

CITY COUNCIL REPORT



Meeting Date: December 2, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Cavalliere Ranch 13-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4181 approving a Zoning District Map Amendment and Development Plan for 462+/- acres, from the Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning district designation, to the Planned Community District, Environmentally Sensitive Lands, with multiple Single-family Residential district comparable zonings (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, and R1-70/ESL), finding that the PCD Zoning District criteria have been met, and determine that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located approximately (from north to south) between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment.
2. Adopt Resolution No. 9971 declaring "Cavalliere Ranch Development Plan," as a public record.

Key Items for Consideration

- All four General Plan major amendment criteria require a change in land use category to be applicable. As proposed, the project maintains the existing General Plan land use category of Rural Neighborhoods, thus no major General Plan amendment process is required for this request.
- 2001 General Plan – development densities proposed by the project are at the highest end of the range of density allowed under the existing Rural Neighborhoods General Plan land use category.
- Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities.
- PCD Zoning District - Development Plan Criteria
- Environmentally Sensitive Lands Ordinance
- Multiple land ownerships may create challenges in executing the master plan
- Circulation – access to and from the subject property
- Proposed areas of development on steeper slopes
- McDowell Sonoran Preserve adjacency
- Proposed master plan is limited in level of detail

- Planning Commission heard these cases on November 12, 2014 and recommended approval with a vote of 5-0.

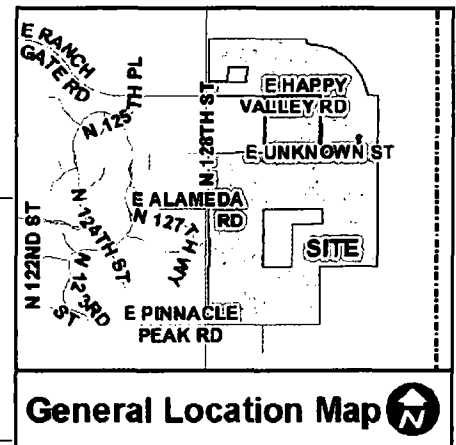
OWNER

Multiple Owners (George and Margery Cavalliere Rev. Trust, Emmerson Enterprise Inc., etc.)

APPLICANT CONTACT

John Berry
Berry Riddell & Rosensteel
480-994-0994

LOCATION



462+/- acres located approximately, (from north to south) between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment.

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods and Natural Open Space land use categories.

Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

The Natural Open Space Category applies to locations where significant environmental amenities or hazards may exist. In most cases, these areas represent mountainous terrain. It is intended that land in the natural open space category remains as permanent open space. This Natural Open Space classification is often result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing greater development intensity on a less environmentally sensitive portion of the property. Low impact recreational activities are also suitable for these sensitive areas and may include activities like hiking, equestrian, or mountain biking trails. The Environmentally Sensitive Lands Ordinance (ESLO) includes detailed provisions for Natural Area Open Space (NAOS), density transfer, and for the protection of environmentally sensitive lands.

The proposed rezoning, and its associated development, provides less than one (1) dwelling unit per acre; more specifically, it provides approximately $\pm .96$ du/ac (Exhibit A - Page 1 of the Applicant's Narrative). All four major amendment criteria require a change in General Plan land use to be applicable. Therefore, with this proposal being at or less than 1 dwelling unit per acre, which implements the subject properties' existing General Plan land use designation of Rural

Neighborhoods, this application does not require a change in General Plan land use nor does it trigger an amendment to the city's General Plan.

Character Area Plan

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

Through the CityShape 2020 recommendations, Scottsdale has implemented Character-based General Planning. The Character –based General Plan contains three distinct yet interrelated levels: Citywide, Character Area, and Neighborhood Planning.

The subject property is part of the Dynamite Foothills Character Area (2000). Accordingly, the 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of community-wide goals.

The Dynamite Foothills Character Area is located generally between Scottsdale's McDowell Mountain Preserve on the south, the Lone Mountain Road Alignment to the north, and east of 112th street to the City's terminus at 136th Street.

The Dynamite Foothills' remoteness and isolation from other developed parts of Scottsdale, its environmental features and desire of its residents and community members to preserve them, have guided development to maintain low density (and intensity) uses. This patterned development has been predicated on the belief that the Rural Desert Character experienced in the Dynamite Foothills, achieves an opportunity for residents and visitors alike, to live in and experience a unique desert community with character and lifestyle, not common to any other part of the City and Valley.

The subject site is also located adjacent to the McDowell Sonoran Preserve.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation.

Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; McDowell Sonoran Preserve.
- South: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; McDowell Sonoran Preserve, Tom's Thumb Trailhead.
- East: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; McDowell Sonoran Preserve.
- West: Single-family Residential District, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant land (Sereno Canyon Resort and subdivisions in various forms of approval).

Context

The subject property is located at the southeast corner of E. Ranch Gate Road and N. 128th Street. The 462+/- acre site is nestled between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment. The Scottsdale's McDowell Sonoran Preserve is located to the north, east, and west of the site. The approved Sereno Canyon Resort and Spa is located to the west, across N. 128th Street.

Please refer to context graphics attached.

Other Related Policies, References:

Ordinance 1611, 11-TA-200#3, 11-GP-1997, and 5-GP-1999

2001 City of Scottsdale General Plan

2004 Scenic Roadway Designations

2004 Trails Master Plan

200 Dynamite Foothills Character Area Plan and Implementation Program

2004 Environmentally Sensitive Lands Ordinance

2008 Transportation Master Plan

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's proposal is to rezone approximately 462+/- acres from the Single Family Residential (R1-130/ESL) district, to the Planned Community District, Environmentally Sensitive Lands (P-C/ESL) with comparable Single Family Residential, Environmentally Sensitive Lands (R1-18/ESL, R1-35/ESL, R1-43/ESL, and R1-70/ESL) zoning districts. The comparable zoning districts will allow for different zoning district areas through the subject site. The proposal requests a maximum of 443 residential parcels to be spread out over the 462+/- acre site.

Development Information

- Existing Use: Vacant Lands (various parcels)
- Proposed Use: 443-lot subdivision
- Parcel Size: 462+/- acres (composed of 40 parcels)
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 179.9 acres (38.9% of subject site)
- NAOS Provided: 229.6 acres (50% of subject site)
- Density Allowed: .31 dwelling units per acre
- Density Proposed: .96 dwelling units per acre

IMPACT ANALYSIS

General Plan Element and Policy Implications

Character and Design Element

The Character and Design Element acknowledges that there are various components of a community that can assist in creating and defining place, identify and character – in this instance it is the site's proximity to Scottsdale's McDowell Sonoran Preserve. Development patterns, landmarks, drainage, travel pattern, edges, nodes, and other physical characteristics help to create distinctions and a sense of uniqueness within different areas of the community. To this end, goals in this element seek to determine the appropriateness of all development in terms of community goals, surrounding character and specific neighborhood context. The Character Type for the area surrounding the subject property is Rural/Rural Desert Character.

The Rural/Rural Desert Character Types contain relatively low-density and large lot development. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district is expected to be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.

This character type emphasizes that special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained either in common open-space areas or on individual lots. The impacts of development on desert preservation, particularly on properties with rugged terrain, should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage areas.

Goals from the Character and Design Element that support the applicant's proposal include:

- **Goal 1:** Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.
 - Southwestern desert community
 - Relationships to surrounding land forms, uses and corridors
 - High community quality expectations
 - Visual impacts upon public settings and neighboring properties
 - Safe, attractive and context compatible development
 - Development that contributes to established character
- **Goal 3:** Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.
 - Continue to identify Scottsdale's historic, archaeological, and cultural resources
 - Enforce the Archeological Resource Preservation Ordinance to protect significant resources
- **Goal 4:** Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

- Natural streetscapes
- Scenic Corridor and Desert Scenic Roadways
- Providing minimum lighting in low-density areas, rural areas and near the McDowell Sonoran Preserve
- **Goal 6:** Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.
 - Maintain the landscaping materials and pattern within a character area
 - Encourage the retention of mature landscape plant materials.

The applicant proposes to develop a 443 single family subdivision on the approximate +/- 462 acre site, “committed to preserving environmental features on property and to integrating the Preserve (Scottsdale’s McDowell Sonoran Preserve) and Ranch’s (Cavalliere Ranch) natural open space within the community and particularly along the Preserve Boundary”. More specifically, these open spaces will facilitate maintaining wildlife corridors and habitat and protection of the property’s distinctive boulder outcrops, native vegetation, washes and topography. In terms of the built environment, the applicant proposes to develop homes that “will be clustered to allow large and contiguous acres to be preserved as Natural Area Open Space, wildlife and wash corridors, protected environmental feature areas, and open space linkages.”

Land Use Element

The Land Use Element is intended to ensure a variety of living, working and leisure opportunities through different land uses, vital neighborhoods, thriving business and resort communities, and open spaces for people to recreate, reflect and enjoy. Within the community, it is expected that land use decisions must take into consideration the relationship of surrounding land uses. Consequently, the applicant’s request, along with the proposed increase in development, is supported by the General Plan and the property’s land use designation, which is anticipated for this area of the community.

Goals from the Land Use Element that support the applicant’s proposal include:

- **Goal 1:** Recognize Scottsdale’s role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.
 - Strengthen the identity by encouraging land uses that contribute to the character of the community
 - Encourage land uses that preserve the high quality of life and define Scottsdale’s sense of place
 - Support a regional open space network
- **Goal 3:** Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.
 - Neighborhood edges that transition to one another through appropriate land uses, development patterns, character elements and mobility access

- Development patterns and land uses sensitively integrate along edges of Preserve
- **Goal 4:** Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.
 - Diversity of residential uses
 - Variety of housing types, densities, and innovative development patterns
 - Maintain a citywide balance of land uses that support changes in community vision/dynamics over time.
- **Goal 7:** Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
 - Protect sensitive natural features,
 - Incorporate appropriate land use transitions to integrate into surrounding neighborhoods,
 - Incorporate open space, mobility and drainage networks while protecting the area's character and natural systems

The applicant has stated that the proposed development includes coordinated master-planning efforts for properties that are owned by multiple parties, all of which share a commitment to the preservation and stewardship of lands next to Scottsdale's McDowell Sonoran Preserve. Through the design and development plans, the applicant will address the physical, land use, environmental and infrastructure needs associated with a property of this size. Similar to other communities located near the subject property, the master-planning process will provide a planned land use and development effort that would not be possible if the properties were to develop on an individual, property-by-property basis over time. The benefit of a master plan process is that the major infrastructure items such as water, sewer, transportation and drainage services can be planned and provided in a holistic approach, as can the preservation of sensitive environmental and open space features important to the community.

Neighborhoods Element

Many of Scottsdale's mature neighborhoods reflect the more traditional neighborhood model where most commercial, educational, and recreational services are either integrated into residential areas or located in convenient proximity. Some of Scottsdale's newer neighborhoods offer limited immediate access to such services, while others promote the distance between residential and commercial as part of a rural lifestyle.

In this instance, Cavalliere Ranch proposes to develop only low density - single family housing that will further contribute to the rural lifestyle of the area, as well as provide an appropriate transition to Scottsdale's McDowell Sonoran Preserve.

Goals from the Neighborhoods Element that supports the applicant's proposal include:

- **Goal 4:** Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.
 - Guide development to ensure that such is context-appropriate to the surrounding neighborhoods

Open Space and Recreation Element

The Open Space and Recreation Element encourages a balanced, comprehensive, conservation of natural and recreational resources that will enhance the social, psychological and physical well-being of Scottsdale citizens and community members.

Goals from the Open Space and Recreation Element that support the applicant's proposal includes:

- **Goal 1:** Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.
 - Provide the opportunity for people to experience and enjoy the Scottsdale's McDowell Sonoran Preserve, balancing access with preservation
 - Preserve and integrate visual and functional connections between major city open spaces into the design of development projects
 - Protect the visual quality of open space, unique city characteristics
 - Standards of a Buffered Roadway and Desert Scenic Roadway designation
 - The provisions of a minimum 100 foot scenic buffer along streets within and adjacent to the Recommended Study Boundary of the McDowell Sonoran Preserve on undeveloped properties of 25 acres or larger
 - Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.
- **Goal 2:** Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.
 - Promote three distinctive types of open spaces through acquisition or dedication
 - Passive natural open spaces that will preserve wildlife habitat and view corridors and sensitive historical/archeological sites, and provide areas for low impact recreational activities,
 - A system of contiguous open spaces, accessible from Scottsdale neighborhoods, that connect the desert, mountains, and washes,
 - Park space and facilities for active recreational activities, such as softball, tennis, basketball, volleyball, swimming, and equestrian pursuits.

The applicant's proposed rezoning request supports and implements this element's approach, by maintaining the character of the area through the integration of both the visual and functional connections of major city open spaces (Scottsdale's McDowell Sonoran Preserve) and the subject development seeking to conserve the existing desert vegetation and landforms. Furthermore, the development proposes to protect and use existing native plants, utilize design themes similar in character to the surrounding area, and respond to local conditions in landscape design.

The applicant proposes a 100' scenic corridor buffer along North 128th Street. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway. The applicant is proposing access to the site east of North 128th Street, through East Ranch Gate Road and East Alameda Road and as such, the city would recognize these half mile alignments as a Desert Scenic Roadway. Consequently, development along these roadways would be expected to provide a

streetscape design that further maintains and enhances open space as well as mitigate the impacts of a major street on surrounding parcels; acting primarily as an aesthetic buffer.

Preservation and Environmental Planning Element

The Preservation and Environmental Planning Element recognizes the high priority that Scottsdale's citizenry places in preserving and protecting the natural environment. Scottsdale's distinctive natural resources and environment contribute to the community's economic vitality and quality of life. A goal in this element is to enhance the quality of life in Scottsdale by safeguarding the natural environment.

The impacts of development on desert preservation through this application are proposed to be minimized through development clustering, preservation of washes, and the use of natural buffers on the perimeter of the property. Along the perimeter of the development the applicant proposes to maximize the provision of NAOS at Scottsdale's McDowell Sonoran Preserve boundary to create a buffer to the Preserve – more specifically a minimum one-hundred and fifty foot (150') width which totals approximately +/- 47 acres in its entirety.

Goals from the Preservation and Environmental Planning Element that support the applicant's proposal include:

- **Goal 2:** Enhance the quality of life in Scottsdale by safeguarding the natural environment.
 - Scottsdale's image and heritage of the Sonoran Desert
 - Preserve the unique, rare and significant features of Scottsdale's natural environment,
 - Encourage developments to retain and integrate the desert ecosystem
- **Goal 3:** Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.
 - Manage watersheds to protect, restore and maintain the integrity of streams, washes and floodplains
- **Goal 9:** Protect and conserve native plants as a significant natural and visual resource.
 - Enhance, restore, and sustain the health, productivity and biodiversity of Scottsdale's natural environment
 - Retain and preserve native plants to retain a Sonoran desert character.

Community Mobility Element

The Community Mobility Element's goals and approaches concentrate on providing efficient and accessible choices for the movement of people, goods, and information. The networks that move people, goods, and information discussed in the Community Mobility Element are represented in the three distinct and interrelated levels, Regional, Citywide and Local or Neighborhood systems. This area of the city is largely developed with residential neighborhoods that have low intensity/density based on standards set forth by the definition of the Rural Neighborhoods General Plan land use category. Understanding that the proposed development will be accessed predominately by traditional vehicular traffic, the applicant proposes that development is planned to also encourage walking and bicycling via the City's trail and path systems.

