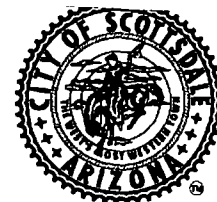


CITY COUNCIL REPORT



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

ACTION

Cavalliere Flat 12-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4179 approving a zoning district map amendment for approximately 46.9+/- acres, from the Central Business District, Environmentally Sensitive Lands (C-2/ESL) and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district designations to the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) on approximately 22.8+/- acres, Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) on approximately 14.9 +/- acres, and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) on approximately 9.2 +/- acres zoning district designations, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located at the southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive.

Key Items for Consideration

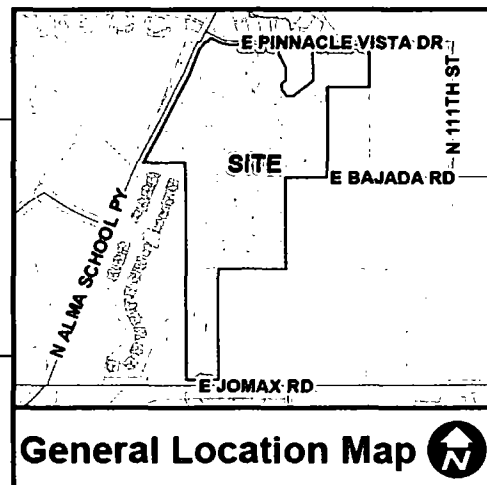
- 2001 General Plan
- 2008 Transportation Master Plan
- Subject rezoning case in conjunction with major General Plan amendment, case 4-GP-2014
- Planning Commission heard this case on October 22, 2014 and recommended approval with a vote of 6-0.

OWNER

Taylor Morrison Arizona, Inc.
 Jeff Deason
 480-346-1719

APPLICANT CONTACT

Berry, Riddell, and Rosensteel
 John Berry
 480-385-2727



LOCATION

27500 N. Alma School (Southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial and Rural Neighborhoods. Within the Commercial category, designated commercial land uses often include commercial centers which provide goods and services to the surrounding residential population, retail businesses, major single users, and shopping centers which serve both community, and regional needs. The Rural Neighborhoods category includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land

Character Area Plan

Although there is currently no adopted Character Area Plan for this area, the Pinnacle Peak Area Plan and the Reata Pass/Troon Character Area plan have historically guided development in this area. This area has served as a destination for visitors to the City, provided a diverse mix of upscale housing, and offers a western desert character which is a significant component of Scottsdale's image.

Zoning

The site is zoned within the Central Business District, Environmentally Sensitive Lands (C-2/ESL) and the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation. The Central Business District allows for a wide range of retail, service and office uses, hotels, and some residential uses. The R1-190/ESL zoning district allows single-family residential uses, and the site has an Environmentally Sensitive Lands Overlay zoning district designation

The subject site was annexed into the City in December of 1981, through Ordinance No. 1432. In May of 1982, the site was rezoned from the County designation, to Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL), to be in conformance with the, then, Interim General Plan Amendment for the Pinnacle Peak Area and the Pinnacle Peak Area Plan. In 1992, the northwestern portion of the subject site was rezoned from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL), to the Central Business District, Environmentally Sensitive Lands (C-2/ESL) zoning designation.

Context

The subject property is located at the southeast corner of the intersection of N. Alma School Parkway and E. Pinnacle Vista Drive. The subject parcel is the site of the Greasewood Flats and Reata Pass restaurant and retail sites. The sites have been used for several decades as parking, outdoor dining for the restaurants, and some residential structures and accessory structures. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Service Residential, Environmentally Sensitive Lands zoned S-R/ESL, Open Space, Environmentally Sensitive Lands, zoned O-S/ESL, and Hillside Conservation District,

- Environmentally Sensitive Lands, zoned HC/ESL; Quisana Residential condos and Cavalliere Park.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-18/ESL; Windy Walk Estates community.
- East: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant lands and single family homes.
- West: Planned Community Center, Environmentally Sensitive Lands, zoned PCC/ESL, and Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R/ESL; Eagle Pass Residential Condos, The Rocks Residential Condos, and the Four Seasons Resort

Other Related Policies, References:

32-ZN-1982, 24-AB-1986, 7-UP-1992, 8-UP-1992, 12-ZN-1992, and 5-GP-2013

2001 City of Scottsdale General Plan

2004 Scenic Roadway Designations

2004 Trails Master Plan

2004 Environmentally Sensitive Lands Ordinance

2008 Transportation Master Plan

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to rezone approximately 46.9+/- acres, from the Central Business District, Environmentally Sensitive Lands (C-2/ESL) and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district designations to the Townhouse Residential District, Environmentally Sensitive Lands (R-4/ESL) on approximately 22.8+/- acres, Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) on approximately 14.9 +/- acres, and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) on approximately 9.2 +/- acres. The application proposes to replace the Reata Pass and Greasewood Flats restaurant sites with an 80-lot subdivision. The proposed zoning map amendment is in conjunction with, and dependent on, a major General Plan amendment, case 4-GP-2014.

Development Information

- Existing Use: Reata Pass Restaurant and Greasewood Flats restaurant, Single-family and accessory structures, and vacant lands.
- Proposed Use: 80-lot Single-family subdivision
- Parcel Size: 46.9 acres (48.9 acre-site - 2 acres excluded from the application)
- Building Height Allowed: 36 feet
- Building Height Proposed: 30 feet
- NAOS Required: 14.65 acres (31.8 % of site area)
- NAOS Proposed: 19.03 acres (40.6 % of site area)

- Density Allowed: 8.31 du/ac (Straight R-4, R1-10, and R1/190 Ordinance Standards)
- Density Proposed: 1.7 du/ac (80 Units Maximum)

IMPACT ANALYSIS

Land Use

This application, if approved, will remove the Reatta Pass and Greasewood Flat restaurants, which have existed on the site for 50 years. A majority of the existing commercial zoning at this location would be re-designated as residential, except for a 2+/- acre area, located at the north-central portion of the site. This parcel will be exempted from the Cavalliere Flats project area through a replat of the site; and the 2+/- acre area will remain as Central Business District, Environmentally Sensitive Lands (C-2/ESL). The closure of Reatta Pass and Greasewood Flat is being proposed at the same time as another historic restaurant nearby – Pinnacle Peak Patio.

The rezoning proposes to replace commercial uses with Townhouse Residential and Single-family Residential uses.

The proposed residential units will be distributed throughout the site in three separate zoning clusters. The site will contain 22.1 acres of R-4/ESL, 14.9 acres of R1-10/ESL, and an additional 9.2 acres of R1-190/ESL. The R-4/ESL zoning category will be stipulated to a maximum of 56 dwelling units (2.45 du/ac). The R1-10/ESL zoning category will be stipulated to a maximum of 22 dwelling units (1.47 du/ac). The R1-190/ESL zoning category will be stipulated to a maximum of 2 dwelling units (.22 du/ac). This brings the total density proposed by the project to 1.7 dwelling units per acre. The proposed density is comparable to the densities found to the north, south and west of the subject site. The densities to the east are much lower due to the predominance of R1-190/ESL zoned, single-family, metes and bounds parcels. The proposed R1-190/ESL zoning cluster will be adjacent to the existing R1-190/ESL zoning to the west (only two proposed units).

Traffic/Trails

The 80 dwelling units being proposed are estimated to generate 762 daily trips, with 60 trips generated during the A.M peak hour and 80 trips generated during the P.M. peak hour. The trip generation from the proposed development is essentially equivalent to the estimated traffic generated by the existing restaurant; which is estimated to generate 764 daily trips.

The site plan for the proposed development has primary access from Alma School Parkway. The single access represents a reduction of one driveway from the two existing site driveways. The development will also eliminate on-street parking that currently occurs on Alma School Parkway just south of Pinnacle Vista Drive. Transportation staff is recommending that the site also have an exit-only driveway on Jomax Road to provide an alternative to the left-turn movement onto Alma School Parkway. The development will include dedication of a desert scenic corridor along the N. Alma School Parkway frontage; and a trail will be located within that desert scenic corridor.

Water/Sewer

The basis of water/wastewater reports and the sewer reports submitted by the applicant are conceptually acceptable to the City's Water and Sewer department. The applicant will be required

to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

Stormwater/Drainage

The City will continue to work with the applicant and his engineer on the location, design and requirements for the crossing of stormwater outflows from Cavalliere Park across Pinnacle Vista Drive. The applicant and engineer are aware that the outcome of these discussions may have a significant impact on the layout and design of the development. Due to the conceptual nature of the drainage report, it is likely there will be a number of future significant review comments and issues resulting from the review of the preliminary drainage report and preliminary grading and drainage plans, which will be prepared and submitted at the time of the preliminary plat case for this development.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services.

A 24-foot-wide Emergency and Service Vehicle Access easement has been provided over all proposed drive aisles for municipal uses to provide internal circulation and accommodations for a 55-foot turning radius for fire truck access and maneuverability. The site plan is required to meet all Fire Ordinance requirements.

Open Space

The Resort/Townhouse Residential (R-4) District typically requires "common open space". In ESL area; common space is a lesser square footage requirement than the Natural Area Open Space (NAOS) requirement by the Environmentally Sensitive Lands (ESL) Ordinance. The R-4 district language states that if a development proposes a density less than 5 dwelling units per acre, common open space is not required for the development. Since the overall density being proposed with this development is less than 5 dwelling units per acre, the only open space required will be that of the Natural Area Open Space.

Community Involvement

The applicant held an open house on May 28, 2014 at the Four Seasons Resort (10600 East Crescent Moon Drive as per the applicant's neighborhood report. The applicant's report states that "there were 46 interested neighbors that attended the open house. Attendees were generally supportive of the project with one concern being raised about the protection of the drainage corridors."

A city-sponsored open house was held on September 3, 2014 at the Copper Ridge Elementary school. Approximately 84 people attended, dispersed among the 4 major General Plan amendment cases (2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2014). Although the open house was specific to the major General Plan amendment cases, questions were posed and addressed about the associated rezoning cases. Major comments received from the Open House, specific to this case, included concerns regarding the proposed density (1.7 dwelling units per acre).

In accordance with State Statute requirements for major General Plan amendments, the Planning Commission held a remote public hearing for this application on Wednesday, September 10, 2014 at Copper Ridge School. Residents in attendance submitted written comments and spoke in regard to the application. There appeared to be general support for the major General Plan amendment

request, and for the request for a change from commercial zoning to townhouse and residential zoning. Concerns expressed regarding the requested height and density of the proposed development and traffic and infrastructure.

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. Staff has received calls and e-mails regarding this application (Attachment 8).

Community Impact

Rezoning the amount of commercially zoned property reduces the potential for future commercial services in the area. It appears that at this time the supply of existing commercially zoned property is not needed, but future residents may desire closer commercial services. The more apparent impact to the overall community is the loss of three cultural treasures. Unfortunately, the Pinnacle Peak Patio, Reata Pass, and Greasewood Flats restaurants will seemingly be closing their doors regardless of the outcomes of the proposed cases. The community will not be exposed to more traffic than the existing land uses generate. The proposal will secure wash easements and NAOS; as it will remove on-street parking on N. Alma School Parkway.

OTHER BOARDS & COMMISSIONS

Planning Commission

The Planning Commission was presented the associated major General Plan amendment case as a "Non-Action" item on September 10, 2014 at Copper Ridge School. The Planning Commission heard presentations from staff and took public comment. No vote was taken by the Planning Commission.

Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 6-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Zoning District criteria have been met, and determine that the proposed zoning map amendment is consistent with and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Site Plan, per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4179 approving a zoning district map amendment for approximately 46.9+/- acres, from the Central Business District, Environmentally Sensitive Lands (C-2/ESL) and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district designations to the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) on approximately 22.8+/- acres, Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) on approximately 14.9 +/- acres, and Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) on approximately 9.2 +/- acres zoning district designations, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located at the southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



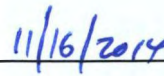
Jesus Murillo, Report Author




Date



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



Date



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



Date

ATTACHMENTS

1. Ordinance No. 4179
 - Exhibit 1. Stipulations
 - Exhibit A to Exhibit 1: Conceptual Site Plan (Subdivision Plat)
 - Exhibit B to Exhibit 1: NAOS Plan
 - Exhibit 2. Zoning Map
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Proposed General Plan Map
7. Proposed Zoning Map
8. Citizen Involvement
9. City Notification Map
10. October 22, 2014 Planning Commission Minutes

ORDINANCE NO. 4179

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. 12-ZN-2014 FROM THE CENTRAL BUSINESS DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (C-2 ESL) AND SINGLE-FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (R1-190 ESL) ZONING DISTRICT DESIGNATIONS TO THE TOWNHOUSE RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R-4 ESL ON APPROXIMATELY 22.8+/- ACRES), SINGLE-FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (R1-10 ESL ON APPROXIMATELY 14.9 +/- ACRES), AND SINGLE-FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (R1-190 ESL ON APPROXIMATELY 9.2 +/- ACRES) ZONING DISTRICT DESIGNATIONS, LOCATED AT THE SOUTHEAST CORNER OF N. ALMA SCHOOL PARKWAY AND E. PINNACLE VISTA DRIVE.

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

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

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 12-ZN-2014.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 22.8 +/- acre located at the southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business District, Environmentally Sensitive Lands (C-2 ESL) and Single-family Residential District, Environmentally Sensitive Lands (R1-190 ESL) zoning district designations to Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning district designation, and;

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 14.9 +/- acre located at the southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business District, Environmentally Sensitive Lands (C-2 ESL) and

Single-family Residential District, Environmentally Sensitive Lands (R1-190 ESL) zoning district designations to Single-family Residential District, Environmentally Sensitive Lands (R1-10 ESL) zoning district designation, and;

Section 3. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 9.2 +/- acre located at the southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business District, Environmentally Sensitive Lands (C-2 ESL) and Single-family Residential District, Environmentally Sensitive Lands (R1-190 ESL) zoning district designations to Single-family Residential District, Environmentally Sensitive Lands (R1-190 ESL) zoning district designation.

Section 4. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of December, 2014.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

Stipulations for the Zoning Application:

Cavalliere Flat

Case Number: 12-ZN-2014

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN (SUBDIVISION PLAT). Development shall conform with the conceptual subdivision plat submitted by Kimley-Horn and Associates, and with the city staff date of 9-8-2014, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual subdivision plat as determined by the Zoning Administrator prior to the preliminary plat approval shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. CONFORMANCE TO NATURAL AREA OPEN SPACE PLAN. Development shall conform with the Natural Area Open Space (NAOS) Plan, submitted by LVA Urban Design Studio, and with the city staff date of 9-8-2014, attached as Exhibit B to Exhibit 1. Any proposed significant change to the conceptual NAOS Plan, as determined by the Zoning Administrator, prior to the preliminary plat approval, shall be subject to additional public hearings before the Planning Commission and City Council. **The development shall dedicate a minimum 19.03 Acres of NAOS.**
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table							
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots	Allowed Height
216-80-002X,	22.7 acres	R-4/ESL	2.45 du/ac	2.45 du/ac	56	56	30 feet
216-80-002U,	14.9 acres	R1-10/ESL	1.47 du/ac	1.47 du/ac	22	22	24 feet
216-80-002N	9.2 acres	R1-190/ESL	0.2 du/ac	0.21 du/ac	2	2	24 feet
216-80-002U							
216-80-007G							
Total:	46.9 acres		1.7 du/ac	1.7 du/ac	80	80	

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall

include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

4. **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.
5. **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.
6. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 15 feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

7. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

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

Street Name	Street Type	Dedications	Improvements	Notes
Alma School Parkway	Major Collector (Rural/ESL)	45 feet of right-of-way	Full street improvement, sidewalk on east side	a.1., a.2., a.3.
Pinnacle Vista Drive	Local Collector (Rural/ESL)	25' half street (existing)		
Internal Streets	Local Residential (Rural/ESL)	40' Private tract	Street construction including pavement roll curb	a.4., a.5.

- a.1. The owner shall dedicate right of way along Alma School Parkway site frontages (including both sides of the street in the northern portion where applicable).
- a.2. The developer shall complete full street construction for Major Collector (Rural/ESL) cross section in conformance with City of Scottsdale DS&PM Figure 5.3-8 along site frontage and match the pavement cross section to the north. Pavement transition to the existing pavement to the south shall be provided.

- a.3. The developer shall construct 8 foot wide sidewalks along the east side of Alma School Road along the site frontage. The sidewalks shall be separated from the back of curb where possible.
 - a.4. The developer shall complete street construction for the Local Residential Rural/ESL street cross section in compliance with City of Scottsdale DS&PM Figure 5.3-19.
- b. AUXILIARY LANE. Dedicate the necessary right-of-way, as determined by city staff, and construct a northbound right-turn deceleration lane at the site entrance on Alma School Parkway.
8. ACCESS RESTRICTIONS. Main site access shall be provided on Alma School Parkway as shown on the submitted Site Plan dated 6/11/2014. The developer shall provide an exit-only site access onto Jomax Road as a secondary site access.
9. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along N. Alma School Parkway shall be 30 feet, measured from N. Alma School Parkway. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.
10. NON-MOTORIZED PUBLIC ACCESS EASEMENT. The owner shall dedicate a 15 foot wide Non-Motorized Public Access Easement along the site frontage on the west side of Alma School Parkway and the south side of Pinnacle Vista Drive with the final plat submittal.

STORMWATER/DRAINAGE

11. DRAINAGE REPORTS. The applicant shall update the drainage report to identify how stormwater flows from the existing east culvert on Pinnacle Vista Drive and the northeast corner of the development parcel will drain through the development, with the final plat submittal. Figure 4 shows a 100-year flow of 200 cfs for this wash based on the overflow of the outflow from Doc Cavalliere Park. Existing flows, excluding the 200 cfs overflow, are likely on the order of 30 cfs based on the size of the existing culvert and the contributing area to the east. Figure 4 shows this flow being routed through a proposed out parcel for the development. Please update the Drainage Reports to clarify these concerns.
12. The applicant shall update the drainage report to identify how stormwater flows from the west crossing Alma School Parkway will drain through the development, with the final plat submittal. The drainage report shows 100-year flows of around 45 cfs from two locations entering the development site. However, there does not appear to be adequate area within the development site to route these flows to the south then east around the proposed lots. Please update the Drainage Reports to clarify these concerns.
13. **The applicant and engineer should be aware that the outcome of the request drainage report updates may have a significant impact on the layout and design of the development.** The City will continue to work with the applicant and his engineer on the location, design and requirements for the crossing of stormwater outflows from Cavalliere Park across Pinnacle Vista Drive. Due to the conceptual nature of the drainage report, it is likely there will be a number of future significant review comments and issues resulting from the review of the preliminary drainage report and preliminary grading and drainage plan to be prepared and submitted in support of the preliminary plat case for this development.

14. **The applicant is responsible for construction of (or in lieu payment toward) the south half of the drainage improvements associated with re-routing flows from Cavalliere Park under Pinnacle Vista Road.**

MASTER PLANS

15. MASTER INFRASTRUCTURE PLANS. The owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.
- a. Drainage Master Plan
16. MASTER DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Design Concept Plan for Development Review Board review. The Master Design Concept Plan shall address the following:
- a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, paths and bikeways, and integration of drainage plans.
 - b. General design and architectural themes assuring overall design compatibility of all Townhouse zoned buildings and structures on the site.
 - c. Construction envelope plans providing all setbacks and lot lengths and widths.
 - d. Native plant relocation program and revegetation guidelines for each parcel.
 - e. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - f. Typical outdoor lighting and design concepts and general specifications for parking lots, paths, trails, sidewalks and landscaping.
 - g. Design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - h. Pedestrian amenities and courtyards.
 - i. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - j. Construction phasing plan.
 - k. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
 - l. Other applicable elements, as determined by city staff.

