

# CITY COUNCIL REPORT



Meeting Date: September 12, 2017  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Asteria Highlands 2-ZN-2017

#### Request to consider the following:

1. Adopt Ordinance No. 4318 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) (+/- 7.29 acres) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) (+/- 32.8 acres) zoning on a +/- 40-acre site located at the southwest corner of N. 128th Street and E. Alameda Road.

#### Goal/Purpose of Request

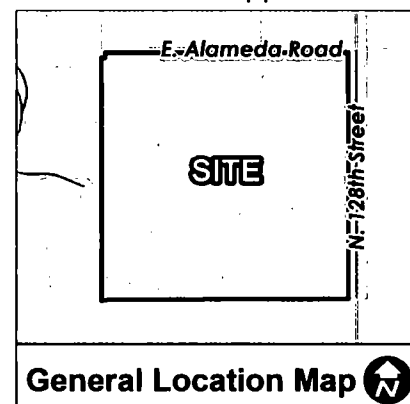
The applicant's request is to rezone to establish a 31-lot single family subdivision with the larger lots (R1-70 ESL) on the northern portion of the property. The owner is proposing additional Natural Area Open Space (NAOS) over the required amount with most of the proposed NAOS areas in tracts.

#### Key Items for Consideration

- Density increase from 13 lots to 31 lots proposed
- Significant areas of NAOS in tracts
- An average 50-foot wide Desert Scenic Roadway buffer along E. Alameda Road.
- 100-foot wide Scenic Corridor along N. 128<sup>th</sup> Street
- Preserving washes
- Amended Development Standards are proposed which will require Development Review Board approval.
- Planning Commission heard this case on August 9, 2017 and recommended approval with a vote of 6-0.

## OWNER

Gbd 40 LLC  
(480) 385-2753



## APPLICANT CONTACT

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Michele Hammond  
Berry Riddell  
(480) 385-2727

## LOCATION

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E TIARA ESTATES DR / N 128TH ST ( Corner)

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods category. This category typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

### Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

### Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The property has had R1-130 zoning since annexation in 1983 (Ordinance 1611). The ESL zoning overlay district is intended to identify and protect environmentally sensitive features. Under the existing R1-130 ESL zoning, up to 13 homes can be built. Currently, a platted subdivision of 13 lots, Tiara Estates, has been recorded on this property.

### Context

The subject property is located at the southwest corner of E. Alameda Road and N. 128<sup>th</sup> Street. In December 2014, Cavalliere Ranch was rezoned to Planned Community District, Environmentally Sensitive Lands with R1-18 ESL, R1-43 ESL, R1-35 ESL, and R1-70 ESL zoning (overall .96 du/ac on 461.73 acres). In December 2012, the portions of Sereno Canyon adjacent to this property were rezoned to Resort/Townhouse Residential district, Environmentally Sensitive Lands (R-4R ESL) (overall 2.2 du/ac on 132 acres). Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Vacant land zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- South: Vacant land zoned Resort/Townhouse Residential, Environmentally Sensitive Lands

- (R-4R ESL).
- East: Vacant land zoned Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL, R1-43 PCD ESL).
- West: Vacant land zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL).

**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Dynamite Character Area Plan  
Zoning Ordinance

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**APPLICANTS PROPOSAL**

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**Development Information**

The development proposal is to rezone the property's density from 13 lots to 31 lots with four larger lots along the north side of the property. Much of the NAOS will be protected in common area tracts and the washes preserved.

- Existing Use: Undeveloped/Platted subdivision (13 lots)
- Proposed Use: 31 lot single family residential subdivision
- Parcel Size: 40.08 acres gross / 38.40 acres net
- Building Height Allowed: 24-feet from natural grade
- Building Height Proposed: 24-feet from natural grade
- NAOS Required: 14.07 acres
- NAOS Provided: 14.69 acres (mainly in tracts)
- Density Currently Allowed: 13 lots (.32 du/ac)
- Density Proposed: 31 Lots proposed (total .77 dwelling units per acre)  
R1-70 ESL: .55 dwelling units per acre (4 lots)  
R1-35 ESL: .82 dwelling units per acre (27 lots)

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**IMPACT ANALYSIS**

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**Land Use**

The proposed zoning designations of Single-Family Residential, Environmentally Sensitive Lands (R1-70 ESL and R1-35 ESL) will allow for 31 dwelling units. The site plan has been designed to preserve the natural washes. The proposal is consistent with Storyrock subdivision (formerly Cavalliere Ranch) to the east and Sereno Canyon to the south and west in terms of density, lot size and zoning. The developer will be requesting amended development standards for lot size and setbacks from the Development Review Board for the proposed subdivision. The proposed R1-70 ESL zoning district is located on the northern portion of the property. This area is adjacent to the existing R1-130 ESL properties located on the north side of E. Alameda Road.

<b>Development Standards</b>	Existing R1-130 ESL with Amended Development Standards	Proposed R1-70 ESL portion of site (Amended Standards if approved by the DRB)	Proposed R1-35 ESL portion of site (Amended Standards if approved by the DRB)
<b>Density (du/ac)</b>	.32 (13 lots)	.55 (4 lots)	.82 (27 lots)
<b>Minimum Lot size</b>	97,500 square feet	52,500 square feet	26,250 square feet
<b>Minimum Lot width</b>	150 feet	187.5 feet	101.25 feet
<b>Minimum Front yard setback</b>	45 feet	45 feet	30 feet
<b>Minimum Side yard setback</b>	22.5 feet	22.5 feet	11.25 feet
<b>Minimum Rear yard setback</b>	45 feet	45 feet	26.25 feet

**Traffic/Trails**

The proposed zoning district map amendment is anticipated to generate 296 daily vehicle trips compared to the current zoning which anticipated 124 daily vehicle trips. The developer will be constructing street improvements along their frontage on N. 128<sup>th</sup> Street north to E. Ranch Gate Road and along their frontage on E. Alameda Road. The developer will construct an 8-foot wide non-paved trail along the N. 128<sup>th</sup> Street frontage within the Scenic Corridor easement.

**Water/Sewer**

The developer is responsible for constructing new water and sewer service infrastructure to serve the site, and there are not anticipated impacts.

**Public Safety**

The nearest fire station is located at 27777 N. Alma School Parkway, approximately 4.5 miles to the west. The subject site is served by Police District 4, Beat 20. The proposed development is not anticipated to have a negative impact on public safety services.

**School District Comments/Review**

The Cave Creek Unified School District has confirmed that their school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

### **Open Space**

The development is required to dedicate 14.07 acres of Natural Area Open Space. The former Tiara Estates subdivision on the subject site proposed 17.73 acres of Natural Area Open Space which was mostly contained within the 13 lots. This proposal includes 14.69 acres to be dedicated NAOS which will be located mainly in tracts. Tract NAOS generally provides a higher level of protection than on-lot NAOS, as it is often guarded by the Homeowner's Association.

A 100-foot-wide Scenic Corridor is being proposed along N. 128<sup>th</sup> Street and an average 50-foot-wide Desert Scenic Roadway landscape buffer is being proposed along E. Alameda Road.

### **Community Involvement**

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site and a Project Under Consideration sign was posted on the site on January 6, 2017.

The Open House meeting was held on January 19, 2017 at the Four Seasons Resort at 10600 E. Crescent Moon Drive. Two people attended the Open House meeting. The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Planning Commission hearing date, time and location.

The applicant has posted a sign on the subject property with the hearing date, time and location.

Staff has received correspondence on a legal protest regarding this case which was filed before the case was submitted. The state statute amending the legal protest requirements has gone into effect August 9, 2017. Any existing or new legal protest must meet these requirements. Staff also received correspondence from an adjacent property owner stating concerns on the proposed rezoning request.

### **Community Impact**

The proposed rezoning maintains the maximum overall rural neighborhoods density less than one unit to the acre as outlined in the Land Use Element of the General Plan and the Dynamite Character Area Plan. The project will be providing more NAOS than what is required (.62 acres in excess) contained mostly within tracts, preserving washes and boulder features within NAOS and boulder easements, and providing Desert Scenic Roadway buffer setback adjacent E. Alameda and Scenic Corridor with a trail adjacent to N. 128<sup>th</sup> Street.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission**

Planning Commission heard this case on August 9, 2017 and recommended approval with a vote of 6-0.

## **RECOMMENDATION**

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### **Recommended Approach:**

1. Adopt Ordinance No. 4318 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) (+/- 7.29 acres) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) (+/- 32.8 acres) zoning on a +/- 40-acre site located at the southwest corner of N. 128th Street and E. Alameda Road.

## **RESPONSIBLE DEPARTMENT(S)**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT(S)**

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Doris McClay

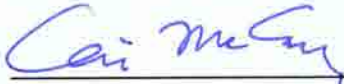
Planner

480-312-4214

E-mail: [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov)

**APPROVED BY**

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Doris McClay, Report Author

8/17/17

Date



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

8/28/2017

Date



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

8/28/17

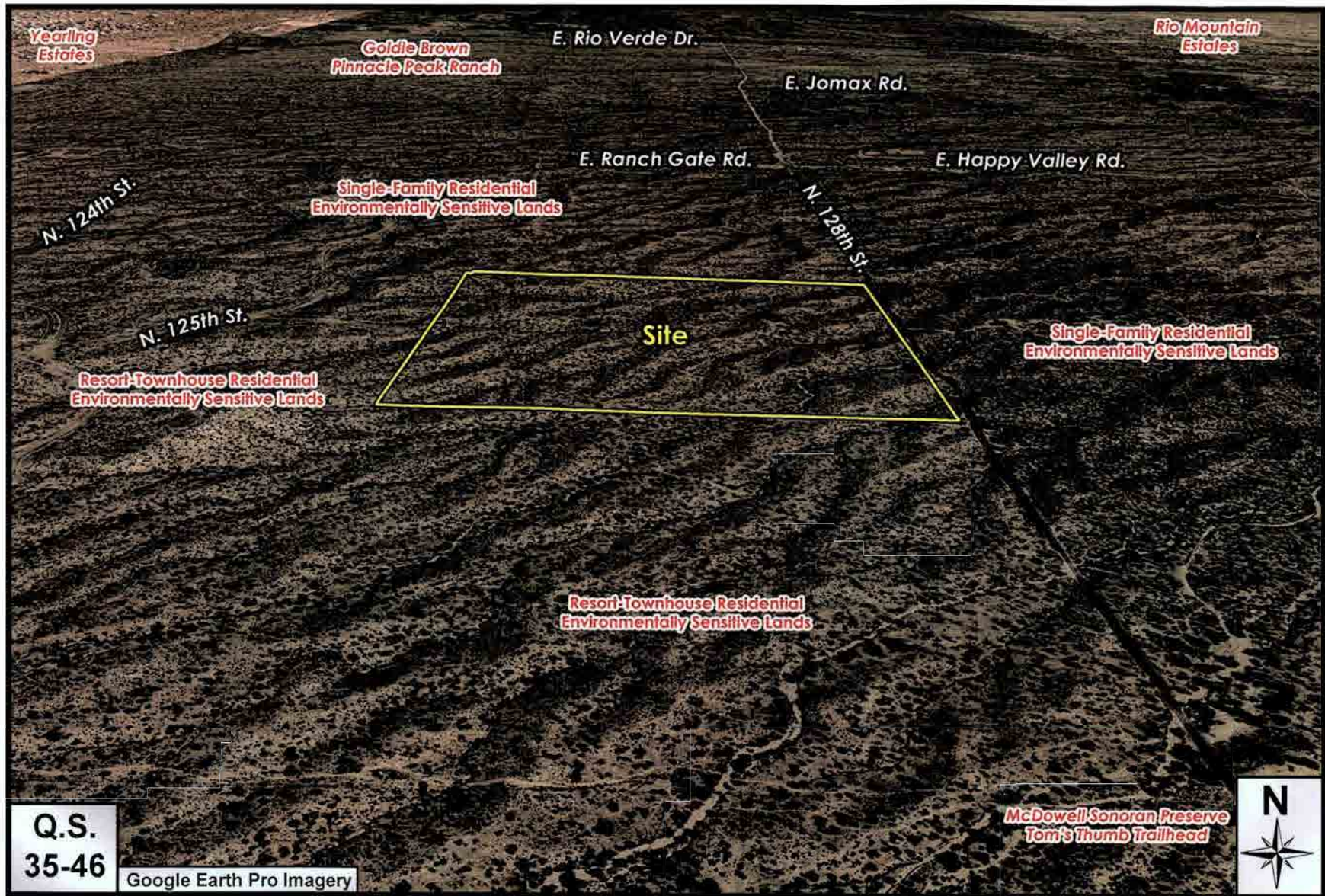
Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4318
  - Exhibit 1: Stipulations
  - Exhibit A to Exhibit 1: Subdivision Plan
  - Exhibit 2: Zoning Map
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Current Zoning Map
7. Proposed Natural Area Open Space Plan
8. Traffic Impact Summary
9. Citizen Involvement
10. City Notification Map
11. August 9, 2017 Planning Commission minutes



