. ~~VII. THE HEIGHT OF THE WALL OR FENCE IS MEASURED FROM THE NATURAL GRADE ALONG THE EXTERIOR SIDE OF THE ENCLOSURE EXCEPT WHERE A WALL CROSSES A WASH, THE MAXIMUM HEIGHT SHALL BE MEASURED FROM NATURAL GRADE AT THE TOP OF BANK. 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 FACING THE SIDE STREET NEED ONLY CONFORM TO THE SIDE YARD REQUIREMENTS. EXCEPTION: WALLS ADJACENT TO A GOLF COURSE SHALL NOT EXCEED FOUR AND ONE-HALF (4'6") FEET IN HEIGHT AND SHALL BE SETBACK A MINIMUM OF TWO (2) FEET FOR EVERY ONE (1)~~

~~FOOT OF VERTICAL HEIGHT. WALLS WITHIN THE SIDE YARD MAY BE ON THE PROPERTY LINE UNLESS SIDE YARD IS ADJACENT TO A GOLF COURSE.~~

~~a. FOR THE PURPOSE OF THIS SUBMITTAL, GOLF COURSE SHALL BE DELINEATED BY THE LEGAL DESCRIPTION FOR GOLF COURSES ON THIS LAND.~~

- ~~2. ALL WHERE COMMON PARKING FACILITIES ARE PROVIDED FOR THREE (3) OR MORE UNITS~~ parking areas shall be screened to a height of three (3) feet above the parking surface.
 3. Storage and refuse areas shall be screened as determined by development review board approval.
 4. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half (4-1/2) feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices.
- I. ~~Access. Access shall be as determined by development review board.~~ ALL LOTS SHALL HAVE VEHICULAR ACCESS ON A DEDICATED OR PRIVATE STREET OR COMMON DRIVEWAY, UNLESS A SECONDARY MEANS OF PERMANENT VEHICULAR ACCESS HAS BEEN APPROVED ON A SUBDIVISION PLAT.
(Ord. No. 1922, 1, 11-4-88)

Sec. 5.805. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.807. Signs.

The provisions of article VIII shall apply.

Additional Information for:

El Regalo-West

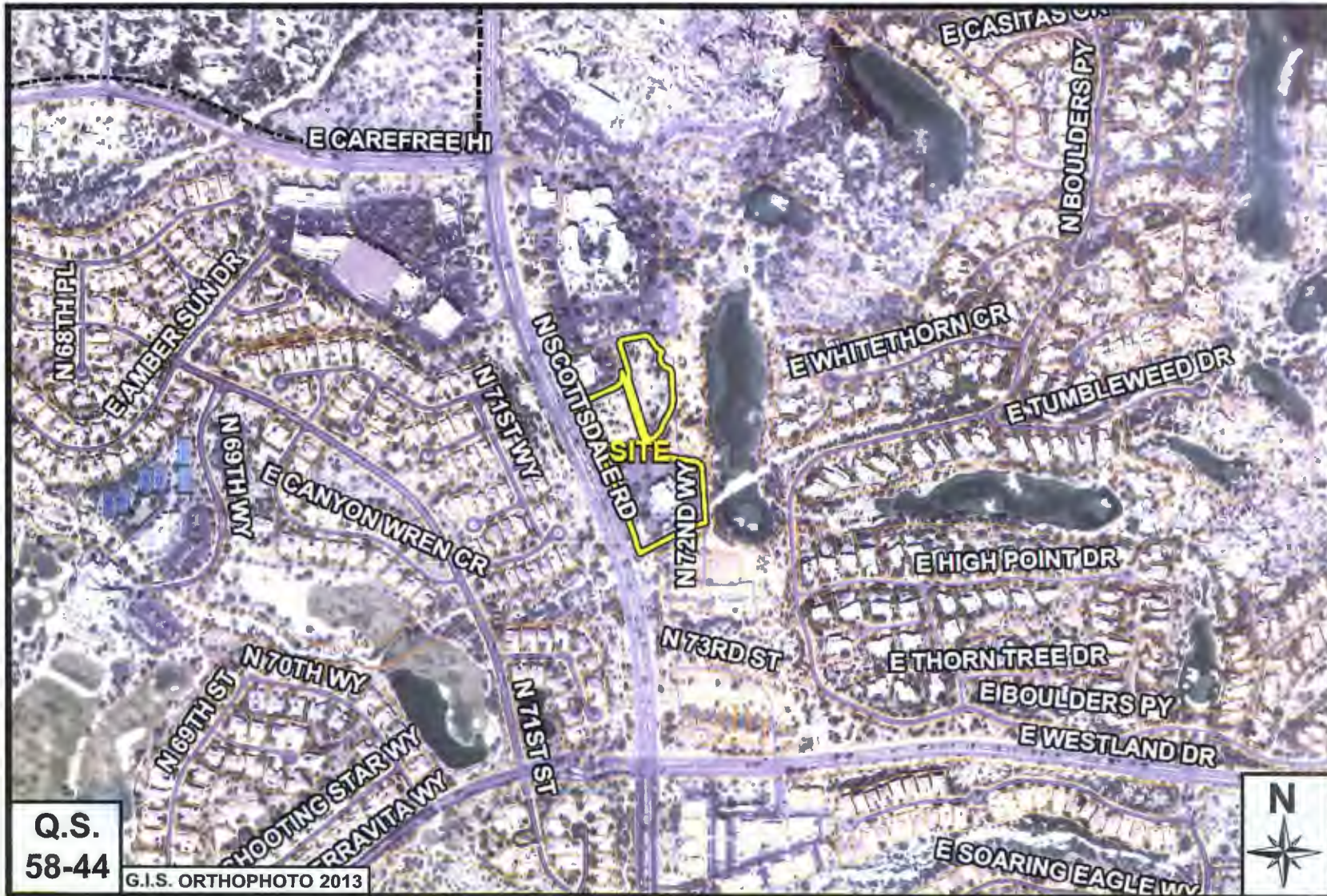
Case: 10-ZN-2014

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,
 - g. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. signage
2. **DRAINAGE REPORT.** With the Final Improvement Plan and Plat submittal, the developer/owner shall:
 - a. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
 - b. Comply with the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) construction phasing guidelines described in the drainage report.
3. **BASIS OF DESIGN REPORT (WATER & WASTEWATER).** The developer shall submit Basis of Design reports (Water and Wastewater) to the One-Stop Shop for review and acceptance from City of Scottsdale Water Resources Department prior to submitting final improvements plans for review. In the required basis of design report, the owner shall address:
 - a. The report needs to show how the existing sewer and lift station in Phase 3 development relate to the water lines and its disposition.
 - b. Address the impact of multiple connections on the 866 gpm at 20 psi flow and how the fire flow requirements is met.
 - c. Include in the report that PRV, reservoir, pump, pipe and node tables for average day, peak hour and maximum day.

4. 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. Before any building permit is issued for the site, 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.
5. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