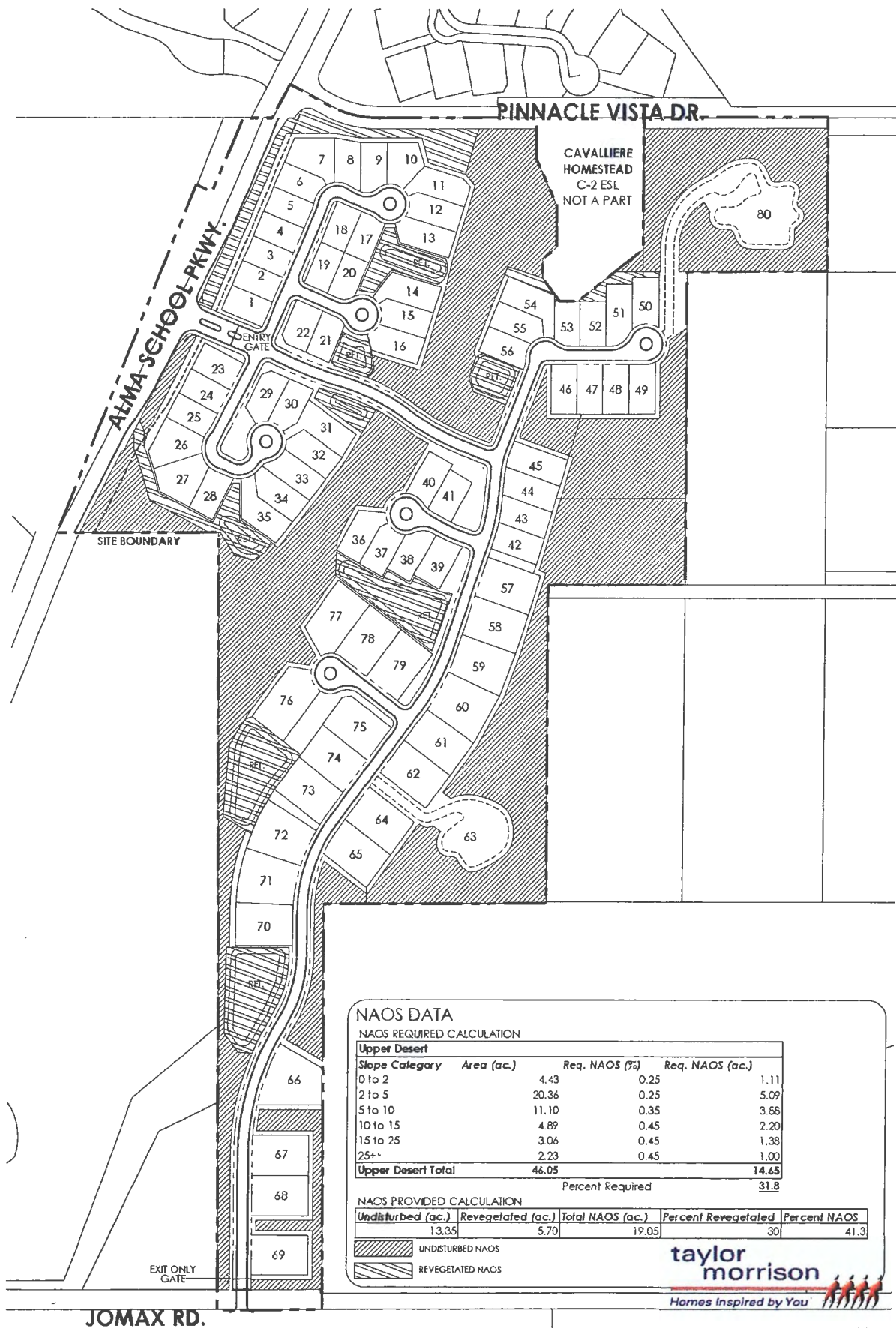


Exhibit B to Exhibit 1
Ordinance No. 4179
Page 1 of 1

Zoning Map

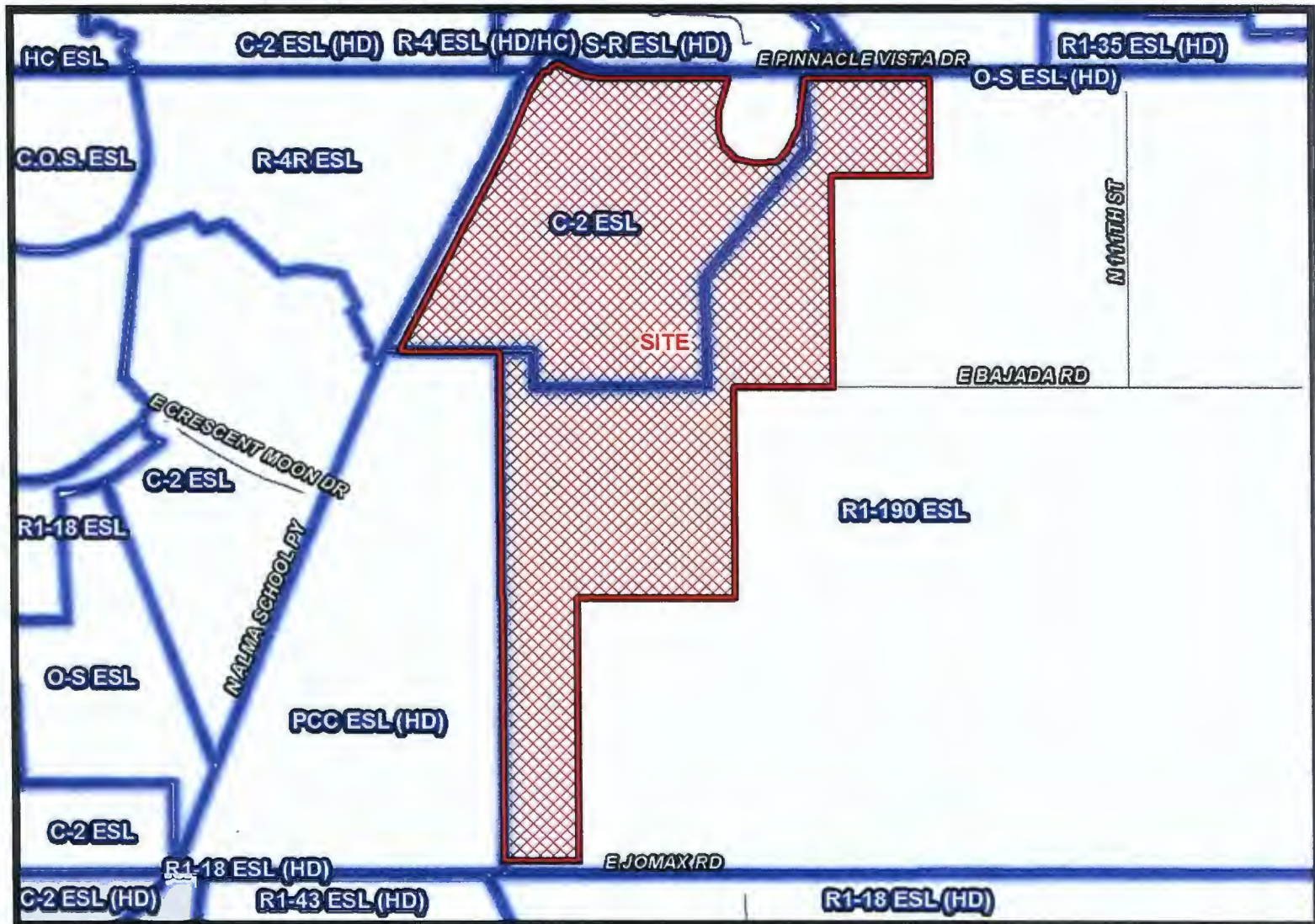


Exhibit 2
Ordinance No. 4179

12-ZN-2014

Additional Information for:

Cavalliere Flat

Case: 12-ZN-2014

PLANNING/DEVELOPMENT

1. **DEVELOPMENT 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. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. signage, and
 - j. Master Environmental Design Concept Plans.
3. **BASIS OF DESIGN REPORT (WATER and WASTEWATER).** The Basis of Design Reports (Water and Wastewater) have been reviewed and accepted by City of Scottsdale Water Resources Department staff. Any design that is not consistent with the accepted report shall require the developer to submit revised report(s) for review and acceptance by City of Scottsdale Water Resources Department staff.
4. **STORMWATER MANAGEMENT.** The applicant and his engineer shall continue to meet with the City in an effort to come to a consensus on the location and design of the crossing of outflows from the Cavalliere Park lower basin across Pinnacle Vista Drive and entering the development site.
5. **EASEMENTS.**

- a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
3. **CONSTRUCTION COMPLETED.** Before any **BUILDING PERMIT** is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
4. **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.
5. **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.

Cavalliere Flats

by:

taylor
morrison

Homes Inspired by You



1st Submittal – 06.11.2014
1st Review Comments – 07.23.2014
2nd Submittal – 09.02.2014

LVA

ATTACHMENT #3

12-ZN-2014
9/8/2014

CAVALLIERE FLATS

Scottsdale, Az



Cavalliere Flats

Rezoning Project Narrative – 06.11.2014
Revised – 09.02.2014

456-PA-2014
4-GP-2014

Prepared For:

**taylor
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Homes Inspired by You



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CAVALLIERE FLATS

Scottsdale, Az

Introduction

Taylor Morrison has been helping families create memories for more than a century. As one of the largest North America based home building companies and headquartered here in Scottsdale, Arizona they are accustomed to complementing the unique lifestyle and character Scottsdale has to offer. Taylor Morrison neighborhoods are designed to offer a better quality of life and the company aims to develop a distinctly desirable luxury residential community on the 46.9 acres Site at the southeast corner of Alma School Road and Pinnacle Vista Drive (the "Site").

The Site currently hosts the commercial establishments of Greasewood Flat and Reata Pass restaurants (now closed), as well as several residential properties. Rather than just selling their property outright, the Cavalliere family looked for a buyer who would partner with them to maintain a legacy for the family and for Scottsdale while maintaining the character of the area. After considering several offers, the Cavalliere family announced they would sell their 41.6-acres of land to Taylor Morrison Homes in 2013. Taylor Morrison homes has purchased an additional 5.3 acres to the south to assemble 46.9 acres.

More than three generations of Cavallieres have shaped the land into what it is today and while change can be difficult the Cavalliere family has been pleased with the transition. They are delighted that Taylor Morrison will be incorporating an architectural style and overall thematic design that is reminiscent of the region's history along with the preservation of natural area open spaces, desert washes and some of the original family structures on-site. The efforts to relocate Greasewood Flat to a nearby family-owned property, helps to ensure that this iconic destination protects a "Place" that is part of Scottsdale's heart and history.

History

The Cavalliere family was one of the first to settle in Scottsdale, well before its official incorporation in 1951. The family's first business was and still is the Cavalliere Blacksmith Shop in Old Town Scottsdale. Founded in 1909 it is Scottsdale's oldest operating business. George "Doc" Cavalliere, one of Scottsdale's first City Councilmen, operated the pioneer family's blacksmith shop for five decades and ran the Reata Pass Steakhouse and Greasewood Flat for over 20 years. Doc passed away in 2009, but is remembered for his enthusiasm for preserving the western way of life, which can be seen onsite through the manifestation of three generations of Cavalliere ironwork, a collection of western relics and the continued interpretation of local folklore.



Location

The 46.9+/- acre site is nestled in a valley between Troon Mountain and Pinnacle Peak . Incorporated in 1982, Cavalliere Flats is located adjacent to Alma School Road on the east, between Jomax Road and Pinnacle Vista Dr. These parcels (APN #'s 216-80-002T, 216-80-002P, 216-80-002N and 216-80-007G) are currently used for restaurants, parking, homes and storage. Much of the land is vacant. The surrounding uses are as follows:

- West: Four Seasons Resort and Condominiums (The Rocks)
- North: Single Family Residential (Quisana) and the "Doc" Cavalliere Park
- East: Vacant Land and Large Lot Single Family Residential
- South: Condominiums (Pinnacle Pointe), Single Family Residential (Windy Walk Estates and Troon Village) and Troon Golf Course.

Existing Conditions

Boulder Features

The Site contains an array of boulder features primarily located within proposed Natural Area Open Space (NAOS) along the east boundary. With the transition to lower density towards the east, these boulders will help create a dynamic buffer along the adjacent properties. The boulders are deemed significant and will be preserved according to the Environmentally Sensitive Lands Ordinance (ESLO).

In general, development will not intrude on or damage boulder features. Where allowed, construction near boulders will be conducted in a manner that minimizes any potential threat to the boulder or area adjacent to the boulder. Boulders not meeting protection requirements per ESLO will be re-located on site.

Native Vegetation

Located in the Upper Desert Landform the site is characteristic of relatively deep soils that often have strong caliche hardpan layers below the surface. This results in a wide variety of vegetation with relatively dense distribution. The Sonoran Desert plant materials include Palo Verdes, Mesquites, Catclaw Acacia, Desert Hackberry, Saguaros, Prickly Pear, Cholla and other typical desert plants. The site has had a Native Plant Survey to help determine the areas of preservation as well as protected species that will require transplanting where necessary and feasible.



Drainage

The Cavalliere Flats project currently conveys offsite drainage from the north and east through the property via natural wash corridors. Following development of Cavalliere Flats, runoff will be conveyed in the streets and/or in on-site swales and storm drain systems to several first flush detention basins located throughout the project. The street configuration and development has been designed to these basins will discharge into the existing central wash. The post development flows exiting the site will be attenuated through the first flush basin to a level equal to or less than pre-development flows. The Preliminary Drainage Report will address the increased volume of storm water generated with the development and indicate basin sizes and locations to attenuate post development flows leaving the site.

Cultural Sites

An archaeological survey of the 42 acre project area resulted in the identification of three historic isolates and a historic road. The isolates and the road do not meet the criteria for listing on the National Register of Historic Places (NRHP), and no further information can be learned from them beyond their initial recordation. No archaeological sites were recorded. A recommendation of No Historic Properties Affected was made for the proposed project.

No further archaeological work is recommended for the project area. However, if previously undocumented buried cultural resources are identified during ground-disturbing activities, all work in the immediate vicinity of the discovery should stop until the find can be evaluated by a professional archaeologist.

The remaining 5 acres of the project area have been surveyed and no sites were found. The report for the 5 acre parcel is currently being drafted and will be submitted upon completion.

The Requests

General Plan

This rezoning request is a companion to a Major General Plan amendment (Case # 4-GP-2014).

The existing General Plan Land Use designations on the 46.9 +/- acre Site are Commercial (22.8 +/- acres) and Rural Neighborhoods (24.1 +/- acres), allowing up to one unit per acre. The General Plan designates the adjacent properties as:

- West: Commercial & Resort
- North: Office and Cultural/Public Use (Park)
- South: Commercial, Rural and Suburban Neighborhoods and Developed Open Space (Golf)
- East: Rural Neighborhood

The current Major General Plan Amendment will, if approved, result in on-site land use designations of Suburban Neighborhood (22.8 +/- acres) and Rural

Neighborhoods (24.1 +/- acres). This Amendment requests the following modifications:

- 19+/- acres from Commercial to Suburban Neighborhoods,
- 3.7 +/- acres from Commercial to Rural Neighborhoods,
- 3.8 +/- acres from Rural Neighborhoods to Suburban Neighborhoods, and
- 20.4 +/- acres remaining Rural Neighborhoods.

The "Suburban Neighborhoods" land use category supports a broad range of residential uses with densities between one (1) unit per acre and eight (8) units per acre. With an overall proposed density of 1.7 dwelling units per acre, this category plays a role in establishing land use transitions between land within the "Rural Neighborhoods" category and more intense categories such as "Commercial", "Employment", "Office" and "Resorts/Tourism".

The proposed General Plan Amendment for Cavalliere Flats creates a transition from the lower-density residential land uses to the east and the more intense commercial and resort uses along Alma School Road. Approval of this Amendment means that uses categorized as Commercial will no longer abut Rural Neighborhoods. Instead, land use intensity will transition from Commercial along Alma School to Suburban Neighborhoods (1-8 dwelling units per acre) to Rural Neighborhoods (0-1 dwelling units per acre) within the Site, creating a buffer for existing residential uses to the east.

Zoning

The existing zoning of the Site is Central Business (C-2) Commercial (24.7 +/- acres) and Single Family Residential (R1-190 ESL) (24.1 +/- acres). The zoning categories on the adjacent properties are:

- West: Resort (R-4R ESL) and Central Business (C-2 ESL) Commercial
- North: Service Residential (S-R ESL) and O-S ESL (Park)
- East: Single Family Residential (R1-190)
- South: Planned Commercial Center (PCC ESL), Single Family Residential (R1-18 ESL, R1-43 ESL and R1-190 ESL).

The proposed zoning will clean up the existing legal non-conforming uses of residential on commercial land and commercial uses on residential land. Ultimately the 46.9 +/- acre Site will be a mixture of Townhouse Residential (R-4 ESL) (24.7 +/- acres), Single Family Residential (R1-10) (14.9 +/- acres) and Single Family Residential (R1-190 ESL) (9.2 +/- acres). This request requires the following changes:

- 22.1 +/- acres from C-2 ESL to R-4 ESL,
- .7 +/- acres from C-2 ESL to R1-10 ESL,
- 14.3 +/- acres from R1-190 ESL to R1-10 ESL,
- .6 +/- acres from R1-190 ESL to R-4 ESL, and
- 9.2 +/- acres remaining R1-190 ESL.

The request to rezone the Site will allow Cavalliere Flats to be subdivided into 80 exclusive single-family home sites at a gross density of 1.7 dwelling units per acre (du/ac). The site has been planned to transition the density from the more intensive zoning districts to the west, north and southwest over to the east. At 2.45 du/ac the R-4 ESL district will complement the surrounding development adjacent to Alma School and Pinnacle Vista. Two 4.6 acre R1-190 ESL lots will buffer the eastern boundary and will combine with the R1-10 ESL district to ensure compliance with the existing General Plan designation of Rural Neighborhoods. This transitioning also responds to the desired sensitive edges and transitions described in the neighboring Dynamite Foothills Character Area plan.

Amended Development Standards

The request includes an amendment to the R1-10 ESL development standards, subject to the approval by the Development Review Board. The applicant has evaluated the 13 criteria for amended development standards as stated in Section 6.1083 of the ESL Zoning Ordinance, and believes that the benefits provided by the proposed site plan justifies this request for amended development standards.

These amended standards, as proposed, would allow reductions for setbacks within the R1-10 development standards allowing the concentration of development to the least sensitive portions of the site, specifically the major wash corridors that bisect the site. As a justification for the approval of these amended standards, the project will have opportunities to increase the minimum NAOS dedication amount from the minimum 14.65 acres. In addition, major natural and environmental features, systems and services will be preserved, contributing to the form and function of the Site and the overall aesthetic of the community.

Development Plan

Theme

Although the Cavalliere Flat neighborhood has been divided into separate zoning districts, the project is being planned as a single, cohesive development that recognizes the character and history of the Cavalliere family. From the landscape to the architecture there will be an emphasis of maintaining many of the relics and character elements from the Cavalliere Blacksmith Shop, Reata Pass and Greasewood Flat. Taking on a "rustic southwest ranch meets modern architectural" theme the project will imbue a relaxed Southwestern lifestyle. The rich western history of the site will be reflected in overall architectural style, scale, massing, and materials to create comfortable human spaces. Materials will be of the land, using traditional stucco with local stone and Cavalliere-inspired metalwork accents and wood trim, headers, sills and columns.