Goals from the Community Mobility Element that support the applicant's proposal include:

- **Goal 6:** Optimize the mobility of people, goods, and information for the expected build-out of the city.
 - Provide transitions from regional systems to neighborhood systems by gearing design standards for roads, bikeways, paths, sidewalks, etc. to the intensity of use and traffic volumes
 - Manage the physical carrying capacity of citywide networks to efficiently move people, goods, and information
 - Balance the diverse needs of the traveling public through provision of choices, recognizing that compromises may be necessary.
- **Goal 7:** Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.
 - Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting
- **Goal 9:** Protect neighborhoods from negative impacts of regional and citywide networks.
 - Balance access and movement between citywide corridors and neighborhood corridors
 - Provide open space and buffering in design to protect neighborhoods.
- **Goal 10:** Encourage a diversity of links between neighborhood systems and with citywide and regional systems.
 - Provide functional intermodal connections that is convenient and uninterrupted.

Dynamite Foothills Character Area Plan

Although General Plan amendment criteria #3 relates to the guidelines and standards embodied within an approved character area plan, this criteria is predicated on a change in General Plan land use category occurring (as do General Plan amendment criteria 1, 2 and 4). With the proposed rezoning and development proposal being at or less than one (1) dwelling unit per acre, which implements the existing General Plan land use category of Rural Neighborhoods designated on the subject properties, this application does not trigger any of the General Plan amendment criteria, including Criteria #3 – Character Area Criteria.

The vision of the Dynamite Foothills Character Area Plan is that of Rural Desert Character with an element of openness. Projects located within the Dynamite Foothills Character Area preserve natural open space areas and scenic and vista corridors, provide minimal impact development with low building footprints, support trails and connections, and maintain natural vegetation. For larger developments, sensitivity to topography, vegetation and natural drainage are of the utmost priority. Notably, within the Dynamite Foothills Area are the master planned communities of Troon Village, Troon North, Troon Ridge Estates, Desert Highlands and the Four Seasons Resort.

The Dynamite Foothills Character Area Plan considers low scale and intensity land uses similar in character to residential development as appropriate for the area, along with the preservation of meaningful open space. The goals of this Dynamite Foothills Character Area are threefold:

- **Goal 1:** Preserve the existing Rural Desert Character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.
 - Existing allowable densities (under current zoning and General Plan designations) are appropriate (While the General Plan land use designations of Rural Neighborhoods and Natural Open Space are being maintained, the application is a request to change the zoning on the subject properties rather than maintain current zoning - further discussion of this will be included in the zoning portion of this staff report.) phasing
 - Use Infrastructure to preserve the Rural Desert Character
 - Promote the use of site planning techniques to minimize the visual impact of development and promote a Rural Desert Character
 - Use of native vegetation in streetscapes
 - Provide multiple street and trail access into and throughout residential neighborhoods.
 - Transition development adjacent to conservation areas or Scottsdale's McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing and open space.
- **Goal 2:** Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.
 - Encourage an orderly development pattern extending from existing development
- **Goal 3:** Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.
 - Use open space and conservation/preservation areas to preserve a Rural Desert character
 - Provide visual open space amenities along and near streets and use natural open space between new development and existing roadways to minimize the impacts on existing views
 - Encourage the use of natural area open space in site planning to ensure an overall openness to subdivisions, individual development, and the planning area
 - Preserve and protect unique open spaces, archeological, and historical sites

Land Use

In addition to the 2001 General Plan, the analysis for the rezoning request has been evaluated against the Dynamite Foothills Character Area Plan and Implementation Program, as well as the Environmentally Sensitive Lands (ESL) overlay. The character area plan, and its implementation program, encourages development with rural character and sensitive design. The ESL ordinance focuses on preservation of environmental features and implements sensitive design principles found in the Dynamite Foothills Character Area Plan and Implementation Program. The character area plan defines appropriate design for project applications which include: additionally provided

Natural Area Open Space (NAOS), development in response to slopes, density, clustering, and the temperance of the intensity of uses.

The Dynamite Foothills Character Area Plan states that the existing allowable densities under current zoning and General Plan designations are appropriate for all but a few areas. Densities under the current General Plan designation of Rural Neighborhoods are usually one house per one acre or more of land which the applicant proposes to maintain. Current zoning densities are 2 to 3-acre lots. The proposal requests an increase in zoning density, from .31 du/acre to .96 du/ac, in an area not identified by the Dynamite Foothills Character Area Plan for density adjustments. (DFCAP, Goal 1, Strategy 1, Pages 2 and 13). The applicant's narrative addresses their contention that the requested rezoning and identified comparable zoning categories are more compatible to the character area compared to the current zoning that exists on the subject properties.

The provided narrative identifies the applicant's "Master Plan" approach to the development of 462+/- acres. Approximately eighty-seven (87%) percent of the area located (from north to south) between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment, have been included in this application. Master planning the area allows for there to be greater control in the development of the area rather than each individual parcel providing improvements independently. Elements, such as open space, access, and utilities, can be coordinated with greater confidence than fragmented, incremental development. The City has had several successful master-planned communities that have developed similarly.

The success of a master-planned community depends on the ability to have the authority to implement the master plan. This authority comes from having an agreement amongst all the vested owners to execute the master plan as proposed. Staff has been notified by the applicant that the ownership continues to evolve as the application moves thorough the public hearings process. Because changes in ownership of land have been occurring regularly within this project boundary, maintaining current ownership records is challenging. It is critical that prior to the City Council hearing that a final accounting of ownership be presented. All owners of property within the project boundary must know and agree to the Development Plan and stipulations if this rezoning is approved. Lack of ownership coordination creates an uncertainty in the authority of the applicant to execute the proposed master plan.

The project narrative states, and the site plan begins to identify proposed "clustered" development areas, and wash corridors that will be protected as open space. Development clustering, is an approach which results in a more compact arrangement of buildings which typically maintains larger areas of connected open space and steeper slopes. However, the development plan is not detailed enough to demonstrate that priorities in site planning, such as preserving the steeper slope areas within the development are being achieved. Achieving the proposed density on the property is not guaranteed. It must be demonstrated in a more detailed master plan that the site can support the maximum density being proposed.

The conceptual site plan does maintain large areas of open space, but the proposed developable areas are identified as conceptual bubbles that are distributed throughout the site. Consequently, the conceptual site plan protects wash corridors as the first priority. Other significant open spaces, such as steep slopes, will be addressed with on lot open space as lot patterns become more

detailed. The provided NAOS plan states that sixty (60%) percent of the 462+/- acre site is located within slopes of 10% to 15% grade, or greater.

The Dynamite Foothills Character Area Plan, Implementation Program, and the Environmentally Sensitive Lands ordinance continually states that slopes and sensitive natural features should be protected. The ordinance and character area plan looks to restrict development in watercourses, flood plains and washes. The proposed NAOS plan shows the majority of washes being protected. Open Space is proposed over all the critical wash corridors. Slopes, in regards to wash corridors, have been identified and are proposed to remain in their natural condition. The provided drainage report did not identify washes that are large enough to qualify for protection as vista corridor easements.

The Dynamite Foothills Character Area Implementation Program states that construction envelopes should not be placed on slopes over 15%. The intent is to use clusters to protect more sensitive terrain (DFCA Implementation Program, Page 8 and 10). The conceptual development plan provides a graphic illustrating the proposed cluster areas in locations with 15% to 25%+ slopes. The applicant is proposing to identify the most sensitive environmental features, such as steep slopes, in the more detailed master plan process, so as to cluster proposed development in order to preserve large areas of open space and protect sensitive terrain.

The applicant's narrative states that approximately 29+/- acres of the subject site will be maintained as the Natural Open Space designation identified in the 2001 General Plan. The conceptual open space plan does not identify where all of the proposed locations of the Natural Open Space are located. The proposed application requests a Zoning District Map Amendment, for approximately 462+/- acres, from the R1-130/ESL zoning category designation to the P-C/ESL, with comparable zoning of (R1-18/ESL, R1-35/ESL, R1-43/ESL, and R1-70/ESL).

The Planned Community (P-C) District is a zoning district that may be developed only in accordance with a specific, master development plan. The approval of the development plan is an integral part of this zoning district (Ordinance Sec. 5.2100.). The master development plan is composed of the following plans: phasing plan, Master Environmental Design Concept Plan (MEDCP), drainage plan, transportation plan, water plan, wastewater plan and planned property plat. The phasing plan is a fundamental component of the master plan process, as it provides the detail on the number of units and improvements to be developed, as well as the open space to be preserved with each phase. The provided phasing plan is very conceptual, and may be modified during the more detailed master plan process.

More specifically, the submitted phasing plan does not identify what improvements will be executed within each of the three (3) proposed phases. The proposed phasing boundaries follow property lines, which will likely be changing. Stipulated improvements extend outside of the proposed phasing boundaries. The ownership for the first phase appears to be the same entity, however subsequent phases are, at this time, composed of the other multiple owners. The phasing plan is stipulated to be sufficiently detailed prior to any DRB hearing to provide a more detailed account of how open space, development units and improvements will be provided in each phase.

PCD Findings

The Zoning Ordinance states that before the approval or modification of an application for a proposed P-C District, the Planning Commission and the City Council must agree that a series of findings have been met:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
 - Although the proposed development is in harmony with the General Plan, responses to some goals and strategies of the Dynamite Foothills Character Area Plan are not detailed in the application, such as open space and slope preservation.
 - The proposed narrative, phasing plan, and conceptual development plan leave concerns about the implementation of the proposed master plan, if approved.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated hereby.
 - The conceptual circulation plan provides general locations of within the project boundaries. North Ranch Gate Road is the primary access to the project and Transportation staff recommends that the street classification be changed to a Minor Collector street if the proposed development is approved.
 - A detailed master circulation plan will be required as part of the master plan process for Transportation staff review and approval. The plan must show details of: the proposed street system, street cross sections, pedestrian facilities, and any proposed project phasing of transportation improvements. Street alignments shall follow existing terrain and minimize the number of wash crossings as best as possible.
 - The applicant shall submit documentation that all exception parcels have agreed to the proposed street system and their site access provisions with final plat submittal.
 - Some street segments to the west, such as E. Happy Valley Road, are experiencing congestion. The applicant has committed a total of \$1.8 million in funding for street improvements outside of the project boundaries
- C. That Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 - 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

- The proposed development plan provides trail connections to the Tom's Thumb trailhead located to the south of the subject site.

Traffic/Trails

Although not directly related to this case, this region of the City has displayed levels of traffic that are overstressing specific intersections. Some movements, at the intersection of E. Happy Valley Road and N. Alma School Parkway, can be seen to operate at poor levels of service within the next year, with the traffic that would be generated by this proposal. Some mitigation will need to be provided if the development is approved. The proposed traffic study identified the current daily traffic volume on E. Happy Valley Road, between N. Pima Road and E. Alma School Parkway. The impacts of the site-generated traffic, on this segment, still need to be identified and addressed.

The Transportation Department is working the Maricopa Association of Governments (MAG) to identify funds to allocate to a roadway project that would improve E. Happy Valley Road from N. Pima Road to E. Alma School Parkway to a four-lane roadway with raised median. If successful, design of the project could begin in the fall of 2015.

The approval of the zoning district change for the proposed Cavalliere Ranch will result in an estimated 4,218 trips generated per day to and from the project site. The development is estimated to generate 332 a.m. peak hour trips, and 443 p.m. peak hour trips. This represents a potential increase of 2,750 daily trips over the existing approved R1-130 ESL zoning.

The proposed E. Alameda Road connection will not be designated as a major collector, or as a larger street designation. This segment of E. Ranch Gate Road, from N. 118th Street to N. 128th Street, as per the proposal, is designated as a local collector. The majority of the foreseeable traffic will access the proposed site from E. Ranch Gate Road. This subject rezoning request appears to put the volume of traffic on this segment of E. Ranch Gate Road, in excess of the design capacity by 4,500 vehicles per day.

The ADT guidelines for a local collector street section are exceeded on Ranch Gate Road with the projected traffic volumes from the proposed development and other planned/approved development in the E. Ranch Gate Road/N. 128th Street area. Transportation staff recommends that the street classification be changed to a "Minor Collector" street if the proposed development is approved.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports, for the subject zoning case, 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.

Public Safety

The proposal has been stipulated to provide the adequate street right-of-way dedications for all the right-of-way that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL local residential.

Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

School District Comments/Review

The Scottsdale Unified School District was notified of this application. This site is located within the Scottsdale Unified School District but access to the site is through the Cave Creek School District.

Open Space

The Conceptual 50% Analysis Plan provides the proposed location for the Natural Area Open Space (NAOS) to be dedicated by the development. The applicant's narrative states that fifty (50%) percent of the site will be reserved as NAOS, totaling 229+/- acres. This is an increase of eleven (11%) percent from the required NAOS amount, 179+/- acres. The proposed NAOS areas preserve wash corridors, rock outcroppings, and the scenic corridor along N. 128th Street. It will be important to have NAOS aligned with the approximate 29+/- acres of the subject site designated as Natural Open Space land use in the 2001 General Plan.

The conceptual development plan provides a graphic illustration with proposed clustered development areas in locations with 15% to 25%+ slope categories. To better implement the Dynamite Foothills Character Area Plan and Environmentally Sensitive Lands Ordinance, more NAOS should be located within these 15% to 25% (and higher) slope areas, since both the Character Area Plan and Environmentally Sensitive Lands Ordinance treat the preservation of steep slopes as significantly as the preservation of washes in this portion of the community. Additional NAOS should be located as to protect steep slopes in a way that individual lot development could not, but a master plan community could.

Community Involvement

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 a significant number of phone calls and e-mails regarding this application (Attachment 10).

Community Impact

As stated above, even though not directly related to this case, this region of the City has experienced levels of traffic that are overstressing specific intersections. Studies have identified the intersection of E. Happy Valley Road and N. Alma School Parkway as as projected to operate at poor levels of service within the next year, even without the traffic that would be generated by this proposal.

Policy Implications

All four General Plan major amendment criteria require a change in land use category to be applicable. As proposed, the project maintains the existing General Plan land use category of Rural Neighborhoods, thus no major General Plan amendment process is required for this request.

2001 General Plan – development densities proposed by the project are at the highest end of the range of density allowed under the existing Rural Neighborhoods General Plan land use category.

Dynamite Foothills Character Area Plan and Implementation Program recommends that existing allowable densities under current zoning and General Plan designations are appropriate for the subject properties. The request is to maintain the existing General Plan designations (Rural Neighborhoods and Natural Open Space) but not the current zoning densities.

The benefit of a master plan process is that the major infrastructure items and preservation of sensitive environmental and open space features important to the community can be planned and provided in a holistic approach. However, this application is limited in the level of detail it contains, and the organized and reliable execution of the development plan is dependent upon detailed

master plans being submitted with each phase of development. Stipulations outlining these master plans are included with this report.

One primary concern is to protect steeper slopes and more sensitive terrain. The conceptual development plan provides a graphic illustrating the proposed cluster areas in locations with 15% to 25%+ slopes. More detailed master plans, submitted and approved prior to any DRB hearing, must address how steep slopes are being protected.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on November 12, 2014 and recommended approval with a vote of 5-0.