El Regalo

10-ZN-2014

ATTACHMENT #4



El Regalo

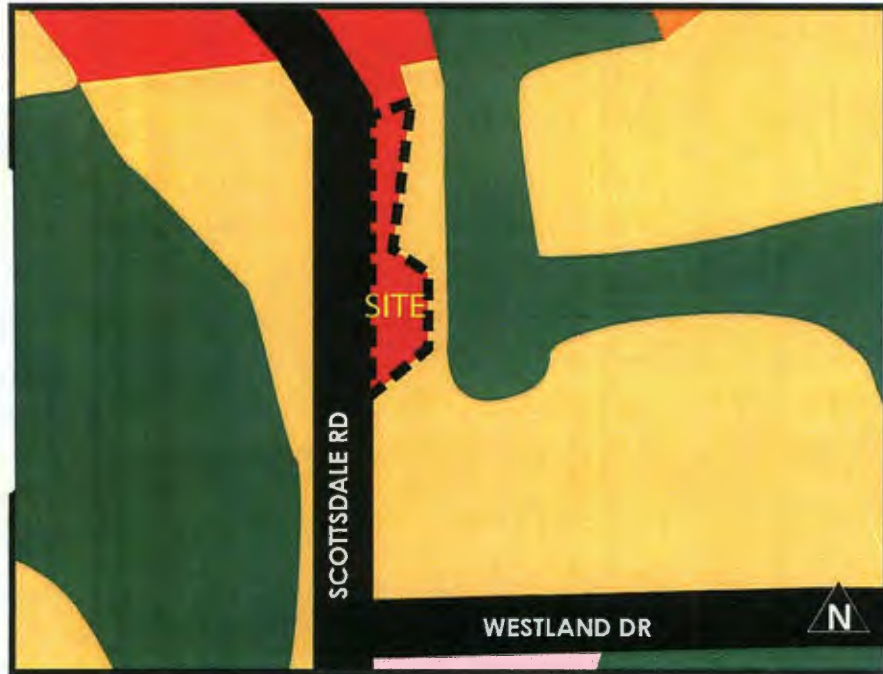
10-ZN-2014

ATTACHMENT #4A

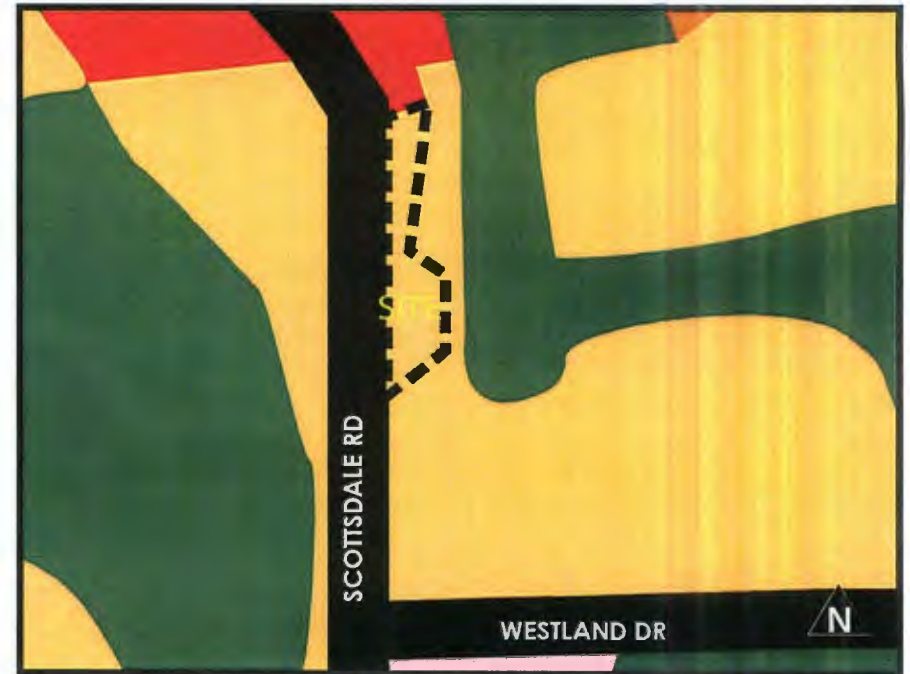
Case: 3-GP-2014

El Regalo

Existing Land Use Designation:
Commercial



Proposed Land Use Designation:
Suburban Neighborhoods



Land Use Map Legend

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
			Developed Open Space (Golf Courses)
			Cultural/Institutional or Public Use



Kimley»Horn

June 6, 2014

Mr. Tom Hennessy
Taylor Morrison/Arizona, Inc.
9000 E. Pima Center Parkway, Suite 350
Scottsdale, Arizona 85258

**RE: El Regalo West – Scottsdale Road and Westland Drive – Scottsdale, Arizona
Trip Generation Comparison**

Dear Mr. Deason:

This letter report outlines our findings regarding the traffic generation comparison for the El Regalo West residential development located near the northeast corner of the intersection of Scottsdale Road and Westland Drive in Scottsdale, Arizona, as it relates to the redevelopment of the site from a medical-dental office land use to the proposed single family residential land use. The development is proposed to consist of 25 single family dwelling units on the parcel currently occupied by the existing medical-dental office. This analysis compares the trip generation of the existing land use to the proposed land use.

The current land use consists of a 17,328 square foot medical-dental office building. The existing medical/dental office is proposed to be replaced by the 25 single family dwelling units. The trip generation rates published by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition*, were used to compare the trip generation characteristics of the existing and proposed land uses. The trip generation calculation for the existing use was based on the ITE Code 720 for Medical-Dental Office Building. The trips for the proposed use were determined using ITE Code 210 for Single Family Detached Housing. The number of trips generated by the existing land use is calculated and shown in **Table 1**.

Table 1. Existing Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Medical-Dental Office	720	17.328	K sq. ft.	628	32	9	41	17	45	62

As shown in **Table 1**, the existing development has a trip generation potential of 628 daily trips with 41 trips occurring in the AM peak hour and 62 trips occurring in the PM peak hour.

The number of trips generated by the proposed development is calculated and shown in **Table 2**.

Table 2. Proposed Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Single Family Detached Housing	210	25	D. U.	238	5	14	19	16	9	25

ATTACHMENT #6

10-ZN-2014
6/10/2014

As shown in **Table 2**, the proposed development has a trip generation potential of 238 daily trips with 19 trips occurring in the AM peak hour and 25 trips occurring in the PM peak hour.

The trip generation calculations indicate that on an average weekday the proposed residential units would be expected to decrease daily trips by approximately 62% (390 trips). During the AM peak hour, the proposed residential units will generate 22 fewer trips; during the PM peak hour, it will decrease trip generation by 37 trips.

Based on the results of this analysis, the proposed residential development will generate significantly fewer trips than the existing medical-dental office land use. Therefore, the proposed development's trip generation would not result in a change in traffic conditions or a change in delay in the area surrounding the project.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

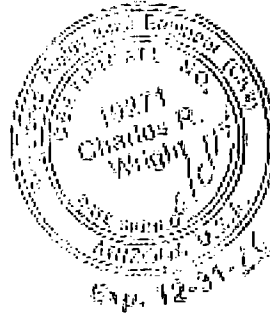
KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.

Attachment

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Overview

This Citizen Review Report is being performed in association with a Major General Plan Amendment and Rezoning request to develop a single-family residential community of 17 lots on a 5.1+/- gross acre site located north of the northeast corner of Scottsdale Road and Westland Drive, just south of the Boulders community. The applicant is seeking to modify the General Plan from Commercial to Suburban and rezone from C-2 ESL to R-4 PCD ESL. The proposed site plan is consistent with the previous approval to the south (Boulders Villas) and adjacent zoning to the east.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Efforts on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

Community Involvement

Surrounding property owners were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House Meeting to learn more about the project which took place on May 7th, 2014 at Christ the Lord Lutheran Church (9205 E. Cave Creek Road).

The development team who attended the open house meeting included a representative from Taylor Morrison, LVA Design and Berry, Riddell & Rosensteel. Six interested neighbors attended the Open House Meeting. They were generally supportive of the project. Questions were raised regarding construction timing, phasing, pricing and square footage. No comment cards were submitted.

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

Attachments:
Notification letter
Notification list
Affidavit of posting
Sign-in sheets

TaylorMorrison

Phoenix Division

9000 East Pima Center Parkway
Suite 350
Scottsdale, AZ 85258

p. (480) 344-7000
f. (480) 344-7001

taylormorrison.com

TM HOMES OF ARIZONA, INC.
ROC #179178 B

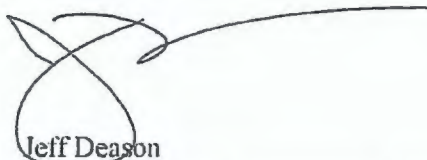
Dear Neighbor:

Taylor Morrison would like to inform you of a proposed single-family, luxury, gated residential community, consisting of 17 lots on a 5.1+/- acre parcel located north of the northeast corner of Scottsdale Road and Westland Drive, just south of the Boulders community. The application is seeking to remove the commercial zoning component and proposes residential zoning and site plan that is consistent with both the recently approved site plan for El Regalo (formerly known as Boulders Villas) and the adjacent zoning to the east. This proposal along with the 2013 approval for El Regalo would bring the development to a total of 21.5+/- acres with 57 lots. The application includes a General Plan Amendment from the Commercial land use designation to the Suburban Neighborhoods land use designation and a downzoning from C-2 PCD ESL to R-4 PCD ESL to support the proposed single family residential community.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at Christ The Lord Lutheran Church located at 9205 E. Cave Creek Road (east of Pima), from 6:00 p.m. to 7:00 p.m. on Wednesday, May 7th.

If you have any questions, please contact Alex Stedman at LVA Urban Design Studio, 480-994-0994. The City of Scottsdale Project Coordinator for this project is Keith Niederer, who can be reached at 480-312-2953. Thank you.

Sincerely,



Jeff Deason

Land Planning & Development Manager

Taylor Morrison/ El Regalo – Neighborhood Meeting

May 7, 2014

Sign-in Sheet

[illegible]

Taylor Morrison/ El Regalo – Neighborhood Meeting

May 7, 2014

Sign-in Sheet

[illegible]

REQUEST TO SPEAK



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.