Site Plan

The residential home sites are strategically placed to capture the views; the valley to the south, Pinnacle Peak to the west, Troon Mountain to the southeast and the McDowell Mountains to the distant south-south east. Residents will also be able to relax and mingle within the planned neighborhood amenities that will include a passive outdoor recreation area positioned to capture the long views to the valley.

The location of existing boulders and major washes strongly influenced the design of the site plan, positioning development to generally avoid disturbance of these natural features. The preliminary Environmental Features exhibit illustrates the location of boulder features that may qualify for ESL protection. Together, the viewsheds, boulders and washes comprise the highest priority open space on the Site.

Circulation

The neighborhood will have private internal streets with a gated entry from Alma School Road. The internal street alignments have been located to minimize the number of wash crossings and will be rural in nature in order to minimize the area of total street improvements throughout the neighborhood and help preserve additional open space. Emergency access will be provided at the end of the cul-de-sac adjacent to Jomax Rd.

Alma School Parkway has been constructed with a single northbound and a single southbound through lane plus a continuous two way left turn lane along the project frontage. Pinnacle Vista Drive and Jomax Road are both two lane paved roadways adjacent to the site.

A single access to the development will be provided off of Alma School Parkway and northbound exclusive right turn lane is recommended. Since no other access points to adjacent roadways are provided for the project, no improvements to either Pinnacle Vista Drive or Jomax Road are recommended.

Open Space

The plan maintains 15 acres of Natural Area Open Space (32%). The open space areas include a (average 50' setback) along Alma School, perimeter open space setbacks around the Site, as well as, the major washes running through the Site. The washes contain a mesquite bosque that will provide privacy and screening to the adjacent homes as well as a haven for wildlife. Overall, the development plan will incorporate sensitive design principles that are in tune with the City's Environmentally Sensitive Land Ordinance.



Environmentally Sensitive Lands Ordinance

The purpose of the environmentally sensitive lands regulations is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the environmentally sensitive lands regulations are intended to:

A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Response: The Project will protect people and property from hazardous conditions by keeping the majority of the existing washes in a natural state and strategically siting building footprints.

B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

Response: Boulder outcrops, major ridges, native vegetation, major washes and wildlife corridors will be preserved as revered community character elements essential to maintaining the desirability and quality of the project. The washes will serve as Natural Area Open Space and wildlife corridors.

C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

Response: With the protection of nearly 40% of the Site as open space along with reduced demand by transitioning from Commercial to Residential, Cavalliere Flat will help protect renewable and nonrenewable resources.

D. Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Response: Along with providing private streets and long awaited improvements to Alma School Parkway, this Project also has existing sewer, water, gas, electric and cable service.



E. Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.

Response: The Project will conserve the character of the natural desert landscape through the protection of wash corridors and sensitive environmental features to sustain the unique desert character found in the area. Landscape development standards confine plant selections to native and desert adapted, complimentary species to deter the development of an exotic, antithetical environment.

F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Response: The Project will recognize and conserve the assets of the environment by providing resident and visitor access to the surrounding amenities, such as Doc Cavalliere Park, and celebrating and conserving the natural amenities and historic character onsite.

G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Response: Detailed surveying and site analysis was conducted to develop methods to preserve environmentally sensitive areas. Existing Natural Area Open Space will be preserved and existing disturbed areas outside of construction envelopes will be revegetated to return these areas to a more natural condition and enhance the quality of the neighborhood.

H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response: The Project minimizes the impacts of development by minimizing construction envelopes and carefully siting the location of residential units, streets and drainage basins.

I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

Response: As noted, the visual character of the natural landscape is a revered and prominent selling feature of the Project. Development standards regulating building mass, location, colors, materials and landscaping design and materials



have been established to not only preserve but to enhance the character of the area.

J. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Response: The Project maintains significant open spaces by preserving the main wash corridor that bisects the site, existing, notable boulders, and implementing the use of land use buffers to maintain the area's unique desert setting.

K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

Response: The Project protects environmentally sensitive lands through careful site planning and preservation standards in excess of the City's requirements while providing housing for new residents and ultimately adding to the City's revenue stream, aiding the City's economic goals.

L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Response: Innovative planning and design has been essential to fit the proposed development appropriately to the shape of the land while maximizing the preservation of environmental features and meaningful open space.



In conformance with the requirements of the ESLO, the minimum open space requirement for the Site was determined through a slope analysis of the existing on-site topographic data. The findings from the analysis require a minimum NAOS allocation of 14.65 acres on the 46.9 acre Site. A summary of this analysis can be found below.

NOAS REQUIRED CALCULATION			
SLOPE (%)	AREA (ACRE)	NOAS REQ. (%)	NAOS AREA (ACRE)
0-2	4.43	25	1.11
2-5	20.36	25	5.09
5-10	11.10	35	3.88
10-15	4.89	45	2.20
15-25	3.06	45	1.38
25-VERT.	2.23	45	1.00
TOTAL	46.05		14.65
		PERCENT NAOS REQ.	<u>31.8</u>

The purpose of the actual provided open space areas is not only to meet the City's requirements but also to be sensitive and respectful of the environment and the project's neighbors. Open space, exceeding the minimum requirements of the ESLO, will be provided throughout the Site. NAOS will be dedicated in areas that have been identified as having environmentally sensitive natural elements, such as wash corridors, dense vegetation and boulder features. Dedicated open space will also be provided as a buffer to the adjacent properties along the perimeter of the Site.

Traffic

Under the current land use and operation of Greasewood Flat a trip generation calculation indicates that on an average weekday the proposed residential units would be expected to generate a similar number of daily trips as a 6,000SF restaurant. Peak hour and weekend trips for the restaurant use would likely be higher than the residential use.

However an analysis of the traffic under the current C-2 zoning approvals in comparison to the proposed plan shows that trips generated are being reduced by 89% for peak hour and reduced by 93% for Average Daily Trips.



Utilities –

The site has existing sewer, water, gas, electric and cable service.

Sewer: The site is within the City of Scottsdale wastewater service area. There is currently an existing 8-inch sewer main located along the west half of Alma School Parkway. An 8" sewer main also runs east along Jomax to where it terminates approximately 800' from the project frontage.

It is anticipated that two connections to the existing sewer lines will be provided. One connection will be constructed to Alma School Parkway and the other will sewer south through the development to Jomax Road and along the north side of Jomax Road to the existing 8" sewer.

Water: The site is within the City of Scottsdale water service area. Three existing waterlines are located within Alma School Parkway to the west of the property. A 14-inch diameter asbestos concrete pipe (ACP), as well as 12-inch diameter and 20-inch diameter ductile iron pipe (DIP) mains. An 8-inch diameter to 12-inch diameter C900 Polyvinyl Chloride (PVC) waterline is located in Pinnacle Vista Drive to the north of the site. Additionally, to the west of the site within 111th Street and Bajada Drive is an 8-inch diameter C900 PVC waterline.

It is anticipated that distribution system will connect to the existing 12-inch DIP water main located in Alma School Parkway and loop through the project site and tie into the existing 8-inch PVC waterline in Bajada Drive.

Gas: This area is serviced by Southwest Gas. There is currently an existing 6-inch gas main located in Alma School Road approximately 20-feet east of the roadway centerline.

Electric: This area is serviced by APS. There is currently an existing electric line located in Alma School Road.

Cable: This area is serviced by Cox Communications. There is currently an existing cable line located in Alma School Road.



Conclusion

We respectfully request approval of this rezoning application as it promotes the objectives set forth by the City of Scottsdale through the General Plan and the Environmentally Sensitive Lands Ordinance. With the additional rooftops, new residents and new vitality will be brought to the area; Cavalliere Flats will help sustain North Scottsdale businesses and foster economic development. Existing developed and zoned commercial properties abound and the market will respond to the demand from a growing employee and customer base in the area, stimulating development and leasing of vacant commercial space and undeveloped commercial land.

When comparing the proposed residential community with existing allowed commercial uses, the overall intensity of uses and the traffic they generate will be reduced. Cavalliere Flats will create a transition in land use intensity between the Activity Center designated west of Alma School Parkway and the rural properties adjoining the Site to the east. It will not only complement and enhance the character of the surrounding area, but will contribute to the unique, beautiful identity of Scottsdale, its high standard qualities and its remarkably coveted lifestyle.



Cavalliere Flats

Amended Development Standards – Legislative Draft

Sec. 5.400. Single-family Residential (R1-10).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 34), 4-3-12)

Sec. 5.401. Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.403. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.404. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of eighty (80) feet.

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

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

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~thirty (30)~~ **twenty-three (23)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty (30)~~ **twenty-three (23)** feet shall be provided on one street.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than ~~fifteen (15)~~ **eleven (11)** feet on the intersecting street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than ~~seven (7)~~ **five (5)** feet.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~twenty five (25)~~ **nineteen (19)** feet.

a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:

(1) The main building or additions to the main building shall be set back ~~fifteen (15)~~ **eleven (11)** feet from the rear property line.

(2) The main building or addition to the main building shall not occupy more than ~~thirty (30)~~ **twenty-three (23)** percent of the area between the rear setback line and the rear property line.

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

F. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall not be less than ~~fourteen (14)~~ **ten (10)** feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 35), 4-3-12)

Sec. 5.405. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.406. Signs.

The provisions of article VIII shall apply.

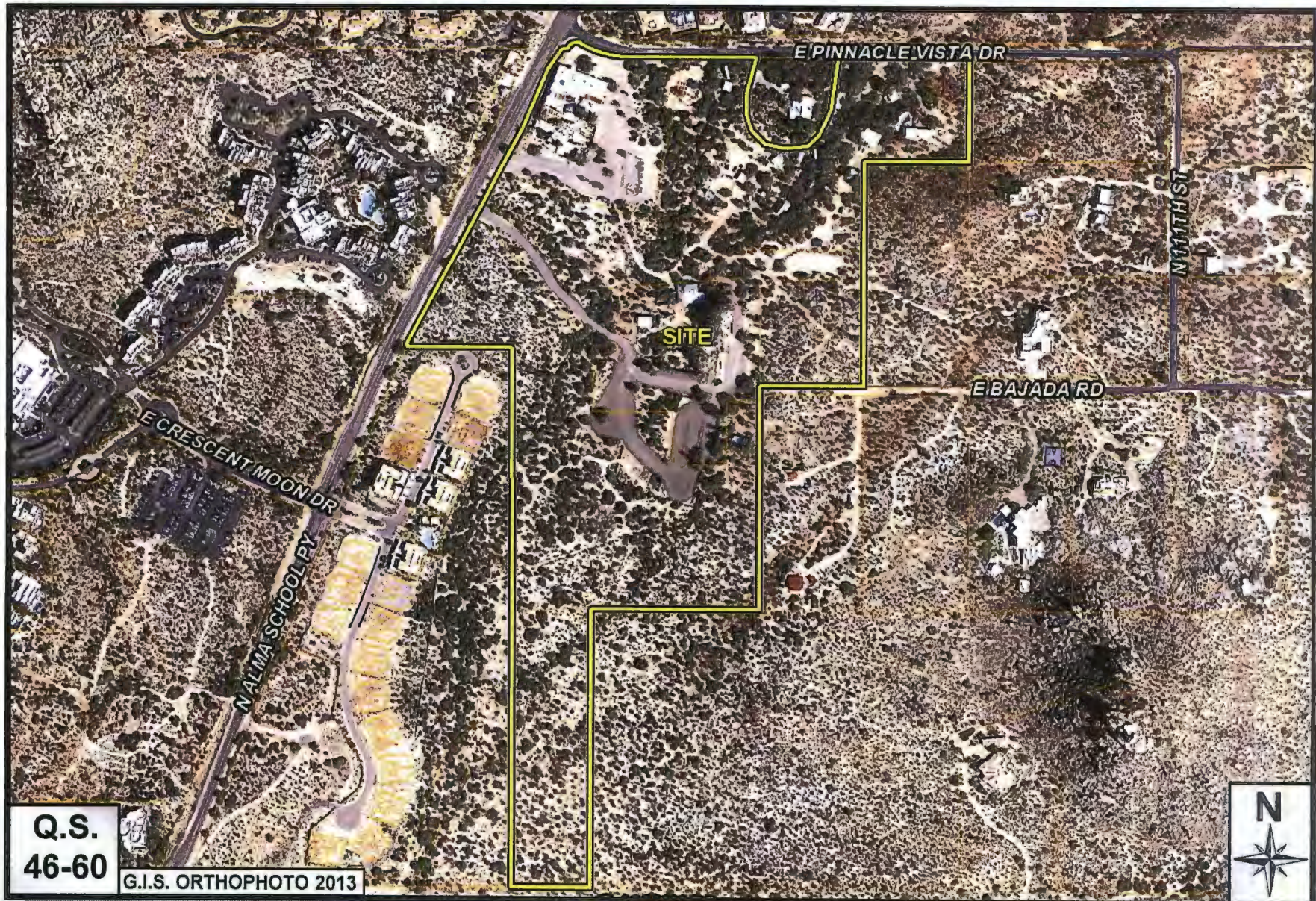




Cavalliere Flat

ATTACHMENT #4

12-ZN-2014

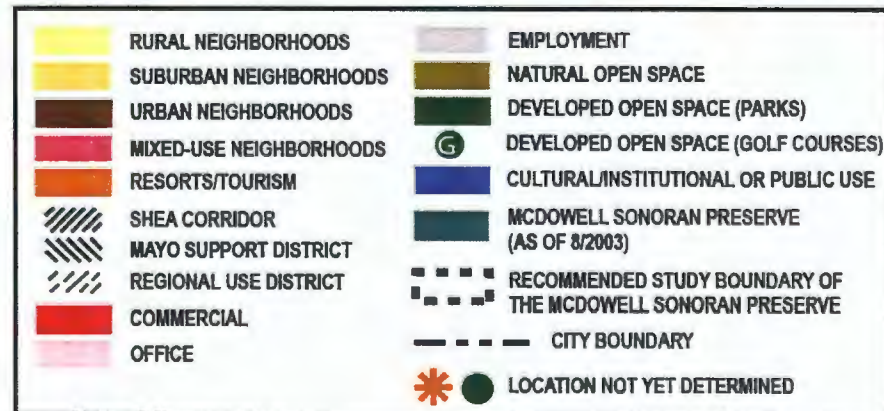


Cavalliere Flat

ATTACHMENT #4A





















12-ZN-2014

Existing General Plan Land Use Map



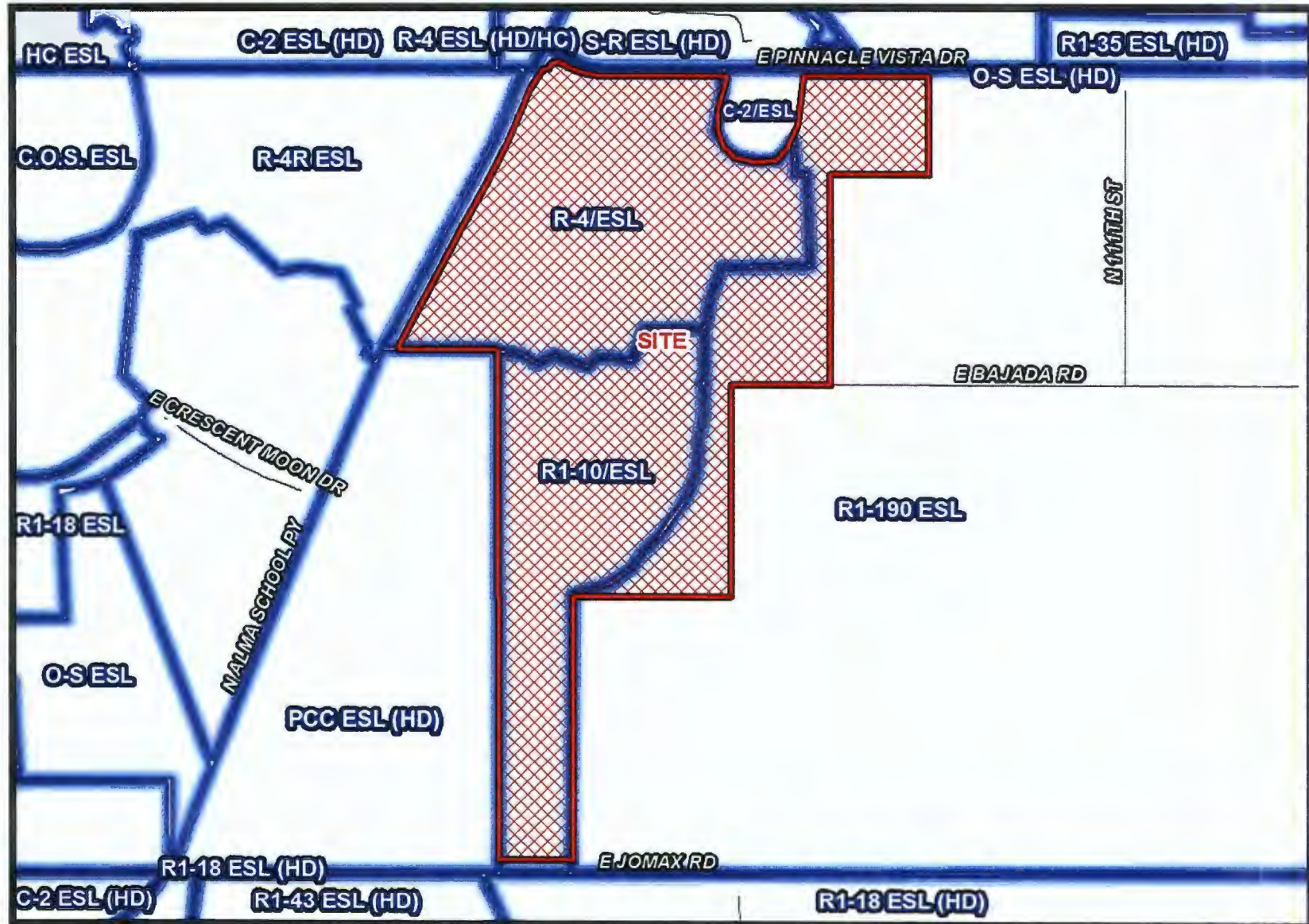
Proposed General Plan Land Use Map



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		LOCATION NOT YET DETERMINED



Proposed Zoning Map





CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SEC of Alma School and Pinnacle Vista
Cavalliere Flat
May 21, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

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

Community Involvement

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that will take place on Wednesday, May 28th, 2014 for anyone who wishes to learn more about the request. This Open House will be held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m.

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 request.

ATTACHMENTS:

Neighborhood Letter
Neighborhood List
Affidavit of Posting



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: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School & Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

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.

Stephanie Fisher
Applicant Signature

5-16-14
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 16th day of May 2014



Milica Mallabum
Notary Public

My commission expires: 05/07/2017

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: May 28th, 2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

Site Address: SEC of Alma School and Pinnacle Vista

Project Overview:

- Description of Request: For a Major General Plan Amendment and Rezoning of a 48.8 +/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL and R1-190 ESL to R-4 ESL, R1-10 ESL and a portion to remain R1-190 ESL. Additionally, the GPA would modify 24.7 +/- acres to Suburban Neighborhoods designation, instead of the existing Commercial designation, and the remaining 24.1 +/- acres of the site designated as Rural Neighborhoods.
- Site Acreage: 48.8 +/-
- Site Zoning: R1-190 ESL and C-2 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727

City Contacts: Jesus Murillo
Phone number: 480-312-7849

Case Number #: 456-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 05/16/2014 -Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

16.05.2014

TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28th, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Deason', with a long horizontal line extending to the right.