Staff's Recommendation to Planning Commission

There are many considerations both supporting and opposing the proposed change on balance. Staff recommended that the Planning Commission find that PCD Zoning criteria have been met, and determine that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, as per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

1. Adopt Ordinance No. 4181 approving a Zoning District Map Amendment and Development Plan for 462+/- acres, from the Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning district designation, to the Planned Community District, Environmentally Sensitive Lands, with multiple Single-family Residential district comparable zonings (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, and R1-70/ESL), finding that the PCD Zoning District criteria have been met, and determine that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, located approximately (from north to south) between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment.
2. Adopt Resolution No. 9971 declaring "Cavalliere Ranch Development Plan," as a public record.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

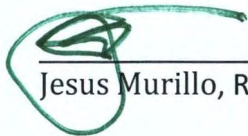
Planning and Development Services

Long Range Planning Services

STAFF CONTACTS

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

APPROVED BY



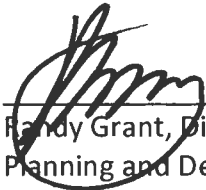
Jesus Murillo, Report Author

11/17/2014
Date



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

11/17/2014
Date



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

11/17/14
Date

ATTACHMENTS

1. Ordinance No. 4181
Exhibit 1. Stipulations
Exhibit A to Exhibit 1: Conceptual PCD Development Plan
Exhibit B to Exhibit 1: Cavalliere Ranch – Land Use Development Map and Densities
Exhibit 2. Zoning Map
2. Resolution No. 9971
Exhibit A. Cavalliere Ranch Development Plan
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Map
5. Traffic Impact Summary
6. Conceptual Phasing Plan
7. Conceptual 50% Analysis Plan
8. Context Aerial with Conceptual Development Plan
9. General Plan Open Space Comparison
10. Citizen Involvement
11. City Notification Map
12. November 12, 2014 Planning Commission Minutes

ORDINANCE NO. 4181

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. 13-ZN-2014 FROM THE SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-130/ESL) ZONING DISTRICT DESIGNATION TO THE PLANNED COMMUNITY DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS, WITH MULTIPLE SINGLE-FAMILY RESIDENTIAL DISTRICT COMPARABLE ZONINGS (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, AND R1-70/ESL) ON A 462+/- ACRE PROPERTY LOCATED APPROXIMATELY (FROM NORTH TO SOUTH) BETWEEN E. RANCHGATE ROAD AND E. PINNACLE PEAK ROAD, AND (FROM WEST TO EAST) BETWEEN N. 128TH STREET AND THE N.134TH STREET ALIGNMENT.

WHEREAS, the Planning Commission held a hearing on November 12, 2014;

WHEREAS, the City Council held a hearing on December 2, 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. 13-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 462 +/- acre located approximately (from north to south) between E. Ranchgate Road and E. Pinnacle Peak Road, and (from west to east) between N. 128th Street and the N.134th Street alignment and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from the Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning district designation, to the Planned Community District, Environmentally Sensitive Lands, with multiple Single-family Residential district comparable zonings (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, and R1-70/ESL) zoning and by incorporating that certain document entitled

"Cavalliere Ranch Development Plan," declared a public record by Resolution No. 9971, into this ordinance by reference as if fully set forth herein.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this 2nd day of December, 2014.

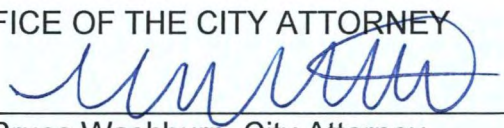
ATTEST:

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 Ranch
Case Number: 13-ZN-2014

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

MASTER PLANS

1. **MASTER DEVELOPMENT PLAN.** Before any other submittal to the Development Review Board, the owner shall submit its Master Development Plan for Development Review Board review. The Master Development Plan shall include the following:
 - a. **MASTER PHASING PLAN.** The phasing plan shall include the written and graphical identification of what improvements will be executed with each proposed phase Master phasing plan must include the 462+/- acre site. The Master Phasing Plan shall address the following:
 - i. Ownership boundaries shall be identified in comparison to phasing plan area boundaries. Provide confirmation of each vested owner.
 - ii. Number of phasing areas may need to be increased in accordance with stipulated improvements.
 - iii. Graphically-presented phasing areas will be accompanied by written explanation of all improvements completed with each phase.
 - iv. Provide number of units assigned to each phasing area.
 - v. Construction phasing plan shall identify public improvement costs and responsibility for each phasing area.
 - vi. Phasing plan will be consistent with other require master plans.
 - b. **MASTER CIRCULATION (TRANSPORTATION SYSTEMS) PLAN.** Master circulation must include the 462+/- acre site. The Master Phasing Plan shall address the following:
 - i. Street improvements (both public and private) to be completed with each phase. Public improvements shall correspond with Stipulation #11 below.
 - ii. Street improvements that will require modification of washes meeting the Environmentally Sensitive Lands ordnance preservation requirements.
 - iii. Overall streetscape concepts which incorporate street-side and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
 - iv. Access to exception parcels not part of the development plan.
 - v. The Circulation Master Plan should show the proposed street system, the street classifications, the street cross sections and pedestrian facilities. Any proposed modifications to the City's standard street cross sections shall be

Exhibit 1

Ordinance No. 4181

Page 1 of 8

included in the Circulation Master Plan. The Circulation master plan shall also identify all off-site street improvements and the timing/phasing of these off-site improvements.

- vi. ~~IN LIEU PAYMENTS. At the direction of city staff, before any building permit is issued for the site, the developer shall not construct the off-site street improvements specified in the stipulations above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs for the required street improvement. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.~~
- vii. **IN LIEU PAYMENTS. At the direction of city staff (Zoning Administer/Chief Development Office), the developer shall post a performance bond for the specified off-site street improvements in a proportionate amount for the first 33% of the lots at the time of the first building permit. The bond amount shall be determined by an engineer's cost estimate for the specified off-site street improvements submitted by the applicant and approved by City staff. After the first 33% of the lots have received building permits, the developer shall be notified by the city (Zoning Administer/Chief Development Office) that the performance bond is being called. The developer shall be given the option to allow the performance bond to be called or to provide funds equal to the in lieu amount due (33% of the improvements) to the City to be used to construct a portion of the specified street improvements. Additionally, after the first 33% of the lots have received building permits, a proportionate in-lieu amount for each subsequent plat, and associated lots, shall be paid at the time of final plat recordation by the applicant/developer to the City to be used to construct the specified off-site street improvements.**
- c. **MASTER NATURAL AREA OPEN SPACE (NAOS - OPEN SPACE) PLAN.** Master NAOS plan must include the 462+/- acre site. The Master NAOS Plan shall address the following

 - i. Provide square footage and acreage of NAOS to be dedicated with each phasing area.
 - ii. Provide square footage, acreage, and percentage of disturbed and undisturbed NAOS with each phasing area.
 - iii. 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.
 - iv. Native plant relocation program and revegetation guidelines for each parcel.
- d. **MASTER DRAINAGE SYSTEMS PLAN.** Master drainage plan must include the 462+/- acre site (See stipulations below).

- e. MASTER WATER SYSTEMS PLAN. Master water systems plan must include the 462+/- acre site (See stipulations below).
 - f. MASTER WASTE WATER SYSTEMS PLAN. Master waste water system plan must include the 462+/- acre site (See stipulations below).
 - g. MASTER DEVELOPMENT (PLANNED PROPERTY PLAT). The applicant/owner must submit a final plat to be consistent with each phase of development.
 - i. The master development plan must include the 462+/- acre site
 - ii. The master development plan must identify the number of units and density planned for each phasing area.
 - iii. The master development plan must provide a NAOS data table.
 - h. Master Environmental Design Concept Plan (MEDCP). MEDCP must include the 462+/- acre site (See stipulations below).
 - i. Other applicable elements, as determined by city staff.
2. DEVELOPMENT ENVELOPES. Development shall not encroach into slopes greater than 15% slope, unless the encroachments are determined to be incidental and/or necessary as determined by staff, with appeal to the Development Review Board.

SITE DESIGN

3. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN. Development shall conform with the conceptual development plan, submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual development plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Conceptual Site Plan is contingent upon amended development standards, drainage, topography, NAOS requirements, abandonments, and other site planning concerns to be addressed at the time of preliminary plat approval. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
4. CONFORMANCE TO NATURAL AREA OPEN SPACE PLAN. Development shall conform with the conceptual Natural Area Open Space plan submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, with the conceptual PCD Development Plan entitled "Cavalliere Ranch Development Plan" which is on file with the City Clerk and made a public record by Resolution No. 9971 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the conceptual NAOS plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
5. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
462+/- acres	PCD/ESL w/comparable zoning districts R1-18/ESL R1-35/ESL R1-43/ESL R-70/ESL	0.96 du/ac	0.96 du/ac	443 Units	443 Units

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.

6. CONFORMANCE TO DENSITY AREA. Development shall conform, in density and Natural Area Open Space, submitted by LVA Urban Design Studios and with the city staff date of 10-20-2014, attached as Exhibit B to Exhibit 1.
7. 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, unless lots are separated by having a 100-foot width buffer.
8. 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.
9. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

INFRASTRUCTURE AND DEDICATIONS

10. 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
128 th Street - south of Ranch Gate Road	Minor Collector Rural/ESL with Trails	Min. 40 feet of fee title right-of-way along the site frontage (existing varies)	Full-street construction	a.1., a.2.
128 th Street - north of Ranch Gate Road	Minor Collector Rural/ESL	Min. 35 feet of fee title right-of-way (55' existing)	Full-street construction	a.3.
Alameda Road	Minor Collector	70 feet fee title right-of-way	Full street construction	a.4
Internal Streets	Local Residential Suburban	46 feet fee title right-of-way	Full street construction	a.5
Internal Streets	Local Residential Rural/ESL	40 feet fee title right-of-way	Full street construction	a.6

- a.1. The developer shall construct the Minor Collector Rural/ESL with Trails street cross section along the 128th Street site frontage south of Ranch Gate Road in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-11) with an 8 foot wide sidewalk on the east side, separated from the back of curb by a minimum distance of 4 feet. The site frontage shall be considered the Ranch Gate Road intersection (Happy Valley Road alignment) to the Tom's Thumb Trailhead entrance (Pinnacle Peak Road alignment). Any modifications to the typical street section shall be approved in the circulation master plan.
- a.2. Any proposed intersections along 128th Street shall align with existing or planned street alignments on the west side of 128th Street, or to be offset a minimum distance of 660 feet.
- a.3. The developer shall construct the Minor Collector Rural/ESL cross section (modified) along the 128th Street site frontage north of Ranch Gate Road a Road in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-12, modified to exclude the center two-way left-turn lane) with an 8 foot wide trail on the east side, separated from the back of curb by a minimum distance of 4 feet. The site frontage shall be considered the Ranch Gate Road intersection (Happy Valley Road alignment) to the northern property line. Any modifications to the typical street section shall be approved in the circulation master plan.
- a.4. The developer shall complete the Minor Collector Rural/ESL street cross section in general conformance with City of Scottsdale DS&PM Section 5.3-105 (Figure 5.3-12) with a 6 foot wide sidewalk on at least one side of the street. Any modifications to the typical street section shall be approved in the circulation master plan.
- a.5. For internal streets with lot sizes less than 20, 000 s.f., the owner shall dedicate 46 feet of right-of-way or tract and construct internal streets to Local

Residential Street Suburban Character cross section in general conformance with City of Scottsdale DS&PM Section 5-3.107 (Figure 5.3-20). Any modifications to the typical street section shall be approved in the circulation master plan.

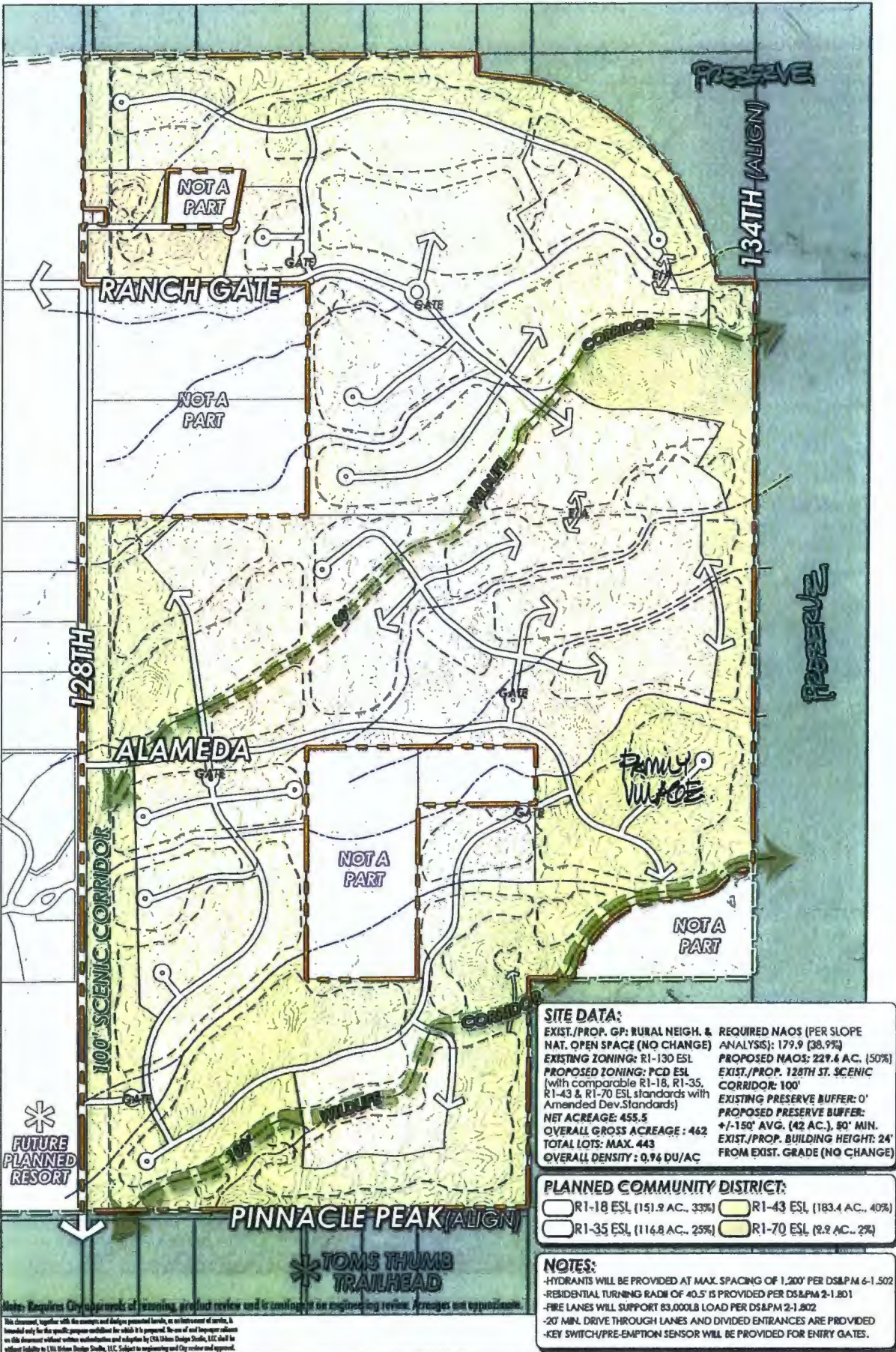
- a.6. For internal streets with lot sizes equal to or greater than 20, 000 s.f, the owner shall dedicate 40 feet of right-of-way or tract and construct internal streets to Local Residential Street Rural/ESL Character cross section in general conformance with City of Scottsdale DS&PM Section 5-3.107 (Figure 5.3-19). Any modifications to the typical street section shall be approved in the circulation master plan.
 - b. Prior to any Preliminary Plat approval, the developer shall submit recorded documentation that all exception parcels that do not have frontage on a public street have agreed to access through the proposed private street system. Public street access shall be provided to any exception parcels that do not agree to access via the private street system.
 - c. All street alignments shall be designed and constructed to follow existing terrain and minimize the number of wash crossings as determined by City staff.
11. OFF-SITE STREET IMPROVEMENTS. In conformance with the results of the traffic impact study submitted for the proposed development, the applicant shall be responsible for the following off-site street improvements:
- a. Happy Valley Road/118th Street - Complete Happy Valley Road/118th Street to a full four lane roadway to the Minor Arterial Rural/ESL street standard from Whispering Wind Drive to Ranch Gate Road. The street cross section shall be consistent with the existing half-street improvements near Whispering Wind Drive and include a transition to the existing improvements north of Ranch Gate Road.
 - b. Happy Valley Road and Alma School Road Intersection – Enhance the existing stop controlled Happy Valley Road and Alma School Road intersection by constructing a roundabout or traffic signal. The design shall be based upon traffic engineering analysis at the intersection using the projected traffic volumes included in the traffic impact study or provided by the City of Scottsdale.
12. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on 128th Street along the site frontage except at the approved street entrance(s).
13. DRAINAGE REPORT. In the required drainage report, the owner shall address:
- a. Current pre vs post development hydrology analysis results do not support completion of stormwater storage waiver. It will be reviewed and updated during preliminary design.
 - b. Figure 4 and all pertaining hydraulic analysis needs to be revised to match high water levels and velocities at locations where washes cross property boundary. No adverse impact to upstream or downstream properties is allowed. This revision will be made in preliminary drainage report.
 - c. Conceptual Master Drainage Report presents minimum wash widths that range from 30 ft to 80 ft. Additional information is needed to make this determination. Minimum wash widths can be higher and will be determined during preliminary design.