11

NAME (print) Robert Cappel MEETING DATE Oct. 22, 2014
NAME OF GROUP/ORGANIZATION (if applicable) Winfield HSA & Greater Pinnacle Pk Assn
ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266
HOME PHONE 480-595-1805 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

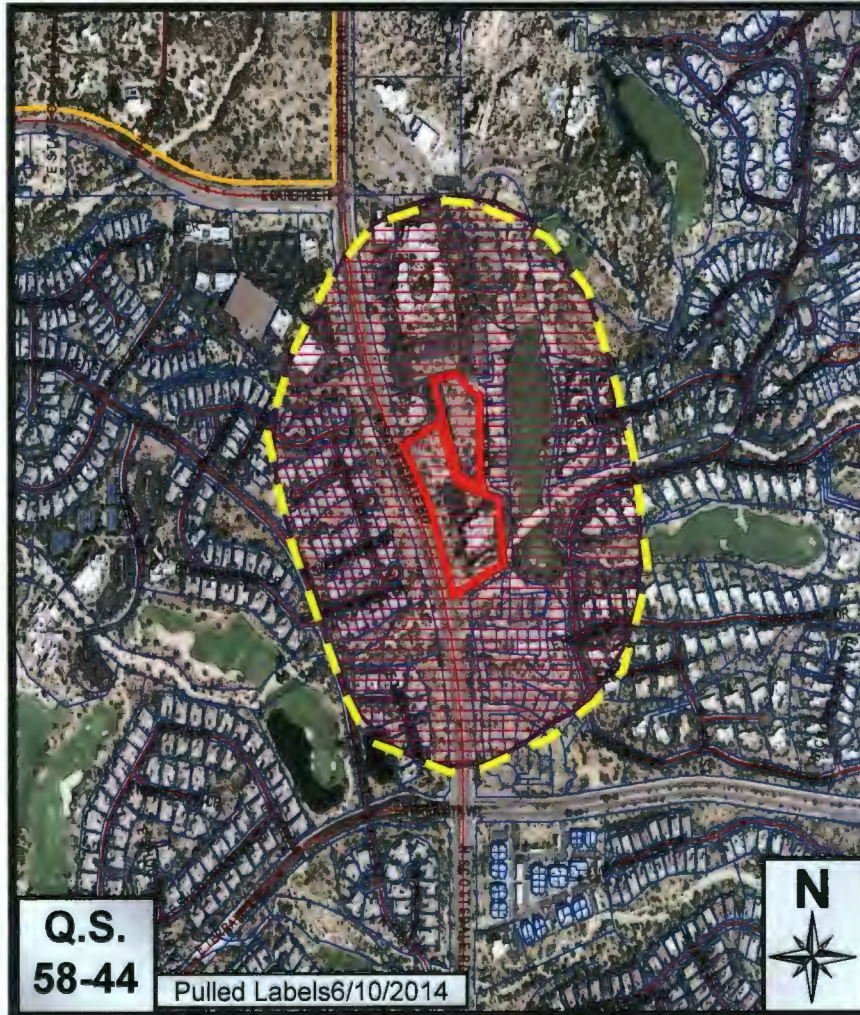
☒ I WISH TO SPEAK ON AGENDA ITEM # 11 ☐ I WISH TO DONATE MY TIME TO _____

☐ 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.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

HUP Postcards - 139

PC Postcards – 139

CC Postcards - 139

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

El Regalo-West

10-ZN-2014

ATTACHMENT #8



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

WEDNESDAY, OCTOBER 22, 2014

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair
Matt Cody, Commissioner
David Brantner, Commissioner
Ali Fakh, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner

STAFF:	Tim Curtis	Taylor Reynolds
	Sherry Scott	Ross Cromarty
	Bryan Cluff	Jesus Murillo
	Keith Niederer	Doris McClay
	Kira Wauwie	Meredith Tessier
	Adam Yaron	Brandon Lebovitz

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

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

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of October 8, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 8, 2014 REGULAR MEETING MINUTES, INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

WITHDRAWN

2. 5-GP-2014 Greasewood Flat
3. 11-ZN-2014 Greasewood Flat

EXPEDITED

4. 3-TA-2014 Service Residential (S-R) Text Amendment
5. 5-AB-2014 Cochise Estates
6. 12-GP-2013 Graythorn
7. 21-ZN-2004#2 Graythorn

ITEM NO'S. 4 - 7; RECOMMENDED CITY COUNCIL APPROVE CASES 3-TA-2014, 5-AB-2014, 12-GP-2013 & 21-ZN-2004#2, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS FINIDING THTAT THE PLANNED COMMUNITY (P-C) DISTRICT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT, TEXT AND ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANMIOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

REGULAR

8. 2-GP-2014 The Reserve at Pinnacle Peak Patio

9. 9-ZN-2014 The Reserve at Pinnacle Peak Patio

ITEM NO'S 8 & 9; RECOMMENDED CITY COUNCIL APPROVE CASES 2-GP-2014 AND 9-ZN-2014, MOTION BY COMMISSIONER KUSH, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMIOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Jim Davis, Anne Christensen, Debra Wichterman, James Wichterman and Jim Christensen had written comments regarding these items.

Jim Davis, Robert Cappel, James, Wichterman, Jim Christensen, Howard Myers and Ewin Billingsley spoke regarding these items.

10. 3-GP-2014 El Regalo

11. 10-ZN-2014 El Regalo

ITEM NO'S 10 & 11; RECOMMENDED CITY COUNCIL APPROVE CASES 3-GP-2014 AND 10-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, FINDING THAT THE PLANNED COMMUNITY (PC) DISTRICT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Robert Cappel spoke regarding these items.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

- 12. 4-GP-2014 Cavalliere Flat
- 13. 12-ZN-2014 Cavalliere Flat

ITEM NO'S 12 & 13; RECOMMENDED CITY COUNCIL APPROVE CASES 4-GP-2014 AND 12-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER MINNAUGH. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Jim Christensen, Anne Christensen, James Wichterman and Fares Alzubidi Had written comments.

Robert Cappel, Jim Christensen, James Wichterman, Deborah Wichterman and Howard Myers spoke regarding these items.

ADJOURNMENT

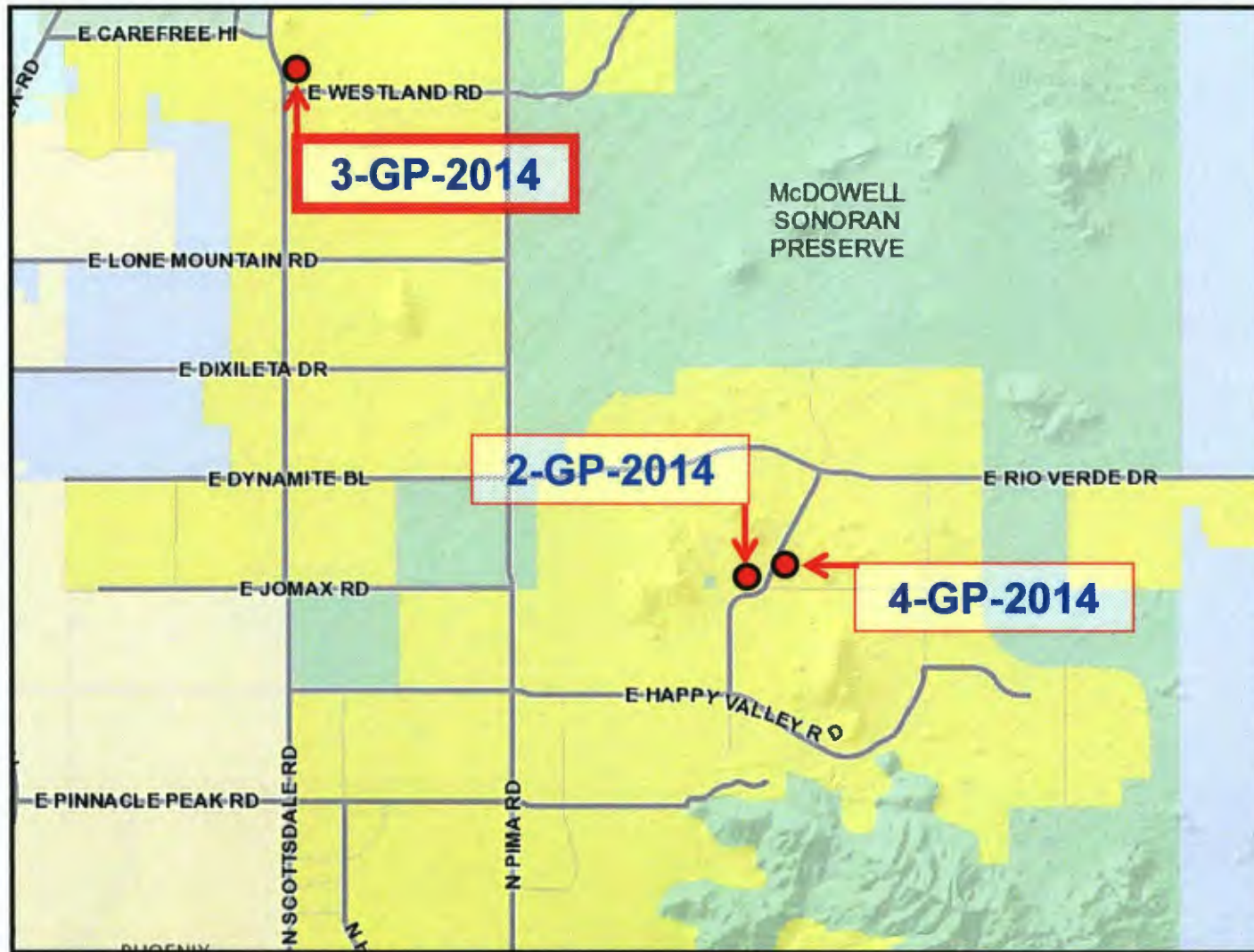
With no further business to discuss, the regular session of the Planning Commission adjourned at 7:02 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