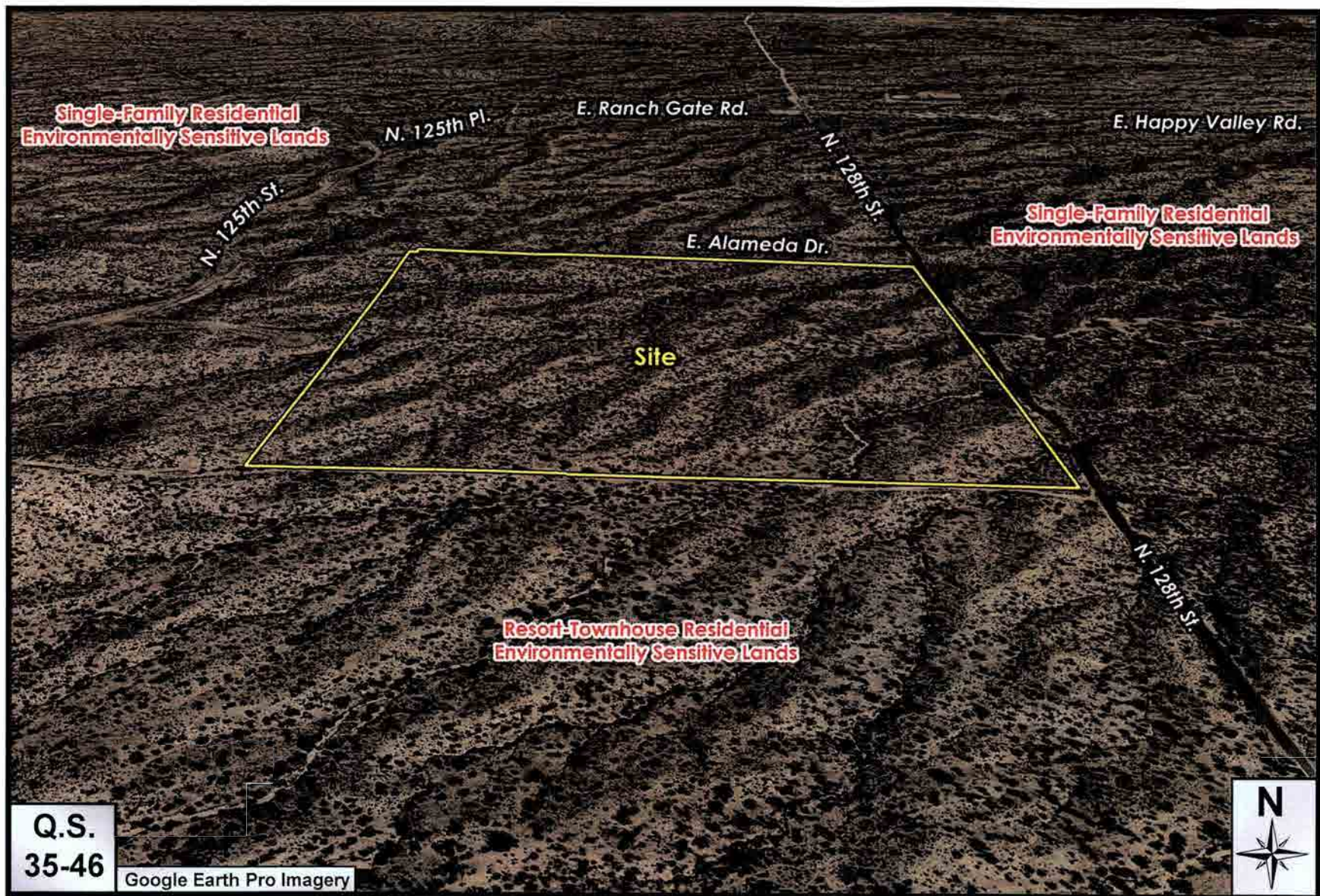


**2-ZN-2017**

**Asteria Highlands**

**ATTACHMENT 1**





Q.S.  
35-46

Google Earth Pro Imagery

**2-ZN-2017**

**Asteria Highlands**

ATTACHMENT 1A

ORDINANCE NO. 4318

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. 2-ZN-2017 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-130 ESL) ZONING TO SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-70 ESL) (+/- 7.29 ACRES) AND SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-35 ESL) (+/- 32.8 ACRES) ZONING ON A +/- 40 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF N. 128TH ST. AND E. ALAMEDA RD.

WHEREAS, the Planning Commission held a hearing on August 9, 2017;

WHEREAS, the City Council held a hearing on September 12, 2017; 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. 2-ZN-2017.

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 +/- 40 acre site located at the southwest corner of N. 128th Street and E. Alameda 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 (R1-130 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) (+/- 7.29 acres) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) (+/- 32.8 acres) 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 \_\_\_\_ of \_\_\_\_, 2017.

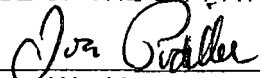
ATTEST:

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:

### Asteria Highlands

**Case Number: 2-ZN-2017**

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

#### **CHANGES AFTER PLANNING COMMISSION IN BOLD CAPITAL LETTERS AND STRIKE-THROUGHS**

#### **SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Kimley-Horn and with the city staff date of 6/5/17, 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. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Parcel	Gross Acres	Zoning	Proposed DU/AC	Propose # of Units / Lots	Max # of Units / Lots
Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units/Lots	Maximum # of Units / Lots
7.29 +/- acres	R1-70 ESL	.55	.55	4	4
32.80 +/- acres	R1-35 ESL	.82	1.04	27	27

3. **NATURAL AREA OPEN SPACE.** The development shall dedicate 14.69 acres of Natural Area Open Space. The final plat shall show the NAOS easements dedicated to the City.
4. **BOULDER EASEMENT.** The boulder feature on Lot 16 shall be protected in a boulder easement. The final plat shall show boulder easements dedicated to the City.
5. **LOTS ADJACENT TO LESS INTENSIVE ZONING.** Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s). The minimum lot width of a lot on the perimeter of the site shall not be reduced by amended development standards.
6. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.

**INFRASTRUCTURE AND DEDICATIONS**

7. 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 have provided 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
North 128 <sup>th</sup> Street	Minor Collector Rural ESL	40-foot half-street width ESL Road	Construct full west side half street cross section and modified east side half street cross section from Ranch Gate Rd. to southern property line	a.1, a.2, a.3, a.4
East Alameda Road	Local Residential	20-foot width along the south side of the existing Alameda alignment ESL Road	Construct half street improvements with <del>curb, gutter, sidewalk, pavement</del> <b>EMERGENCY ACCESS STANDARDS</b>	<del>a.5, a.8</del> <b>A.6</b>
Internal Street Private Tract	Local Residential Rural ESL	40-foot (full width) in tracts	Curb, gutter, sidewalk, pavement	<del>a.7</del> <b>A.5</b>

a. 1 Construct a non-paved trail along the site frontage, minimum 8-feet wide, contained within an associated Public Non-Motorized Access Easement (PNMAE) dedicated to the City by the owner.

a.2 As half street improvements must be based upon a full width engineered roadway design at full pavement depth from Ranch Gate to the south property line, full west half street improvements will be required along with a new pavement section on east half due to half street constructability issues with current roadway grades from south property line to Ranch Gate; a temporary median area may be provided: **UNLESS PREVIOUSLY CONSTRUCTED.**

a.3 North 128<sup>th</sup> Street at site entrance a deceleration lane required.

a.4 North 128<sup>th</sup> Street at site entrance a north bound left turn lane required.

~~a.5 East Alameda Road half street improvements with a minimum pavement width of 20 feet.~~

~~a.6 The street cross section includes 6 foot wide compacted shoulders along both sides of the street.~~

~~a.7~~ **A.5** Any proposed one-way street section adjacent to medians shall provide 20 feet of pavement width, excluding curb and gutter

~~a.8~~ **A.6** Alignment required across North 128<sup>th</sup> Street.

8. 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.

9. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along N. 128<sup>th</sup> Street shall be a minimum of 100 feet, measured from right-of-way. 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.

10. DESERT SCENIC ROADWAY SETBACKS LOCATION. The Desert Scenic Roadway setback width along E. Alameda Road shall be a minimum of 30 feet with an average of 50 feet, measured from right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.



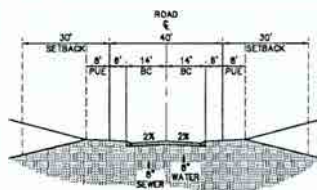
# LEGEND

PROPERTY/LOT LINE	PUE	PUBLIC UTILITY EASEMENT
PROPOSED EASEMENT	P/W	RIGHT-OF-WAY
EXISTING EASEMENT	BC	BACK OF CURB
PROPOSED WATER LINE	TYP.	TYPICAL
EXISTING WATER LINE	EVAC	EMERGENCY VEHICLE ACCESS EASEMENT
PROPOSED STORM DRAIN	AE	ACCESS EASEMENT
PROPOSED SHALE	DE	DRAINAGE EASEMENT
PROPOSED RIGHT-OF-WAY	SE	SEWER EASEMENT
PROPOSED SEWER LINE	B/SI	BUILDING SETBACK
EXISTING SEWER LINE	CFS	CUBIC FEET PER SECOND
PROPOSED CENTERLINE	±80.2	PAYMENT SPOT ELEVATION AT FINISHED GRADE
BUILDING SETBACK	FL	FLOW LINE
100-YEAR INUNDATION LIMITS (CONSTRUCTION DEVELOPE)	EG	EXISTING GRADE
100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION	10	SLOPE AT FINISHED GRADE
NAOS REVEGETATED EXTENTS		PROPOSED LOT NUMBERS
NAOS UNDISTURBED EXTENTS		
PROPOSED SURVEY MONUMENT		
PROPOSED FIRE HYDRANT		

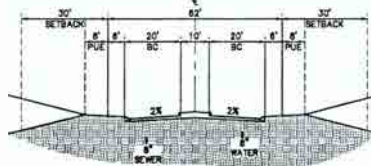
## LOT AND TRACT AREAS

LOT/TRACT	AREA
LOT 1	53329.71
LOT 2	32500.86
LOT 3	32500.14
LOT 4	52506.15
LOT 5	27184.78
LOT 6	26267.18
LOT 7	28273.43
LOT 8	28891.05
LOT 9	28878.00
LOT 10	27888.78
LOT 11	28492.95
LOT 12	27759.23
LOT 13	27589.47
LOT 14	27865.88
LOT 15	32402.15
LOT 16	28273.47
LOT 17	27217.83
LOT 18	28340.02
LOT 19	27332.29
LOT 20	26286.27
LOT 21	26286.27

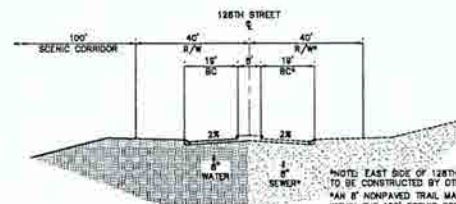
LOT/TRACT	AREA
LOT 22	28250.00
LOT 23	29370.52
LOT 24	28291.10
LOT 25	28350.87
LOT 26	28829.85
LOT 27	27171.11
LOT 28	28539.07
LOT 29	28250.06
LOT 30	28963.91
LOT 31	28343.31
TRACT A	3322.51
TRACT B	31595.81
TRACT C	22184.56
TRACT D	131782.10
TRACT E	140923.05
TRACT F	99300.12



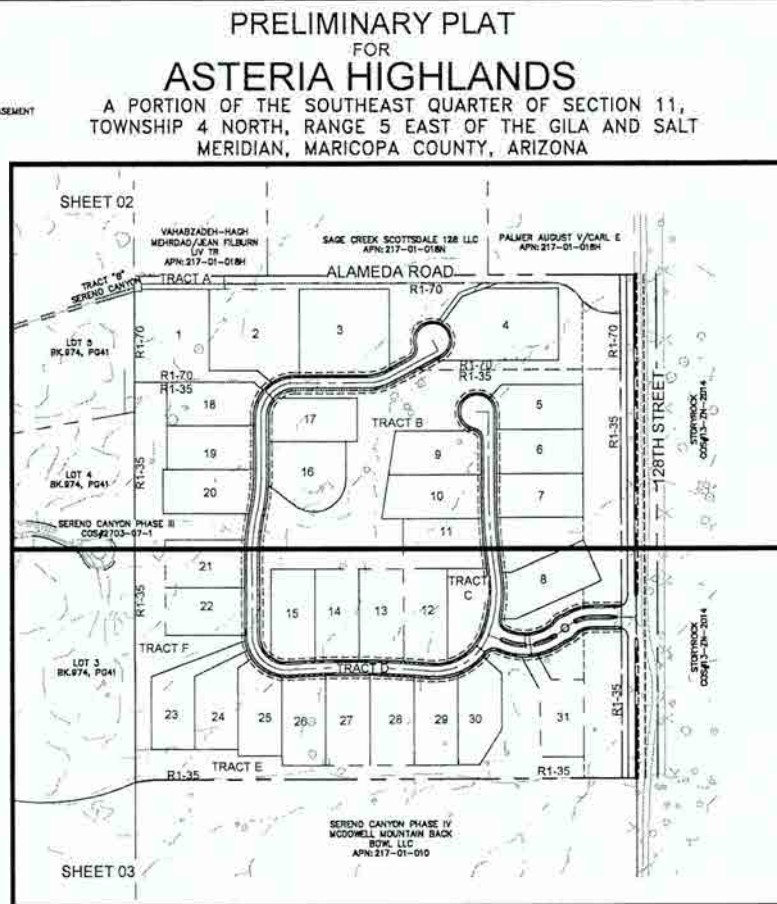
TYPICAL STREET SECTION  
(N.T.S.)



TYPICAL STREET WITH MEDIAN SECTION  
(N.T.S.)



TYPICAL 128TH STREET SECTION  
(N.T.S.)



## PRELIMINARY PLAT FOR ASTERIA HIGHLANDS

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

### ENGINEER

KIMLEY-HORN & ASSOCIATES  
7740 N. 18TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
TELEPHONE (602) 371-4533  
CONTACT: CURTIS BROWN, P.E.

### UTILITIES

CITY OF SCOTTSDALE  
SEWER  
ELECTRIC  
TELEPHONE  
CABLE T.V.  
SOUTHWEST GAS

### SURVEYOR

SURVEY INNOVATION GROUP INC.  
7301 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
TELEPHONE (480) 922-0780  
CONTACT: ERIC SUTERMAN, P.L.S.

### SITE DATA

GROSS AREA 40.08 AC  
NET AREA 38.40 AC  
TOTAL NUMBER OF LOTS 31  
DB 45-56  
TYPICAL LOT SIZE N/A  
MINIMUM LOT AREA 25,250 S.F.  
MAXIMUM LOT AREA 53,330 S.F.  
DENSITY 0.77 DU/AC

### BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST  
QUARTER OF SECTION 11, TOWNSHIP 4  
NORTH, RANGE 5 EAST OF THE GILA  
AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA, SAG LINE BEARS  
N00°04'54"W, A DISTANCE OF 2842.18'.

### BENCHMARK

A GENERAL LAND OFFICE BRASS CAP,  
DATED 1919, MARKING THE EAST  
QUARTER CORNER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 5 EAST.  
ELEVATION=2895.816 NAVD83

### FLOOD INFORMATION

MAP	DATE OF MAP	FIRM ZONE	BASE FLOOD ELEVATION
#0401301335M	11/03/2015	"0"	N/A

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

### FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'8"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DSRPM 8-1.502
- THE FIRE LINE SURFACE SHALL BE SUITABLE  
FOR ALL-WEATHER USE, WITH A MINIMUM  
LOADING DESIGN OF 83,000 LB. GROSS VEHICLE  
WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
MARICOPA,  
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 13, INCLUSIVE, AND TRACTS A THROUGH G, INCLUSIVE, TARA  
ESTATES, ACCORDING TO BOOK 1028 OF MAPS, PAGE 11 AND BOOK 1037 OF  
MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO.  
2009-0278773, RECORDS OF MARICOPA COUNTY, ARIZONA.