Jeff Deason
Planning & Development Manager

Owner	MAIL_ADDR1	CITY	STATE	ZIP	COUNTRY	APN
11025 E BAJADA DRIVE LLC	11025 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680009
1646201 ONTARIO INC	27699 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681218
ADLETA E JACKSON/DIANNE B (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681341
ANDERSON KENNETH J TR	27222 N 111TH ST	SCOTTSDALE	AZ	85255	USA	21680006R
ANDERSON MICHAEL BRIAN/JILL SUZANNE TR	10841 E BAJADA RD	SCOTTSDALE	AZ	85262	USA	21680006W
ARDANTZ SURVIVORS TR/ARDANTZ TAX EXCLUSION TR	2222 ARROWHEAD DR	SANTA MONICA	CA	93455	USA	21680206
ARRIGONI DANIEL A TR	2110 PORTICO GREEN	WAYZATA	MN	55391	USA	21682086
BAYLESS PAOLO	26550 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702290
BELL GORDON	23 CHELTENHAM AVE	TORONTO	ON	M4N1P6	CANADA	21702299
BISHOP LEE/ELIZABETH	11053 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681351
BLAND DONALD C/YVONNE N	26565 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702288
BLIWAS LINDA P SELF DECL OF TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681310
BLOOSOM DENNIS/NANCY TR	2115 S ROCKWOOD BLVD	SPOKANE	WA	99203	USA	21680006T
BRICK HOPE B/SCOT C	11064 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681357
BRONSON STEPHEN R	P O BOX 653	WHEELING	IL	60090	USA	21681355
BRZOZOWSKI EUGENE/IRENE TR	8301 E SAN SIMON DR	SCOTTSDALE	AZ	85258	USA	21680006V
CARLSON EDWIN L	27645 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681215
CAVALLIERE GEORGE TR	27500 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21680002P
CIELO QUISANA LLC	5111 E BUTLER DR	PARADISE VALLEY	AZ	85253	USA	21681378
CLEMENS GARY C/BAIBA M	436 FISHING CREEK VALLEY RD	HARRISBURG	PA	17112	USA	21682088
CONSIDINE WILLIAM P III	10796 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702296
CORBUS FREDERICK G III/JAN P	11101 E BAJADA RD	SCOTTSDALE	AZ	85255	USA	21680006S
CRAIG DANA C/SUSAN J	240 GLEN ABBEY CT	PRESTO	PA	15142	USA	21702293
CRESCENDO SCOTTSDALE 1 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681334
CRESCENT MOON RANCH COMMUNITY ASSOCIATION	PO BOX 39262	PHOENIX	AZ	85069	USA	21680018
CRYSTAL OF NEW YORK INC	729 7TH AVE	NEW YORK	NY	10019	USA	21702286
DACOSTA DOUGLAS/GREVEN MICHAEL	6336 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253	USA	21680007G
DAVID C TURCOTT AND MARY HELEN TURCOTT REVOC	26425 N 106TH WAY	SCOTTSDALE	AZ	85255	USA	21702306
DAVIS JAMES REED/TAYLOR RENEE	27709 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681364
DESERT TROON HOLDINGS LLC	17207 N PERIMETER DR NO 200	SCOTTSDALE	AZ	85255	USA	21755128
DEVANEY MICHAEL R/SUZANNE M TR	10936 DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757255
DEVELOPMENT SOLUTIONS P2 LLC	73-081 FRED WARING DR	PALM DESERT	CA	92260	USA	21680268
DIAMOND CREEK FAMILY LTD	2202 E BETHANY HOME RD	PHOENIX	AZ	85016	USA	21680007H
DISNER CHARLES/ROSALIE JOY	27720 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681368
EGGEN JANET/MARK	27640 N 108TH WAY	SCOTTSDALE	AZ	85262	USA	21681211
EJ HOLDINGS LLC/GRUBER TOM/NINA	727 E BETHANY HOME RD NO A106	PHOENIX	AZ	85014	USA	21702307
ERB DUSTIN	27768 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681372
ERICKSEN MARK A/MARILYN R TR	26585 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702289
EXCLUSIVE RESORTS SCD10 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681316
EXCLUSIVE RESORTS SCD14 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681330
EXCLUSIVE RESORTS SCD15 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681331
EXCLUSIVE RESORTS SCD16 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681332

EXCLUSIVE RESORTS SCD2 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681308
EXCLUSIVE RESORTS SCD22 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681328
EXCLUSIVE RESORTS SCD23 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681329
EXCLUSIVE RESORTS SCD5 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681311
EXCLUSIVE RESORTS SCD6 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681315
EXCLUSIVE RESORTS SCD7 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681313
EXCLUSIVE RESORTS SCD8 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681314
EXCLUSIVE RESORTS SCD9 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681312
FIRST AMERICAN TITLE INSURANCE COMPANY	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253	USA	21681371
FISKE RICHARD W/PATRICIA OWENS TR	26350 N 107TH WAY	SCOTTSDALE	AZ	85255	USA	21702302
FLANAGAN FAMILY TRUST	27774 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681373
FOEDISH EDGAR L/KELLY A	11085 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680008
FRIEDMAN AMY J	4806 S 154TH PLZ	OMAHA	NE	68137	USA	21680164
G R C REATA PASS PROPERTY L L L P	14850 N SCOTTSDALE RD 300	SCOTTSDALE	AZ	85254	USA	21680002S
G R C REATA PASS PROPERTY L L L P	PO BOX 2980	MILWAUKEE	WI	53201	USA	21680002T
GLASS GEORGE MATTHEW/DENISE MORIARTY TR	4957 LAKEMONT BLVD S E	BELLEVUE	WA	98006	USA	21702295
GREEN JOHN WH/KARREN/FRONTAIN RICHARD J/KELLY	319 FORSYTH CRESCENT	SASKATOON	SK	S7N 4H2	CANADA	21680002R
GREYCLIFFE INVESTMENTS LLC	5780 E HEDGEHOG PL	SCOTTSDALE	AZ	85266	USA	21682087
GRIFFIN FAMILY REVOCABLE TRUST	11059 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681352
HALL DAVID B TR/HALL DIANA L TR	26450 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702292
HARRIS SETH B TR	20820 CHAGEN BLVD NO 20	SHAKER HEIGHTS	OH	44122	USA	21757257
HARRIST INVESTORS I LLC	11725 N 83RD PL	SCOTTSDALE	AZ	85260	USA	21682085
HEALY WILLIAM A III/JOAN ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681343
HILDEBRANDT SHARON SABA TR	27211 N 111TH ST	SCOTTSDALE	AZ	85262	USA	21680006Y
HINCHCLIFFE PETER/DEBORAH	THE SPINEY LITTLE LONDON	EAST SUSSEX	UK	TN21ONU	USA	21681377
HOUSTON ROBERT L/ANTHI K	26500 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702291
HUNDMAN FAMILY TRUST	27000 N ALMA SCHOOL PKWY UNIT 1001	SCOTTSDALE	AZ	85262	USA	21680151
HUNT WILLIAM DSUSAN E	6 ECHO LN	SIMSBURY	CT	6070	USA	21680152
HUSER STEVEN J/MARY SUE TR	26545 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702287
IAFRATE ELIO/CHERYL	3841 ABERDEEN RD	BEAMSVILLE ON LOR 186			CANADA	21680163
INTERSTATE PROPERTIES LLC	6501 E GREENWAY PKWY STE 103	SCOTTSDALE	AZ	852542067	USA	21702305
IOTA REATA PASS LLC	482 N ROSEMEAD BLVD STE 103	PASADENA	CA	91107	USA	21680267
JAY AND DEBRA SEASHORE FAMILY TRUST	27673 N 110TH PL	SCOTTSDALE	AZ	852627567	USA	21681362
JENKINS ANTHONY J/JENNIFER	11070 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681356
JOHNSON ANTHONY P/CHARON M TR	26450 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702300
JOHNSON B D/M C ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681345
KILPATRICK WILLIAM DEXTER/YVONNE	11127 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680007E
KUSH JOSEPH A/MARY LOUISE/CAMPO JOHN J III	11020 E JOMAX RD	SCOTTSDALE	AZ	85262	USA	21680007J
L FULLER HOLDINGS LIMITED PARTNERSHIP	108B 949 W 3RD ST	NORTH VANCOUVER	BC	V7P3P7	CANADA	21702309
LEE SEUNG H/YOUNG RA H	12351 MONTANO WY	CASTLE ROCK	CO	80108	USA	21680209
LIEBLONG OLA M	27681 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681217
LINGLEY R/MCDONALD SHARON ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681340
LITTLETON STEPHEN G/JOY H ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681346

LONERGAN RICHARD S/MICHELLE D TR	26400 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702301
LOO MELINDA A	27733 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681376
LOVERINE MICHAEL D/ERIKA V	27757 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681374
LUCKY MAURICE CHARLES/MADELON GAIL TR	10916 E TROON MOUNTAIN DR	SCOTTSDALE	AZ	85255	USA	21755129
LUSCOMBE KAREN C TR	7946 E SANDALWOOD DR	SCOTTSDALE	AZ	85250	USA	21680006F
LUXUS INVESTMENT GROUP LTD (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681309
LYMAN FAMILY TRUST	27 BUHMAN CT	NAPA	CA	94558	USA	21681212
LYNDE MICHAEL/HOLLE LYNDE CHERYL K	47137 272ND ST	SIOUX FALLS	SD	57108	USA	21702644
MCGOFFIN ROBERT L/DEBORAH J	27708 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681367
MERRILL FAMILY TRUST	27625 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681361
MOREY ENTERPRISES LIMITED PARTNERSHIP	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702285
MOREY RICHARD R/GENE E	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702284
MORIARTY KEVIN/PATRICIA A TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681333
MORRIS FAMILY REVOCABLE TRUST	10945 E DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757322
MTB FOODS INC ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681342
MUELLER ANNE	27609 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681213
NELSON DENNIS/TERRY	21630 ACANTHUS CIR	WALNUT	CA	91789	USA	21681359
ONEAL SEAN/JENNIFER	350 ABIES RD	RENO	NV	89511	USA	21757256
OROFINO JEFFREY/GRANT MATTHEW	27697 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681363
PICTURE PERFECT INC	3232 W THOMAS RD	PHOENIX	AZ	85017	USA	21680001
PINNACLE CANYON LAS VENTANAS @TROON NORTH HOA	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258	USA	21681306
POLONICH DENNIS/ANGELA	27000 N ALMA SCHOOL RD UNIT A2002	SCOTTSDALE	AZ	85262	USA	21680194
PR 4A LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013C
PR 4B LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013D
PR RESORT CLUB LLC	10650 E CRESCENT MOON DR	SCOTTSDALE	AZ	85255	USA	21680015A
PRC PROPERTIES LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681347
PRISTO LARRY J/DEBRA ANN	28150 N ALMA SCHOOL RD NO 103 500	SCOTTSDALE	AZ	85262	USA	21703572
PRIVADA COMMUNITY ASSOCIATION LLC	PO BOX 39242	PHOENIX	AZ	85069	USA	21680098
RATTNER BARBARA ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681344
ROBERT A AND JUDITH L FROST FAMILY TRUST	11058 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681358
ROBERT H KRASS TRUST	27000 N ALMA SCHOOL PKWY UNIT 2018	SCOTTSDALE	AZ	85262	USA	21680210
ROBERTS DARRYL J/ANN K ROBERTS QUALIFIED R TR	10844 E QUARTZ ROCK RD	SCOTTSDALE	AZ	852558130	USA	21702294
ROSEN GILBERT/HARRIET H TR	26425 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702298
RYBICKI BERTEN B/SUSAN L	9826 E DESERT TRL	SCOTTSDALE	AZ	85260	USA	21681360
SANTIAGO TERRY	11065 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681353
SATAG WINDY WALK LOT 25 LLC	5202 N CLIFFSIDE DR	PHOENIX	AZ	85018	USA	21702308
SCOTT STEFANIK LLC	1415 W 22ND ST TOWER LEVEL	OAK BROOK	IL	60532	USA	21680165
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL STE 100	SCOTTSDALE	AZ	85251	USA	21681002W
SHANKLE RANDY/GERRI ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681339
SHARPE JOHN L	26375 N 107TH WAY	SCOTTSDALE	AZ	85255	USA	21702297
SHIPPEE THOMAS/KATHLEEN	171 PICKPOCKET RD	BRENTWOOD	NH	3833	USA	21680205
SILLS MICHAEL G/ENG SOO WAI	7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266	USA	21680193
SPENCER LEE E/JANE E	11071 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681354

SPENSA ARIZONA XII LLC	10446 N 74TH ST NO 150	SCOTTSDALE	AZ	85258	USA 21680007M
STERN STEVEN J	25148 N 114TH ST	SCOTTSDALE	AZ	85255	USA 21680006Z
STOLLAR JOHN ANDREW JR/JUDITH LOVE	27622 N 108TH WAY	SCOTTSDALE	AZ	85255	USA 21681210
STRANAGHAN LARRY DOUGLAS/DEBORAH JANET	1928 WALBURN RD	KELOWNA	BC	V1P1C9	CANADA 21681214
STREUBER/DERRICK/VDV LLC (LEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA 21681335
SULLIVAN MICHAEL D/JEAN M	8518 HUNTSRING DR	LUTHERVILLE	MD	21093	USA 21757323
TOOKER DAVID P/OLSON RON	27663 N 108TH WAY	SCOTTSDALE	AZ	85255	USA 21681216
TROON COUNTRY CLUB INC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA 21702997B
TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR	SCOTTSDALE	AZ	852550000	USA 21755693
TROON INVESTMENTS LLC	222 DEEP FORK CIR	ARCADIA	OK	73007	USA 21680167
TROON MOUNTAIN COMMUNITY ASSOCIATION	26546 N ALMA SCHOOL RD #100	SCOTTSDALE	AZ	85255	USA 21755182
TROON MOUNTAIN COMMUNITY ASSOCIATION	PO BOX 62073	PHOENIX	AZ	85082	USA 21757331
TRUHAN ANDREW P	4600 SEAGRAPE DR APT UNIT B	FORT LAUDERDALE	FL	33308	USA 21680208
TW OIL AND GAS EXPLORATION LLC	1731 E 71ST ST	TULSA	OK	74136	USA 21680166
UGLEM JONAL H/BRUCE A	13919 17TH ST NORTH EAST	HATTON	ND	58240	USA 21680207
WALTON PR HOTEL III LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA 21680080A
WANG LUYANG/YAN ZHIYANG	27745 N 110TH PL	SCOTTSDALE	AZ	85262	USA 21681375
WIECZOREK JOHN/CATHERINE	27000 N ALMA SCHOOL PKWY UNIT 1018	SCOTTSDALE	AZ	85262	USA 21680168
WINDY WALK HOMEOWNERS ASSN	PO BOX 62073	PHOENIX	AZ	85082	USA 21702012U
WINDY WALK HOMEOWNERS ASSOCIATION	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA 21702997A

**Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014**

First Name	Last Name	Street Address	City, State & Zip
Jim PATRICK	DAVIS FLYNN	27483 N 103 RD WING 25802 N 115 TH PL	SCOTTSDALE 11
BRIAN & DEANNA ROBERT	MILLER GORMAN	23228 N. COUNTRY CLUB TR 8880 E PARRIS	SCOTTSDALE SCOTTSDALE
Mr & Mrs Jim & Joanne	Billingsley McDowell	10585 East Crescent Moon Dr #28 10585 E Crescent Moon Dr #26	Scottsdale Scottsdale
Bobbi & Barry	Krass	27000 N Alma School Pkwy, 2018	Scottsdale 85262
Kurt GARDNER Dexter	CARTER RISTO	2800 N. WINDY WALK 11050 E Bayview	SCOTTSDALE Scotts 85262
Doug	DACE STA	SOMMER RD	SCOTTSDALE 85262
Sharon	Hildebrandt	27211 N. 111 TH ST	Scotts 85262
DIANA Judy	SMITH Frost	10801 E. HAPPY VALLEY #82 11058 E. Bent Tree Dr	Scottsdale 85255 Jill 85262

**Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014**

[illegible]

Cavalliere Flat

Neighborhood Meeting Sign-In Sheet

Wednesday, May 28, 2014

[illegible]

Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014

First Name	Last Name	Street Address	City, State & Zip
JAMES	HAUSWIRTH	25875 N 115th WAY	Scottsdale 85258
Roy	Bliss	10585 E Crescent Moon Dr	Scottsdale 85258
Susan	Fletcher	28977 N 111th Place	Scottsdale 85258
CRAWFORD	LOVE	30600 N Pima RD #124	SCOTTSDALE 85258
Plahayn	M.H. + B.L.	27774 N 110th Pl.	S. Hall 85258
FRED CORREY	CORREY	11101 E BAJADA DR	SCOTTSDALE, 85262
DAVID	SMITH	10801 E. HAPPY VALLEY RD #82	SCOTTSDALE, 85258
Loyt JOHNSON	JOHNSON	27500 N ALMA SCHOOL PKY	SCOTTSDALE 85258
LINDA	Whitehead	9681 E Chuckwagon LN	Scottsdale 85262
VICTORIA	KULSZAN	FAMILY DEVELOPMENT	Pinnacle Pointe
Elizabeth	CAVALLIERE	10933 E. Pinnacle Vista Dr	Scottsdale AZ 85262
LEAH	Presto	11050 E BAJADA DR	Scottsdale AZ 85262
STEVEN	SPECTON	28160 N 110th PL	SCOTTSDALE 85262

**Cavalliere Flat
Neighborhood Input Card**

PRINT NAME Judy Frost
ADDRESS 11058 E. Bent Inequality CITY Scottsdale ZIP 85262
PHONE 602-550-5288 EMAIL judyfrost@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We don't want to lose Greasewood, but
it's going to happen so this is a
very good plan. My main question/
concern is regarding drainage - water
existing the development and will it
increase to flow onto Tron CC property

Technical Solutions • 4350 E Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Flat
Neighborhood Input Card**

PRINT NAME Wonne Kilpatrick
ADDRESS 11127 E. Bagdad CITY Scottsdale ZIP 85262
PHONE 602-460-3983 EMAIL RealBilly@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

would like less density and
would like internet brought
in!
Thanks for being so nice!

Murillo, Jesus

From: Jim Wichterman <jim-bwllc@cox.net>
Sent: Thursday, September 11, 2014 7:11 AM
To: Murillo, Jesus
Subject: RE: Greasewood Flats and Other requests to increase the density of population in North Scottsdale

Jesus,

Thank you very much for your email. It is gratifying to see that our tax dollars are being spent on people like you and Adam who are very responsive to the concerns' of the residents of Scottsdale.

Three quick questions regarding the process which follows:

1. What time will the meeting be held on October 8 and how long is it scheduled to last?
2. If the Planning Commission votes against one or more of the proposals, do they still go to the City Council for a vote?
3. Who votes on the rezoning cases? I would really appreciate being made aware of the timing of those meetings.

Thanks in advance for the information requested.

Jim Wichterman

From: Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]
Sent: Wednesday, September 10, 2014 10:16 PM
To: 'Jim Wichterman'
Subject: RE: Greasewood Flats and Other requests to increase the density of population in North Scottsdale

Hello Jim,

It was good to see you at the meeting this evening. I will be sure your comments are included in the Planning Commission and City Council Reports. I just wanted to be sure to point out some important upcoming dates.