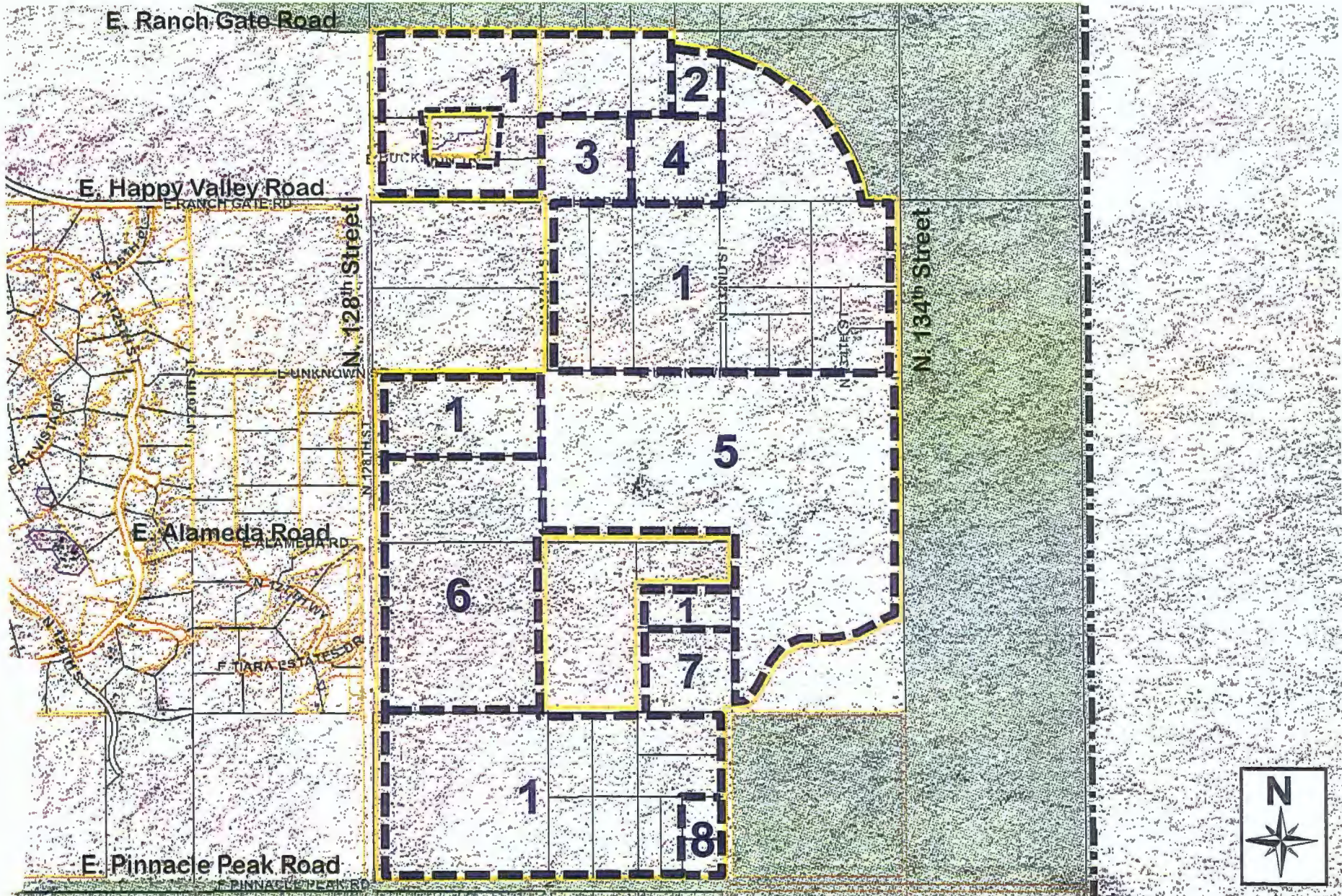
- d. Erosion setback analysis shall consider curved wash reaches. This analysis will be considered in preliminary drainage report.
 - e. Slope stability analysis shall be conducted and discussed in preliminary drainage report.
- 14 Prior to any Development Review Board submittal, the owner shall submit revised Water and Wastewater Master Plans for acceptance by City of Scottsdale Water Resourced Department staff.
- 15 Wastewater Master Plan. In the required Wastewater Master Plan, the owner shall address:
- a. The installation of a new 8" sewer line along 188th Street between Ranch Gate Road and Buckskin Drive.
 - b. The installation of 2750 linear feet of relief sewer in Happy Valley Road between Whispering Wind and 112th Street.
 - c. Evaluation of the cost/benefit of the proposed conceptual sewer water system and the option of upgrading the existing lift station including any downstream improvements to the gravity system.
- 16 EASEMENTS.
- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. 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.
- 17 SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along N. 128th Street shall be 100 feet, measured from right-of-way, unless otherwise approved by the Development Review Board. The Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.
- 18 DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along E. Alameda Road shall be 50 feet, measured from right-of-way, unless otherwise approved by the Development Review Board. The Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.
- 19 VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on the final plat as a continuous Vista Corridor easement dedicated to the city. The minimum width of the easement shall be 200 feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.

- 20 MCDOWELL SONORAN PRESERVE/PRESERVE TRAIL ACCESS. No direct trail access shall be provided into the McDowell Sonoran Preserve/Preserve Trails, unless review and approval by the Preserve Director, Preserve Commission, and City Council occur, for any proposed phases adjoining the McDowell Sonoran Preserve.
- 21 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.

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

- 22 MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Environmental Design Concept Plan for Development Review Board review. MEDCP must include the 462+/- acre site. The Master Environmental Design Concept Plan shall address the following:
- a. Aesthetic streetscape designs for Scenic Corridor and Desert Scenic Roadways along N. 128th Street, E. Ranch Gate Road, and E. Alameda Road alignment.
 - b. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, path and bikeways, and integration of drainage plans.
 - c. Native plant relocation program and revegetation guidelines for each parcel.
 - d. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.
 - e. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping.
 - f. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - g. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - h. Construction phasing plan.
 - i. 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.
 - j. Scenic Corridor and Desert Scenic Roadway streetscapes.
 - k. Other applicable elements, as determined by city staff.





CAVALLIERE RANCH - LAND USE DEVELOPMENT MAP

CAVALLIERE RANCH - LAND USE/DEVELOPMENT CALCULATIONS

1 EMMERSON/MILLER						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
70	429,973	9.87	299,985	6.89	69.77%	2
43	4,782,467	109.79	3,118,799	71.60	65.21%	69
35	3,047,718	69.97	1,379,975	31.68	45.28%	68
18	2,761,190	63.39	856,839	19.67	31.03%	98
Total	11,021,347	253.02	5,655,599	129.83	51.31%	237

2 STANTON						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	98,944	2.27	62,586.00	1.44	63.25%	2
35	71,231	1.64	33,812.00	0.78	47.47%	2
18	4,434	0.10	4,272.00	0.10	96.35%	0
Total	174,609	4.01	100,670	2	57.65%	4

3 DITOLA						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
35	429,170	9.85	164,619.88	3.78	38.36%	10
18	7,225	0.17	6,296.32	0.14	87.15%	0
Total	436,394	10.02	170,916	3.92	39.17%	10

4 KAHN						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
35	427,069	9.80	141,312.33	3.24	33.09%	10
18	9,295	0.21	9,294.53	0.21	100.00%	0
Total	436,363	10.02	150,607	3.46	34.51%	10

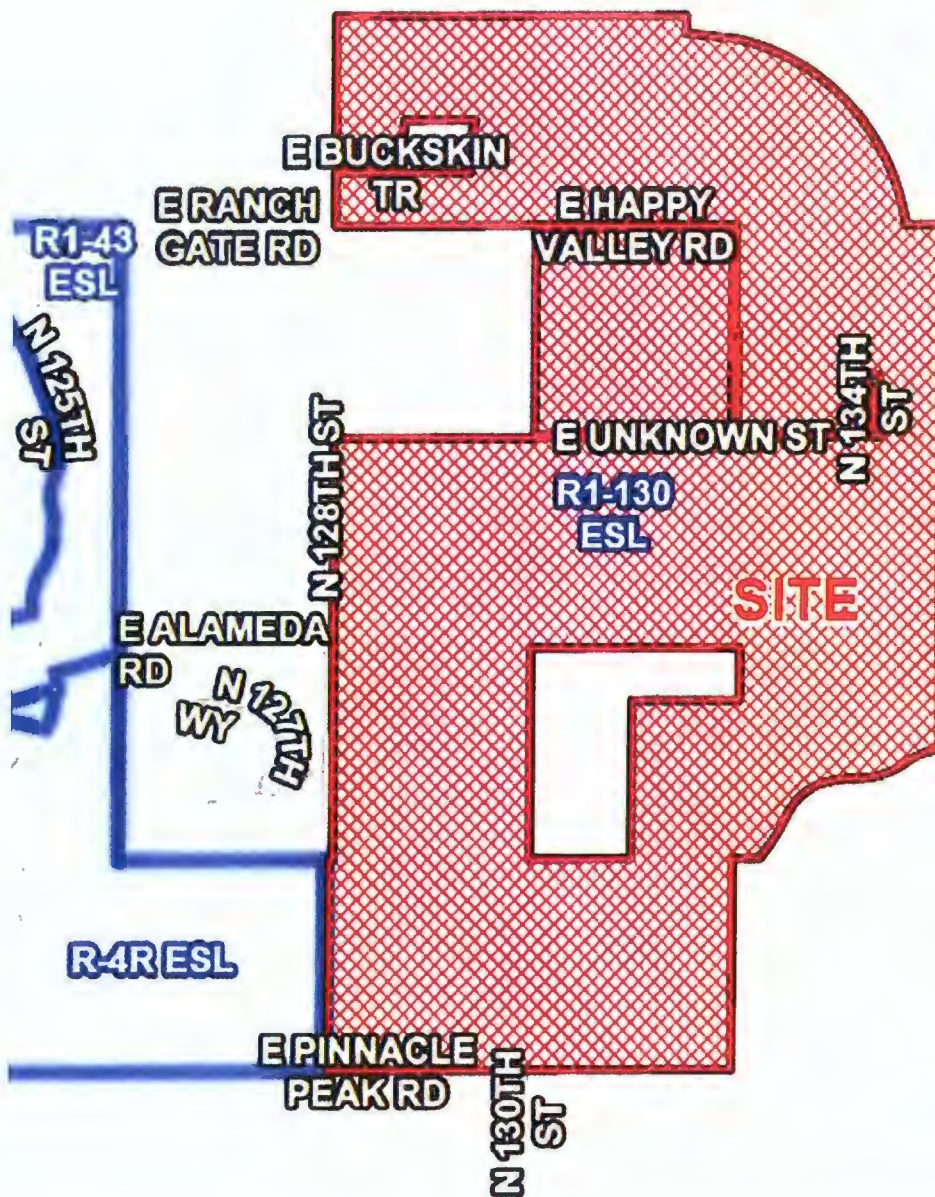
5 CAVALLIERE FAMILY						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	1,676,342	38.48	1,085,772	24.93	64.77%	24
18	3,073,805	70.56	1,257,926	28.88	40.92%	91
Total	4,750,146	109.05	2,343,698	53.80	49.34%	115

6 STERNBERG						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	915,314	21.01	564,663	12.96	61.69%	11
35	1,029,898	23.64	364,681	8.37	35.41%	25
18	673,593	15.46	215,002	4.94	31.92%	22
Total	2,618,806	60.12	1,144,345	26.27	43.70%	58

7 FAMOUS						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	294,053	6.75	216,525.00	4.97	73.63%	3
35	79,396	1.82	28,846.00	0.66	36.33%	2
18	89,372	2.05	59,168.00	1.36	66.20%	1
Total	462,821	10.62	304,539	6.99	65.80%	6

8 KOE						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	218,169	5.01	132,581.00	3.04	60.77%	3
Total	218,169	5.01	132,581	3.04	60.77%	3

CAVALLIERE RANCH						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
70	429,973	9.9	299,985	6.9	70%	2
43	7,985,289	183.4	5,180,925	118.9	65%	112
35	5,084,481	116.8	2,113,246	48.5	42%	117
18	6,618,913	151.9	2,408,799	55.3	36%	212
Totals	20,118,656	462	10,002,955	229.6	50%	443



13-ZN-2014

Zoning Map

Exhibit 2
Ordinance No. 4181

RESOLUTION NO. 9971

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

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

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

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

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 2nd day of December, 2014.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney

By: Sherry R. Scott, Deputy City Attorney

CAVALLIERE RANCH DEVELOPMENT PLAN

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 - 1. Location
 - 2. Development Context
 - 3. Existing and Proposed Zoning
 - 4. General Plan Land Use Categories
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 - 1. Master-Planning Benefits
 - 2. Preservation and Stewardship of the Land
- C. Taylor Morrison Community Development Experience
- D. Narrative Purpose and Organization

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- B. Environmental Features
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IV. Required Planned Community District Findings (per Sec. 5.2104)**V. Development Plan**

- A. Development Concept
- B. Development Approach
- C. Proposed Land Use
 - 1. Development Plan

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- 2. Development Program
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- C. Landscaping and Site Design Themes, Concepts and Images

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- Figure 2 – Dimensioned Boundary Map with Parcel Numbers
- Figure 3 – Site/Zoning Context
- Figure 4 – Existing/Proposed Zoning Comparison
- Figure 5 – Existing/Proposed GP Land Use
- Figure 6 – Existing Land Use and Improvements
- Figure 7 – Existing Site Context Photos
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- Figure 14 – Open Space Plan
- Figure 15 – Circulation Plan

Appendix A – Draft Amended Development Standards



I. Introduction

A. Nature of the Request

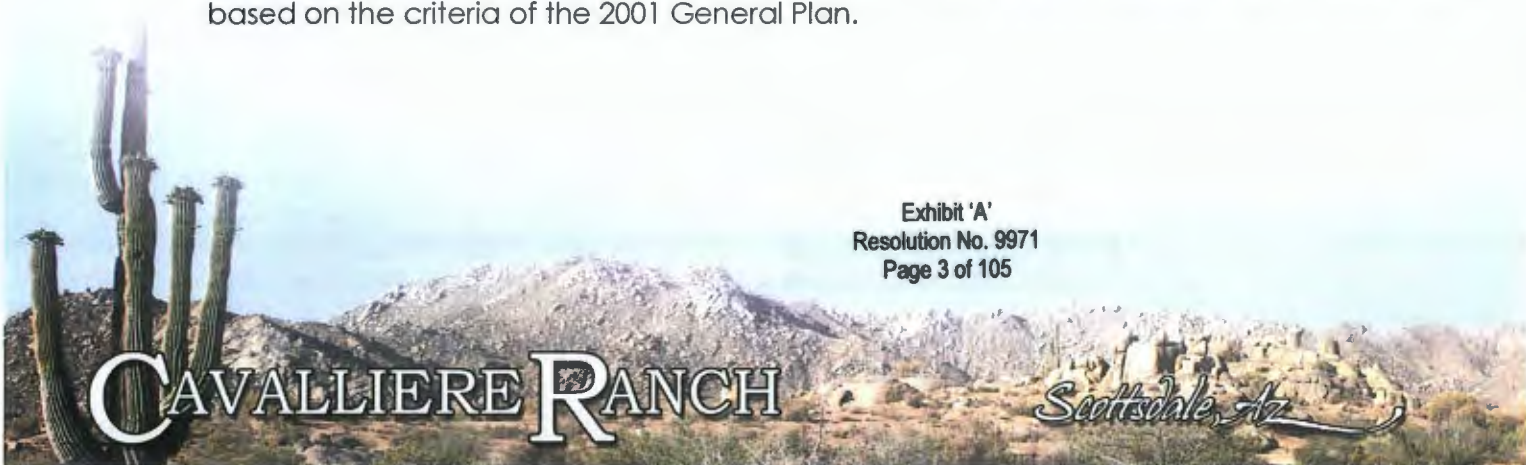


Cavalliere Ranch is a planned community on 462+/- acres of land bordering the McDowell Sonoran Preserve. The Ranch has been planned with a commitment to preserving environmental features on the property and to integrating Preserve and Ranch natural open space within the community and particularly along the Preserve boundary. The development plan focuses on providing continuous open space along the Preserve boundary, maximizing Natural Area Open Space (NAOS) along the boundary, maintaining unimpeded wildlife corridors and habitat and protection of the property's distinctive boulder outcrops, native vegetation, washes and topography. Bounded by the Preserve on three sides, it is imperative that Cavalliere Ranch be planned to create a sensitive transition between the Preserve and other development to the west.