### COS RELATIVE CASE NUMBERS

4938-07-2  
77-UP-2028  
179-SA-2003  
9-PP-2007



### VICINITY MAP

N.T.S.

### SHEET INDEX

SHEET NO.	TITLE
01-03	PRELIMINARY PLAT COVER

### OWNER/DEVELOPER

SCOTTSDALE 128TH ST HOLDINGS LLC  
2375 E DAMELBACK ROAD  
PHOENIX, ARIZONA 85018  
TELEPHONE (602) 385-4011  
CONTACT: BILL CHOFFET

### ZONING

Existing Zoning R-150(15)

Proposed Zoning	Lot Count	Density
R-150	7.20	8 0.35
R-150	21.81	27 0.82
Overall Density	40.09	31 0.77

### SETBACK TABLE

FRONT	REAR	SIDE
30 FT	25 FT	15 FT

### NAOS DEDICATION

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

REQUIRED NAOS: 14,679 AC.  
PROPOSED NAOS: 14,889 AC.  
FOR LOT NAOS PROVIDED ON FINAL  
PLAT AND FINAL NAOS DEDICATE, PER  
LOT NAOS FOR REFERENCE ONLY.  
NAOS REQUIRED IS FOR WHOLE  
PROJECT NOT PER LOT BASIS.

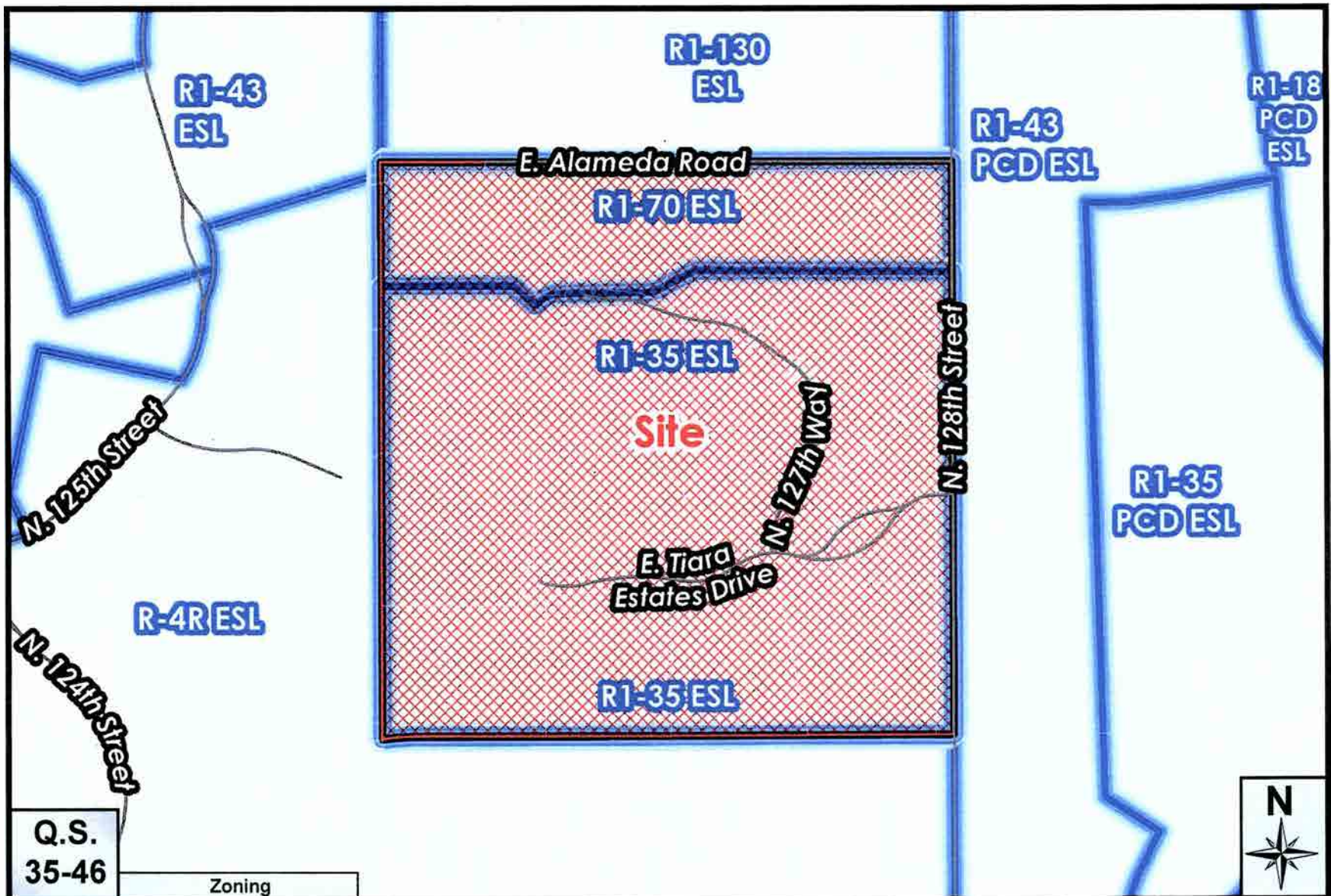
**Kimley-Horn**  
© 2017 Kimley-Horn & Associates, Inc.  
7142 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 844-1500  
DATE: 6/22/2017  
PROJECT NO.: 17-037  
SCALE: 1"=40'-0"  
DRAWN BY: CH  
CHECKED BY: CH  
DATE: 6/22/2017  
ASTERIA HIGHLANDS  
PRELIMINARY PLAT COVER AND NOTES  
SCOTTSDALE, ARIZONA



PROJECT NO.  
291102002  
DRAWING NAME  
102002PP-CV.DWG

01 of 03





**2-ZN-2017**

Ordinance No. 4318  
Exhibit 2  
Page 1 of 1

**Asteria Highlands**

## **Additional Information for:**

### **Asteria Highlands**

### **Case: 2-ZN-2017**

#### **PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **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 and buffered parkways,
  - 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. walls adjacent to NAOS, and
  - h. signage
3. **DRAINAGE REPORT.** In the required drainage report, the owner shall address:

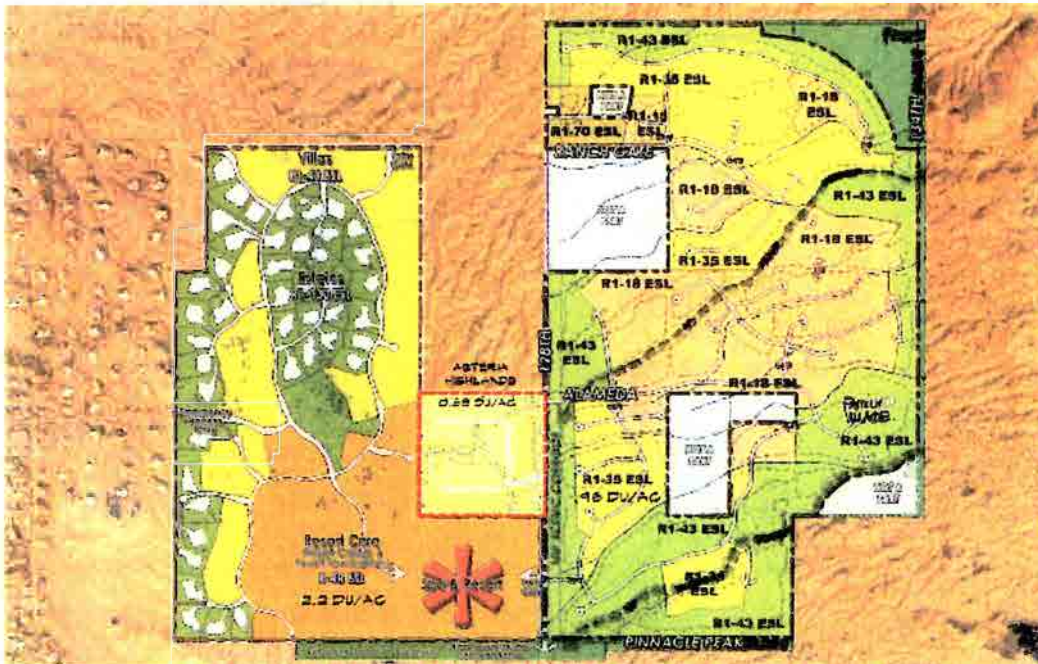
The Tc values may have been manually overwritten for a number of sub-watersheds, which show 'non-default' Tc values with 'asterisks', which is not allowed without detail technical explanations in the drainage report. The Engineer must address this comment in his Case Drainage Report which must be submitted with the Preliminary Plat (PP).
4. **ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
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.
7. SUBDIVISION: At the time the final plat is submitted the owner shall submit Assurances of Construction per DSPM Sections 3-1.900.

# Asteria

## Highlands

### Zoning Project Narrative 128th Street & Alameda Road 2-ZN-2017



**Prepared for:**  
Hines Interest, LP

**Prepared by:**  
Berry Riddell, L.L.C.  
John V. Berry, Esq.  
Michele Hammond, Principal Planner  
6750 East Camelback Road  
Suite 100  
Scottsdale, Arizona 85251  
480-385-2727



## I. Property Information

**Location:** Southwest corner of 128th Street and Alameda Road

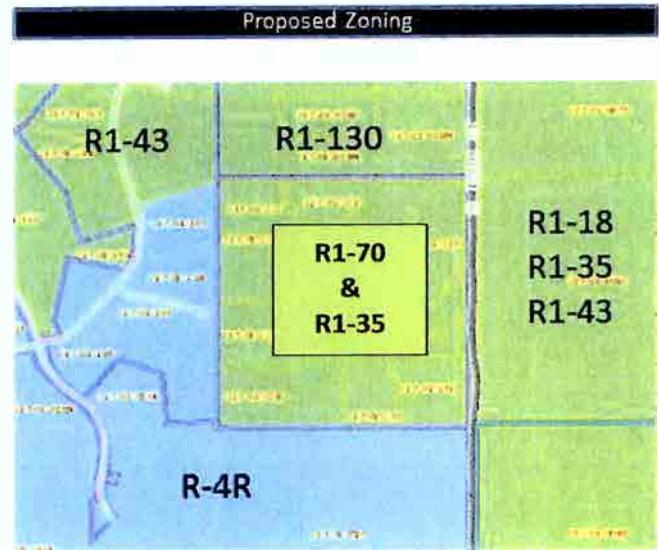
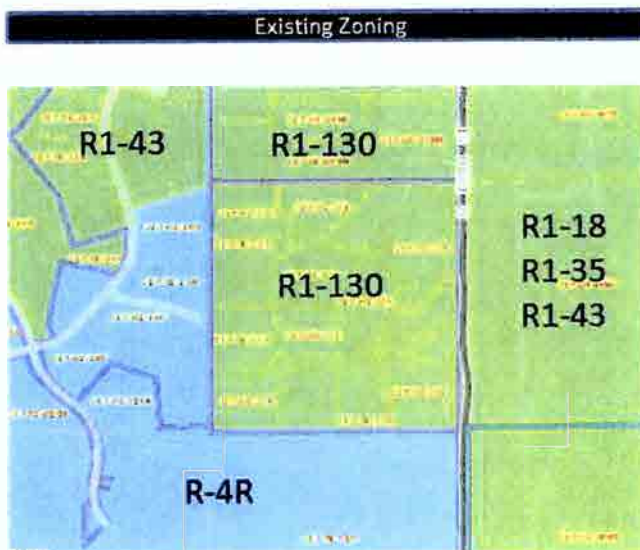
**Property Size:** 40 (+/-) gross acres

## II. Property General Plan/ Zoning:

- **Current General Plan Designation:** Rural Neighborhoods
- **Character Area:** Dynamite Foothills Plan
- **Current Zoning:** R1-130 ESL (previously subdivided for 13 lots, Tiara Estates)
- **Proposed Zoning:** R1-70 ESL and R1-35 ESL

### *Surrounding Uses:*

- **North:** R1-130 ESL
- **East:** StoryRock, PCD (R1-18, R1-35, R1-43 and R1-70) ESL, Case 13-ZN-2014
- **South:** Sereno Canyon R-4R ESL Sereno Canyon, Cases 10-GP-2011 and 16-ZN-2011
- **West:** Sereno Canyon R1-43 ESL and R-4R ESL, Cases 10-GP-2011 and 16-ZN-2011