3-GP-2014 / 10-ZN-2014 El Regalo

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests



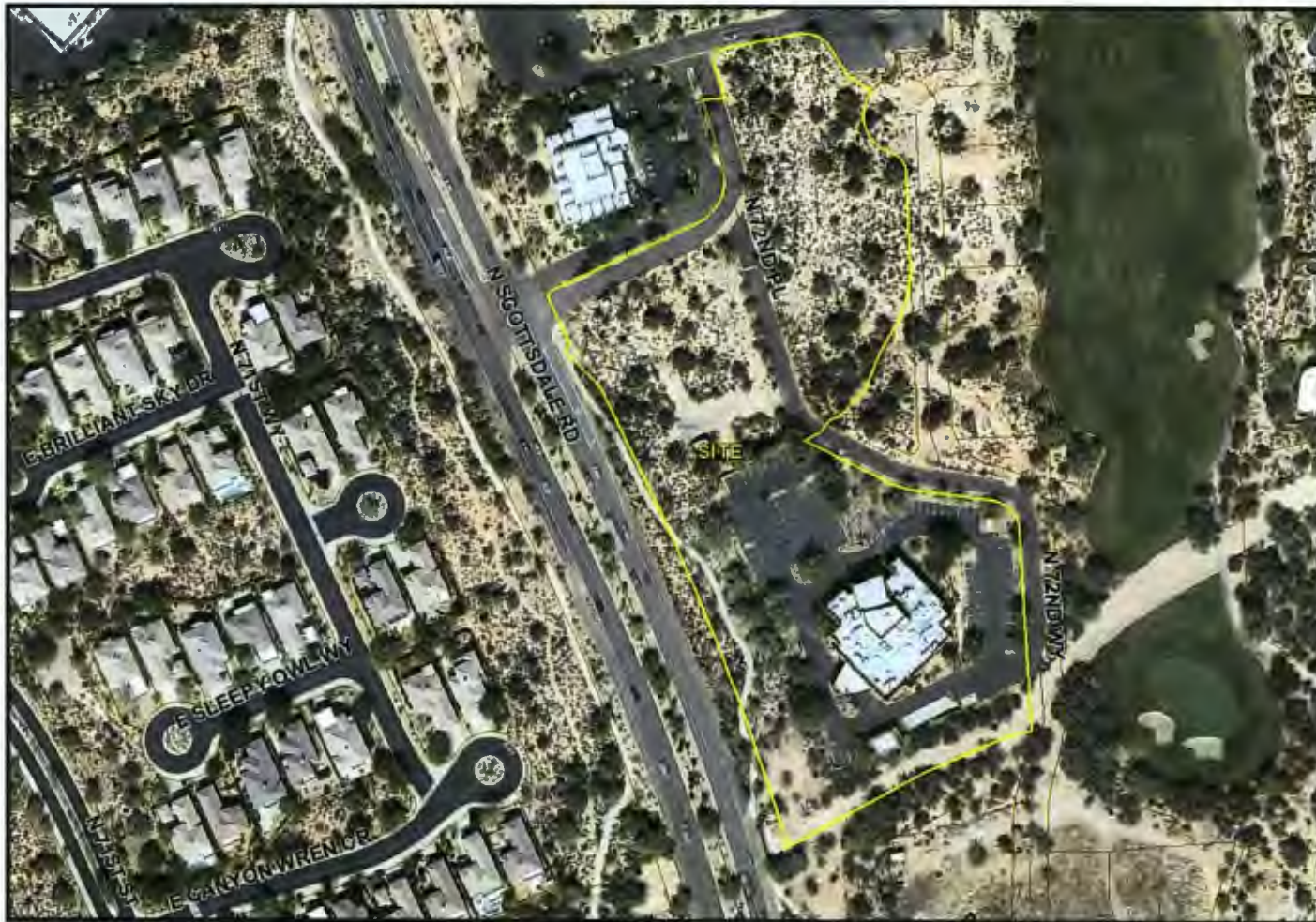
3-GP-2014: El Regalo



CONTEXT AERIAL

3-GP-2014

3-GP-2014: El Regalo



CLOSE AERIAL

3-GP-2014

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space Cultural/Institutional or Public Use					
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Commercial to
Suburban
Neighborhoods.

Applicants Request: 3-GP-2014

- Request for a major General Plan amendment to change the land use designation from Commercial to Suburban Neighborhoods on a 5.8 +/- acre site located north of the northeast corner of Scottsdale Road and Westland Drive.
- Companion Cases:
 - Rezoning: 10-ZN-2014

Applicants Request: 3-GP-2014

Existing Land Use Designation:
Commercial



Proposed Land Use Designation:
Suburban Neighborhoods



Land Use Map Legend



Applicant's Request:

A proposal for a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the Land Use designation from Commercial to Suburban Neighborhoods on a 5.8 +/- acre site.

Key Considerations

- Compatibility with the surrounding land uses (Suburban Neighborhoods, Commercial, and Developed Open Space).
 - Surrounding residential densities
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 - Applicant's commercial market study
- Scenic Corridor dedication