The requested rezoning, to P-C ESL will facilitate preservation of the boulders, stands of desert vegetation and washes that give the property its distinctive character while allowing a maximum of 443 homes, a density just under one residence per acre. The home sites will be a combination of large lots and clustered development to allow large and contiguous acres to be preserved as Natural Area Open Space (NAOS), wildlife corridors, protected environmental feature areas, open space linkages and wash corridors.

Cavalliere Ranch will offer a new option that enhances the balance of residential land uses in North Scottsdale. The Ranch's development approach of siting homes to preserve the property's abundant environmental features will give people the opportunity to live next to nature in an amenity-rich master planned community.

The development of Cavalliere Ranch does not trigger a Major General Plan amendment based on the criteria of the 2001 General Plan.



1. Location

Cavalliere Ranch, comprising 462+/- acres, is bounded by the Pinnacle Peak Road alignment on the south, 134th Street on the east, 128th Street on the west and an irregular north boundary north of Ranch Gate Road (see Figure 1, Project Location).

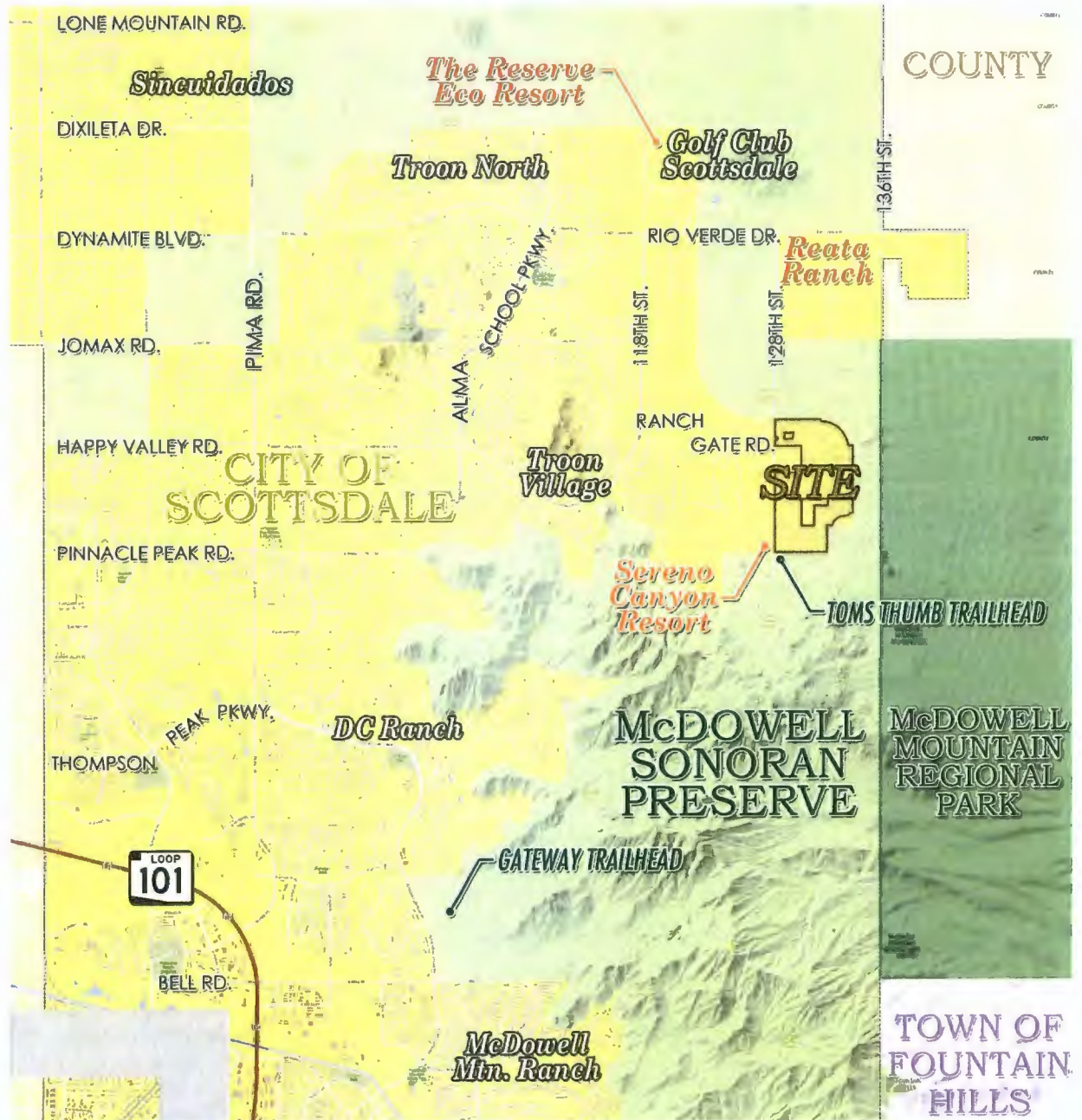


Figure 1 – Project Location

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2. Development Context

The Ranch is bordered by the McDowell Sonoran Preserve on the north, south and east. To the west are a combination of vacant State Trust Lands, Preserve lands, and private lands zoned as R4-R for a planned resort and for residential uses that vary in density from R1-130 to R1-18 and R1-10. Figure 3 shows surrounding development and zoning categories.

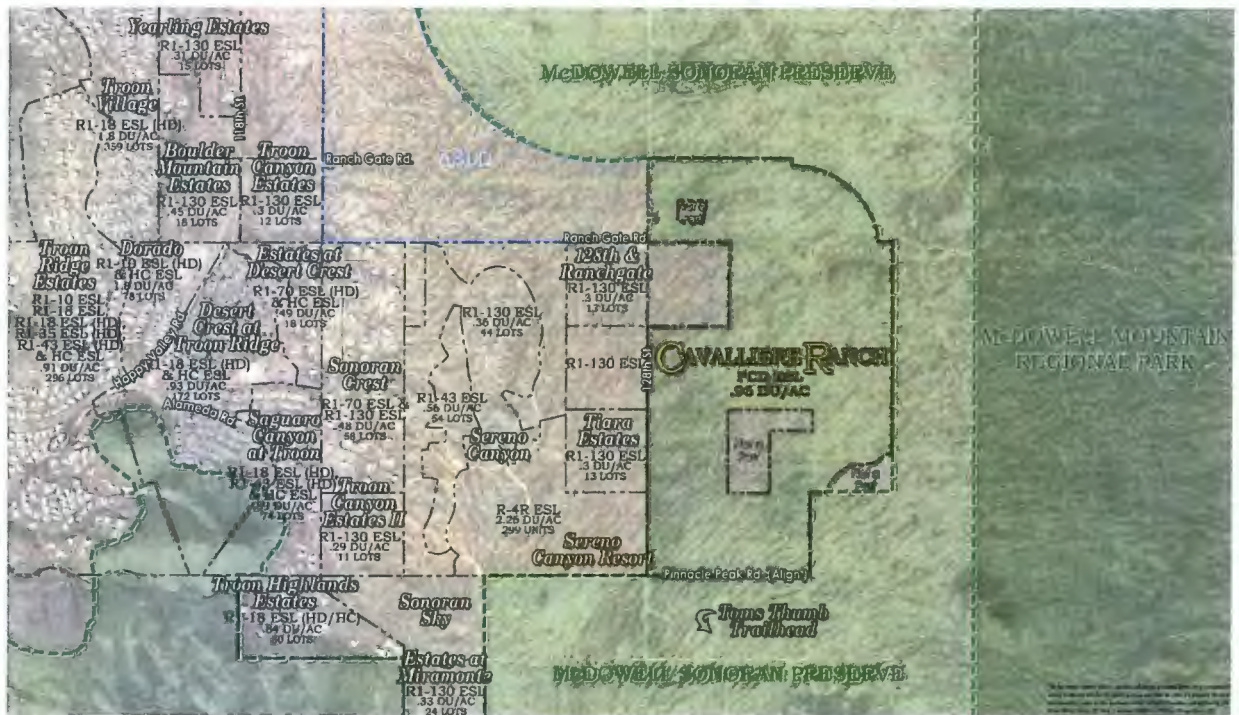


Figure 3 – Site/Zoning Context

3. Existing and Proposed Zoning

The Cavalliere Ranch property is currently zoned as Single Family Residential - R1-130 ESL, which allows single-family residential uses and requires a minimum lot size of 130,000 square feet, or 97,500 with amended standards, subject to the Environmentally Sensitive Lands Overlay.

The proposed zoning is PCD ESL with comparable R1-70 ESL, R1-43 ESL, R1-35 ESL and R1-18 ESL standards. This is a zoning district that may be developed in accordance with this specific development plan. The planned community district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

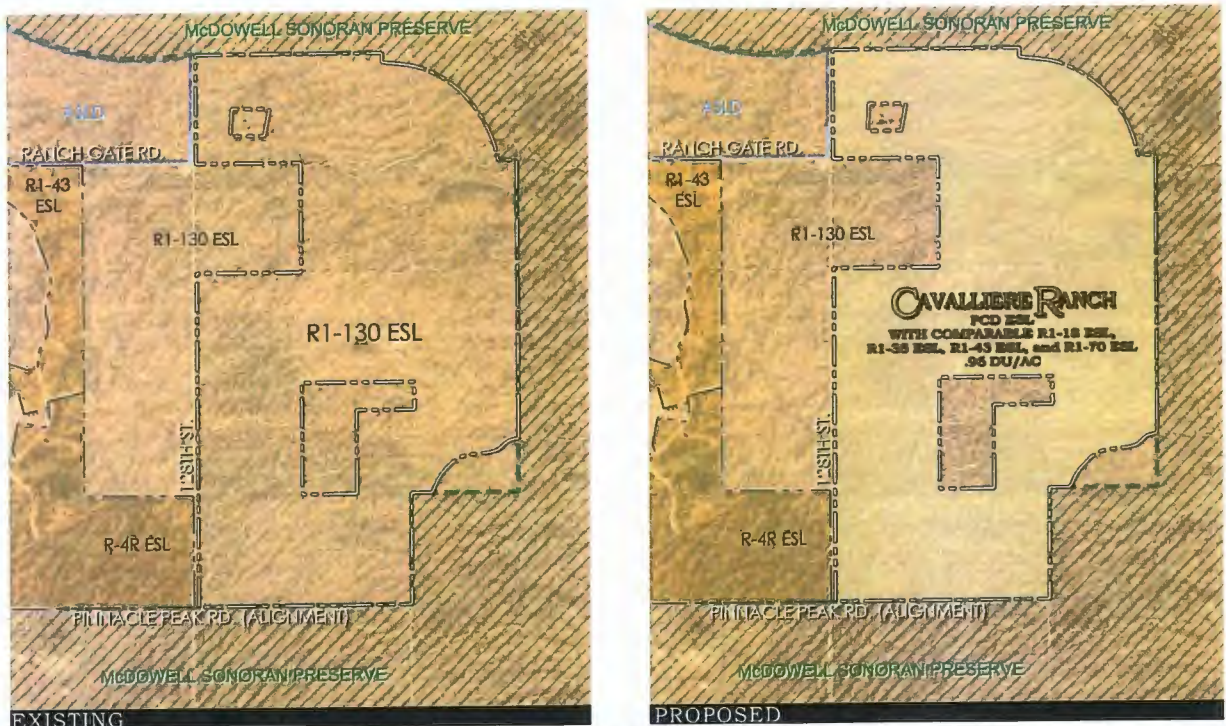


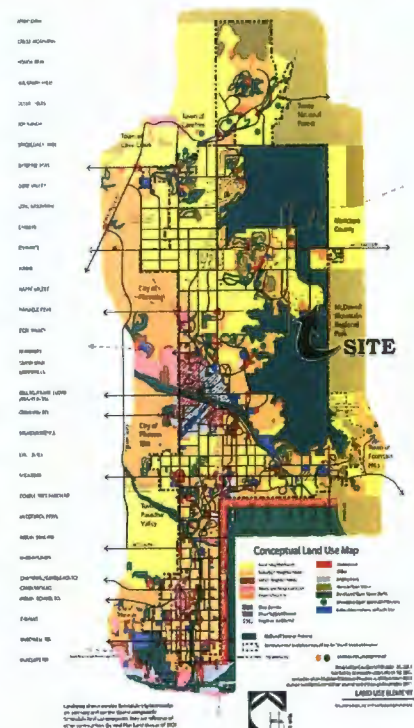
Figure 4 – Existing/Proposed Zoning Comparison

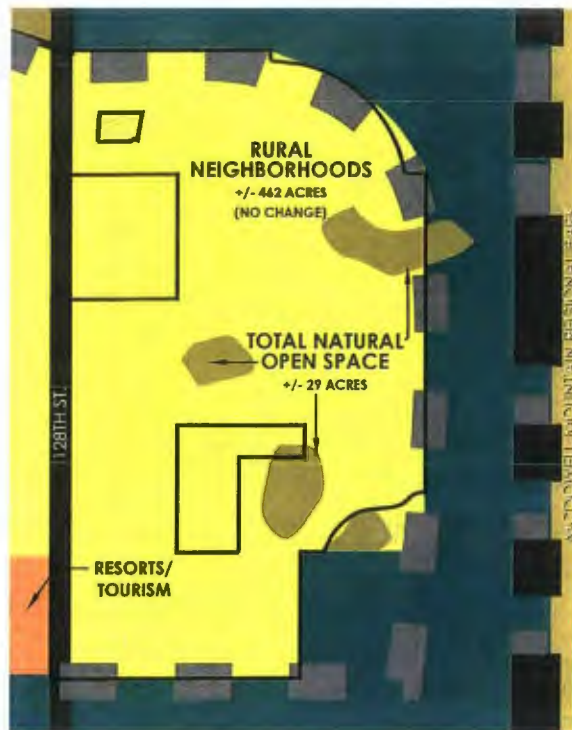
4. General Plan Land Use Categories

The adopted 2001 Scottsdale General Plan Land Use Map shows the 462 acre Cavalliere Ranch property as "Rural Neighborhoods." Within the Rural Neighborhood category, roughly 29 acres is identified to be preserved as "Natural Open Space" (see Figure 5 - General Plan Land Use Designation).