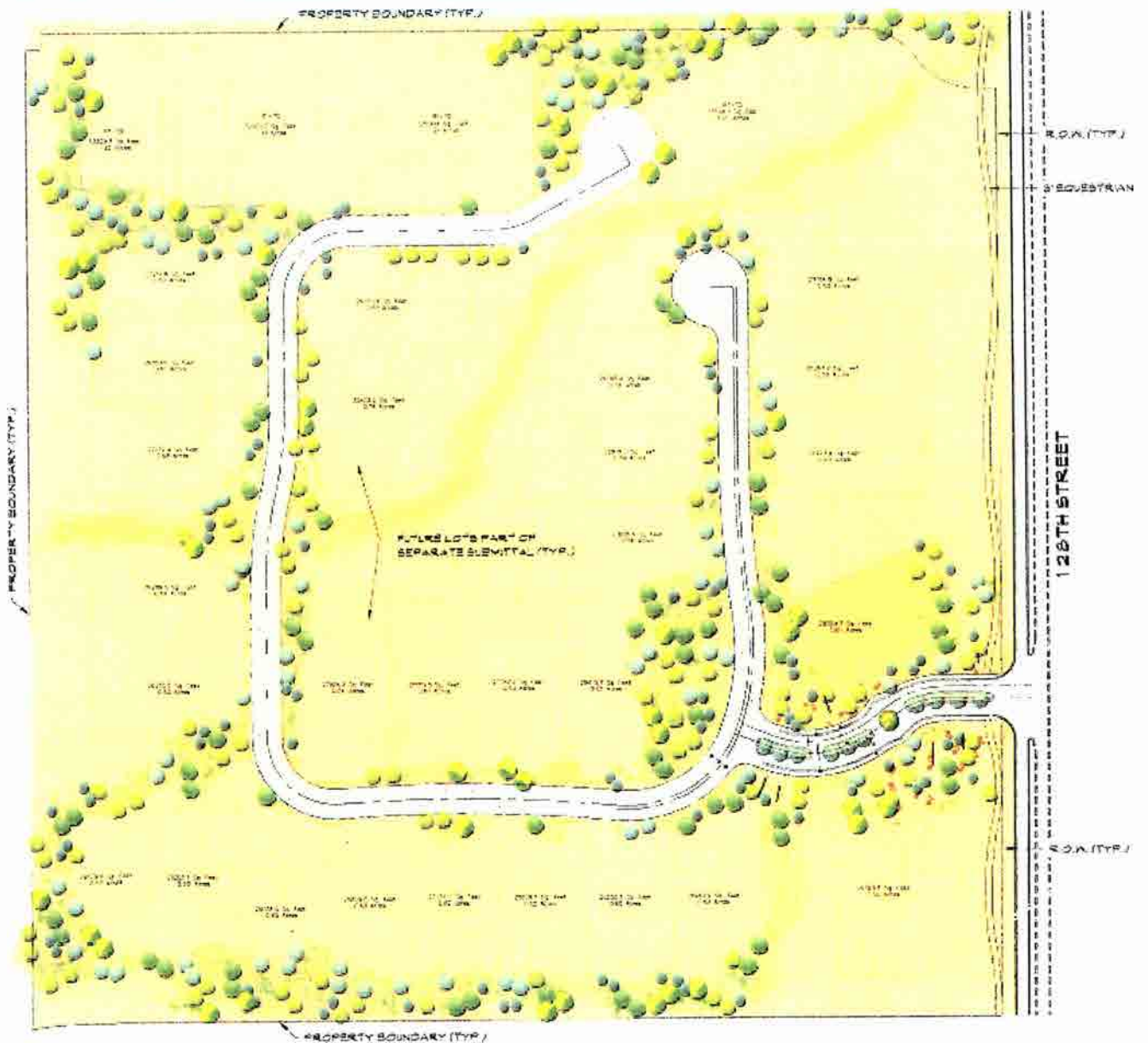
### **III. Project Overview**

#### ***About the Site:***

Asteria Highlands is a rezoning request from R1-130 ESL to R1-70 ESL and R1-35 ESL on an approximately 40+/- gross acre property located at the southwest corner of 128th Street and Alameda Road (the "Property"). The site is adjacent to Sereno Canyon and StoryRock, both of which were approved by City Council in the last few years. The R1-70 and R1-35 ESL categories are being requested as it most closely aligns with the surrounding developments to the south, east and west, while staying within the General Plan Rural Neighborhood land use designation. Amended development standards will be requested with the plat submittal at the time of Development Review Board.

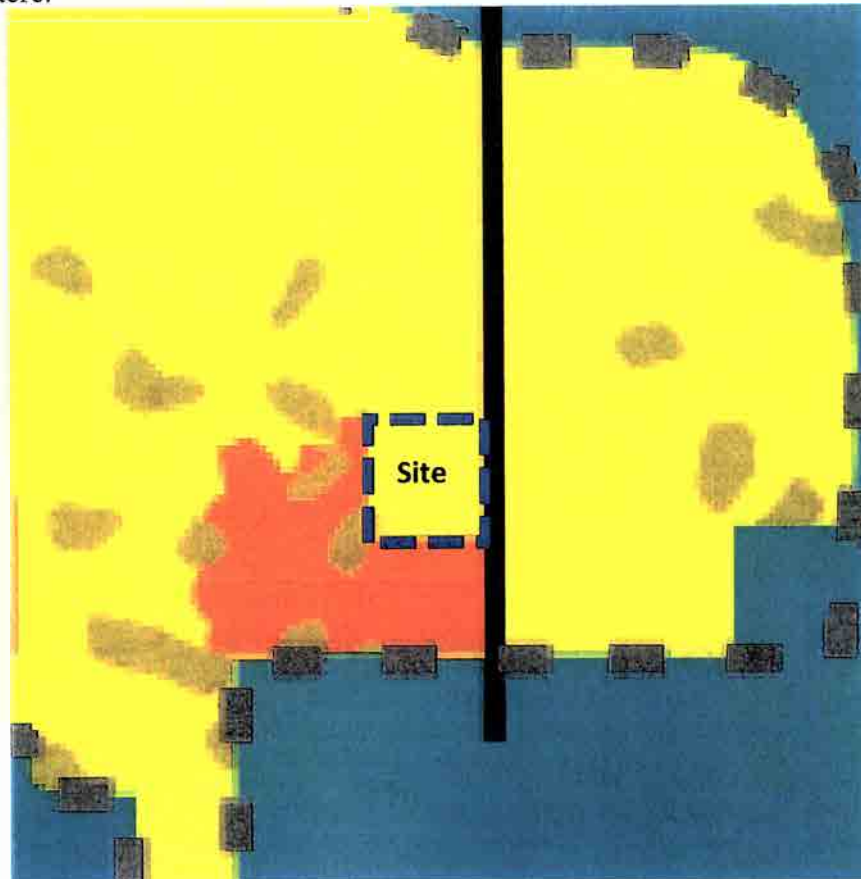
Hines has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the environment as well as the proposed single-family residential home sites immediately adjacent to the Property. The combination of zoning districts proposed with this request was established to create a transition from north to south, with R1-70 lots along the north transitioning to clustered R1-35 lots, preserving as much tract NAOS as possible. The proposed zoning and density (0.78 du/ac) adhere to the character of the developments in the area. The site location is ideal for residential development with proximity to Tom's Thumb Trailhead, numerous nearby golf courses and resorts.

# Proposed Site Plan



#### IV. 2001 General Plan

The request includes rezoning from R1-130 ESL to R1-70 ESL and R1-35 ESL on an approximately 40+/- acre property while staying consistent with the existing Rural Neighborhoods land use category with overall density of 0.78 dwelling units/acre; less than 1 dwelling unit/acre.



The Rural Neighborhoods land use category:

**RURAL NEIGHBORHOODS:** This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates 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. Clustering 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 existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots

#### *The Guiding Principles of the General Plan*



A collection of “goals and approaches” intended to integrate the “Guiding Principles” into the planning process, determine if the City’s Guiding Principles are being achieved in the context of general land use planning. Scottsdale’s character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) “Planning Zones” are identified in the City’s Level 1- Citywide Planning. The Property is located in the City’s Planning Zone “E”, which is the northernmost zone and includes a variety of master planned communities such as Terravita, Troon Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands. Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is part of Dynamite Foothills Character Area Plan. Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property. This request is for an increase in zoning consist with the land use category and map contained in the Land Use element of the General Plan. As previously stated, six Guiding Principles articulate how the appropriateness of an increase in density is to be qualified. These six Guiding Principles are as follows.

- 1. Value Scottsdale’s Unique Lifestyle & Character*
- 2. Support Economic Vitality*
- 3. Enhance Neighborhoods*
- 4. Preserve Meaningful Open Space*
- 5. Seek Sustainability*
- 6. Advance Transportation*

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories:

- 1) Character and design*
- 2) Land use*
- 3) Economic vitality*
- 4) Community involvement*
- 5) Housing*
- 6) Neighborhoods*
- 7) Open space and recreation*
- 8) Preservation and environmental planning*
- 9) Cost of development*
- 10) Growth areas*
- 11) Public services and facilities*
- 12) Community mobility*

These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how this Application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City’s General Plan.



## **A. Guiding Principle: Character & Lifestyle**

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

### **i. Character and Design Element**

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context. "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

**Response:** The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the McDowell Sonoran Preserve context and incorporate those qualities in its design. The homes have not been designed yet but building designs could achieve this in the following ways: desert appropriate architecture, low-scale structures, earth-tone paint and indigenous exterior accents in keeping with the Environmentally Sensitive Lands Ordinance ("ESLO") guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

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

**Response:** There are two wash corridors that traverse the Property, and as such, the goal will be to maintain the integrity of these wash/vista corridors, which have been integrated into the subdivision layout and designated in tracts. Preservation of these vista corridors will comply with ESLO guidelines. By maximizing open space along these corridors, the development will optimize scenic views.

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

**Response:** The Property, within a half mile of Tom's Thumb Trailhead, has relatively gentle terrain, with two wash corridors that traverse the site northeast-southwest. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The majority of the NAOS will be provided in tracts, which is a significant benefit to the future residents and community. The specific site plan/lot layout complies with

ESLO and exemplify the type of desert integrated residential development already established within the Dynamite Foothills Character Area.

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

**Response:** The developer proposes to maintain Natural Area Open Space (“NAOS”) in conformance with ESLO requirements as well as maintaining the Scenic Corridor along 128th Street; providing the minimum 100’ dedication in a separate tract (off-lot). However, the average width of NAOS along 128<sup>th</sup> Street far exceeds 100’. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

***5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

**Response:** Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. There is no “public realm” in the traditional sense but connectivity will be provided within this private community allowing residents to access the abundant hiking options in the surrounding area. The majority of the NAOS will be provided in tracts as opposed to the previous 13-lot plan which provided predominately on-lot NAOS.

***6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

**Response:** This development allows for alternate mobility options for pedestrians such as equestrians and bicycles. A trail connection will be provided along 128<sup>th</sup> Street.

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

**Response:** The developer intends to provide meaningful common tract NAOS areas within the development for the enjoyment of the future residents. Minimalistic in nature, the connection for the pedestrian will center around hiking and exploring the natural beauty of the surrounding area.

***8. Buildings should be designed with a logical hierarchy of masses:***

**Response:** Well thought out home design, massing and articulation will be emphasized with a future homebuilder and will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes within this development.

***9. The design of the built environment should respond to the desert environment:***

**Response:** It is intended that homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

***10. Developments should strive to incorporate sustainable and healthy building practices and products.***

**Response:** The encouragement of design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time could include sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

***11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement while respecting the City's ESLO native vegetation standards.

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

**Response:** In addition to preserving native plants, the community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials.

***13. The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's darkskies policy not to mention the consistency in proposed lighting to what the existing land use entitlements would generate.

***14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

**Response:** Community entry signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

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

***Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:***

- Scottsdale as a southwestern desert community***
- Relationships to surrounding land forms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

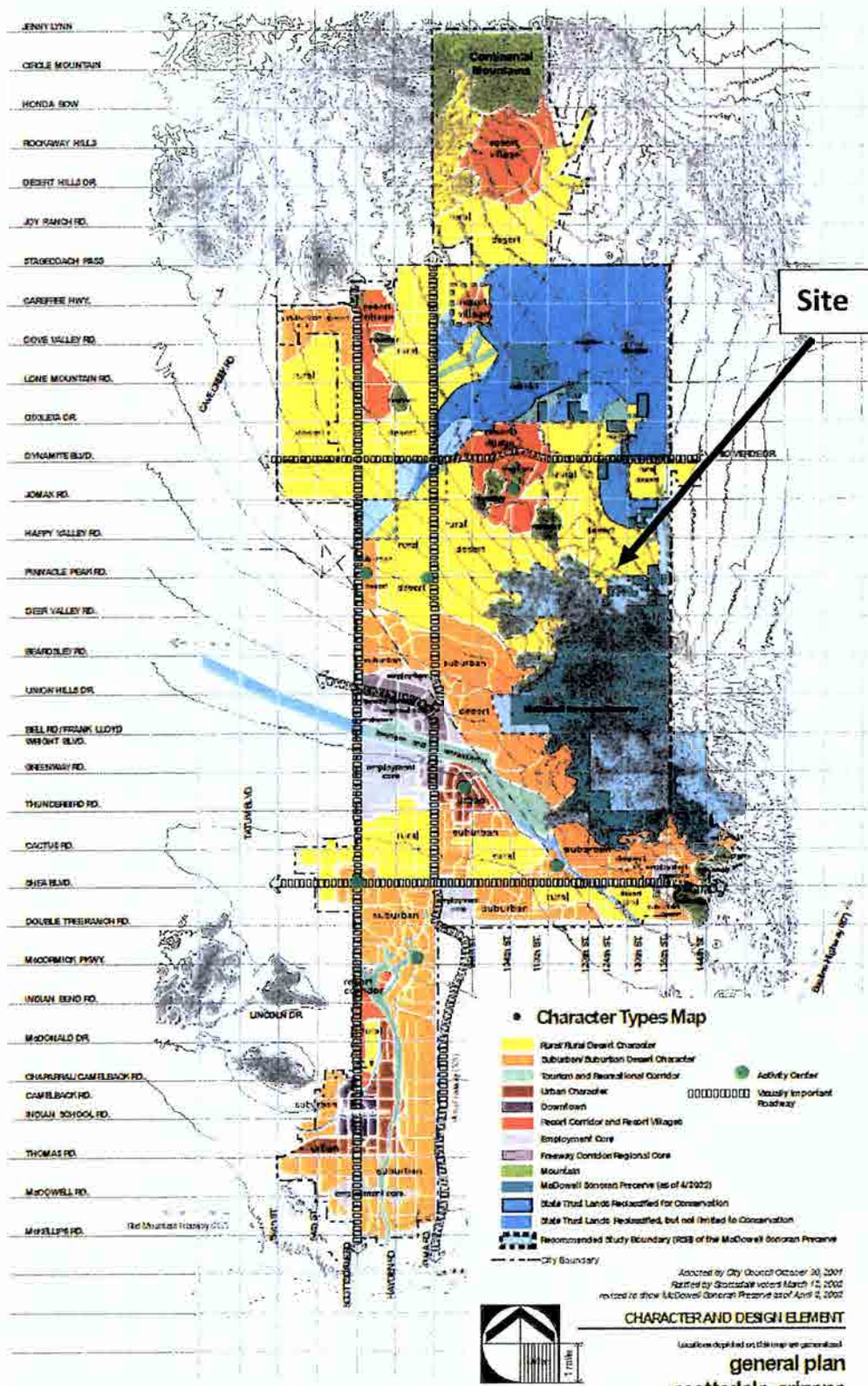
***Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.***

***Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.***

***Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (ie: Rural Desert Character Type)***

**Response:** The Character Types Map of the General Plan designates the Property as a “Rural Desert” character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a lower density residential neighborhood (0.78 dwelling units/acre) that maintains the desired aesthetic for this area of North Scottsdale.

Lot placement and orientation has been designed in a manner that respects the natural terrain and native vegetation. Additionally, the proposed development contributes to the established Southwestern character of the surrounding developments through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. It is intended that low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.





***Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.***

***Bullet 2: Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.***

***Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.***

***Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.***

**Response:** The site plan and building design (residential lot layout and internal road design) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Asteria Highlands will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale. This residential will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding master planned communities. See responses to Scottsdale's Sensitive Design Principles above.

***Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.***

***Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources. Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.***

**Response:** A Class III Cultural Resources Survey was submitted and approved previously for the Tiara Estates subdivision. However, an updated Class III Cultural Resources Survey has been prepared by Paleo West and is included with the application.

***Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.***

***Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.***

***Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the***

*neighborhood setting, and buffering of roadway impacts in important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.*

***Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.***

**Response:** The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The minimum 100’ Scenic Corridor will be provided along 128<sup>th</sup> Street and will be designated in a separate tract (off-lot). The development will provide open space consistent with surrounding developments. Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50’).

***Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.***

***Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.***

***Bullet 2: Maintain the landscape materials and patterns within a character area.***

***Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.***

***Bullet 4: Discourage plant materials that contribute to airborne pollen.***

***Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.***

***Bullet 6: Encourage the retention of mature landscape plan materials.***

**Response:** The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. Staying consistent with the Dynamite Foothills Character Plan, the vision for the Property is a contemporary Southwestern residential community nestled in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged.

***Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.***

***Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.***

**Response:** Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project.

## **ii. Land Use Element**

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Per the General Plan, “Neighborhoods” focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Rural Neighborhoods “includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area’s open desert character and environmental features.” This land use category supports the proposed development.

This General Plan Amendment is consistent with the following goals and approaches contained within the Land Use Element:

***Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.***

***Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

**Response:** The location of the Property and the neighborhood sensitive development, goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. The development is consistent with the surrounding communities. The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east.

***Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

**Response:** The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a Citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential will provide additional housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

***Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

***Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.***

**Response:** A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this area.

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

***Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.***

***Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.***



**Response:** As with all of Hines developments, the site plan for Asteria Highlands has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and the nearby Tom's Thumb Trail head and McDowell Sonoran Preserve. The home sites have been masterfully integrated and refinement of the design will continue to develop through the zoning and subsequent Development Review Board process with the City.

***Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.***

***Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.***

**Response:** Asteria Highlands will maintain the development patterns and standards that have already been approved by the City for Sereno Canyon and StoryRock. Both master planned communities border Asteria Highlands and it is essential that this project continues the trend of high-quality residential development in this area of North Scottsdale.

## **B. Guiding Principle: Economic Vitality**

### **i. Economic Vitality Element**

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

## **C. Guiding Principle: Neighborhoods**

### **i. Community Involvement Element**

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began outreach efforts in late 2016 with the surrounding property owners including Crown Development (Sereno Canyon). These outreach efforts and dialogue with the community will continue throughout the public process of this zoning case.

***Goal 1: Seek early and ongoing involvement in project/policy-making discussions.***

***Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.***

**Response:** As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout this entitlement process with the City. A neighborhood meeting was held January 19<sup>th</sup> at the Four Seasons Resort. The site was posted and a mailing was sent to all property owners within 750' of the Property as well as interested parties. A complete Citizen Outreach Report is provided with the application.

## **ii. Housing Element**

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This General Plan Amendment is consistent with the following goals and approaches contained within the Housing Element:

***Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.***

***Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.***

**Response:** The housing proposed for Asteria Highlands will be single family for-sale homes with estimated selling prices that meet or exceed the market. This development will uphold the City’s quality standards and complement the existing upscale lifestyle and character established throughout this area of North Scottsdale. Architectural themes and design elements will be determined by a future homebuilder, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees.

## **iii. Neighborhood Element**

The Neighborhood section of the General Plan focuses on Scottsdale’s vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods.

This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City. The term “neighborhood” is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan’s Guiding Principle for sustainable neighborhoods. The Neighborhood’s Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base. This General Plan Amendment is consistent with the following goals and approaches contained within the Neighborhood Element:

### ***2001 General Plan Page 105***

#### ***Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.***

**Response:** Asteria Highlands will result in a significant amount of community NAOS dedicated in tracts as well as a 100’ Scenic Corridor along the site’s 128<sup>th</sup> Street frontage with multi-use trail improvements. The proposed trail improvements along the site’s 128<sup>th</sup> Street frontage will provide connectivity to future access to the Tom’s Thumb trailhead, which is located approximately one-half mile to the south of the Property along 128<sup>th</sup> Street. The tract-dedicated NAOS and Scenic Corridor is a significant benefit to the future residents and the community vs. the previously approved Tiara Estates plan with predominantly on-lot NAOS and Scenic Corridor easement.

## **D. Guiding Principle: Open Space**

### **i. Open Space and Recreation Element**

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes. The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities are considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors, provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This General Plan Amendment is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

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

***Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.***

***Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.***

***Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.***

***Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.***

***Bullet 18: Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:***

***\*There is a need for a landscaped buffer between streets and adjacent land uses.***

***\*An enhanced streetscape appearance is desired.***

***\*Views to mountains and natural or man-made features will be enhanced.***

***Bullet 19: Consider buffered setbacks/parkways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.***

**Response:** Asteria Highlands provides opportunities for passive and active outdoor recreational activities through both the preservation of nearly 15 acres of NAOS and the dedication of a connective trail along the 128<sup>th</sup> Street frontage. The NAOS will have the additional benefit of preserving scenic views and mountain vistas that are well known to North Scottsdale. Local conditions (terrain and vegetation) will be respected with the overall site design. A 100' wide Scenic Corridor will be provided along 128<sup>th</sup> and will be designated in a separate tract (off-lot). Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50').



## **E. Guiding Principle: Sustainability**

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

## **F. Guiding Principle: Transportation**

### **i. Community Mobility Element**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale’s aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This General Plan Amendment is consistent with the following goals and approaches contained within the Community Mobility Element:

#### **General Plan Page 177**

***Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.***

**Response:** This development will result in a lot increase from 13 to 31 lots, which is an increase in 124 daily trips to 316 daily trips, a minimal increase given the context of the area. The proposed trail improvements along the site’s 128<sup>th</sup> Street frontage will provide connectivity to future access to the Tom’s Thumb trailhead which is located approximately one-half mile to the south of the Property along 128<sup>th</sup> Street. Additionally, the offset of Alameda Road is

accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition.

## **V. Dynamite Foothills Character Area Plan (“DFCAP”)**

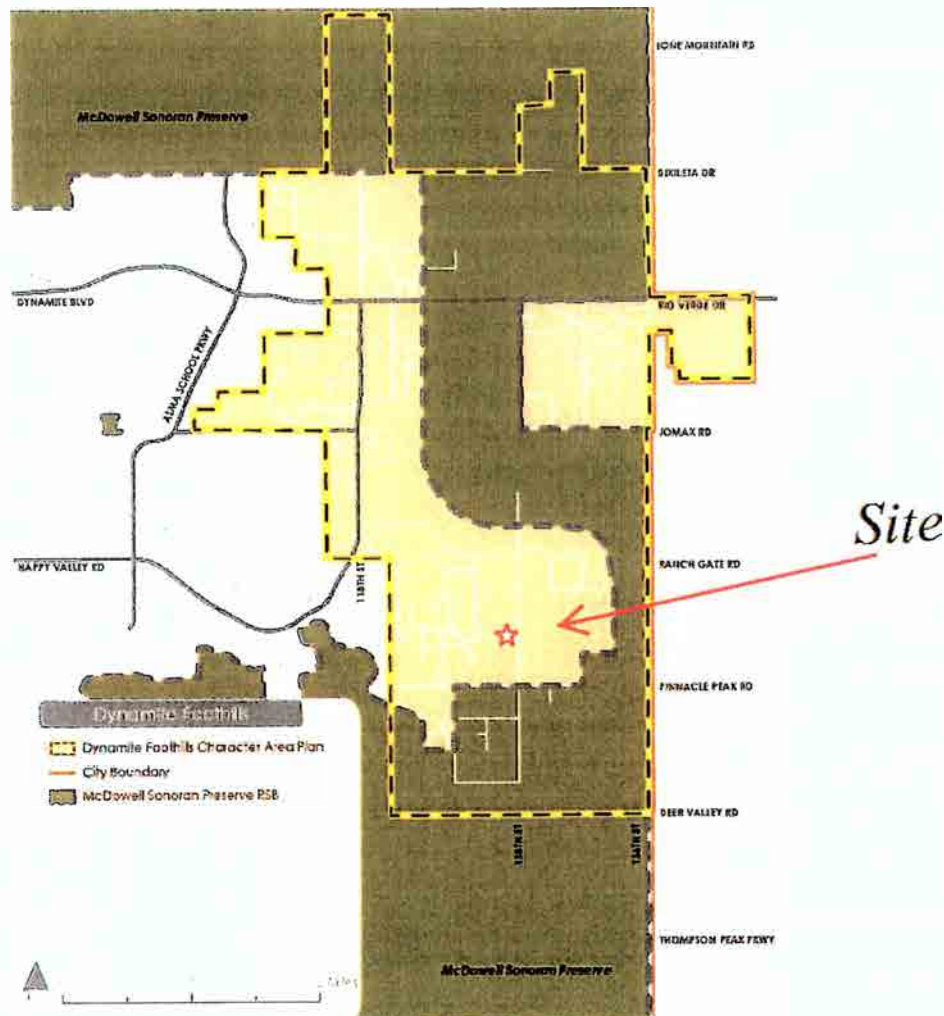
Asteria Highlands is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the three goals of the Dynamite Foothills Character Plan. These goals are:

### ***Goal 1***

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

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain "dark skies" by prohibiting the use of street lights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city's master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.

**Response:** The proposed development meets this land use goal by embracing the beauty of the area with minimalistic design that decreases disturbance on accentuates the natural vegetation and wash corridors. The site plan was thoughtfully created to enhance views for the residents while working with the natural topography. Entry and internal circulation works with the current topography. The circulation resembles a horseshoe and is the best configuration to minimize disturbance and honor the washes that run throughout the Property.



### **Goal 1, Strategy 1**

*Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map {Page 13 DFCAP}.*

**Response:** The location of the Property and the neighborhood sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. Located in the Dynamite Foothills Character Area Plan, the development is consistent with the surrounding communities while also being sensitive to the preservation of NAOS (more so than the on-lot NAOS and on-lot Scenic Corridor currently platted for this site). The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R ESL, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east. Given the setting, the proposed development is contextually

appropriate and results in tract-dedicated NAOS and Scenic Corridor easements. Additionally, the offset of Alameda Road is accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition that traverses the two properties.

### **Goal 2**

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

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

**Response:** The proposed development meets this land use goal with its internal circulation, home site placement, open space design, and construction techniques. The topographic diversity within the 40+/- acre site provides breathtaking view of the McDowell Mountains for each home and generous open space. The project will provide for minimalistic disturbance with the roads and driveways.

### **Goal 3**

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

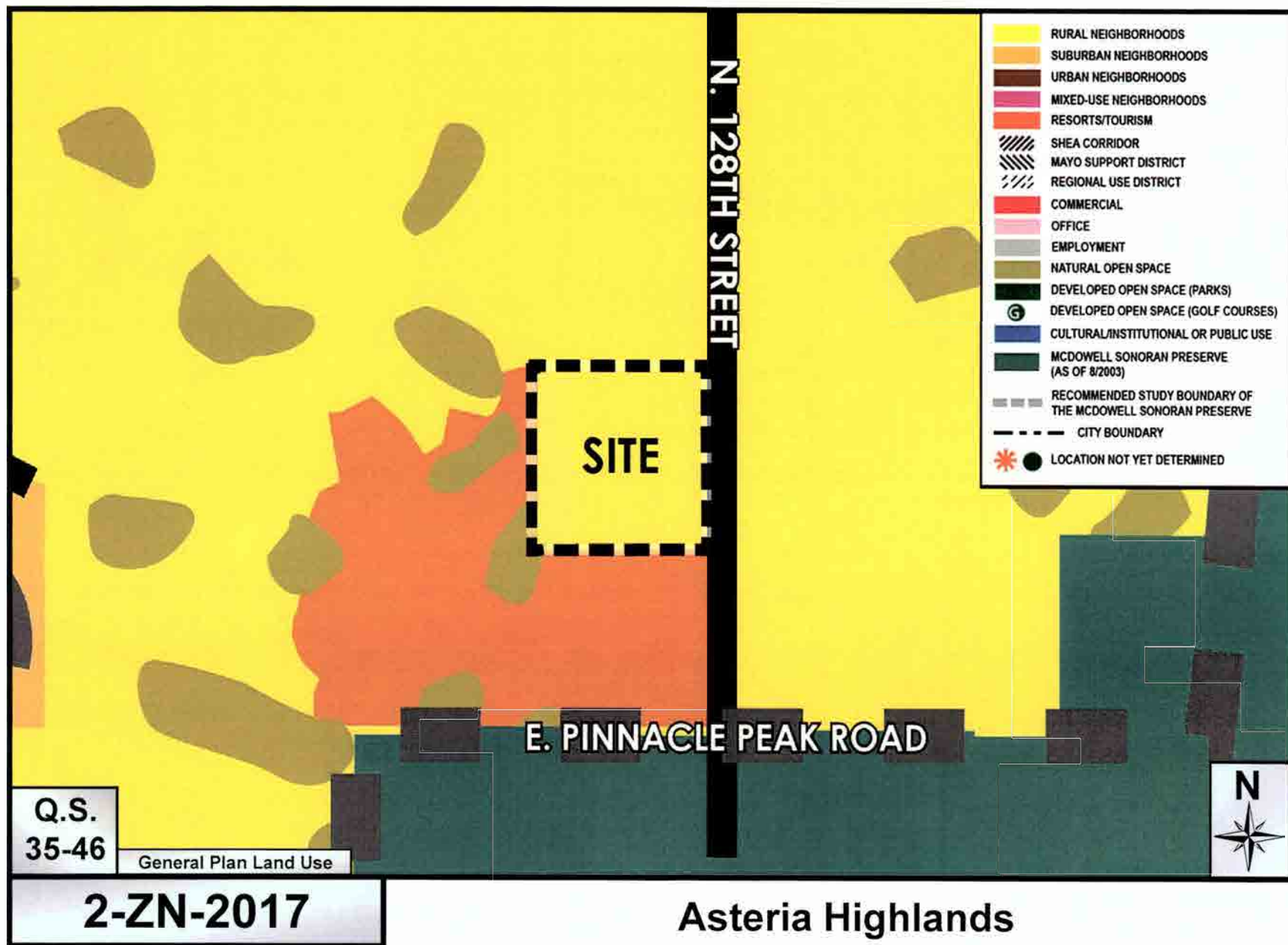
- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