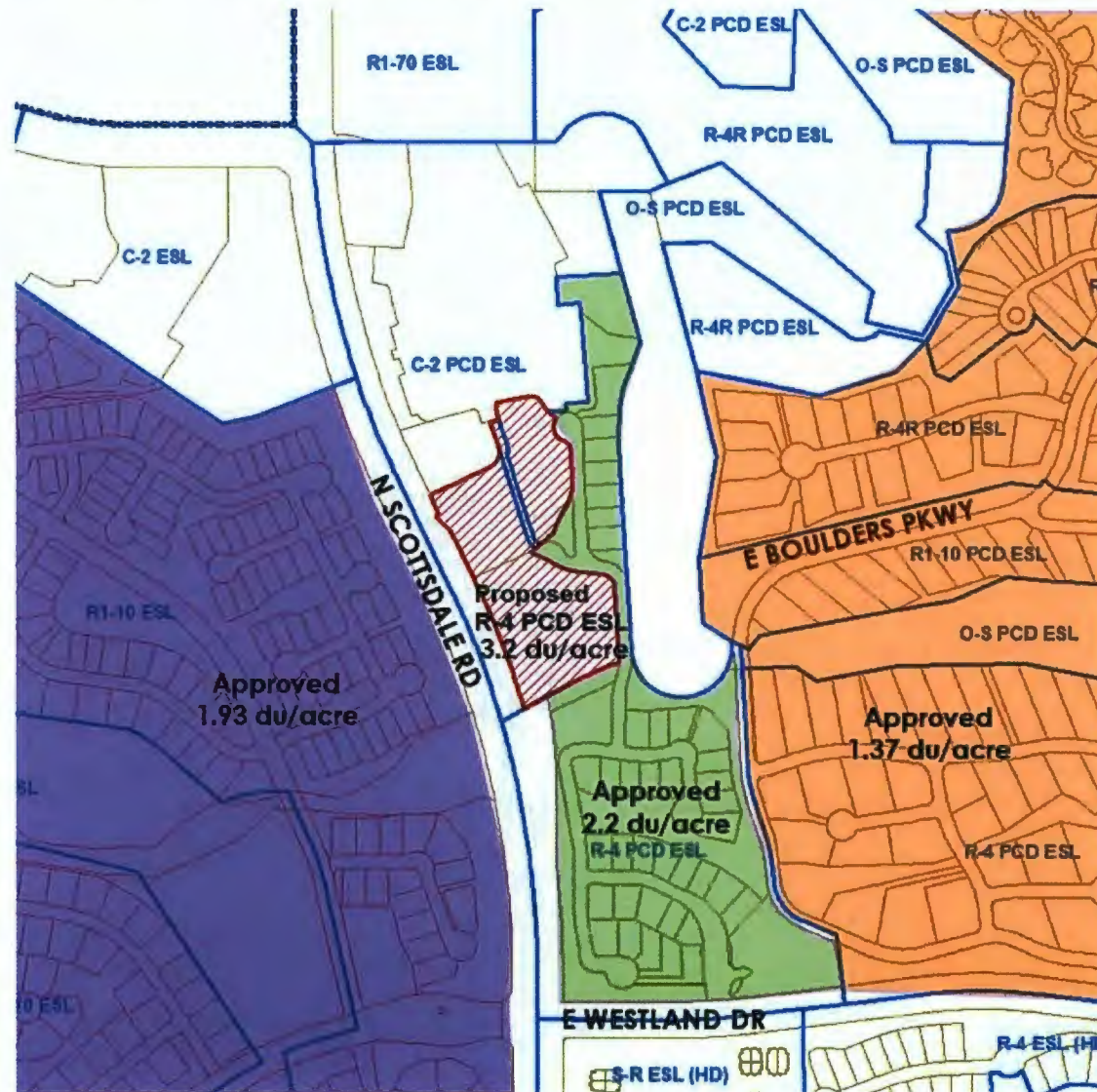
2001 General Plan Conceptual Land Use Map - CONTEXT



EXISTING LAND USE

3-GP-2014

Surrounding Residential Densities



Commercial Land Use

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY

LONE MOUNTAIN

DIXILETA

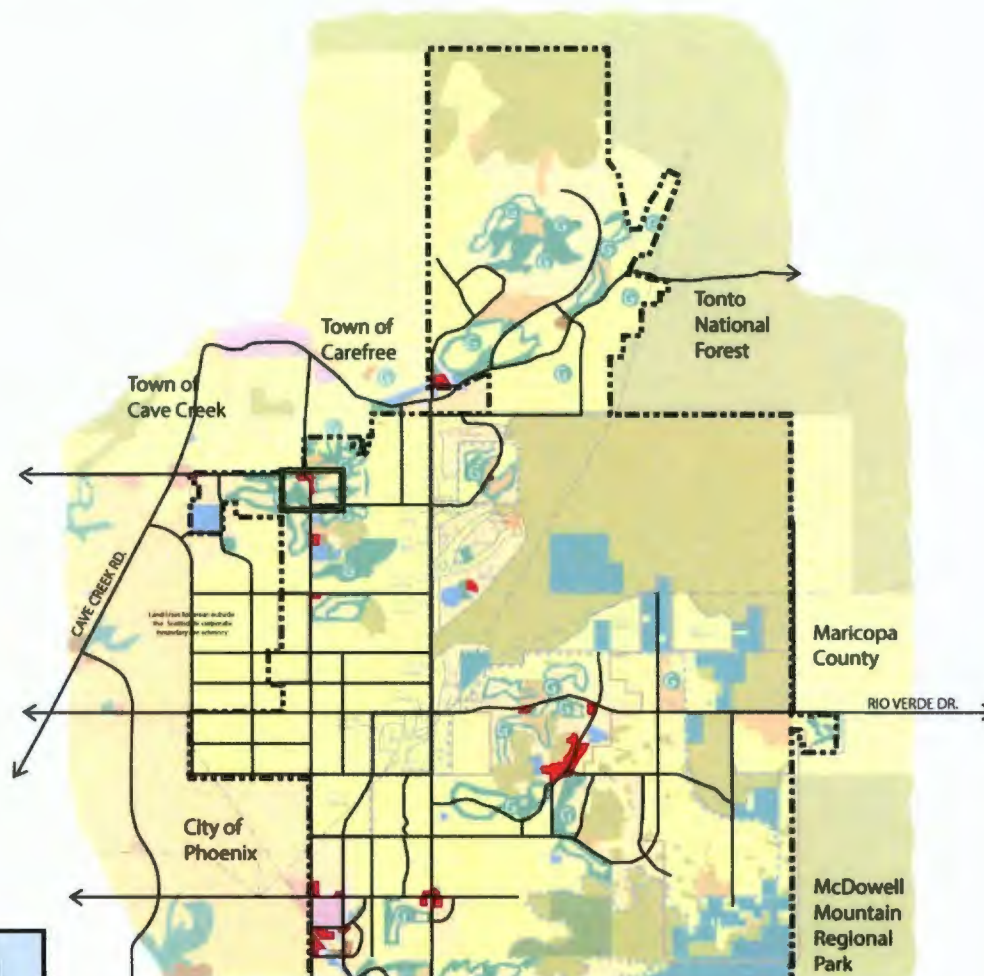
DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

DEER VALLEY



- North Area Commercial:
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:
5.8 +/- acres
- Reduction in North Area Commercial:
1.5%

Land Use & Market Study

- 2013 Citywide Land Use Assumptions Report
 - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2013
 - 4% (162+/- acres) projected as Suburban Neighborhoods
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 - Vacancy of commercial and employment space:
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Key Considerations



- Scenic Corridor Dedication – 50' minimum, 75' Average

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El Regalo

10-ZN-2014

City Council

December 1, 2014

Coordinator: Keith Niederer

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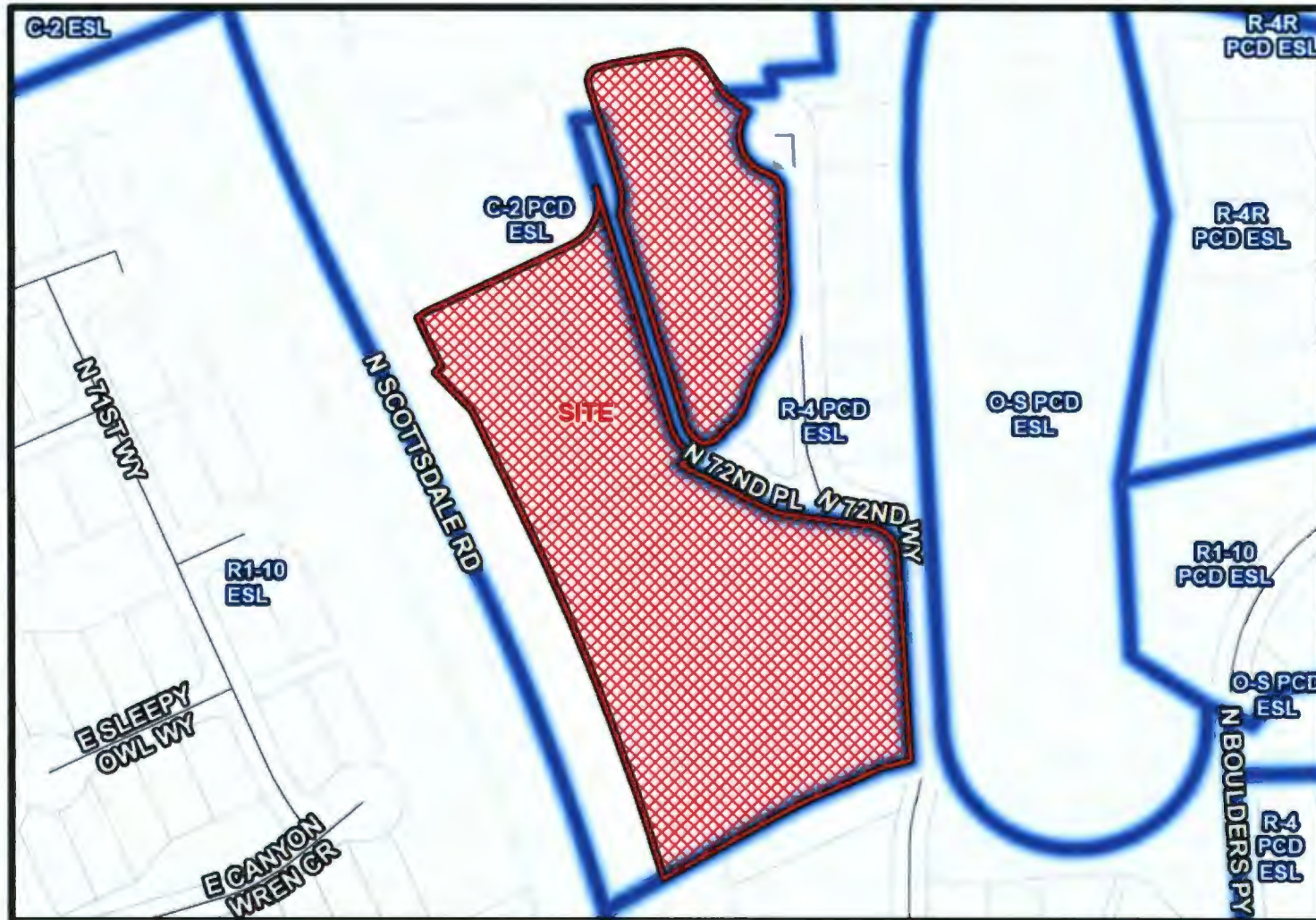
El Regalo