The Scottsdale General Plan defines these land use categories as follows:

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.

Figure 5 – Existing/Proposed GP Land Use

NATURAL OPEN SPACE: The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue. A variety of methods can be used to preserve environmentally sensitive areas, including density transfers, easements, dedications to a conservancy or public agency, and land acquisition. Low impact recreational activities are suitable for these sensitive areas and may include hiking, equestrian, or mountain bicycling trails. The Environmentally Sensitive Lands Ordinance (ESLO) includes detailed provisions for Natural Area Open Space (NAOS), density transfer, and for protection of environmentally sensitive lands.

B. Development Approach

Scottsdale owes the fact that it is consistently being touted as one of the "Best Places to Live", to many of its attributes. But one of them is its great communities such as McCormick Ranch, The Troon's, McDowell Mountain Ranch, and DC Ranch to name a few. With master-planning in common these neighborhoods, through thought out design, implemented development plans addressing the physical environment, land use,

environmental features and infrastructure issues.

The development ethic of Cavalliere Ranch focuses on these benefits of coordinated master-planning of property owned by several parties on a commitment to preservation and stewardship of this beautiful desert land. With strategic neighborhood planning Cavalliere Ranch will complement the comprehensive General Plan and Character Area planning work already established in Scottsdale as envisioned, while created another great community that Scottsdale can be proud of.



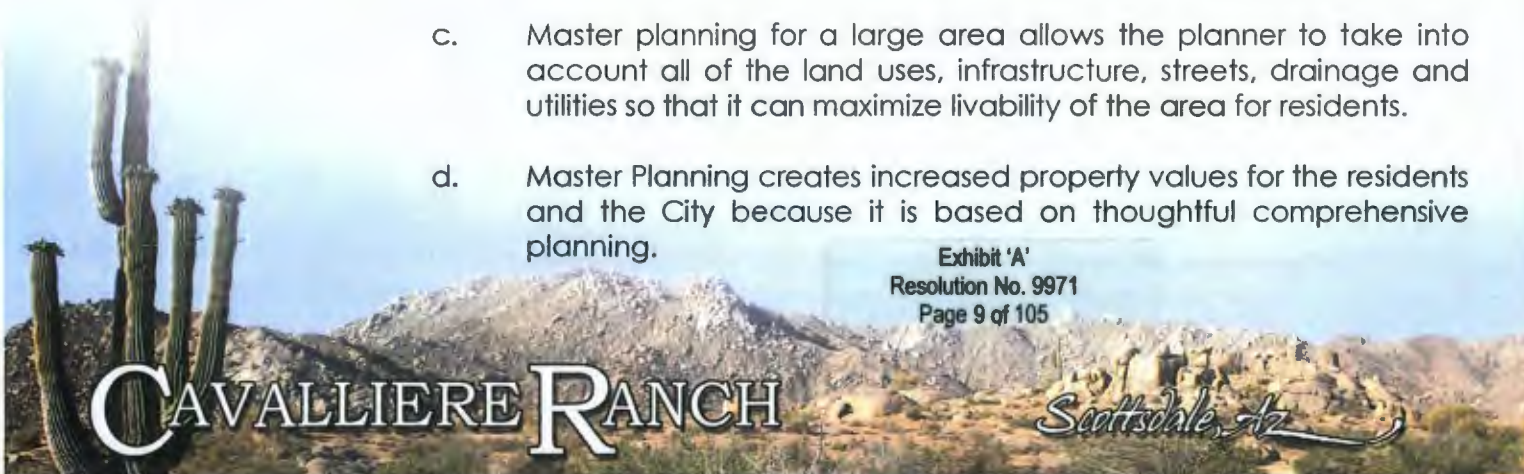
Example of Clustering/Master-Planning Approach (Troon Village PCD)

1. Master-planning benefits

There are many benefits of adopting a comprehensive master plan for Cavalliere Ranch. All of these benefits contrast sharply with the piecemeal and inconsistent development that can occur absent a comprehensive planning effort by all the land owners working together.

- a. Master Planning allows for a strong network of Natural Open Space that is planned as a whole instead of in small pieces. This will create consistency between properties and for the project as a whole.
- b. Master Planning allows for better flexibility to align roadways that are sensitive to environmental features instead of aligning with property lines that have no relationship to the environment.
- c. Master planning for a large area allows the planner to take into account all of the land uses, infrastructure, streets, drainage and utilities so that it can maximize livability of the area for residents.
- d. Master Planning creates increased property values for the residents and the City because it is based on thoughtful comprehensive planning.

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- e. Master Planning increases the public benefits of the harmonious and consistent streetscapes and residential units that take the character of the underlying land forms, washes, and rock features into account.
- f. Master Planning is beneficial to the McDowell Sonoran Preserve by creating a good neighbor which borders the Preserve and lives in harmony with the Preserve
- g. Master Planning is beneficial to the McDowell Sonoran Preserve by creating wash corridors and wildlife corridors which keep the natural flora and wildlife in their traditional habitats and to provide continuity between property ownerships.
- h. Master Planning is beneficial to the McDowell Sonoran Preserve by creating a minimum 50-foot buffer with an average of +/-150-foot along the edge of the Preserve (+/- 2.6 miles long, +/-47 acres) where natural desert will be maintained as a transition between the development and the Preserve while city ordinances do not require this for PCD or ESLO zoning.
- i. Master Planning and the resultant increased property values will attract home builders and home buyers who appreciate the Preserve and wish to live in harmony with the underlying principles of the Preserve
- j. Master Planning will require the collective properties to provide large contiguous areas of Natural Areal Open Space. More than would be possible with piecemeal development. Creating a master-planned community that features natural open space, +/- 185 acres, as its key amenity.

2. **Preservation and stewardship of the land**

As has been stated previously, the underlying philosophy guiding the development approach for Cavalliere Ranch is to build a community that showcases the natural features Sonoran Desert environment. Rather than a golf course or aquatic center, there will be walking trails that lie lightly on the land and give residents the chance to learn about and experience the desert first-hand. With the Preserve next door and Tom's Thumb Trailhead a short walk to the south, people will be able to walk from home to the Preserve trails for hiking or bicycling. The massive boulder outcrops, major washes and luxuriant stands of desert trees and cactus lend a very special character to the Cavalliere Ranch property. Their preservation is a priority.

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preservation is a priority.



C. Taylor Morrison - Local and Experienced

The Taylor Morrison team responsible for the project has nearly 50 years of combined experience entitling, planning and developing environmentally responsible communities in the Phoenix metropolitan area, including Scottsdale.

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 aims to develop distinctive desirable luxury residential communities, designing each neighborhood to offer a better quality of life.

In addition to their 21 valley locations, Taylor Morrison recently acquired additional land positions in the North Scottsdale area including the Cavalliere's property at Alma School Road and Peak View Road, 79 acres at Cavalliere Ranch, lots in the Montecito at Mirabel gated community as well as 40 acres at Westland and Pima Roads.

Taylor Morrison is excited about Scottsdale's luxury segment of the market and has recently developed two new collections of homes specifically for these custom lot gated communities. Besides a substantial presence already in Scottsdale with its corporate headquarters and large workforce, Taylor Morrison is investing tens of millions of more dollars in Scottsdale with these properties.

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D. Narrative Purpose and Organization

The Cavalliere Ranch Planned Community District (PCD) narrative includes all elements and findings required by the PCD section of the Zoning Ordinance and by the Environmentally Sensitive Lands Ordinance (ESLO). Additionally, the Narrative includes an overview of community character in terms of general themes, architecture, landscaping and site elements.

The Narrative includes the following sections:

- Existing Conditions
- Planning and Policy Context
- Required Planned Community District Findings
- Development Plan
- Community Character



II. Existing Conditions

A. Existing Land Use and Improvements

On a portion of Parcel APN # 217-01-009H there are several residences, a livestock pen and outbuildings (see Figure 6, *Existing Land Use and Improvements*). The balance of the Cavalliere Ranch property is undeveloped and crisscrossed by jeep trails.



Figure 6 – Existing Land Use and Improvements (above)
Figure 7 – Existing Site Context Photos (pages 14-21)