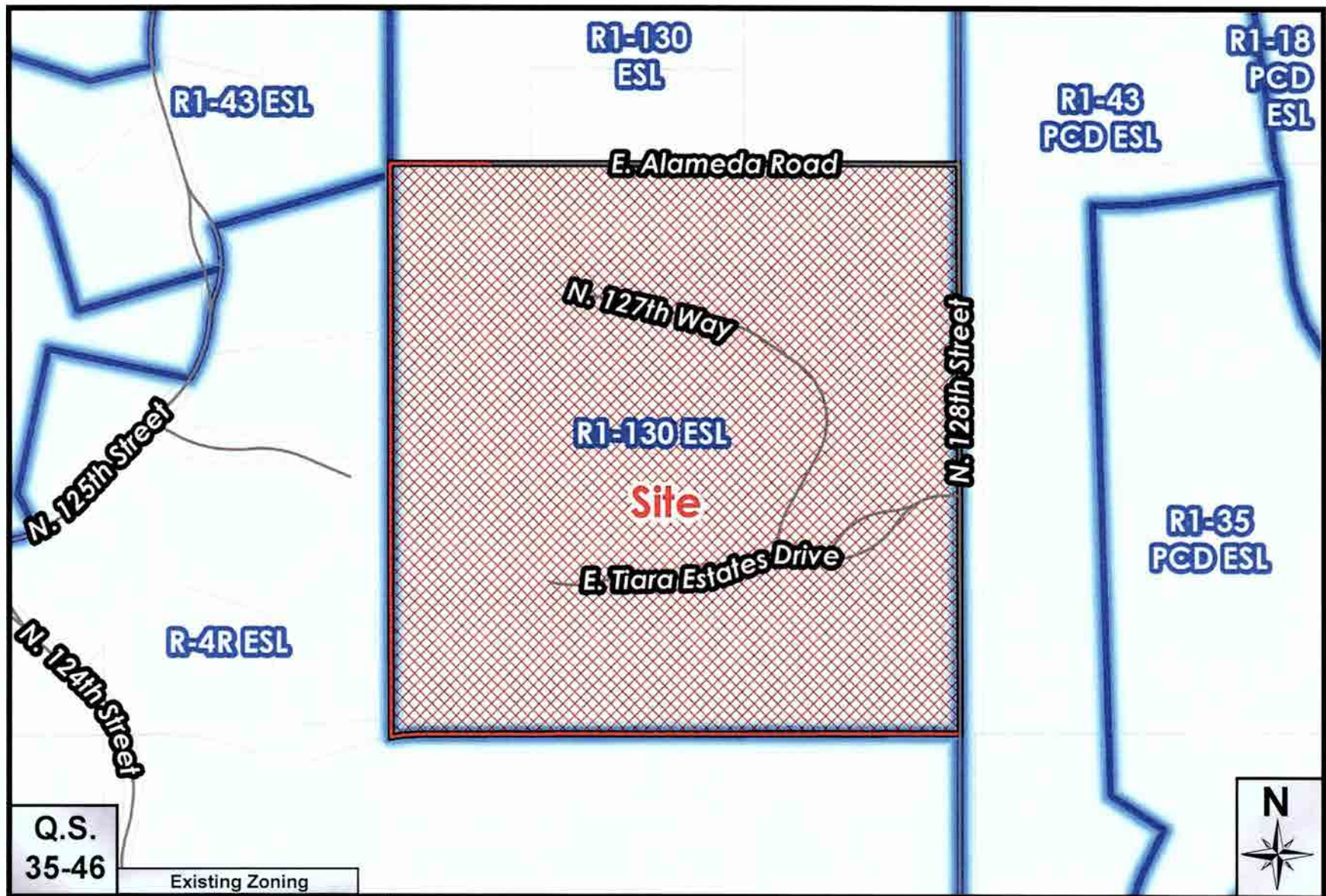
**Response:** The proposed development has open space throughout the interior and the perimeter of the project that ensures open space connections. With close proximity to Tom's Thumb Trailhead, the proposed development creates a feel of openness throughout that residents seek out when living close to the McDowell Sonoran Preserve. The following strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.



## **VI. Conclusion**

Asteria Highlands is a rezoning request from R1-130 ESL to R1-70 ESL and R1-35 ESL on an approximately 40+/- acre Property. These two zoning categories, resulting in 31 lots, are being requested as they most closely align with the surrounding residential developments to the south, east and west while conforming to the General Plan Rural Neighborhood land use designation and providing nearly 15 acres of NAOS to be predominately dedicated in separate tracts. Further, the development will designate a minimum 100' wide Scenic Corridor (off-lot) along 128<sup>th</sup> Street.





**2-ZN-2017**

**Asteria Highlands**





Required NAOS <sup>(1)</sup>	14.07
Undisturbed	9.85
Disturbed	4.22
Total Provided NAOS	14.66

On-Lot NAOS	
Lot #	SOFT NAOS
1	24615
2	26875
3	2423
4	28937

- ① LOT 31 DRIVEWAY IS PROPOSED TO HAVE A BRIDGE CROSSING TO MINUTE 404 IMPACTS
- ② MAOS EXEMPTION AREA

### COS RELATIVE CASE NUMBERS



ASTERIA HIGHLANDS  
NAOS EXHIBIT  
SCOTTSDALE, ARIZONA

SCALE (H): 1"=80'  
SCALE (V): N/A  
DESIGNED BY: CB  
DRAWN BY: KAC  
CHECKED BY: CB  
DATE: 02/20/2017

**Kimley»Horn**  
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7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500



# Kimley»Horn

July 17, 2017

Mr. Phillip Kercher  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

**RE: SWC 128<sup>th</sup> Street and Alameda Road – Asteria Highlands, Scottsdale, Arizona – Trip Generation Comparison**

Dear Mr. Kercher:

This letter outlines our findings regarding the trip generation comparison for the proposed Asteria Highlands development located on the southwest corner of 128<sup>th</sup> Street and Alameda Road in Scottsdale, Arizona. The analysis compares the trip generating potential of the proposed Asteria Highlands development to the trip generation information provided in the Sereno Canyon Phase 4 Traffic Impact Analysis prepared by Wood/Patel in April of 2009.

## **Existing Development**

The location of the proposed site is shown in the attached Preliminary Plat for Asteria Highlands. The land is currently vacant. The proposed land use of single-family residential is consistent with the original land use zoning from the Sereno Canyon Phase 4 Traffic Impact Analysis.

## **Existing Traffic Volumes**

Existing daily traffic volumes were counted on Tuesday, May 6, 2014. The segment of 128<sup>th</sup> Street adjacent to the development has an average daily traffic volume of 212 vehicles per day. A copy of the counts from the Cavalliere Ranch at 128<sup>th</sup> Street and Ranch Gate Road Traffic Impact and Mitigation Analysis prepared by Kimley-Horn in September 2014 is attached.

## **Previously Proposed Land Use Trip Generation**

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition*, were used to determine the trip generation characteristics of the previously proposed development plan land use on the parcel. The trip generation potential for the previously proposed land use was determined using ITE Code 210 for Single-Family Detached Housing which most closely matches the characteristics of the previously planned use. The Asteria Highlands parcel was identified as a 40-acre parcel with an assumed density of 0.31 dwelling units in the original analysis. Given this density, the original report assumed 13 single-family dwelling units for the Asteria Highlands parcel. The trip generation information from the Sereno Canyon Phase 4 Traffic Impact Analysis is attached for reference. The trip generation calculations under the previously proposed land use are summarized in **Table 1** and the detailed calculations are attached.

Table 1 – Previously Planned Land Use Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	13	D.U.	124	3	7	10	8	5	13

The previously planned land use has the potential to generate 124 daily trips, with 10 trips occurring in the AM peak hour and 13 trips occurring in the PM peak hour.

### Proposed Land Use Trip Generation

The current development plan for Asteria Highlands is proposed to consist of 31 single-family dwelling units with a single site access point to 128<sup>th</sup> Street. The proposed site access is unchanged from the originally planned site plan. The trip generation rates published by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition*, were used to calculate the trip generation characteristics of the proposed land use. The trip generation calculation for the proposed use was based on ITE Code 210 for Single-Family Detached Housing. The number of trips generated by the proposed land use is calculated and shown in Table 2.

Table 2. Proposed Land Use Trip Generation

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	31	D.U.	296	6	17	23	20	11	31

As shown in Table 2, the proposed development has a trip generation potential of 296 daily trips with 23 trips occurring in the AM peak hour and 31 trips occurring in the PM peak hour.

### Net Change Trip Generation

Changes from the previous land use to the proposed development's land use have resulted in changes to the development's trip generation. Table 3 summarizes the net change in trip generation.

Table 3. Net Change in Trip Generation

Land Use Description	Daily Trips	AM			PM		
		In	Out	Total	In	Out	Total
Previous Land Use	124	3	7	10	8	5	13
Proposed Land Use	296	6	17	23	20	11	31
<b>Net Change</b>	<b>172</b>	<b>3</b>	<b>10</b>	<b>13</b>	<b>12</b>	<b>6</b>	<b>18</b>

The calculations indicate that the proposed land uses are expected to increase daily trips by approximately 172 trips. During the AM peak hour, the proposed land use assumptions will slightly

increase trip generation by 13 trips; during the PM peak hour, it will increase trip generation by 18 trips when compared to the previously planned land uses for the site.

## Ranch Gate Road Traffic Volume Change

The projected 2025 daily traffic volumes on Ranch Gate Road between 128th Street and 118th Street were identified on Figure 9 of the Cavalier Ranch traffic report. The projection of 8,962 daily trips included various land use components for future developments which would use Ranch Gate Road for access. The development parcels included Sereno Canyon, the remaining undeveloped parcels east on the east and west sides of 128th Street, Cavalier Ranch and the proposed 10-acre Greasewood Flats parcel. Since the traffic analysis was completed, the application for relocating the Greasewood Flats restaurant has been withdrawn. Therefore, the 764 trips attributed to the assumed Greasewood Flats development plan will not be added to the Ranch Gate Road traffic projection. Under the existing zoning, the 10-acre parcel would accommodate 3 single family residential units accounting for 30 daily trips.

Based on the most current land use plans, the combination of the removal of the Greasewood Flats relocation plan and the provision for 31 units within the Asteria Highlands subdivision would result in an overall reduction of 588 trips on the segment of Ranch Gate Road between 128th Street and 118th Street. A copy of the revised numbers from Figure 9 is attached. With the anticipated inclusion of eastbound exclusive left turn lanes at the future street intersection along the north side Ranch Gate Road between 128th Street and 118th Street, the street section is expected to accommodate the projected traffic volumes.

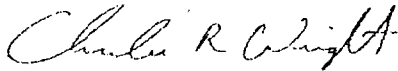
## Conclusions

The difference in peak hour trip generation is not expected to significantly impact the traffic conditions in the vicinity of the development beyond what was originally anticipated. This review has determined that the proposed land use is consistent with the original analysis assumptions, and access for the development is unchanged.

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

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

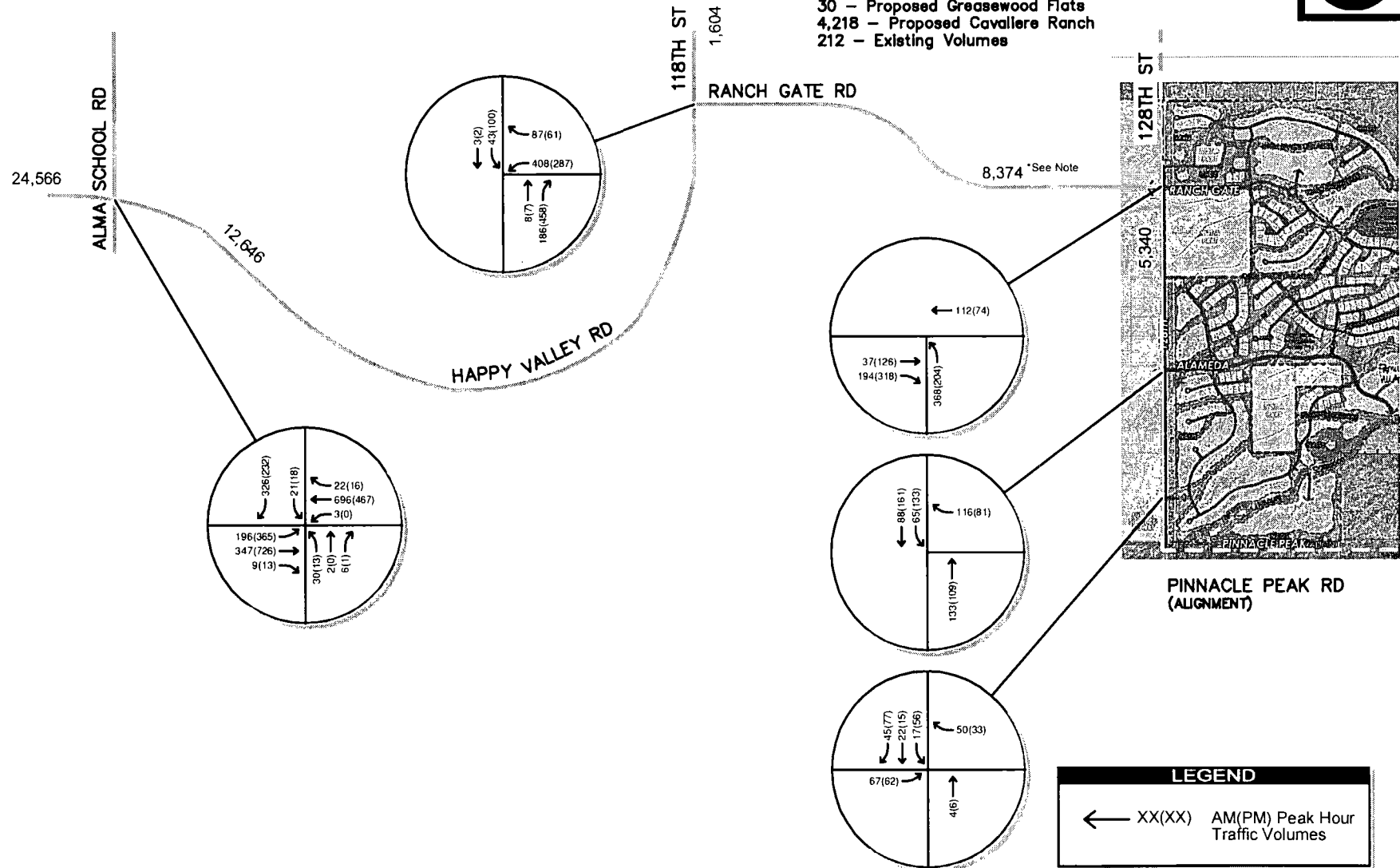


Charles R. Wright, P.E.