CLOSE AERIAL

10-ZN-2014

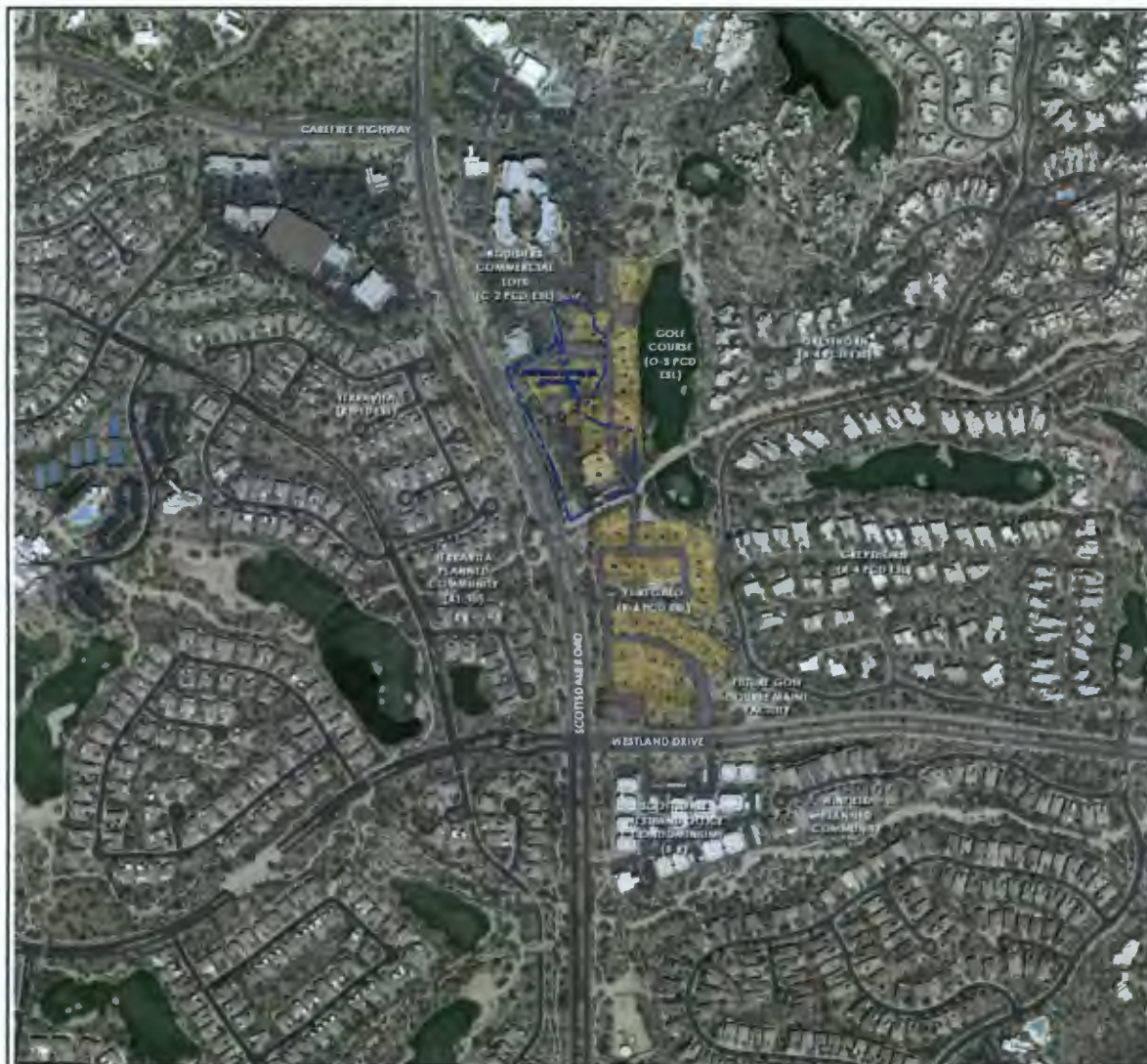
El Regalo



ZONING

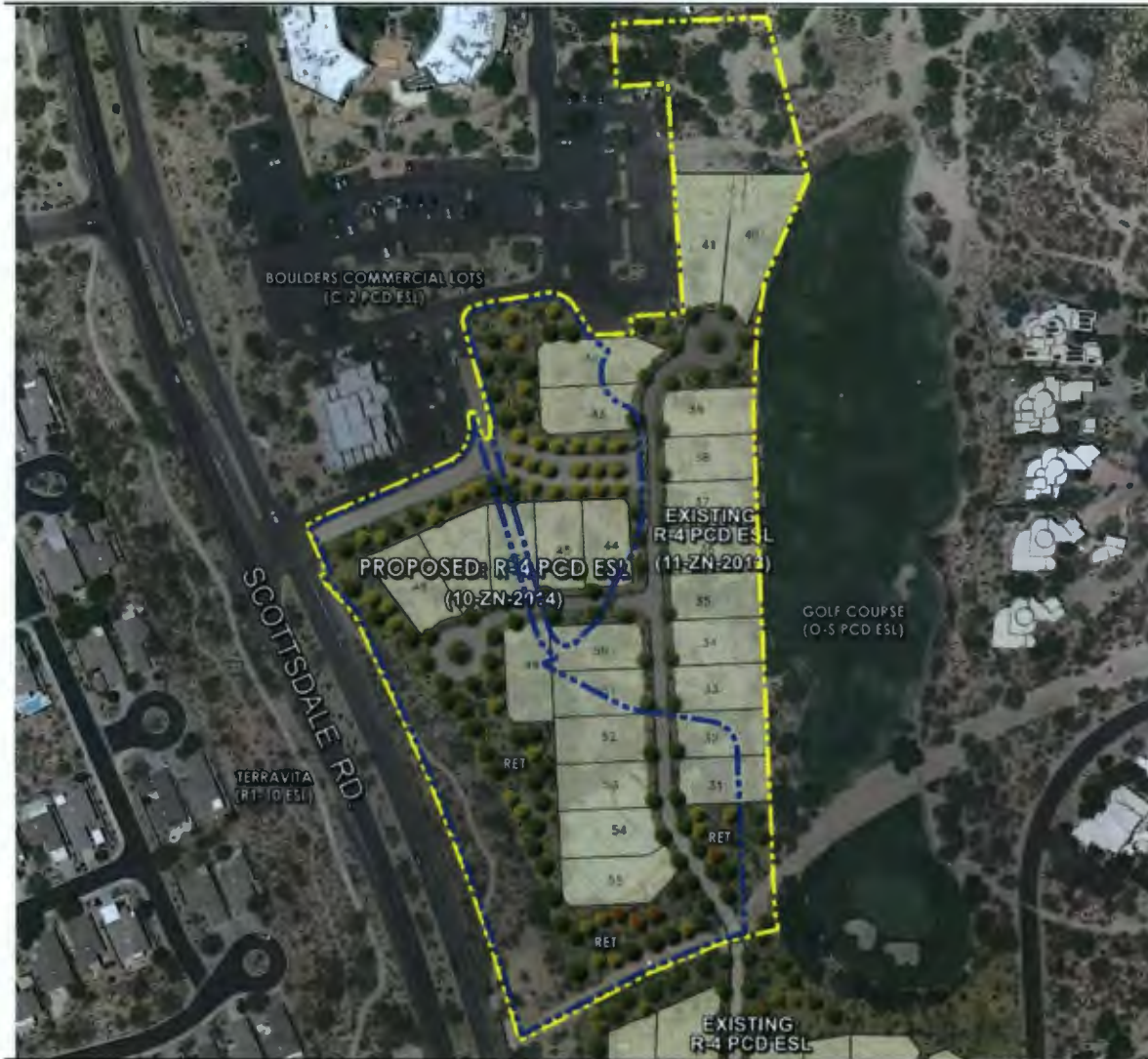
10-ZN-2014

El Regalo



CONTEXT AERIAL

El Regalo



SITE PLAN

El Regalo



CIRCULATION PLAN

Commission Recommendation

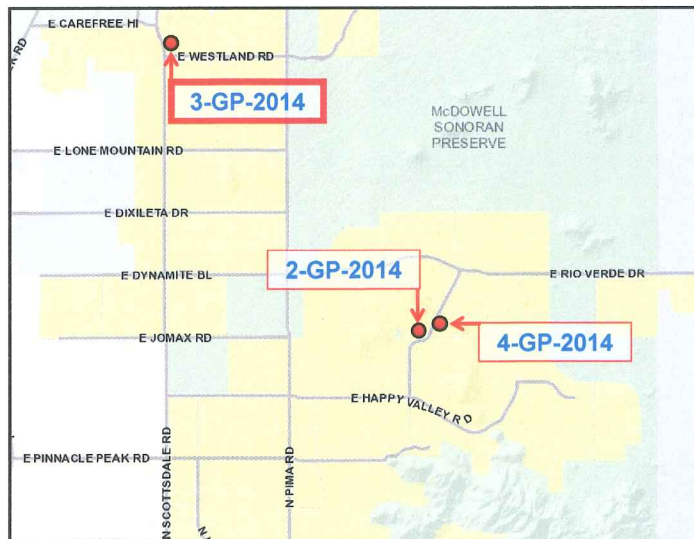
- Planning Commission Recommendation Hearing
 - Voted 6-0 for recommendation of approval.

Items 4 & 5

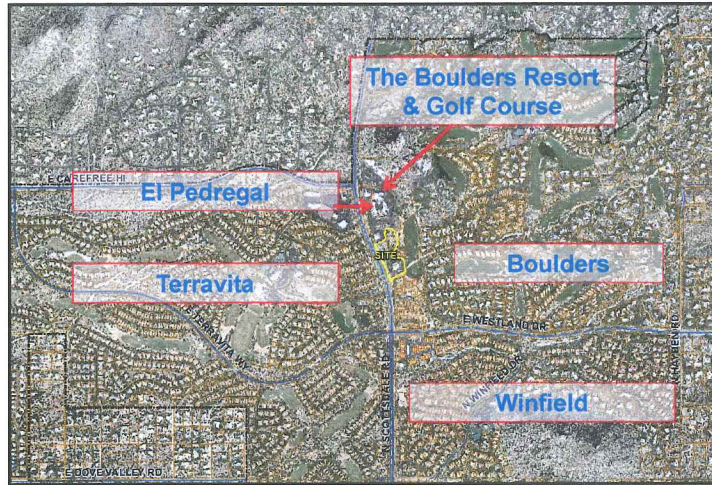
3-GP-2014 / 10-ZN-2014 El Regalo

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests



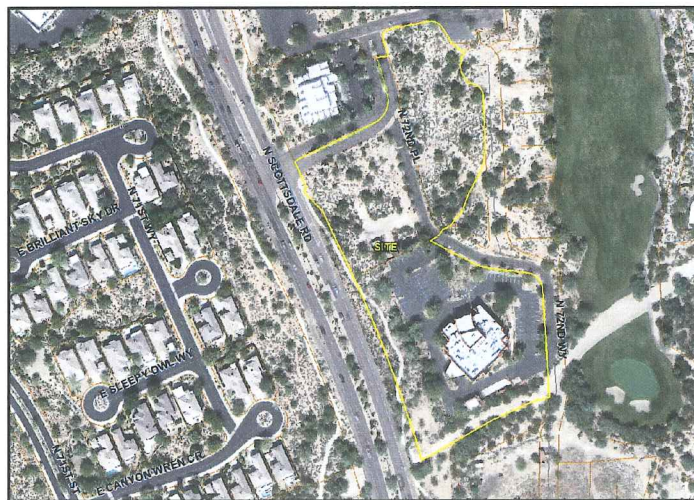
3-GP-2014: El Regalo



CONTEXT AERIAL

3-GP-2014

3-GP-2014: El Regalo



CLOSE AERIAL