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PHOTO 1- LOOKING NORTH



PHOTO 2- LOOKING EAST



PHOTO 3- LOOKING SOUTH



PHOTO 4- LOOKING WEST



PHOTO 5- LOOKING NORTH



PHOTO 6- LOOKING EAST



PHOTO 7- LOOKING SOUTH



PHOTO 8- LOOKING WEST



PHOTO 9- LOOKING NORTH

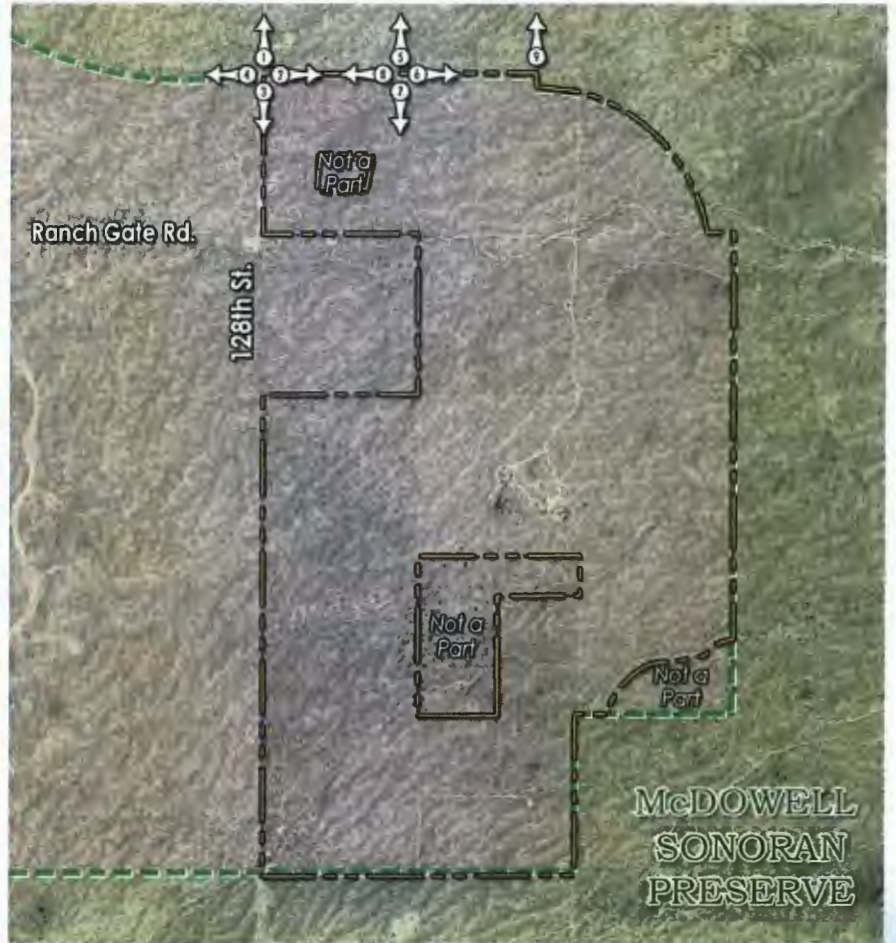


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PHOTO 10 - LOOKING EAST



PHOTO 11 - LOOKING SOUTH



PHOTO 12 - LOOKING WEST



PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 - LOOKING SOUTH



PHOTO 16 - LOOKING WEST

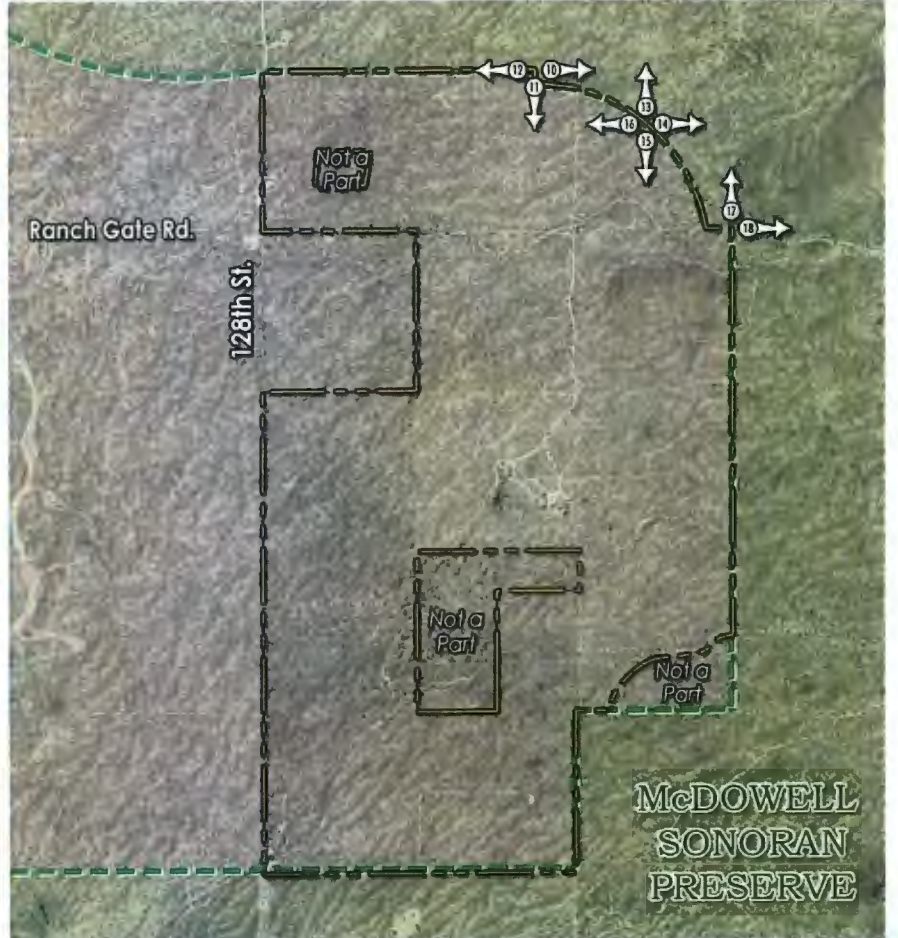


PHOTO 17 - LOOKING NORTH



PHOTO 18 - LOOKING EAST

PHOTO CONTEXT KEY

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PHOTO 19 - LOOKING SOUTH



PHOTO 20 - LOOKING WEST



PHOTO 21 - LOOKING NORTH



PHOTO 22 - LOOKING EAST



PHOTO 23 - LOOKING SOUTH



PHOTO 24 - LOOKING WEST



PHOTO 25 - LOOKING NORTH



PHOTO 26 - LOOKING EAST



PHOTO 27 - LOOKING SOUTH

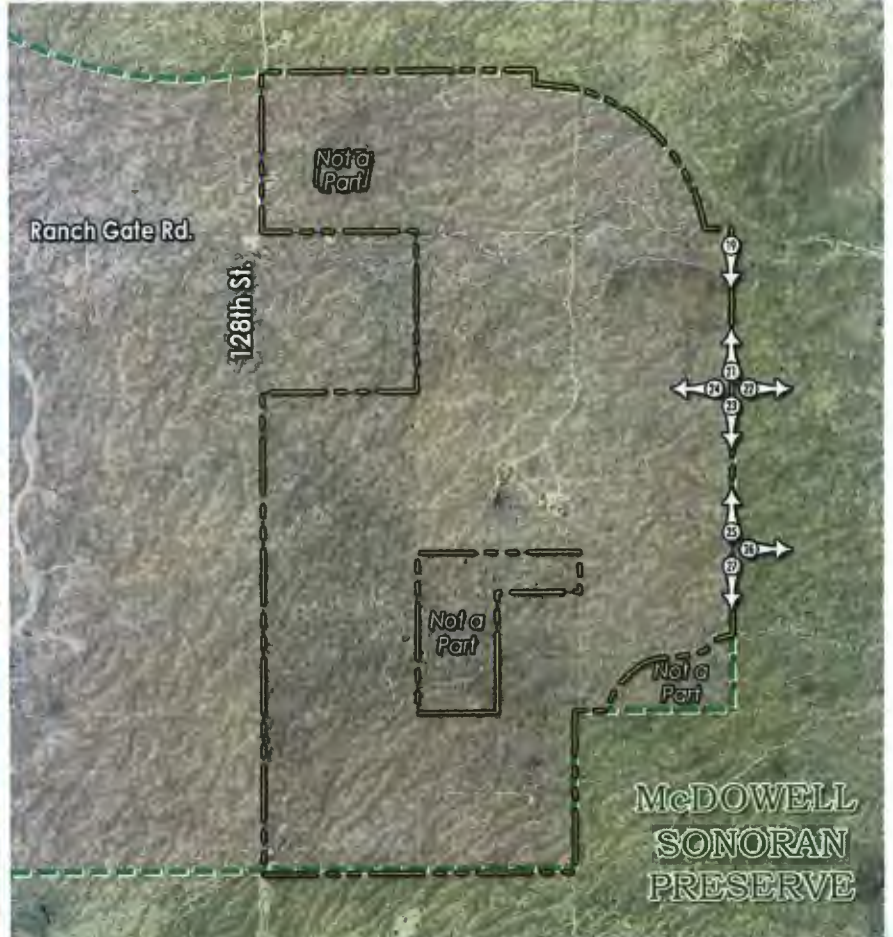


PHOTO CONTEXT KEY

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PHOTO 28 - LOOKING WEST



PHOTO 29 - LOOKING NORTH



PHOTO 30 - LOOKING EAST



PHOTO 31 - LOOKING SOUTH



PHOTO 32 - LOOKING WEST



PHOTO 33 - LOOKING NORTH



PHOTO 34 - LOOKING EAST



PHOTO 35 - LOOKING SOUTH



PHOTO 36 - LOOKING WEST

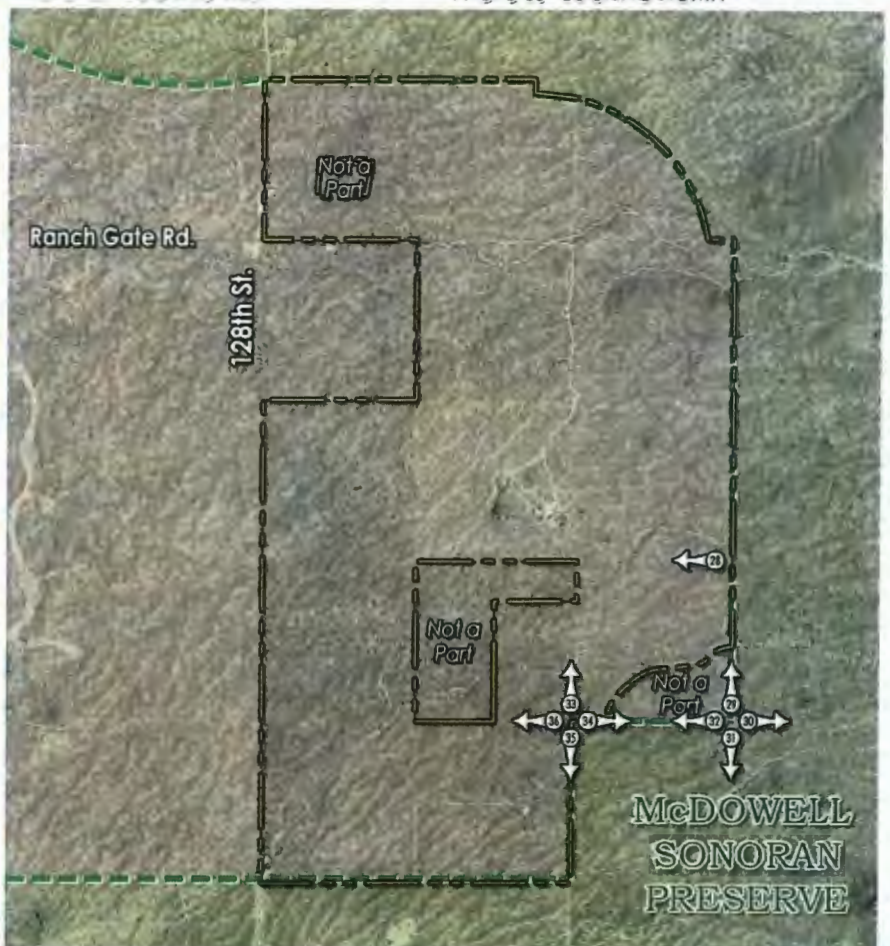


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PHOTO 37 - LOOKING NORTH



PHOTO 38 - LOOKING EAST



PHOTO 39 - LOOKING SOUTH



PHOTO 40 - LOOKING WEST



PHOTO 41 - LOOKING NORTH



PHOTO 42 - LOOKING EAST



PHOTO 43 - LOOKING SOUTH



PHOTO 44 - LOOKING WEST



PHOTO 45 - LOOKING NORTH

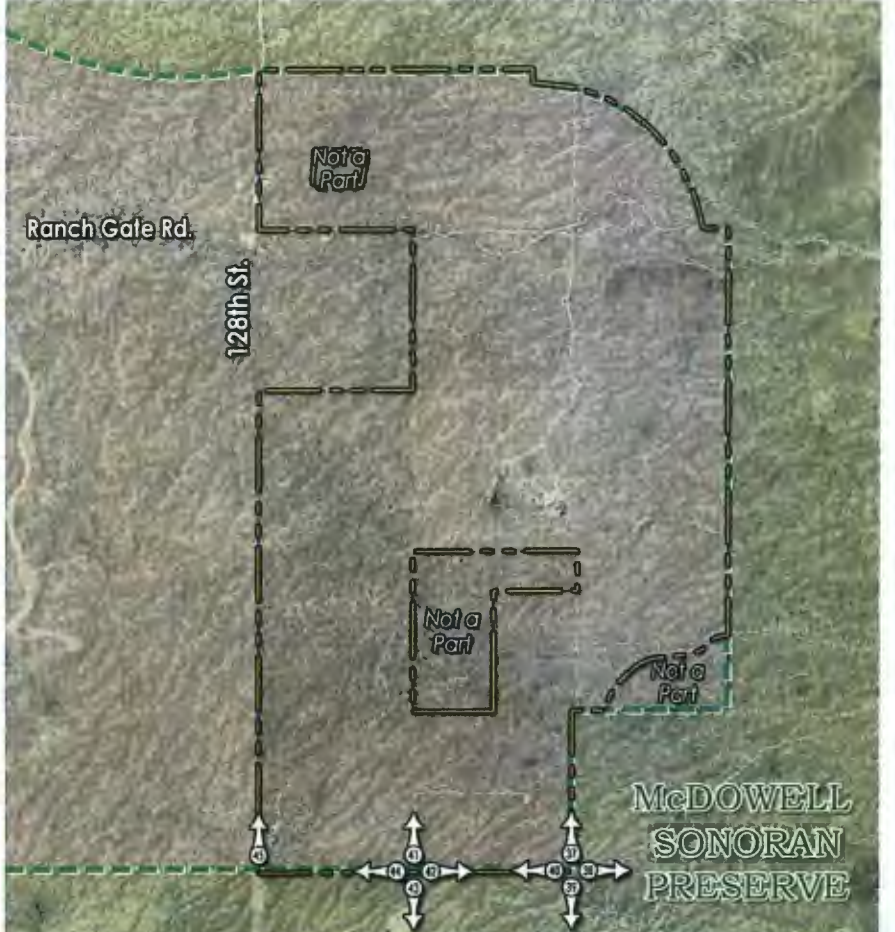


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PHOTO 46 - LOOKING EAST



PHOTO 47 - LOOKING SOUTH



PHOTO 48 - LOOKING WEST



PHOTO 49 - LOOKING NORTH



PHOTO 50 - LOOKING EAST



PHOTO 51 - LOOKING SOUTH



PHOTO 52 - LOOKING WEST



PHOTO 53 - LOOKING NORTH



PHOTO 54 - LOOKING EAST

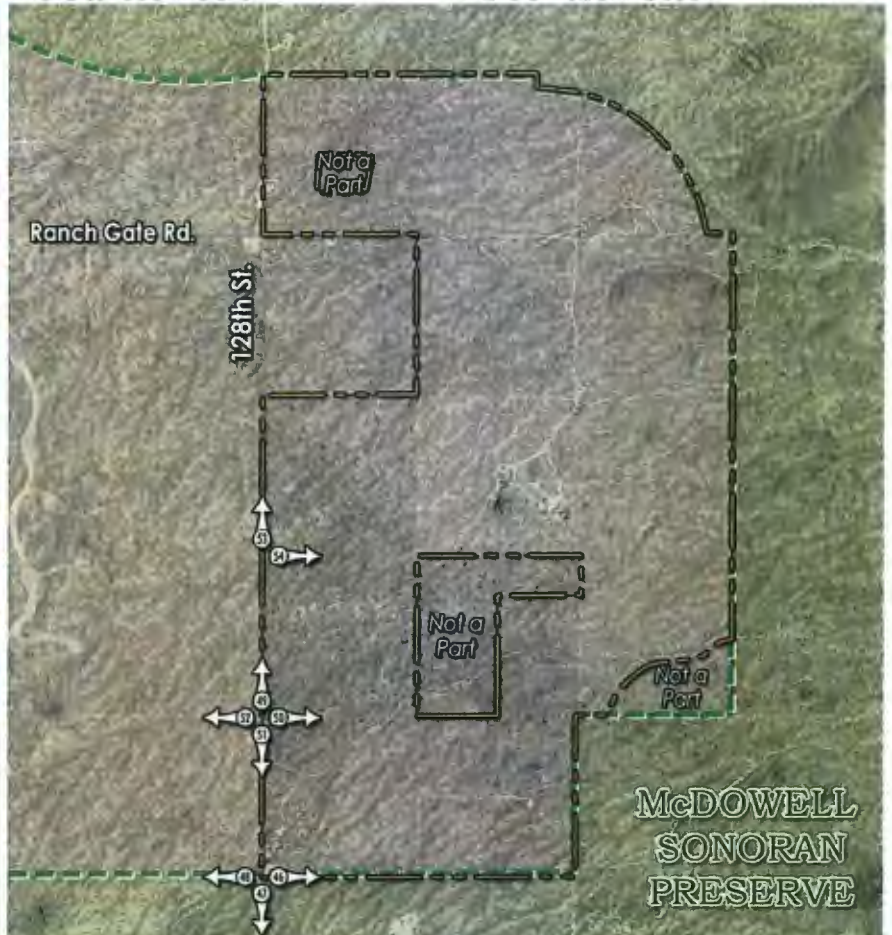


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PHOTO 55 - LOOKING SOUTH



PHOTO 56 - LOOKING WEST



PHOTO 57 - LOOKING NORTH



PHOTO 58 - LOOKING EAST



PHOTO 59 - LOOKING SOUTH



PHOTO 60 - LOOKING WEST



PHOTO 61 - LOOKING NORTH



PHOTO 62 - LOOKING EAST



PHOTO 63 - LOOKING SOUTH

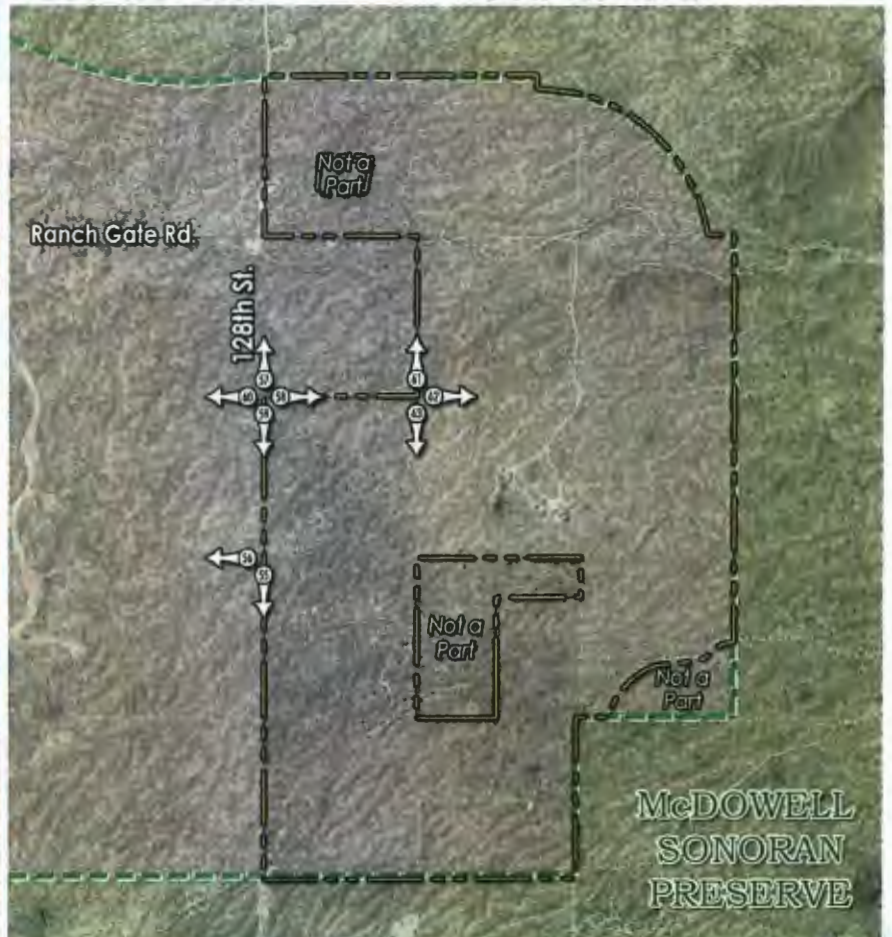


PHOTO CONTEXT KEY

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CAVALLIERE RANCH

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PHOTO 64 - LOOKING WEST



PHOTO 65 - LOOKING NORTH



PHOTO 66 - LOOKING EAST



PHOTO 67 - LOOKING SOUTH



PHOTO 68 - LOOKING WEST



PHOTO 69 - LOOKING NORTH



PHOTO 70 - LOOKING EAST



PHOTO 71 - LOOKING SOUTH



PHOTO 72 - LOOKING WEST

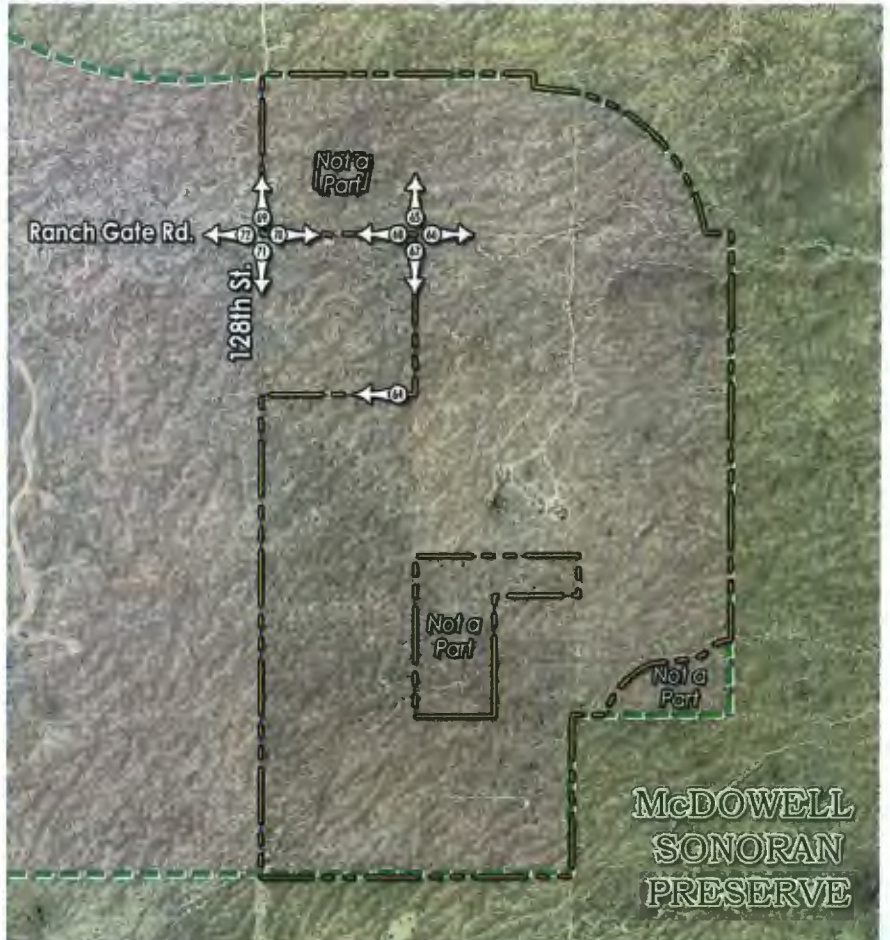


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B. Environmental Features

The Cavalliere Ranch property is a celebration of the Upper Sonoran Desert showcasing the Palo Verde – Saguaro Plant community, desert pavement, numerous boulder outcrops, washes, wildflowers and wildlife trails that traverse the land. With expansive views of the McDowell Mountains, Mazatzal Mountains and foothill peaks, Cavalliere Ranch is a truly desirable place to live and to reconnect with nature and the natural desert environment.