These dates are inference to the Major General Plan amendments (the rezoning cases may take a different timeline – I will keep you posted on both).

Planning Commission (recommendation) – October 8, 2014
City Council (final vote) – December 1,2, and 3, 2014

Sincerely,

Jesus

From: Jim Wichterman [<mailto:jim-bwllc@cox.net>]
Sent: Thursday, September 04, 2014 10:07 AM
To: Murillo, Jesus
Subject: Greasewood Flats and Other requests to increase the density of population in North Scottsdale

Juan,

I understand you are involved in these projects.

I am not opposed to development per se, but we should develop to the plan we had in place when we all bought our property.

- We have already tripled the potential density in Sereno Canyon.
- The traffic on Alma School is already heavy and now we are looking at 122 more units on the West side and dozens more on the East side. When the winter people return, Alma School and Jomax will be a mess.
- What I think of the Greasewood relocation is contained in the file attached.

Thanks for your time and your interest.

Jim Wichterman

bwllc@cox.net

602-690-1028

REQUEST TO SPEAK



13

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

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

NAME (print) Robert Cappi MEETING DATE Oct. 22, 2014

NAME OF GROUP/ORGANIZATION (if applicable) Winfield HOA + Greater Paradise Peak Assn

ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 13 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

13

This card is used to submit written comments to the Board or Commission.

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

NAME (print) Fares Alzubidi MEETING DATE 10/22/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11120 E. Bajada Rd ZIP 85262

HOME PHONE 602-790-5944 WORK PHONE 602-733-1468

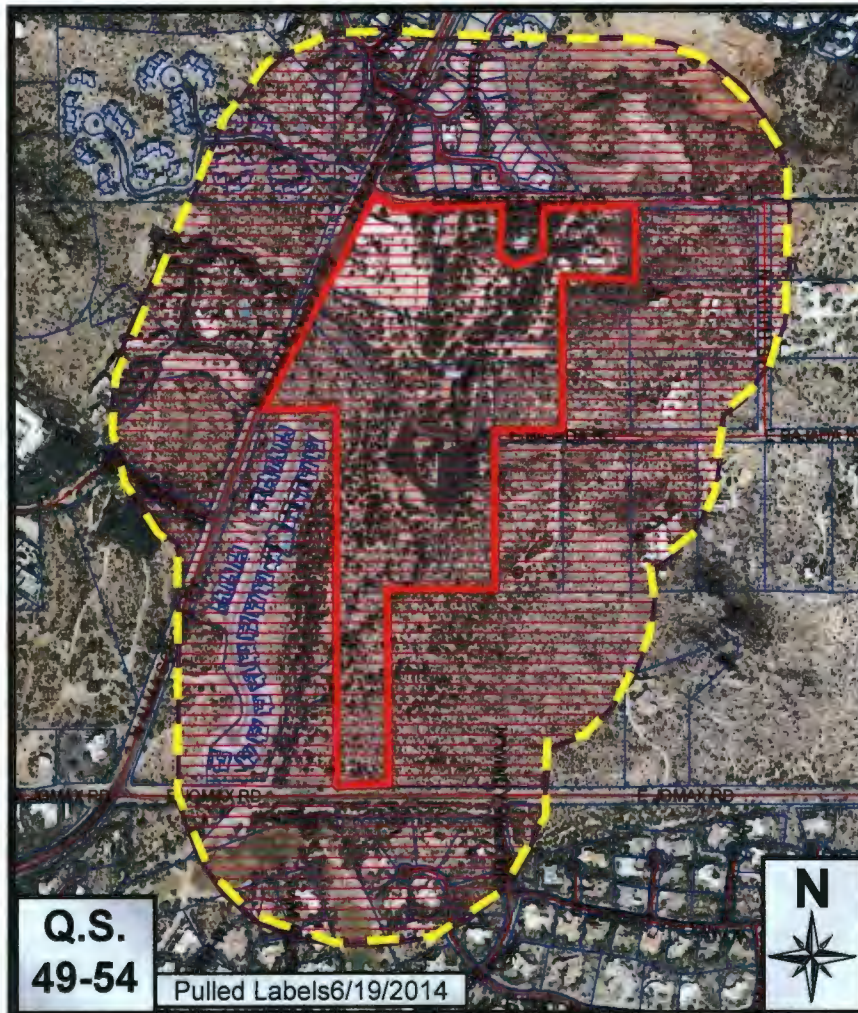
E-MAIL ADDRESS (optional) FALZUBIDI@AOL.COM

AGENDA ITEM # 12-7N-2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) E-43 are more suitable
use for the land.

This card constitutes a public record under Arizona law.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

HUP – Postcards 96

PC – Postcards 96

CC – Postcards 96

Additional Notifications:

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

Cavalliere Flat

12-ZN-2014

ATTACHMENT #9



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

WEDNESDAY, OCTOBER 22, 2014

DRAFT SUMMARIZED MEETING MINUTES

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

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

CALL TO ORDER

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

ROLL CALL

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

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

MINUTES REVIEW AND APPROVAL

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

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

WITHDRAWN

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

EXPEDITED

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

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

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

REGULAR

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

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

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

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

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

10. 3-GP-2014 El Regalo

11. 10-ZN-2014 El Regalo

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

Robert Cappel spoke regarding these items.

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

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

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

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

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

ADJOURNMENT

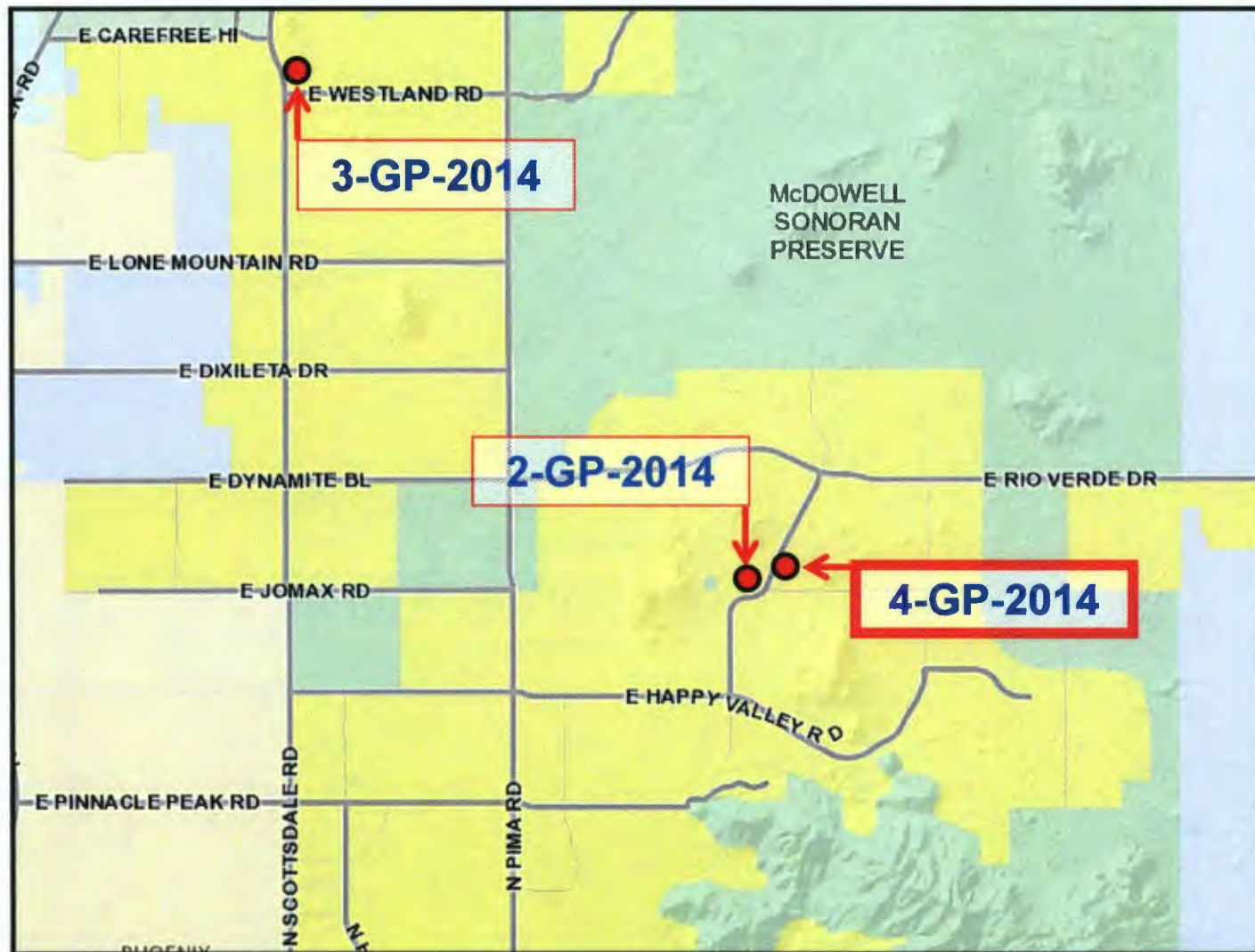
With no further business to discuss, the regular session of the Planning Commission adjourned at 7:02 p.m.

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

4-GP-2014 & 12-ZN-2014 Cavalliere Flat

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments - 3 Private Requests



4-GP-2014

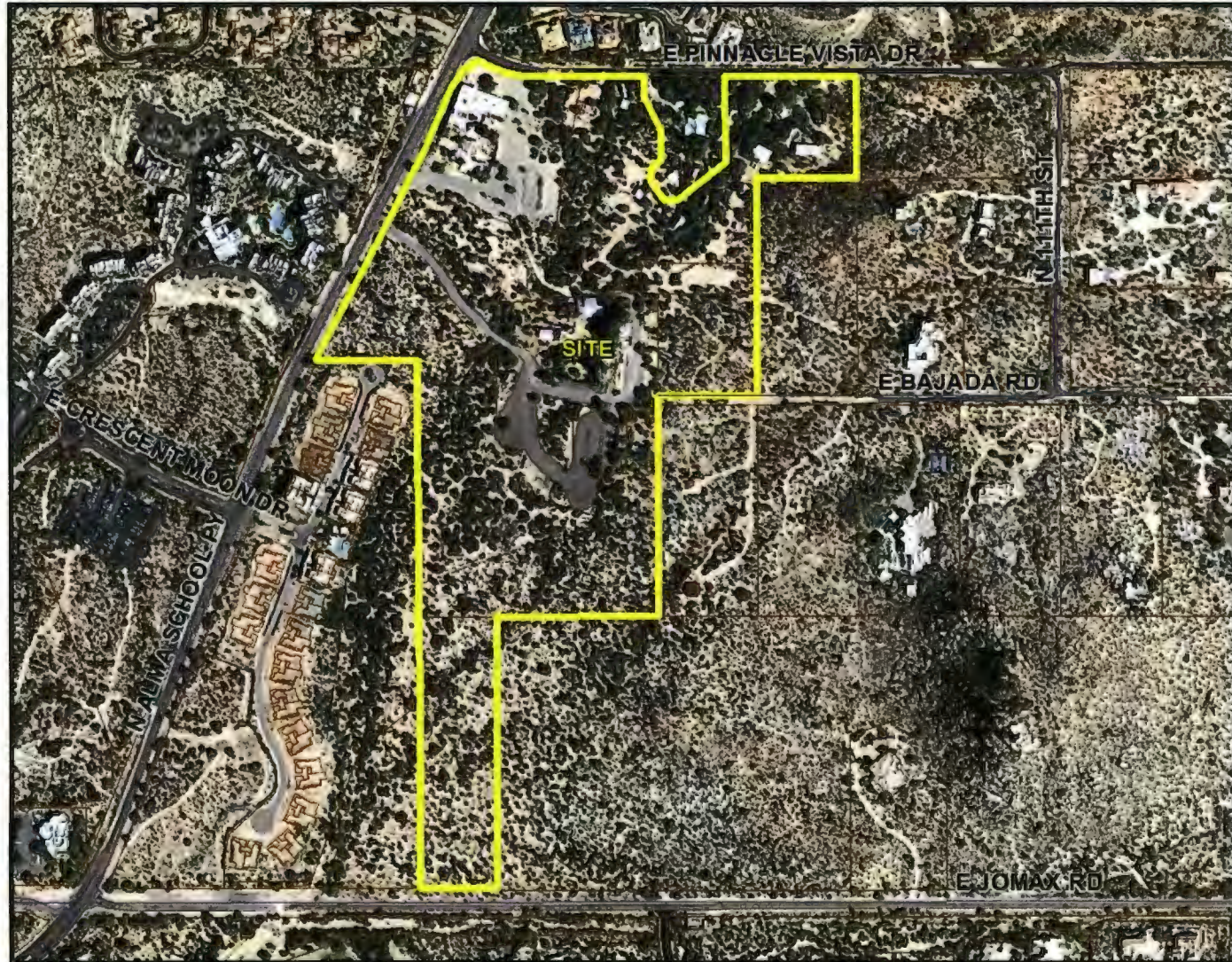
4-GP-2014: Cavalliere Flat



CONTEXT AERIAL

4-GP-2014

4-GP-2014: Cavalliere Flat



CLOSE AERIAL

4-GP-2014

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

1. Change in Land Use Category

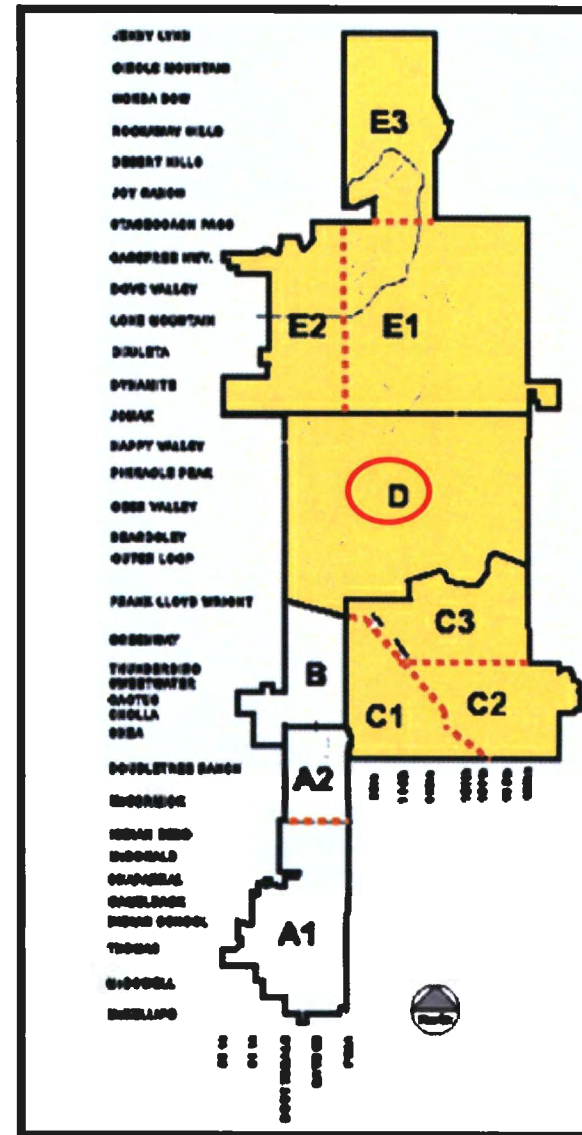
Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Rural
Neighborhoods and
Commercial to Rural
and Suburban
Neighborhoods.

2. Area of Change Criteria - Acreage

- A change in the land use designation that includes the following gross acreages:

Planning Zones A and B: 10 or more acres.
Planning Zones C, D and E: 15 or more acres.

- Applicants Proposal is +/- 26.5 acres of change.



Applicants Request: 4-GP-2014

- Request for a major General Plan amendment for the site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive to change the land use designations of:
 - 19 +/- acres of Commercial to Suburban Neighborhoods ,
 - 3.8 +/-acres of Rural Neighborhoods to Suburban Neighborhoods,
 - 3.7 +/- acres of Commercial to Rural Neighborhoods, and
 - Maintain 20.4+/- acres of Rural Neighborhoods .
- Companion Cases:
 - Rezoning: 12-ZN-2014

Applicants Request: 4-GP-2014

Existing Land Use Designation:
Commercial and Rural Neighborhoods



Proposed Land Use Designation:
Suburban Neighborhoods and Rural Neighborhoods



Land Use Map Legend



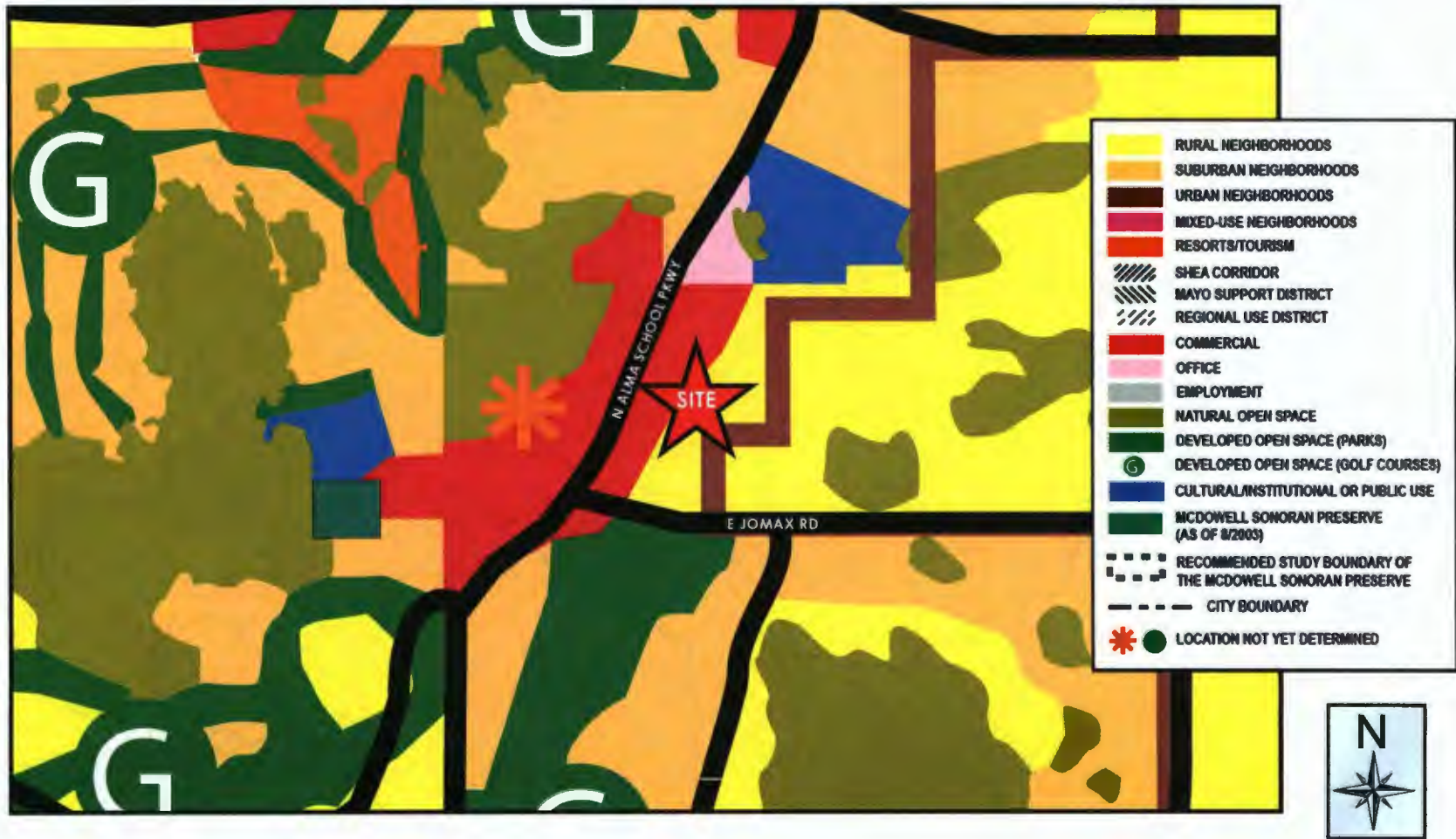
Applicant's Request:

A proposal for a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site. More specifically, changing: 19 +/- acres of Commercial to Suburban Neighborhoods; 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods; 3.7 +/- acres of Commercial to Rural Neighborhoods; and, maintain 20.4 acres of Rural Neighborhoods.