3-GP-2014

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

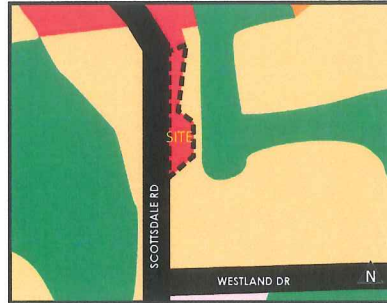
Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Commercial to
Suburban
Neighborhoods.

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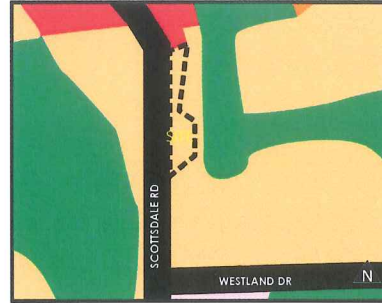
Existing Land Use Designation:
Commercial



Land Use Map Legend



Proposed Land Use Designation:
Suburban Neighborhoods



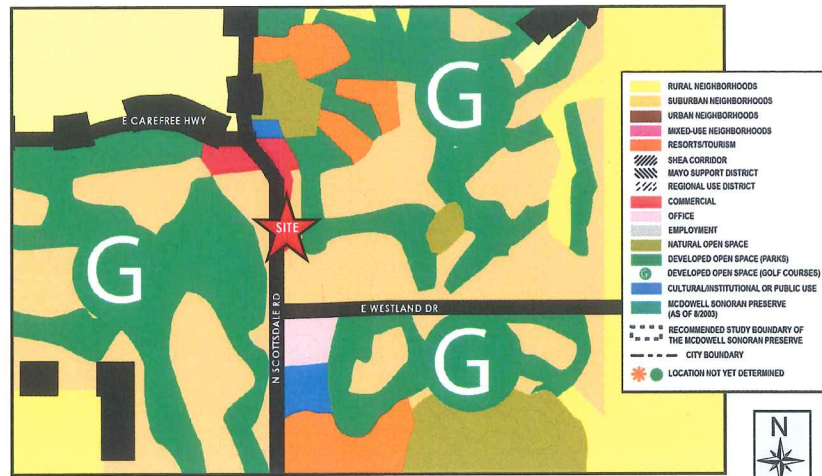
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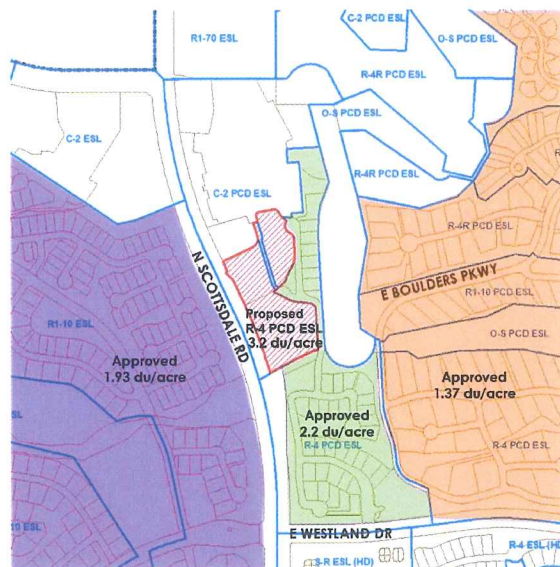
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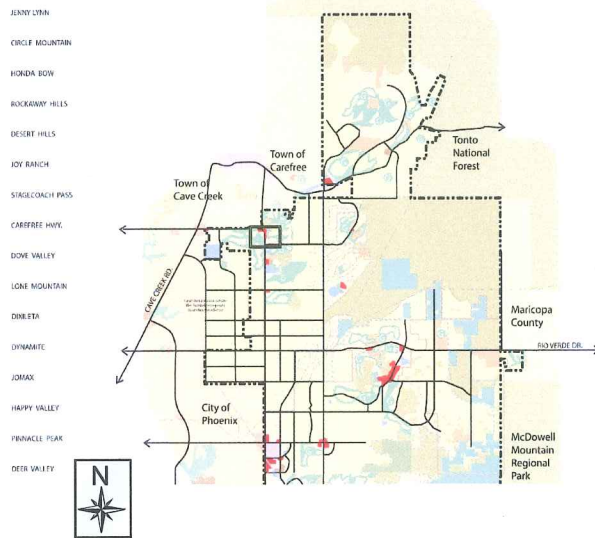
EXISTING LAND USE