K:\PHX\_Civil\291102002\Traffic\trip gen 20170717.doc



Note: Ranch Gate Road 8,420 ADT Summary  
 3,196 - Sereno Canyon  
 718 - Adjacent land east/west of 128th Street  
 30 - Proposed Greasewood Flats  
 4,218 - Proposed Cavallere Ranch  
 212 - Existing Volumes



July 2017

## 2025 Total Traffic

SEC 128th Street and Ranch Gate Road - Traffic Impact and Mitigation Analysis

Figure 9

## LEGEND

PROPERTY/LOT LINE	PUE	PUBLIC UTILITY EASEMENT
PROPOSED EASEMENT	R/W	RIGHT-OF-WAY
EXISTING EASEMENT	BC	BACK OF CURB
PROPOSED WATER LINE	TYP.	TYPICAL
EXISTING WATER LINE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PROPOSED STORM DRAIN	AE	ACCESS EASEMENT
PROPOSED SWALE	DC	DRAINAGE EASEMENT
PROPOSED RIGHT-OF-WAY	SE	SEWER EASEMENT
PROPOSED SEWER LINE	BSB	BUILDING SETBACK
EXISTING SEWER LINE	CFS	CUBIC FEET PER SECOND
PROPOSED CENTERLINE	480.2	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
BUILDING SETBACK	P	FLOW LINE
LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	FL	EXISTING GRADE
NAOS LIMITS	EG	SLOPE AT FINISHED GRADE
NAOS REVEGETATED LIMITS	0.05%	PROPOSED LOT NUMBERS
PROPOSED RETAINING WALL	10	
PROPOSED FENCE		
PROPOSED CUT-OFF WALL		
PROPOSED RETAINING WALL		
EROSION HAZARD SETBACK		
100-YEAR INUNDATION LIMITS		
100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
NAOS REVEGETATED EXTENTS		
NAOS UNDISTURBED EXTENTS		
PROPOSED SURVEY MONUMENT		
PROPOSED FIRE HYDRANT		

## LOT AND TRACT AREAS

PARCEL AREA TABLE	PARCEL AREA TABLE
LOT/TRACT	AREA
LOT 1	5,332.71
LOT 2	5,250.66
LOT 3	5,250.14
LOT 4	5,250.61
LOT 5	7,716.47
LOT 6	2,627.18
LOT 7	2,627.13
LOT 8	2,627.13
LOT 9	2,627.13
LOT 10	2,627.13
LOT 11	2,627.13
LOT 12	2,627.13
LOT 13	2,627.13
LOT 14	2,627.13
LOT 15	2,627.13
LOT 16	2,627.13
LOT 17	2,627.13
LOT 18	2,627.13
LOT 19	2,627.13
LOT 20	2,627.13
LOT 21	2,627.13

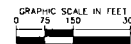
TYPICAL STREET SECTION  
(N.T.S.)

TYPICAL STREET WITH MEDIAN SECTION  
(N.T.S.)

TYPICAL 128TH STREET SECTION  
(N.T.S.)

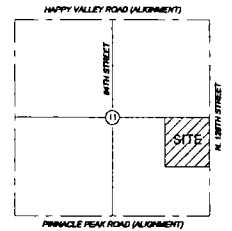
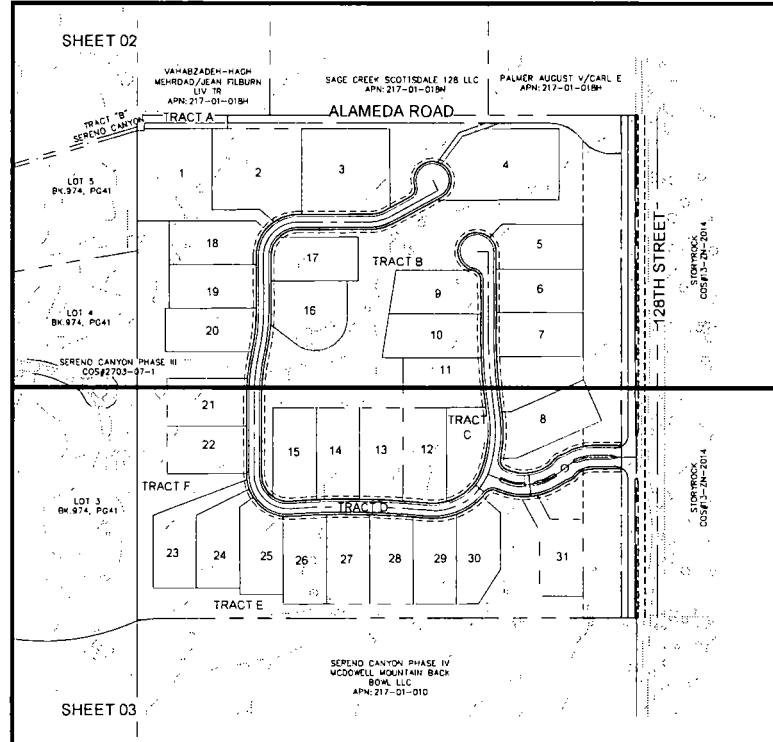


## PROJECT MAP



# PRELIMINARY PLAT FOR ASTERIA HIGHLANDS

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



## VICINITY MAP

## SHEET INDEX

SHEET NO.	TITLE
01	PRELIMINARY PLAT COVER
02-03	AND NOTES
04	PRELIMINARY PLAT

## ENGINEER

KIMLEY-HORN & ASSOCIATES  
7740 N. 18TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 371-4533  
CONTACT: CURTIS BROWN, P.E.

## UTILITIES

CITY OF SCOTTSDALE  
SEWER  
ELECTRIC  
TELEPHONE  
CABLE T.V.  
GAS

## SURVEYOR

SURVEY INNOVATION GROUP INC.  
7301 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
TELEPHONE: (480) 927-0280  
CONTACT: ERIC SOSTROM, P.L.S.

## SITE DATA

GROSS AREA 40.08 AC  
NET AREA 38.40 AC  
TOTAL NUMBER OF LOTS 31  
DS 45-58  
TYPICAL LOT SIZE N/A  
MINIMUM LOT AREA 25,250 S.F.  
MAXIMUM LOT AREA 53,330 S.F.  
DENSITY 0.78 DU/AC

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST  
QUARTER OF SECTION 11, TOWNSHIP 4  
NORTH, RANGE 5 EAST OF THE GILA  
AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA, SAID LINE BEARS  
N00°45'44" E, A DISTANCE OF 2642.18'.

## BENCHMARK

A GENERAL LAND OFFICE BRASS CAP,  
DATED '1919', MARKING THE EAST  
QUARTER CORNER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 5 EAST.  
ELEVATION=2695.818 NAVD83

## FLOOD INFORMATION

MAP	DATE OF MAP	FIRM ZONE	BASE FLOOD ELEVATION
404013C1335M	11/03/2015	"D"	N/A

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

## FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DSRPM 6-1.502
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE WITH A MINIMUM LOADING DESIGN OF 81,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CURB.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 13, INCLUSIVE, AND TRACTS A THROUGH G, INCLUSIVE, PARCELS  
ESTATES, ACCORDING TO BOOK 1028 OF MAPS, PAGE 11 AND BOOK 1037 OF  
MAPS, PAGE 39 AND ADDITIONAL OF CORRECTION RECORDED IN DOCUMENT NO.  
2009-00757779, RECORDS OF MARICOPA COUNTY, ARIZONA.

## COS RELATIVE CASE NUMBERS

4938-07-2  
77-HP-2008  
17B-5A-2003  
9-PP-2007

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7740 N. 18th Street, Suite 300  
Phoenix, AZ 85020 (602) 371-4533

ASTERIA HIGHLANDS  
PRELIMINARY PLAT COVER AND NOTES  
SCOTTSDALE, ARIZONA



EXPIRES 3/31/2018

PROJECT NO.  
291102002

DRAWING NAME  
1070303PP-CY-BAG

01 of 03



**Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745**

Volumes for: Tuesday, May 06, 2014

City: Scottsdale

Project #: 14-1154-001

Location: 128th St. south of Ranchgate Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	0	0			12:00	4	3		
00:15	0	0			12:15	3	1		
00:30	0	0			12:30	4	1		
00:45	0	0	0		12:45	1	12	1	6
01:00	0	0			13:00	2	1		
01:15	0	0			13:15	2	1		
01:30	0	0			13:30	1	0		
01:45	0	0	0		13:45	2	7	1	3
02:00	0	0			14:00	3	1		
02:15	0	0			14:15	2	2		
02:30	0	0			14:30	2	0		
02:45	0	0	0		14:45	1	8	0	3
03:00	0	0			15:00	1	2		
03:15	0	0			15:15	3	2		
03:30	0	0			15:30	0	1		
03:45	0	0	0		15:45	3	7	4	9
04:00	0	0			16:00	0	2		
04:15	0	0			16:15	0	4		
04:30	0	1			16:30	1	3		
04:45	0	0	0	1	16:45	2	3	1	10
05:00	1	0			17:00	3	7		
05:15	0	0			17:15	2	0		
05:30	0	0			17:30	1	0		
05:45	0	1	0	0	17:45	1	7	2	9
06:00	0	0			18:00	2	0		
06:15	0	1			18:15	3	0		
06:30	0	0			18:30	1	0		
06:45	0	0	1	2	18:45	0	6	0	0
07:00	1	2			19:00	1	1		
07:15	0	0			19:15	1	0		
07:30	0	4			19:30	3	0		
07:45	1	2	4	10	19:45	1	6	2	3
08:00	1	4			20:00	0	0		
08:15	0	7			20:15	2	0		
08:30	0	9			20:30	0	0		
08:45	3	4	2	22	20:45	0	2	0	0
09:00	0	4			21:00	0	0		
09:15	1	3			21:15	0	0		
09:30	2	3			21:30	0	0		
09:45	4	7	5	15	21:45	0	0	0	0
10:00	1	4			22:00	0	0		
10:15	2	4			22:15	0	0		
10:30	5	3			22:30	0	0		
10:45	4	12	1	12	22:45	0	0	0	0
11:00	4	0			23:00	0	0		
11:15	6	3			23:15	0	0		
11:30	3	3			23:30	0	0		
11:45	2	15	2	8	23:45	0	0	0	0

<b>Total Vol.</b>	41	70	111	58	43	101
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GPS Coordinates:

				Daily Totals		
				NB	SB	WB
				EB	WB	Combined
				99	113	212
AM				PM		
Split %	36.9%	63.1%	52.4%	57.4%	42.6%	47.6%
Peak Hour	10:30	07:45	09:45	12:00	16:15	16:15
Volume	19	24	28	12	15	21
P.H.F.	0.79	0.67	0.78	0.75	0.54	0.53

## WOOD/PATEL

## EXHIBIT 6: TRIP GENERATION

CIVIL ENGINEERS • HYDROLOGISTS • LAND SURVEYORS

Project: Sereno Canyon  
 Location: Scottsdale, Arizona Scottsdale, Arizona  
 Date: October 5, 2005.

W/P Job: 042054.10  
 Engineer: Ashish Sabnekar, P.E.  
 Analyst: Chintan Jhaveri, E.I.T.

	Sereno Canyon	Adjacent Properties				Total Trips
		20 Acre Exception Parcel	Recorp Property	State Land	Others	
Land Use	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	
Land Use Code (LUC)	210	210	210	210	210	
LUC Name	Detached Housing	Detached Housing	Detached Housing	Detached Housing	Detached Housing	
LUC Variable	D. U.	D. U.	D. U.	D. U.	D. U.	
Land Area (acres)	333	20	240	364	474	
Assumed Density (D.U./acre)	0.36	0.31	0.31	0.31	0.31	
Amount (D.U.)	122	6	74	113	147	13
<b>RATE (Average Rates)*</b>						
Weekday	9.57	9.57	9.57	9.57	9.57	
AM Peak Hour	0.75	0.75	0.75	0.75	0.75	
PM Peak Hour	1.01	1.01	1.01	1.01	1.01	
Percent Inbound:						
AM Peak Hour	25%	25%	25%	25%	25%	
PM Peak Hour	63%	63%	63%	63%	63%	
Interaction Factor	0%	0%	0%	0%	0%	
<b>TRIPS</b>						
Weekday:	1,168	57	712	1,080	1,406	4,423
AM Pk Hr Inbound	23	1	14	21	28	87
AM Pk Hr Outbound	69	3	42	63	83	260
PM Pk Hr Inbound	78	4	47	72	93	294
PM Pk Hr Outbound	46	2	28	42	55	173
Pass-by Percentage:						
AM Peak Hour	0%	0%	0%	0%	0%	
PM Peak Hour	0%	0%	0%	0%	0%	
Pass-by Trip Ends AM	0	0	0	0	0	
Pass-by Trip Ends PM	0	0	0	0	0	

Source: Trip Generation Manual, 7th Edition, Institute of Transportation Engineers, 2003.

\*Source: Trip Generation Manual, 7th Edition, Institute of Transportation Engineers, 2003.

**Kimley » Horn**

**Project Name** SWC 128th St & Alameda  
**Project Number** 191069013

Notes:

(1) AM and/or PM rates correspond to peak hour of generator

A Trip Generation data from ITE *Trip Generation, 9th Edition*

B AM/PM rates correspond to peak of adjacent street traffic (if data available)

C Includes weekday rates only

D Total trips include pass-by trips w/ no internal capture

E Pass-by rates from ITE *Trip Generation Handbook, 2nd Edition*

F Internal capture rates from ITE *Trip Generation Handbook, 2nd Edition*

G Worksheet is intended as a planning tool. Verify results w/ ITE *Trip Generation 9th Edition*

## Kimley & Horn

**Project Name**

**Project Number**[illegible]

**Notes:**

(1) AM and/or PM rates correspond to peak hour of generator

A Trip Generation data from ITE *Trip Generation*, 9th Edition

B AM/PM rates correspond to peak of adjacent street traffic (if data available)

C Includes weekday rates only

D Total trips include pass-by trips w/ no internal capture

E Pass-by rates from ITE *Trip Generation Handbook*, 2nd Edition

F Internal capture rates from ITE *Trip Generation Handbook*, 2nd Edition

G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition

August 7, 2017

City of Scottsdale  
Planning Committee

Subject: 2-ZN-2017 (Asteria Highlands)

To Whom It May Concern:

We strongly oppose the significant proposed density increase and zoning changes:

- Density: 0.33 du/ac → 0.78 du/ac
- Zoning: R1-130 ESL → R1-70 ESL and R1-35 ESL

The subject property's location is a true display of the Sonoran Desert at its finest – flourishing with lush vegetation and abundant wildlife. This is a very rare and unique sight for the City of Scottsdale, only few remaining in select areas around the outermost perimeter.