Key Considerations

- Compatibility with the surrounding land uses (Rural Neighborhoods, Office, and Commercial).
 - Densities of surrounding residential
- The conversion of approximately twenty-three (22.7 +/-) acres of Commercial designated land to Rural and Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale.
 - Applicant's market analysis

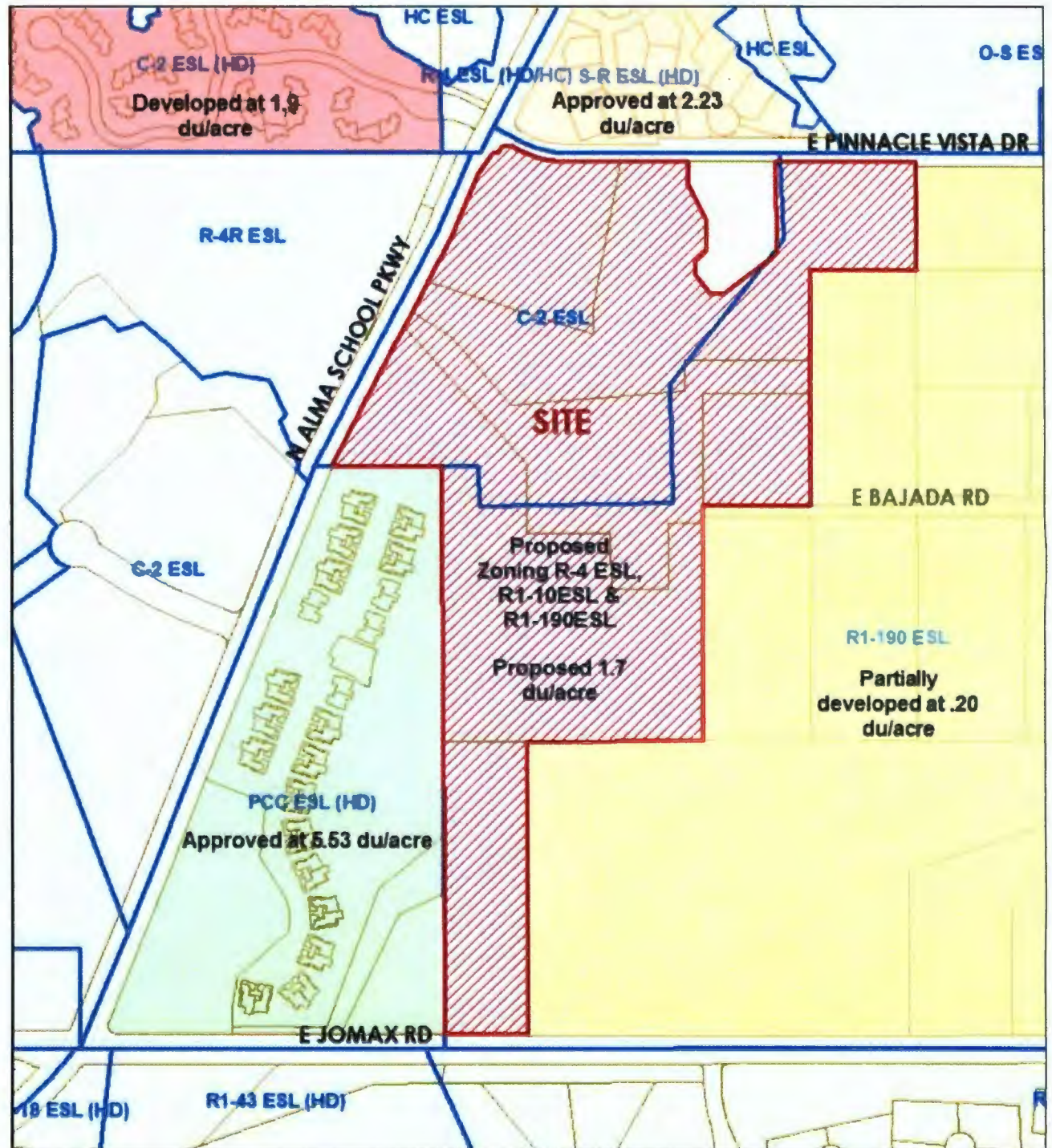
2001 General Plan Conceptual Land Use Map - CONTEXT



EXISTING LAND USE

4-GP-2014

Surrounding Residential Densities



Commercial Land Use

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY

LONE MOUNTAIN

DIXILETA

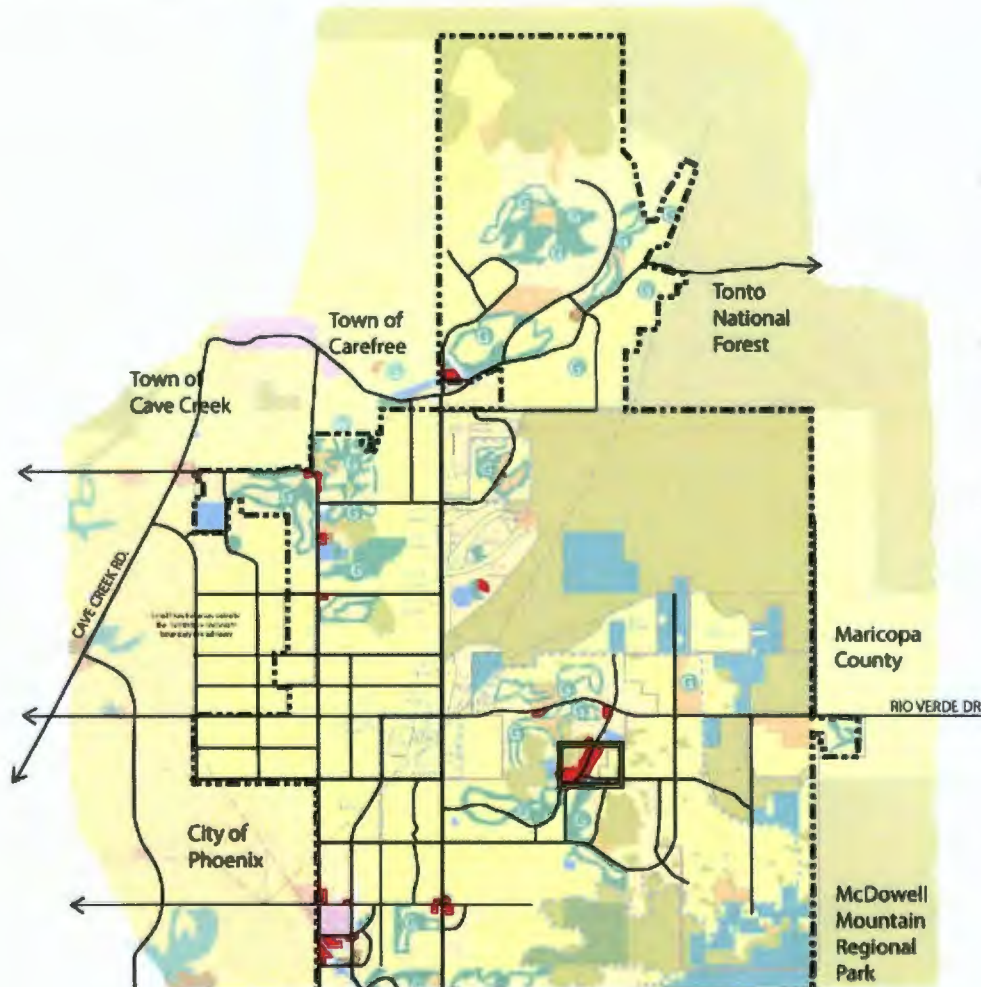
DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

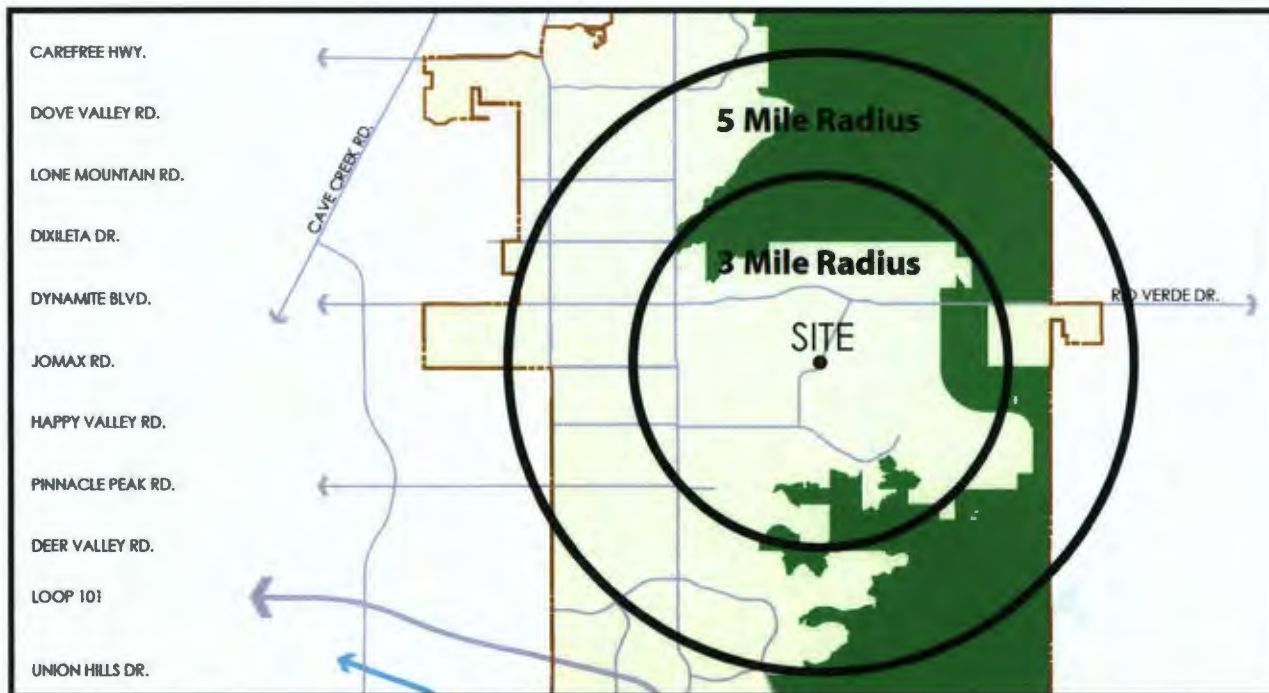
DEER VALLEY



- North Area Commercial:
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:
22.7+/- acres
- Percent Change in North Area Commercial: 6%

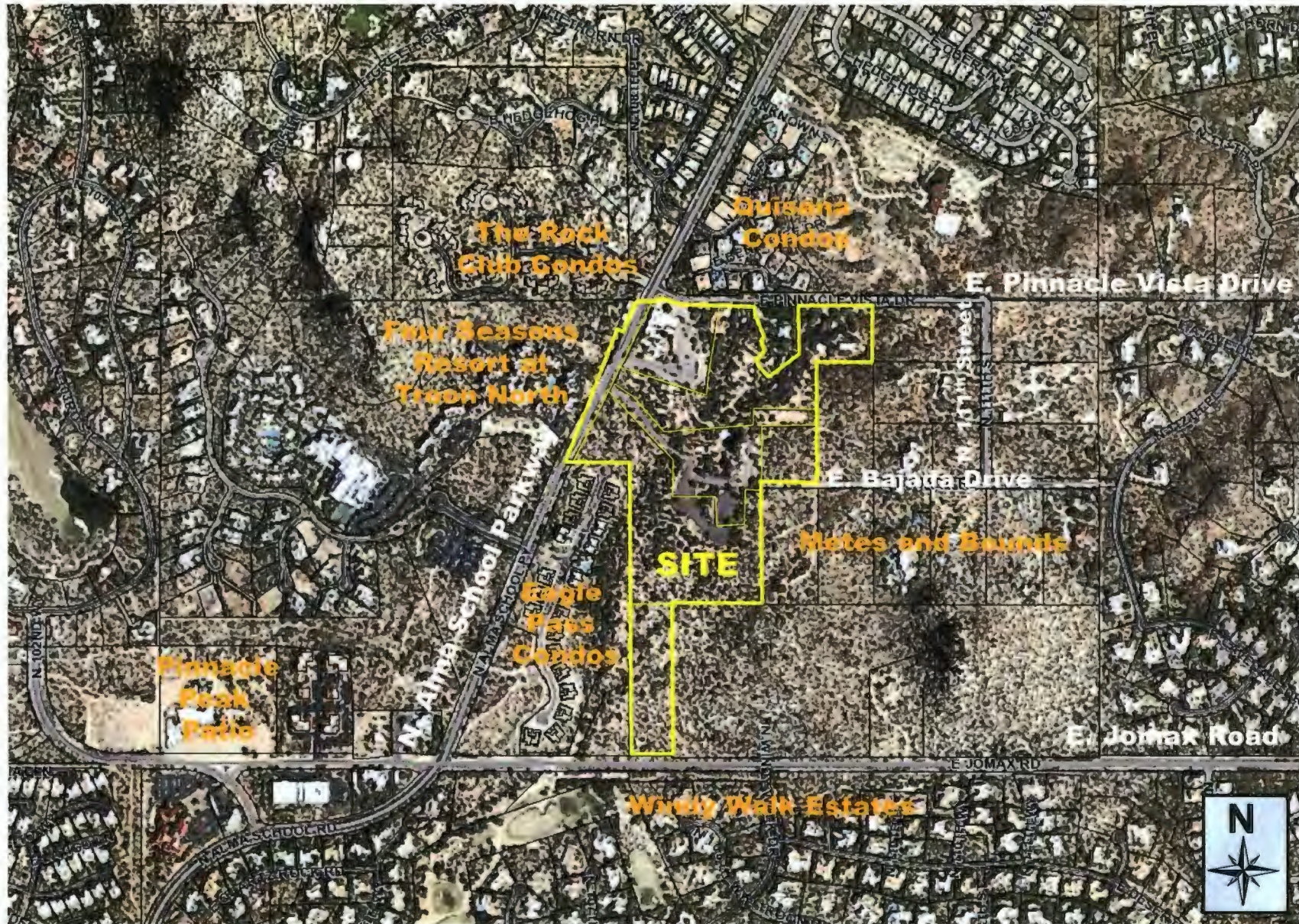
Designated Commercial Lands - Land Use & Market Study

- 2013 Citywide Land Use Assumptions Report
 - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
 - 4% (162+/- acres) projected as Suburban Neighborhoods
- Cavalliere Flats Market Study
 - Vacancy of retail/office:
 - Within 3 miles, 23.2% vacant
 - Within 5 miles, 17.6% vacant



Community Involvement

- Applicant Open House – May 28, 2014
 - 46 Participants
 - Major Community Comments:
 - The applicant remarked that participants at the Open House were generally supportive of the project with one concern being raised about the protection of the drainage corridors.
-
- City Sponsored Open House – September 3, 2014
 - 84 Participants* *Accounts for all four Major General Plan Amendments.
 - Planning Commission Remote Hearing – September 10, 2014
 - Planning Commission Recommendation for Approval 6:0 – October 22, 2014
 - Major Community Comments:
 - Concerns regarding the requested density with the applicants associated zoning case: 12-ZN-2014. The proposed density is 1.7 dwelling units per acre.
 - Residents from the area wanted to ensure that the proposal is consistent with other residential product types in the surrounding area - specifically single family residential.
 - Concerns regarding additional traffic along North Alma School Parkway.