3-GP-2014

Surrounding Residential Densities



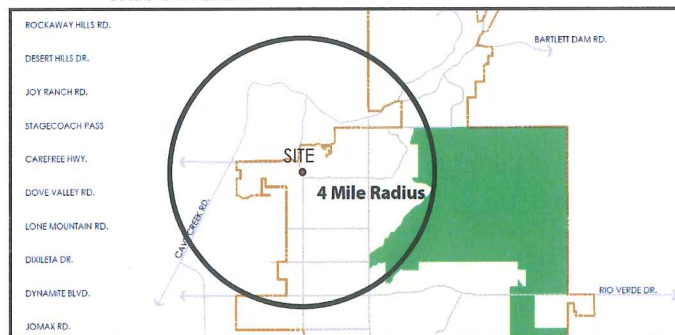
Commercial Land Use



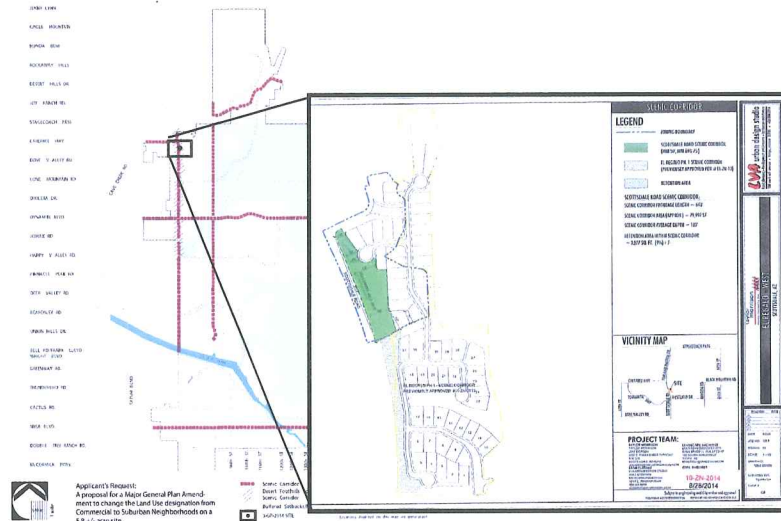
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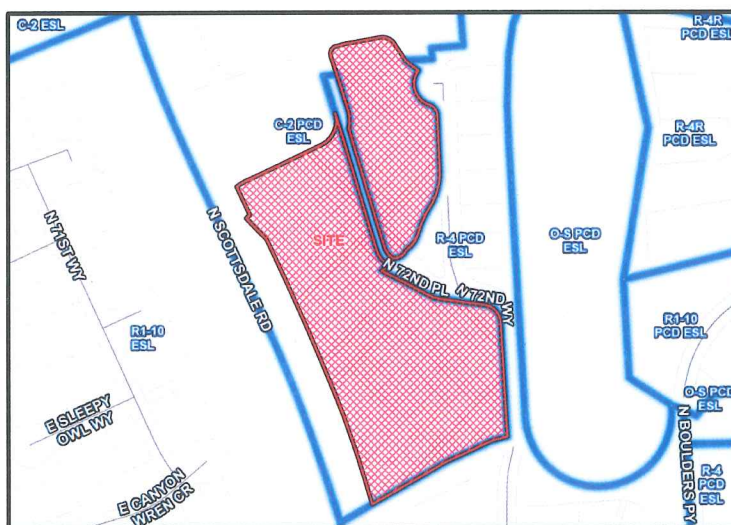
El Regalo



CLOSE AERIAL

10-ZN-2014

El Regalo



ZONING

10-ZN-2014

[illegible]

CONTEXT AERIAL

SCOTTSDALE RD

MAINLINE RD (D12N1611)

PROPOSED R4 PGD SM (D02N274)

EXISTING R4 PGD SL (M12N1701)

GOLF COURSE (D12N1611)

EXISTING R4 PGD SL

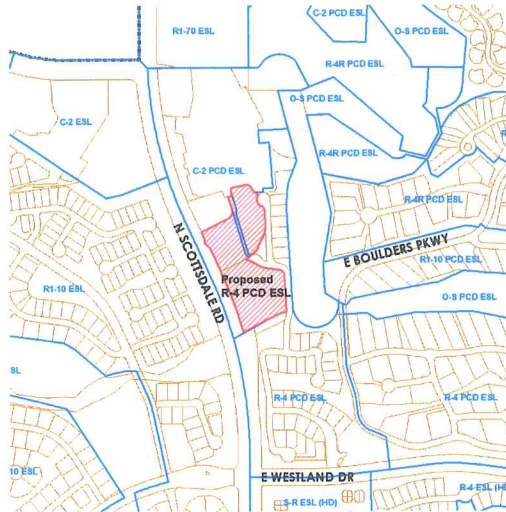
SITE PLAN

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CIRCULATION PLAN

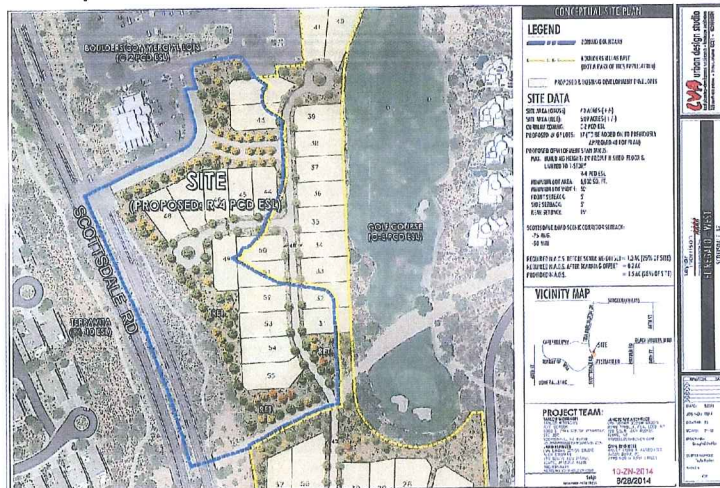
- Planning Commission Recommendation Hearing
- Voted 6-0 for recommendation of approval.

Existing Zoning



Applicants Proposal:
Zoning Map
Amendment from
C-2 PCD ESL to
R-4 PCD ESL

Proposed Site Plan



Site plan submitted with 10-ZN-2014

Commercial Land Use Definition



COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential uses to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.

OFFICE: The office designation includes a variety of office uses. Major offices have a residential scale and character, often in a campus setting. Major office uses generate less to moderate traffic, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building height and setbacks). Strict development and landscaping requirements will protect adjacent residential uses. Major offices include office and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

EMPLOYMENT: The employment category permits a range of employment uses from high manufacturing to high-tech and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

The following land uses include passive and active recreational areas, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

Page 72

Scottsdale 2001 General Plan

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Suburban Neighborhoods Land Use Definition



and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different intensities of development.

In the past, many master-planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable on a gross acreage basis to the densities shown on the Land Use map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be committed. Assembling of smaller properties to accommodate a larger master-planned community is still possible; however, such development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates in many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Channelling is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several equestrian developments permit horse control. South of the C & P Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.

SUBURBAN NEIGHBORHOODS: This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and is adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly

Page 70

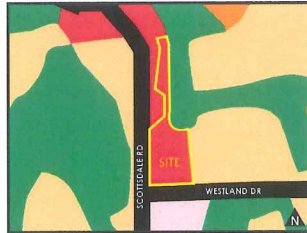
Scottsdale 2001 General Plan

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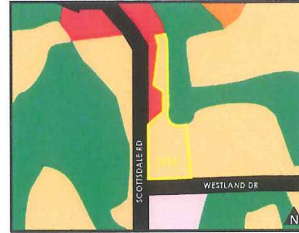
4-GP-2013 & 3-GP-2014

4-GP-2013

Existing Land Use Designation:
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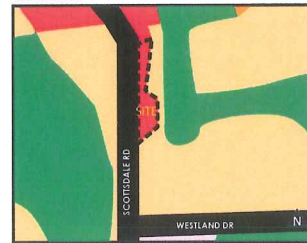


Proposed Land Use Designation:
Suburban Neighborhoods



3-GP-2014

Existing Land Use Designation:
Commercial



Proposed Land Use Designation:
Suburban Neighborhoods