We encourage the City of Scottsdale to keep this property under its current R1-130 zoning – as it not only respects the sensitive area but also provides a low density offering to prospective residents near the McDowell Sonoran Preserve.

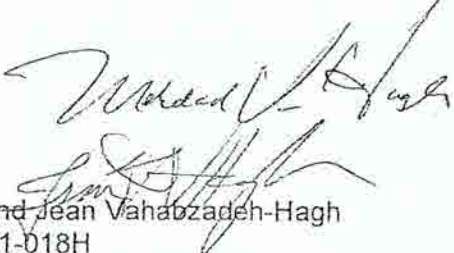
We do recognize the city has previously approved zoning changes around surrounding properties. Rather than assuming this sets the precedence to allow similar changes to the subject property, we hope the city recognizes the ever increasing rarity of this property, thus the need for it to remain under the current zoning and density.

Representatives from Asteria Highlands met with us in an attempt to gain our support. We expressed our overall disapproval regarding the zoning / density changes. They indicated the current property definition (R1-130, 13 dwellings) was not a financially viable option to them. Thus, with them, we focused our attention on reducing the density. Our primary concern was regarding the North-Northwest section of the property - considering that our neighborhood borders the northern boundary and our lot (217-01-018H) is against the western corner of this boundary.

Our meeting was partially successful. The northern border was changed to R1-70, relative to the previous revision of the proposal, which had the northern border at R1-43. However, this came at the cost of re-zoning all other portions of the property to R1-35. Beyond the current proposal, we requested 1) the R1-170 zoning to be extended further south, encompassing the currently proposed lot numbers 16-20 and furthermore 2) the remaining portion of the property not to exceed R1-43. Considering this would result in additional lot reduction, further steps toward this request were not deemed possible.

Our primary intention is to preserve the current R1-130 zoning throughout the property. However, if this option is not being considered by the city – we respectfully request further extension of the R1-70 zone and limiting the remaining portions of the property to R1-43.

Sincerely,

  
Mehرداد and Jean Vahabzadeh-Hagh  
APN 217-01-018H





## **CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**

### **Tiara Estates**

February 10, 2017

#### **Overview**

This Citizen Review Report is being performed in association with a request for a rezoning from R1-130 ESL to R1-43 ESL to build a residential community located on approximately 40+/- acres at 128<sup>th</sup> Street, north of the Pinnacle Peak alignment. The purpose of the request is to build 39 luxury single-family homes. This request is in conformance with the City of Scottsdale General Plan Rural Neighborhoods land use designation. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with some of these parties has already begun and will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties may take place with verbal, written, electronic, and door-to-door contact.

#### **Community Involvement**

The outreach team has been communicating with neighboring property owners and community members by telephone, one-on-one meetings and small group meetings. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review

**2-ZN-2017  
02/28/2017**

Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on January 19, 2017 at the Four Seasons Resort in Scottsdale for those who wished to learn more about the project. The site and time was posted on the Early Notification Sign prior to the Open Houses.

A total of 2 interested parties attended the Open House. Attendees were generally supportive of the project with one neighbor having questions about the status of the half street on the north side of the site. The development team is working with the neighbor to address this issues.

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 Letters  
Notification List  
Affidavit of Posting  
Sign-in Sheet

Owner Name	Mailing Address1	Mailing Address City	Mailing Ad-	Mailing Ad-	Property St	Property St	Property St	Property St	Property Ci	Property Zi	Property A-	Mailing Address
MCDOWELL MOUNTAIN BACK BOWL LLC	1751A W DIEHL RD	NAPERVILLE	IL	60563	24252 N		122ND	ST	SCOTTSDAI	85255	24252 N 12	1751A W DIEHL RD NAPERVILLE IL 60563
VAHABZADEH-HAGH MEHRDAD/JEAN FILBURN LIV TR	7574 E PASARO DR	SCOTTSDALE	AZ	85266	12650 E		ALAMEDA	RD	SCOTTSDAI	85255	12650 E AL	7574 E PASARO DR SCOTTSDALE AZ 85266
PALMER AUGUST V/CARL E	1113 N HWY 101	DEPOE BAY	OR	97341								1113 N HWY 101 UNIT 21 DEPOE BAY OR 97341
SAGE CREEK SCOTTSDALE 128 LLC	6040 E CORTEZ DR	SCOTTSDALE	AZ	85254								6040 E CORTEZ DR SCOTTSDALE AZ 85254
SCOTTSDALE 128TH STREET HOLDINGS LLC	811 MAIN ST SUITE 4100	HOUSTON	TX	77002	24061 N		127TH	WY	SCOTTSDAI	85255	24061 N 12	811 MAIN ST SUITE 4100 HOUSTON TX 77002
CAV RANCH LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260								
GEM DEVELOPMENT	5689 E QUARTZ MTN RD	PARADISE VALLEY	AZ	85253								
ROTHWELL DONALD EARL/BARBARA ANN TR	9856 N 67TH ST	SCOTTSDALE	AZ	85253								
FURLAN FAMILY TRUST	7575 E PASARO DR	SCOTTSDALE	AZ	85262								
MOHR FAMILY REVOCABLE LIVING TR	5546 E SHANGRILA RD	SCOTTSDALE	AZ	85254								

# Early Notification of Project Under Consideration

## Nighborhood Open House Meeting

Date: Thursday, January 19, 2017

Time: 5:00 PM — 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Drive) — Meadowell Room

Site Address: 128th Street & north of the Pinnacle Peak Alignment

### Project Overview:

- Description of Request: The request is for a Zoning District Map Amendment to rezone from R1-130 ESL to R1-43 ESL for the purpose of creating 39 luxury single-family homes.

- Site Acreage: 40+/- acres

- Site Zoning: R1-130 ESL

Applicant Contact: John Berry

Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Jesus Murillo

Phone number: 480-312-7849

Email: JMurillo@ScottsdaleAZ.gov

Pre-Application #: 945-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project information may be researched at: <http://easervices.scottsdaleaz.gov/bidgresources/PreApp/Search>

Posting Date: 01-05-2017

-Penalty for removing or defacing sign prior to 01-05-2017

-Applicant Responsible for Sign Removal

01/05/2017 14:45



January 6, 2017

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (945-PA-2016) to build a luxury, for-sale residential community located on approximately 40+/- acres at 128<sup>th</sup> Street, north of the Pinnacle Peak alignment. The request is for a Zoning District Map Amendment to rezone from R1-130 ESL to R1-43 ESL for the purpose of creating 39 luxury single-family homes. This request is in conformance with the City of Scottsdale General Plan Rural Neighborhoods land use designation and is consistent with surrounding developments in the area.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, January 19, 2017 from 5 p.m. to 6 p.m. at the Four Seasons Resort (10600 E. Crescent Moon Drive) in the McDowell Room.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480-312-7849 or [JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov).

Thank you.

Sincerely,

Paul Smith  
President



Tiara Estates  
Neighborhood Meeting Sign-In Sheet  
Thursday, January 19, 2017

[illegible]



# 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: 945-PA-2016  
Project Name: Tiara Estates  
Location: 128th Street & north of Pinnacle Peak Alignment  
Site Posting Date: 1/5/2017  
Applicant Name: John Berry  
  
Sign Company Name: Scottsdale Signarama  
Phone Number: 480-994-4000

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

[Signature]  
Signature

1-7-2017  
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 6<sup>th</sup> day of January 2017



[Signature]  
Notary Public

My commission expires: 8-24-2020

**City of Scottsdale -- Current Planning Division**

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



# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 945 -PA- 2016

Project name: Tiara Estates

Project Location 128th Street, north of the Pinnacle Peak alignment

Applicant Name: John Berry Phone: 480-385-2727

Applicant E-mail: JB@berryriddell.com Fax: 480-385-2757

School District: Cave Creek Unified

I, Kent Frison hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

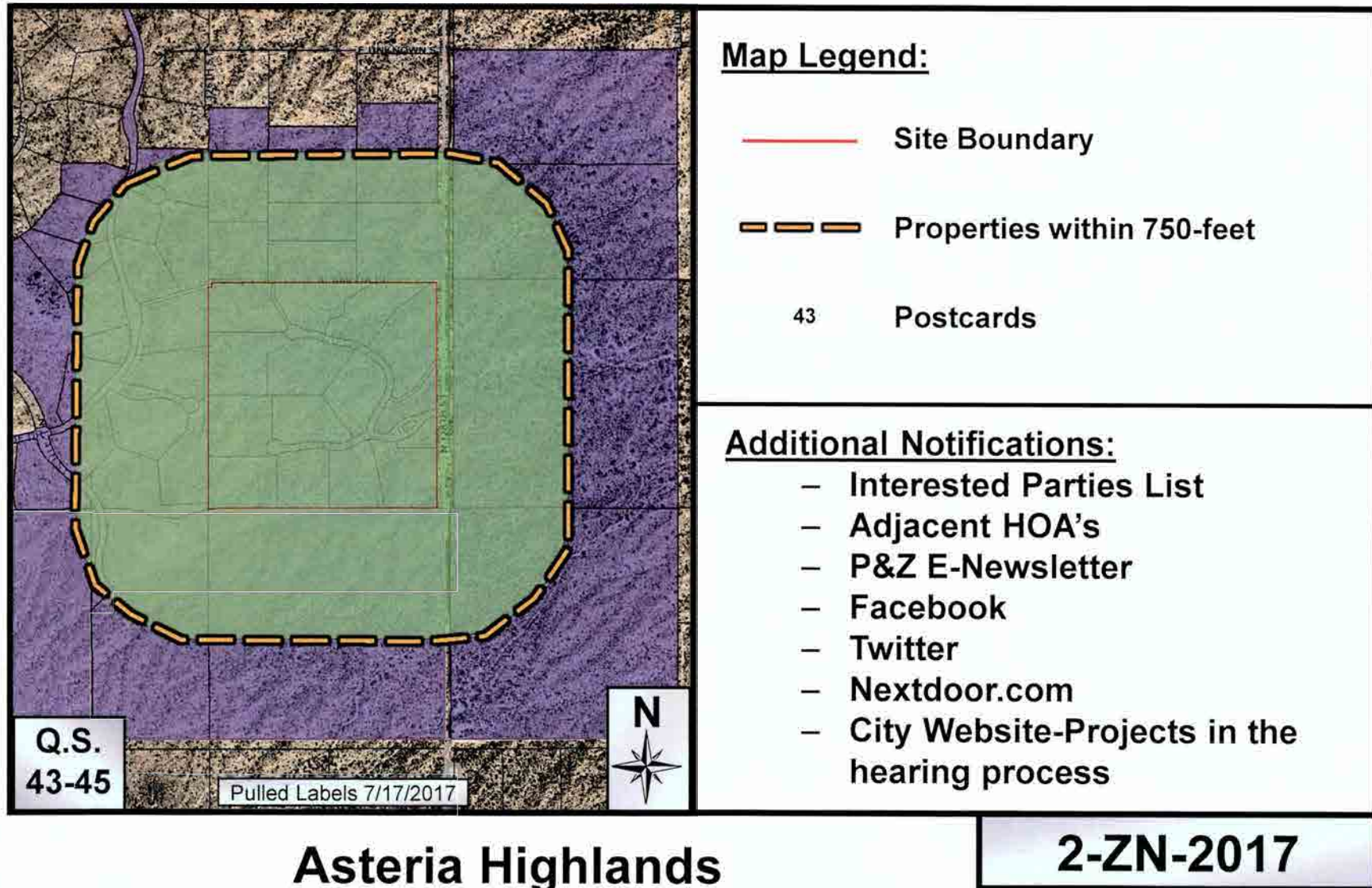
Kent Frison  
Superintendent or Designee

5/8/17  
Date

### Planning, Neighborhood and Transportation Division

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

## City Notifications – Mailing List Selection Map





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

**WEDNESDAY, AUGUST 9, 2017**

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

**PRESENT:** Paul Alessio, Chair  
Ali Fakih, Vice Chair  
Larry S. Kush, Commissioner  
Prescott Smith, Commissioner  
Kelsey Young, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Joe Padilla  
Lorraine Castro  
Casey Steinke  
Keith Niederer  
Doris McClay  
Dan Symer

**CALL TO ORDER**

Chair Allesio 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 July 26, 2017 Regular Meeting Minutes including Study Session.

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



**Commissioner Kush moved to approve the July 26, 2017 regular meeting minutes, including study session. Seconded by Commissioner Fakh, the motion carried unanimously with a vote of seven (7) to zero (0).**

## **EXPEDITED AGENDA**

2. 447-PA-2017 (WCF Initiation)

Request by the City of Scottsdale, as the applicant, to initiate a text amendment to the City of Scottsdale Zoning Ordinance (No. 455), for the purpose of modifying the wireless communication facilities (WCF) section of the Zoning Ordinance (Section 7.200.H) to bring ordinance into conformance with the recently approved Arizona House Bill 2365.

**Applicant/Staff contact person is Keith Niederer, 480-312-2953.**

**Item No. 2; Approved 7-0; Motion by Commissioner Young to initiate 447-PA-2017 (WCF Initiation), 2<sup>nd</sup> by Commissioner Smith.**

3. 2-ZN-2017 (Asteria Highlands)

Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) (+/- 7.29 acres) and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) (+/- 32.8 acres) zoning on a +/- 40-acre site located at the southwest corner of N. 128th St. and E. Alameda Rd. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is John Berry, (480) 385-2727.**

**Item No. 3; Recommended City Council to approve case 2-ZN-2017 by a vote of 6-0; Motion by Commissioner Young, per staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Kush. Commissioner Smith recused himself.**

4. 9-UP-2017 (Circle K - Indian School and Hayden)

Request by owner for a Conditional Use Permit for a gas station on a +/- 1.2-acre site with Neighborhood Commercial (C-1) zoning, located at 4101 N. Hayden Rd. and 8020 E. Indian School Rd. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is William Scarbrough, 480-334-3556.**

**Item No. 4; Recommended City Council to approve case 9-UP-2017 by a vote of 6-0; Motion by Commissioner Smith, per the staff recommended stipulations, based upon the finding that Conditional Use Permit criteria have been met. 2<sup>nd</sup> by Commissioner Fakh. Commissioner Bollinger recused himself.**

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

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:06 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"