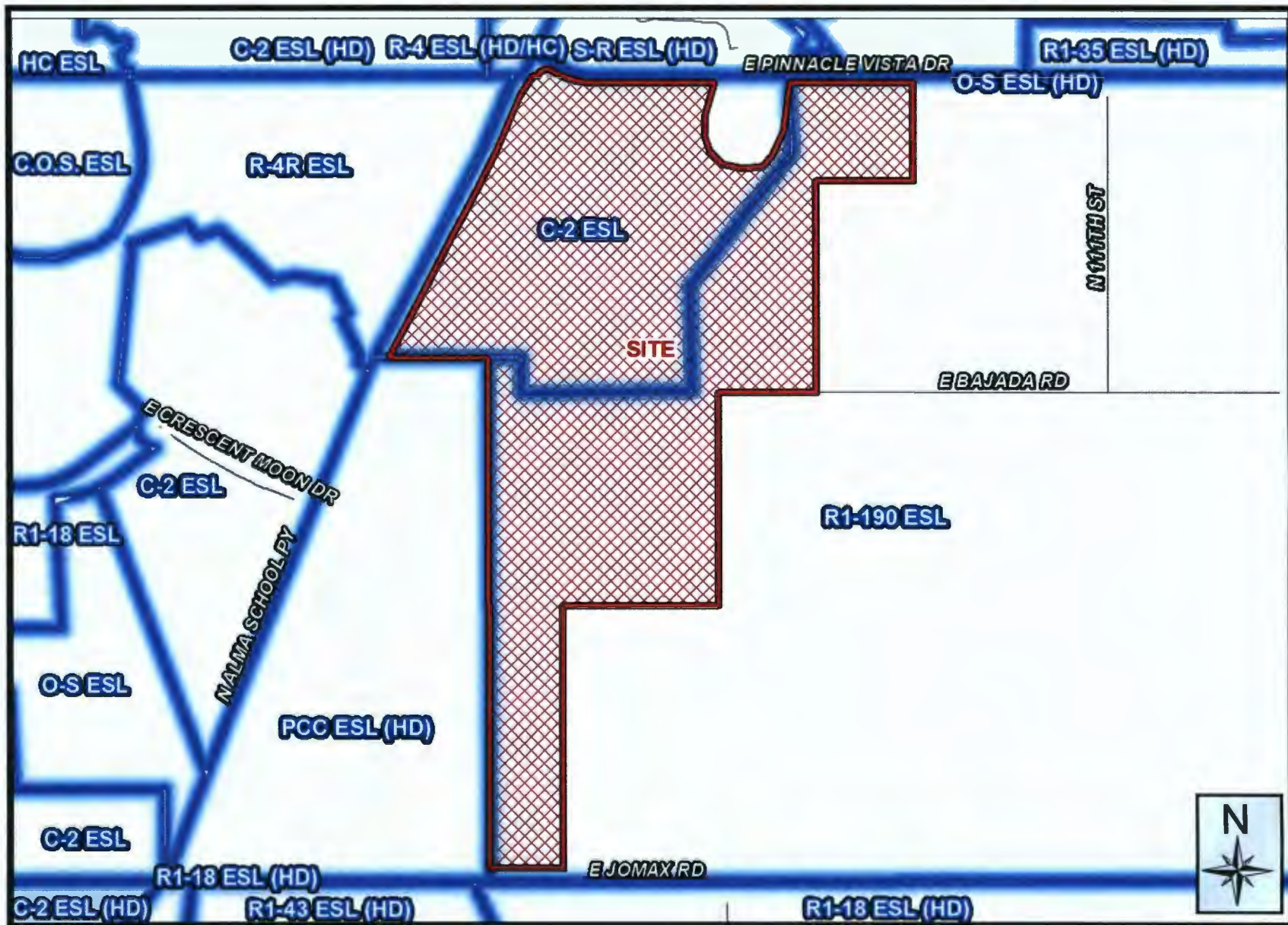
CONTEXT AERIAL

12-ZN-2014



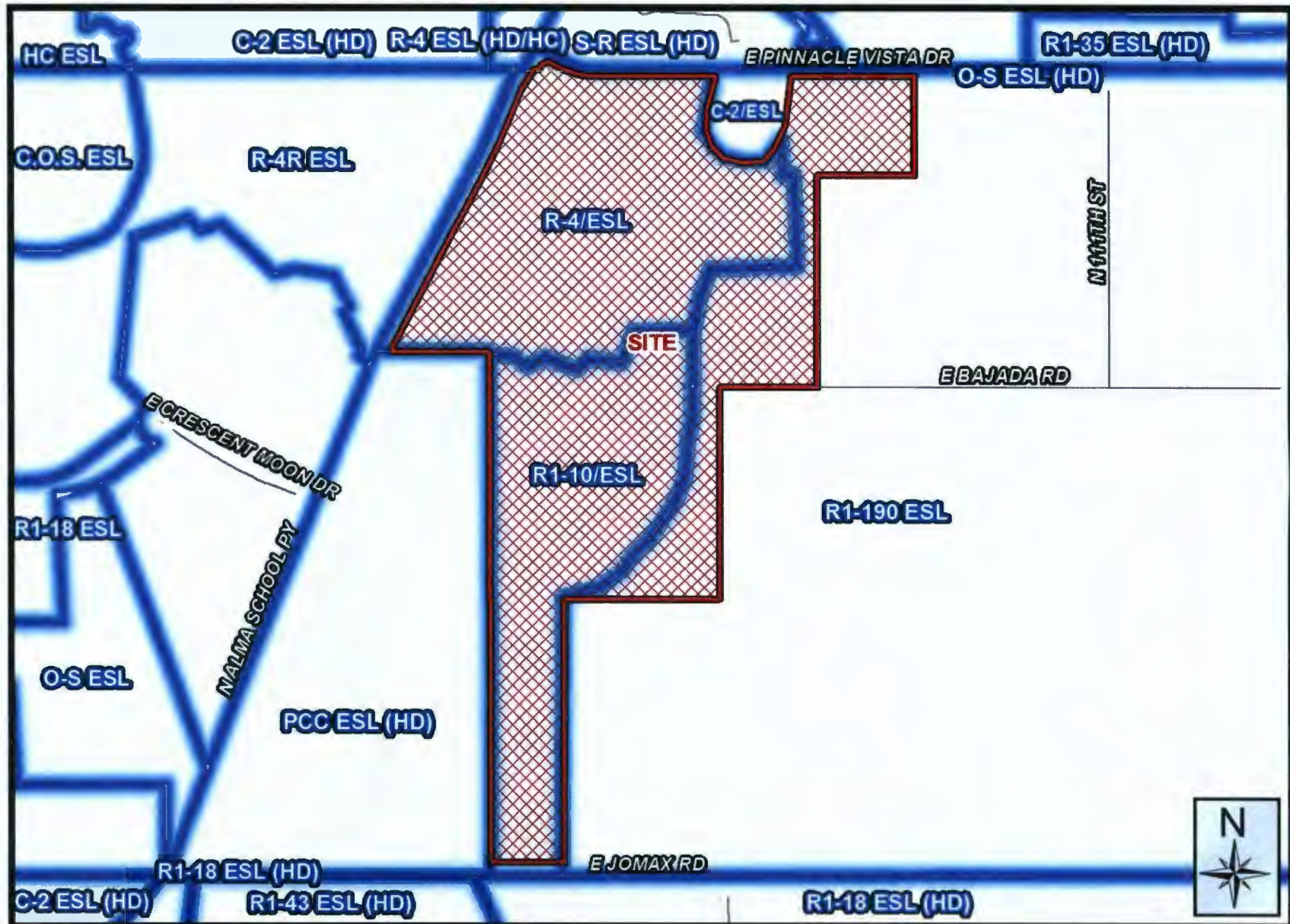
CONTEXT AERIAL

12-ZN-2014



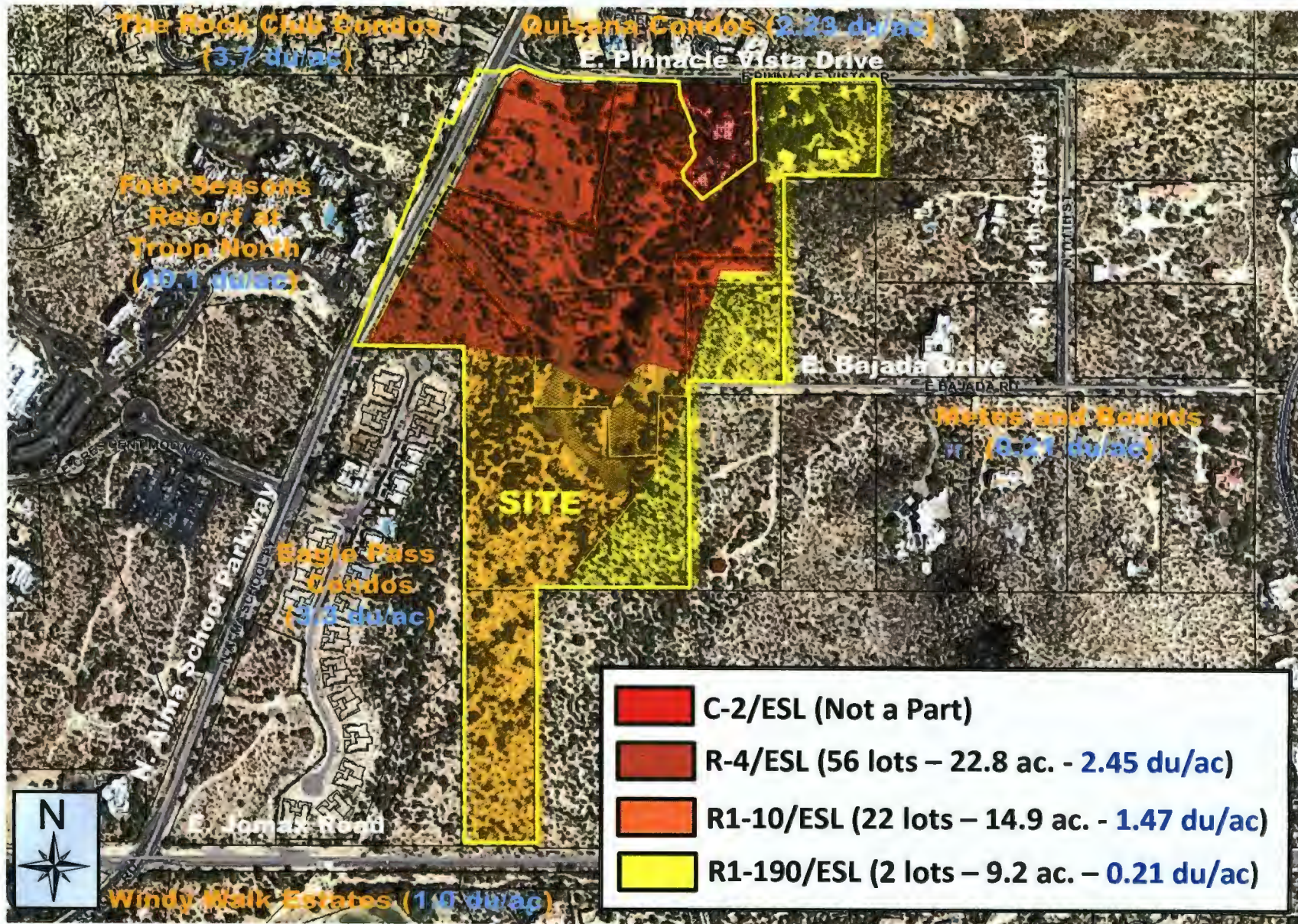
EXISTING ZONING MAP

12-ZN-2014



PROPOSED ZONING

12-ZN-2014



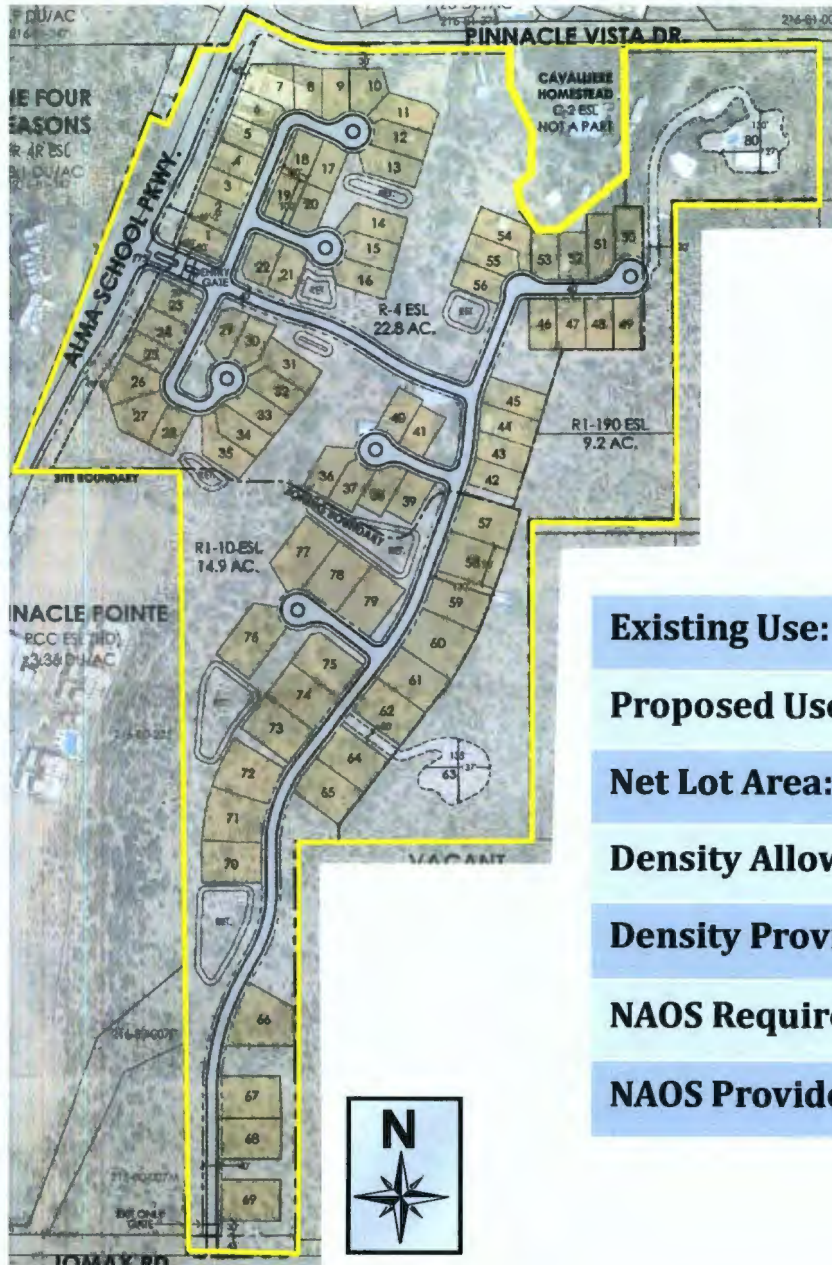
CONTEXT AERIAL

12-ZN-2014

NAOS PLAN



12-ZN-2014



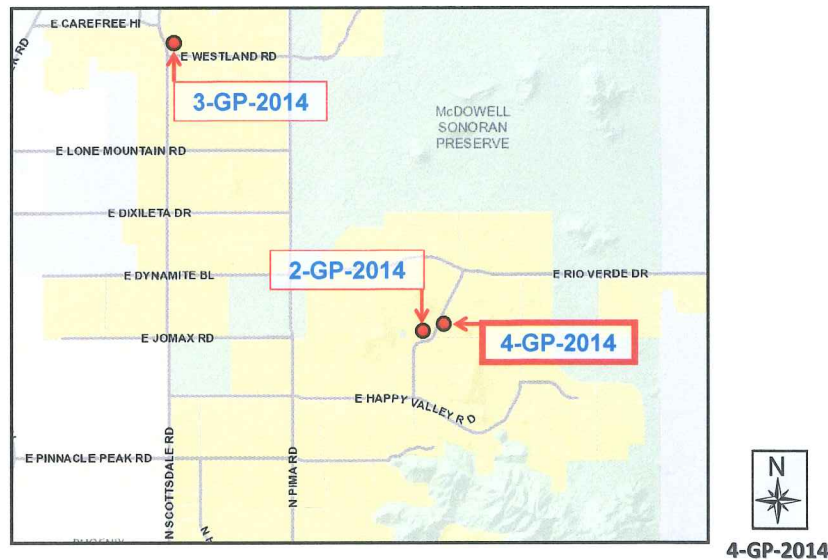
Existing Use:	Commercial/Single Family Residential
Proposed Use:	Multi/Single Family Residential
Net Lot Area:	49.6 acres
Density Allowed:	0.21 du/ac
Density Provided:	1.7 du/ac
NAOS Required:	14.65 acres
NAOS Provided:	15 acres

Items 6 & 7

4-GP-2014 & 12-ZN-2014 Cavalliere Flat

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments - 3 Private Requests



4-GP-2014: Cavalliere Flat



CONTEXT AERIAL

4-GP-2014

4-GP-2014: Cavalliere Flat



CLOSE AERIAL

4-GP-2014

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

1. Change in Land Use Category

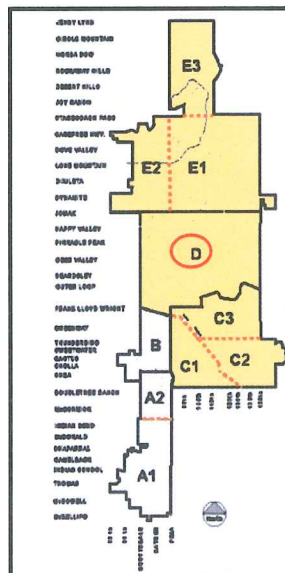
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2. Area of Change Criteria - Acreage

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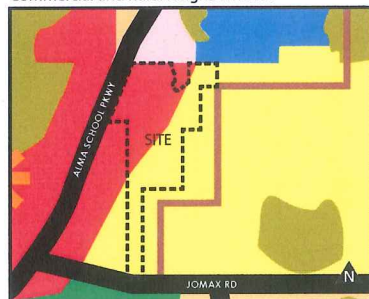


Applicants Request: 4-GP-2014

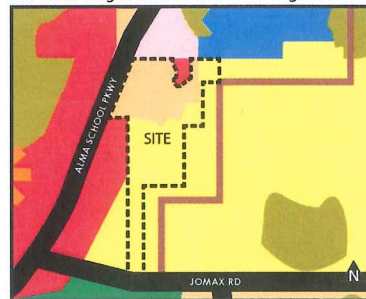
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 - Rezoning: 12-ZN-2014

Applicants Request: 4-GP-2014

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Proposed Land Use Designation:
Suburban Neighborhoods and Rural Neighborhoods



Land Use Map Legend



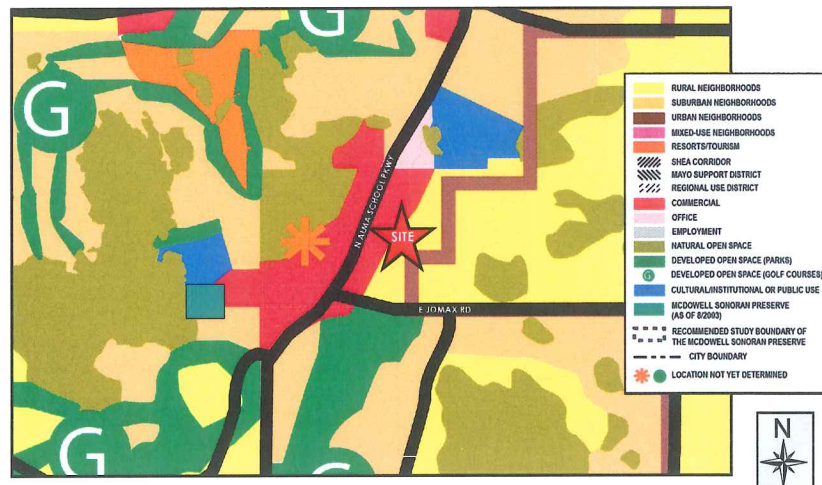
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 - Applicant's market analysis

2001 General Plan Conceptual Land Use Map - CONTEXT



4-GP-2014

The map shows the proposed site (red hatched area) and its surrounding residential densities. The site is located between E JOMAX RD and E PINNACLE VISTA DR, and between ALMA SCHOOL PKWY and E BAJADA RD. The surrounding densities include:

- C-2 ESL (HD)**: Developed at 1.9 du/acre (top left).
- R-4R ESL**: (top left, adjacent to C-2 ESL (HD)).
- R-1 ESL (HD) (HC)**: (top center).
- S-R ESL (HD)**: (top right).
- O-S ESL**: (top right, adjacent to S-R ESL (HD)).
- C-2 ESL**: (center left, adjacent to the site).
- PCC ESL (HD)**: (bottom left, adjacent to the site).
- R-1-10 ESL & R-1-190 ESL**: (bottom center, adjacent to the site).
- R-1-43 ESL (HD)**: (bottom left, adjacent to PCC ESL (HD)).
- R-1-43 ESL (HD)**: (bottom center, adjacent to the site).
- R-1-190 ESL**: (bottom right, adjacent to the site).
- E BAJADA RD**: (right side of the map).
- E PINNACLE VISTA DR**: (top right side of the map).
- E JOMAX RD**: (bottom side of the map).
- ALMA SCHOOL PKWY**: (left side of the map, running diagonally).

The proposed site is labeled **SITE** and is outlined in red. It is divided into two sections: the northern section is labeled **Proposed Zoning R-4 ESL, R-1-10ESL & R-1-190ESL** and the southern section is labeled **Proposed 1.7 du/acre**.

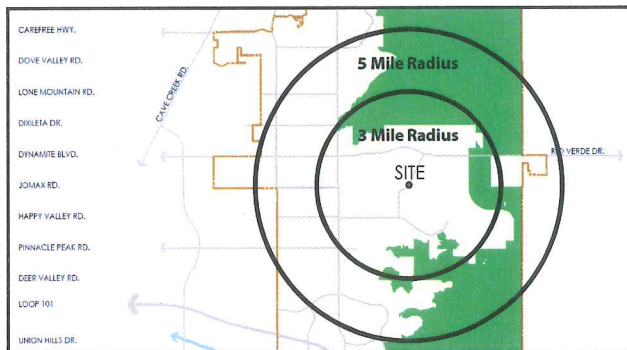
Commercial Land Use

EMERY CANYON
CIRCLE MOUNTAIN
HONDA BURN
BOKKAWAY HILLS
DESERT HILLS
JOY RANCH
SINGLECREEK PASS
CARLITE HWY.
DEER VALLEY
LOME MOUNTAIN
DIXIE
UTAH AVE
HOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY

- North Area Commercial:
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:
22.7+/- acres
- Percent Change in North Area Commercial: 6%

Designated Commercial Lands - Land Use & Market Study

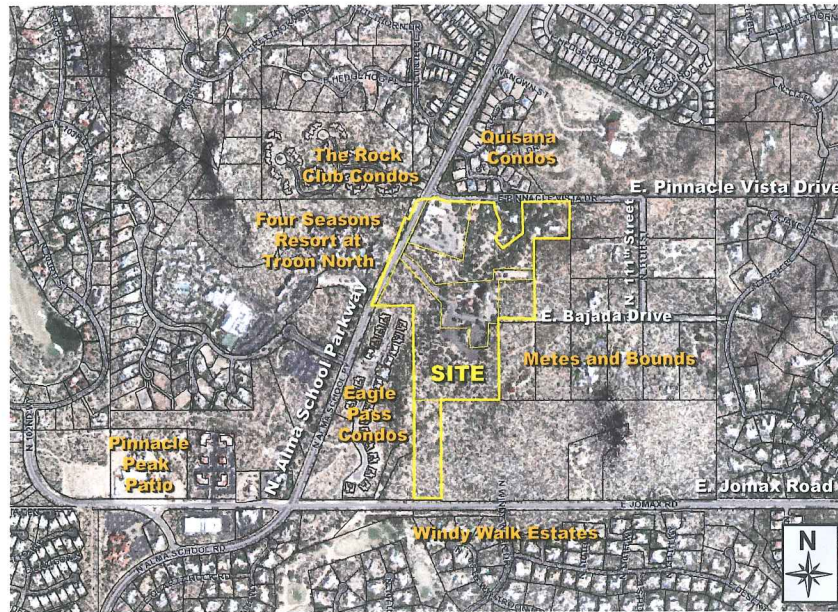
- 2013 Citywide Land Use Assumptions Report
 - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
 - 4% (162+/- acres) projected as Suburban Neighborhoods
- Cavalliere Flats Market Study
 - Vacancy of retail/office:
 - Within 3 miles, 23.2% vacant
 - Within 5 miles, 17.6% vacant



13

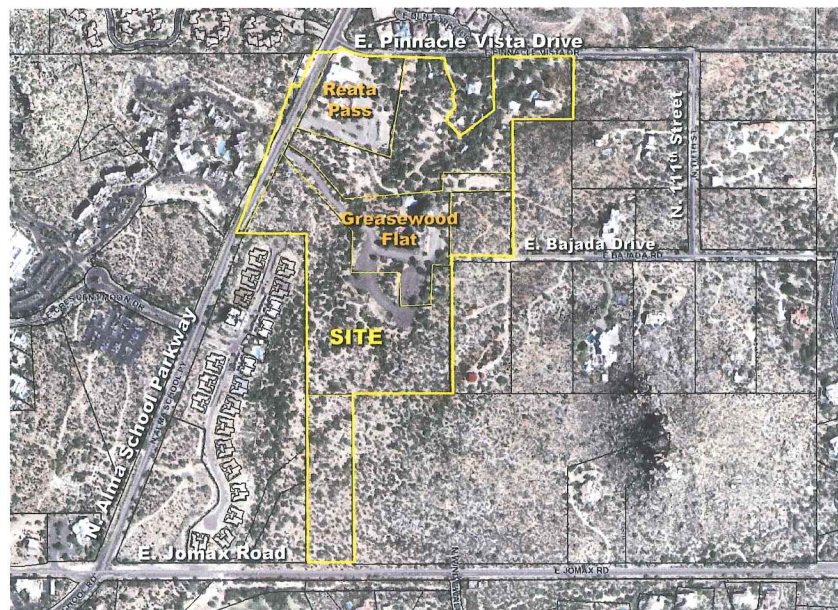
Community Involvement

- Applicant Open House – May 28, 2014
 - 46 Participants
 - Major Community Comments:
 - The applicant remarked that participants at the Open House were generally supportive of the project with one concern being raised about the protection of the drainage corridors.
-
- City Sponsored Open House – September 3, 2014
 - 84 Participants* *Accounts for all four Major General Plan Amendments.
 - Planning Commission Remote Hearing – September 10, 2014
 - Planning Commission Recommendation for Approval 6:0 – October 22, 2014
 - Major Community Comments:
 - Concerns regarding the requested density with the applicants associated zoning case: 12-ZN-2014. The proposed density is 1.7 dwelling units per acre.
 - Residents from the area wanted to ensure that the proposal is consistent with other residential product types in the surrounding area - specifically single family residential.
 - Concerns regarding additional traffic along North Alma School Parkway.



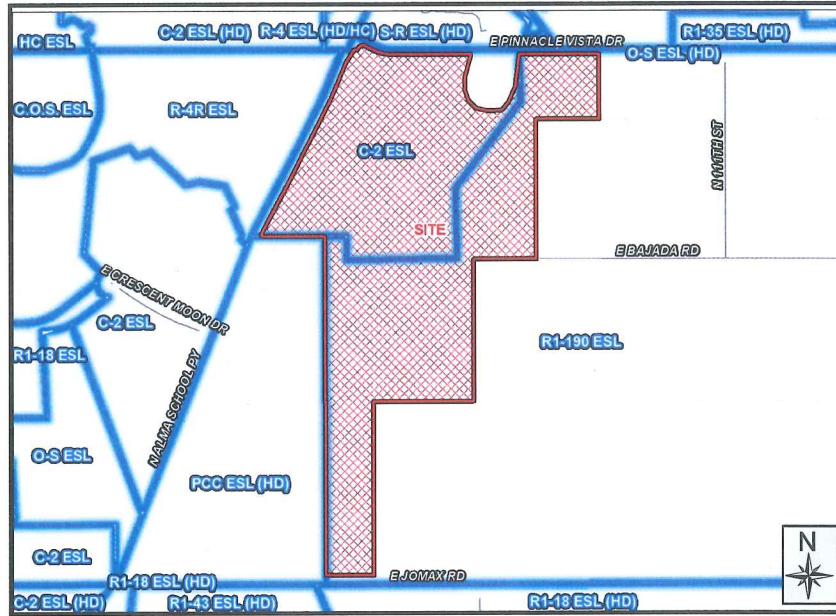
CONTEXT AERIAL

12-ZN-2014



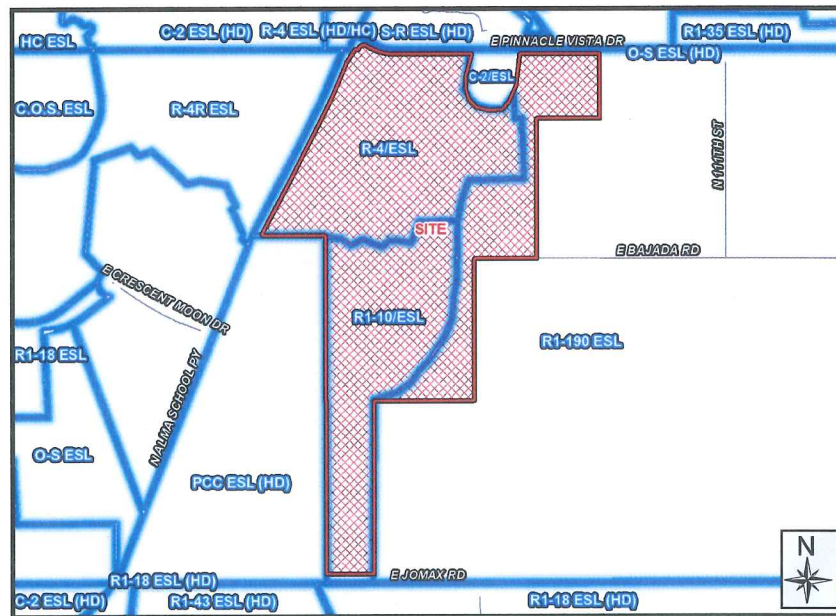
CONTEXT AERIAL

12-ZN-2014



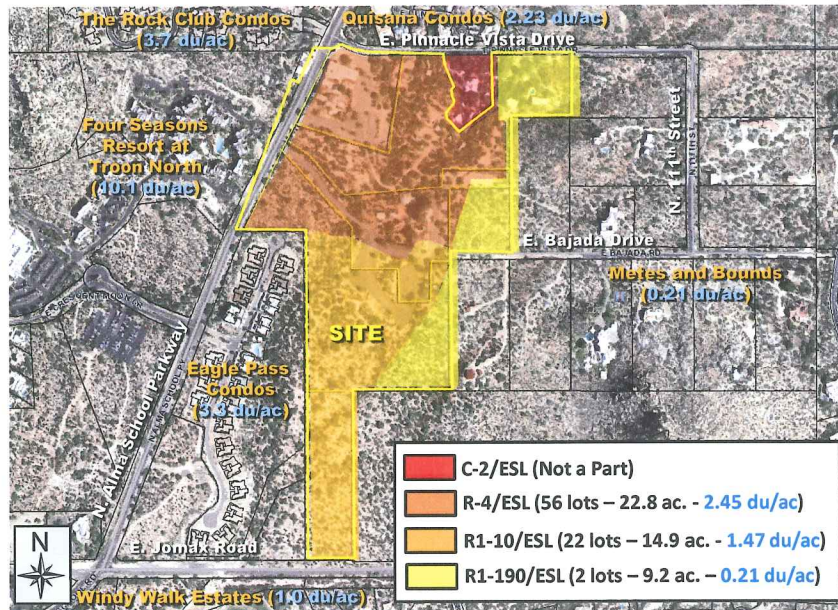
EXISTING ZONING MAP

12-ZN-2014



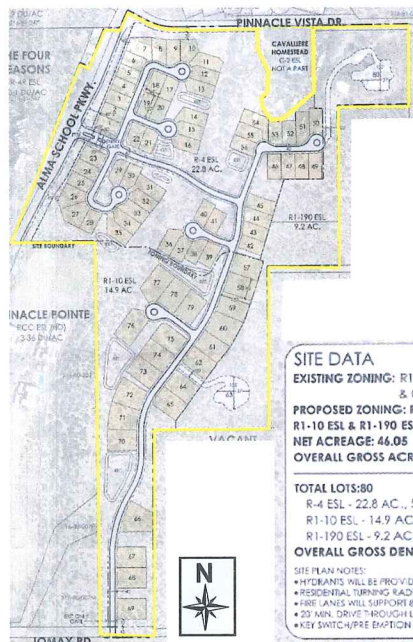
PROPOSED ZONING

12-ZN-2014



CONTEXT AERIAL

12-ZN-2014



SITE DATA

EXISTING ZONING: R1-190 ESL & C-2 ESL

PROPOSED ZONING: R-4 ESL

R1-10 ESL & R1-190 ESL

NET ACREAGE: 46.05

OVERALL GROSS ACREAGE: 46.9

REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)

PROPOSED N.A.O.S.: 19.05 AC. (41.3%)

EXISTING ALMA SCHOOL S/B: QUISANA - 30'

PINNACLE POINTE - 50'

PROPOSED ALMA SCHOOL S/B: 30'-50'

REQ. / PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190) & 30' (R-4)

TOTAL LOTS: 80

R-4 ESL - 22.8 AC., SINGLE FAMILY (60'X100')

R1-10 ESL - 14.9 AC., SINGLE FAMILY (90'X130')

R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000 + S.F.)

OVERALL GROSS DENSITY: 1.7 DU/AC

LOTS

56 (2.45 DU/AC)

22 (1.47 DU/AC)

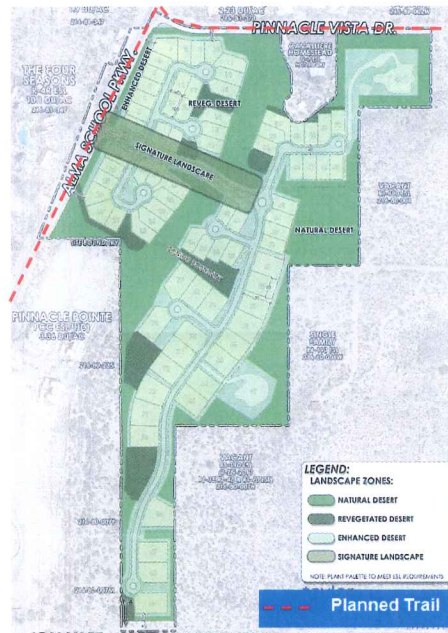
2 (0.2 DU/AC)

SITE PLAN NOTES:

- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DESPM 6-1.502
- RESIDENTIAL TURNING RADI OF 40.5' IS PROVIDED PER DESPM 2-1.801
- FIRE LANES WILL SUPPORT 80,000 LB. LOAD PER DESPM 2-1.802
- 23 MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED
- KEY SWITCH/PIRE DETECTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.

taylor morrison

NAOS PLAN



12-ZN-2014

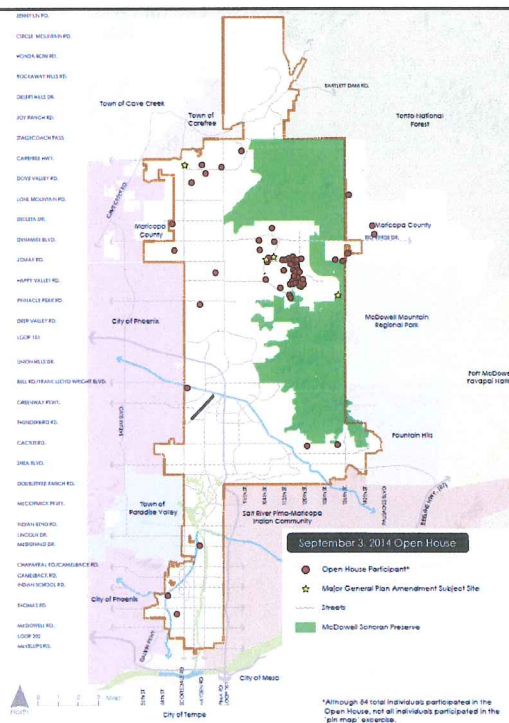


Existing Use:	Commercial/Single Family Residential
Proposed Use:	Multi/Single Family Residential
Net Lot Area:	49.6 acres
Density Allowed:	0.21 du/ac
Density Provided:	1.7 du/ac
NAOS Required:	14.65 acres
NAOS Provided:	15 acres

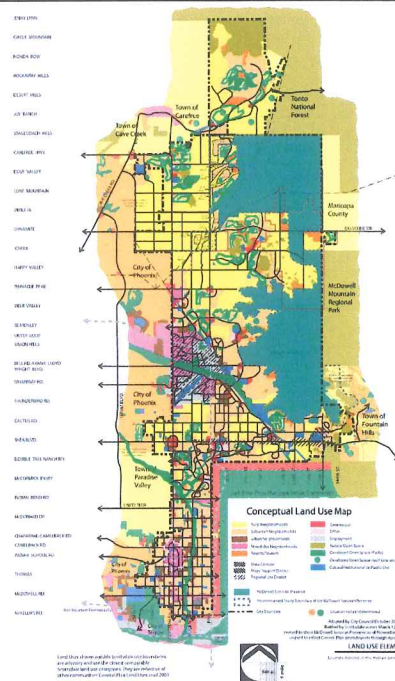
SUPPLEMENTAL SLIDES

September 3, 2014
City Sponsored
Open House

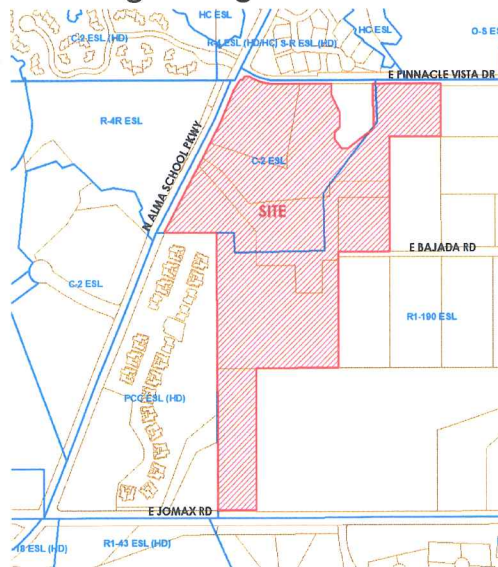
84 Total Participants



2001 Land Use Map



Existing Zoning

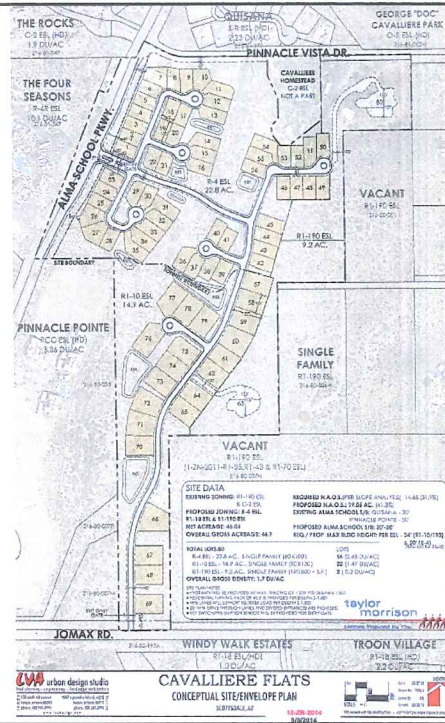


Applicants Proposal:
Zoning Map
Amendment from
C-2 and R1-190 to
R-4, R1-10,
and R1-190

Conceptual Site Plan

12-ZN-2014

Applicants Proposal:
Zoning Map
Amendment from
C-2 and R1-190 to
R-4, R1-10,
and R1-190



Commercial Land Use Definition



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

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

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

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

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Rural Neighborhoods Land Use Definition

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

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

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per 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.



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

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Scottsdale 2007 General Plan

Suburban Neighborhoods Land Use Definition

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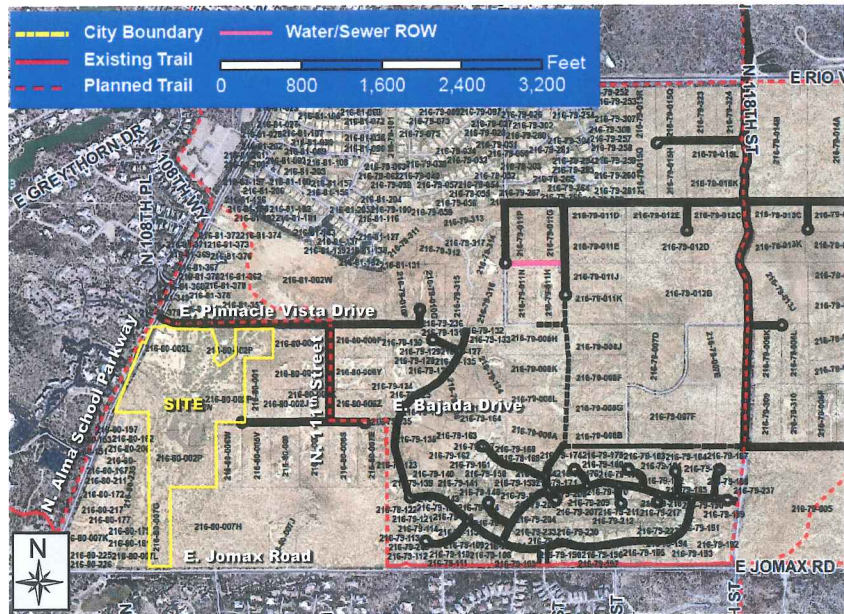


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Scottsdale 2007 General Plan



LAIPs PLAN

12-ZN-2014