Figure 8 - Environmental Features

1. Topography and Slope Analysis

a. Site Topography

Cavalliere Ranch property is planned on the lower slopes of the the McDowell Mountains. The property is characterized by varied terrain studded with boulder outcrops, major washes and *bajada* vegetation groups.

Slopes run generally northeast, with the highest elevations found along the southern and eastern edges of the property and the lowest elevations near the northeast corner.

b. Slope Analysis

Slope analysis, as required by the City, has been provided as part of this application, under separate cover. Natural Area Open Space requirements for Cavalliere Ranch are based on this analysis.

Slope analysis of the property indicates that Natural Area Open Space (NAOS) is required to be no less than 179.9 +/-acres, or approximately 38.9 % of the overall property acreage. As part of this rezoning, additional acres of NAOS, beyond that required, will be provided.

CAVALLIERE RANCH NAOS Requirements - Upper Desert Landform

<i>Slope Category</i>	<i>Net Area (ac.)</i>	<i>Req. NAOS (%)</i>	<i>Req. NAOS (ac.)</i>
0 to 2	18.60	0.25	4.7
2 to 5	50.77	0.25	12.7
5 to 10	111.80	0.35	39.1
10 to 15	125.67	0.45	56.6
15 to 25	123.16	0.45	55.4
25+	25.48	0.45	11.5
Total	455.5	0.389 (per gross)	179.91

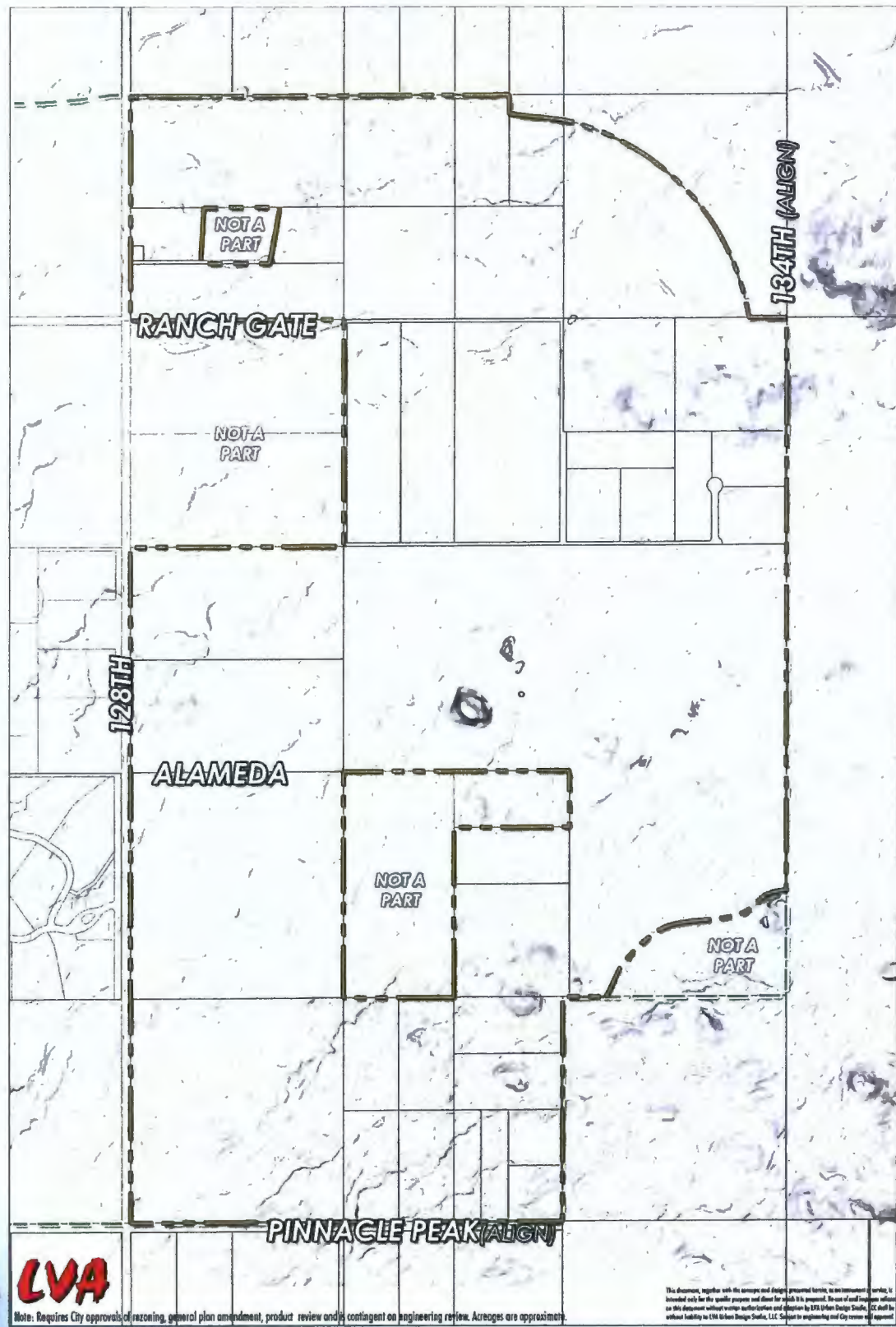


Figure 9 - Topographical Contours

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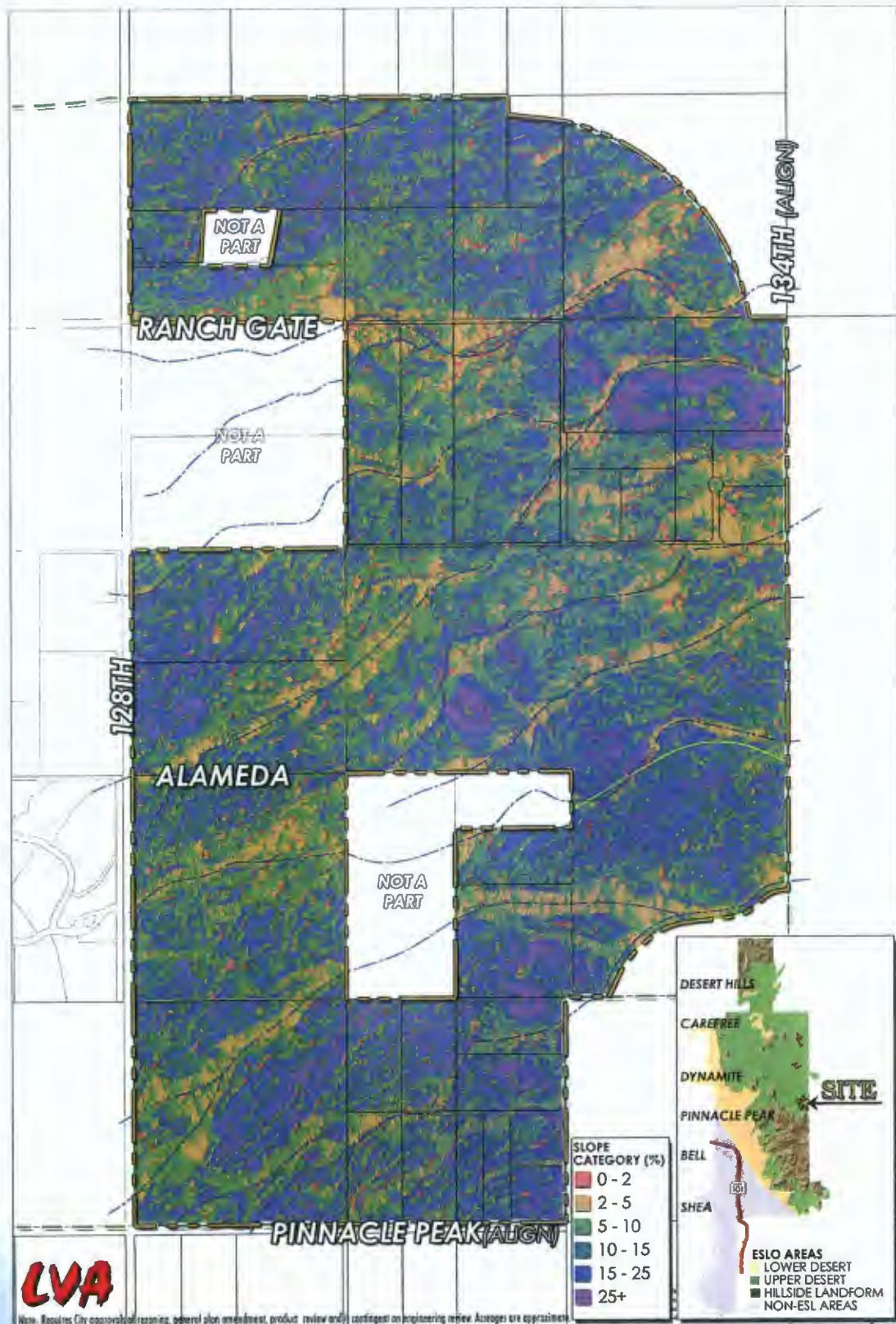


Figure 10 - Slope Analysis

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2. ESL Landform Type

The Cavalliere Ranch property is located entirely within the Upper Desert Landform as defined by Scottsdale's *ESL Landforms and Protected Peaks and Ridges* map. No protected peaks or ridges are located on the property.

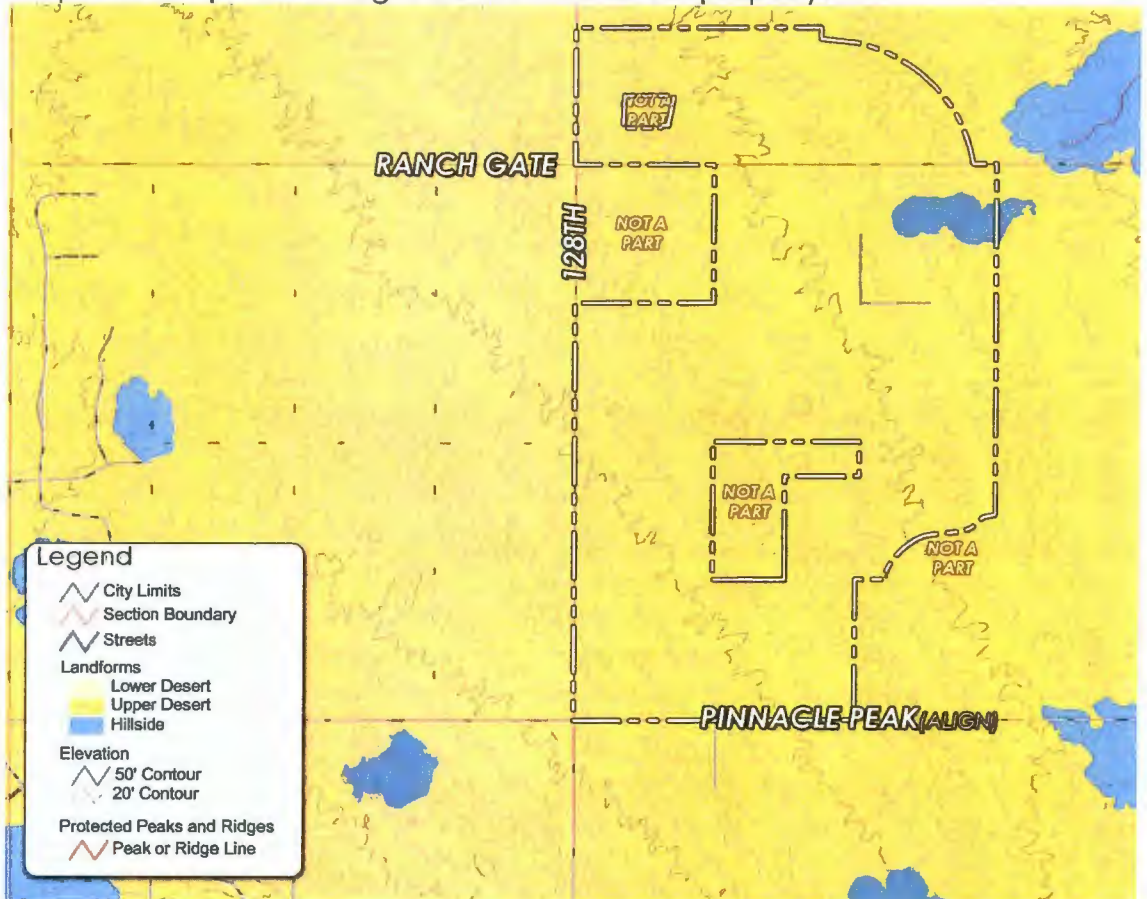


Figure 11 - ESL Landforms and Protected Peaks and Ridges

3. Cultural Sites

A Class III archaeological survey was completed for the proposed Cavalliere Ranch property. Development of the project area requires compliance with the City of Scottsdale archaeology ordinance 3242.

Two newly recorded archaeological sites were found in the project area. One of the sites is recommended as not eligible for listing in the City of Scottsdale, Arizona or National Registers of Historic Places. The eligibility of one site, however, could not be determined. It is recommended that this site be entirely avoided by any ground-disturbing activities or if avoidance is not possible, it is recommended that a Phase I Data Recovery Program be implemented in order to evaluate the site's eligibility.

4. Boulder Features

Boulder features can be found throughout the Cavalliere Ranch property. Efforts will be made to protect these features and to plan for minimal impacts from development and construction. ESLO sets a high priority on preservation of the boulder features which are signature elements of the *bajada* in North Scottsdale. ESLO prohibits development on or immediately adjacent to boulder features unless otherwise approved by the Development Review Board. Cavalliere Ranch's concentration of boulder outcrops and other boulder features is a signature character element of the property. Figure 8, *Environmental Features*, shows the location of major boulder features.



5. Drainage

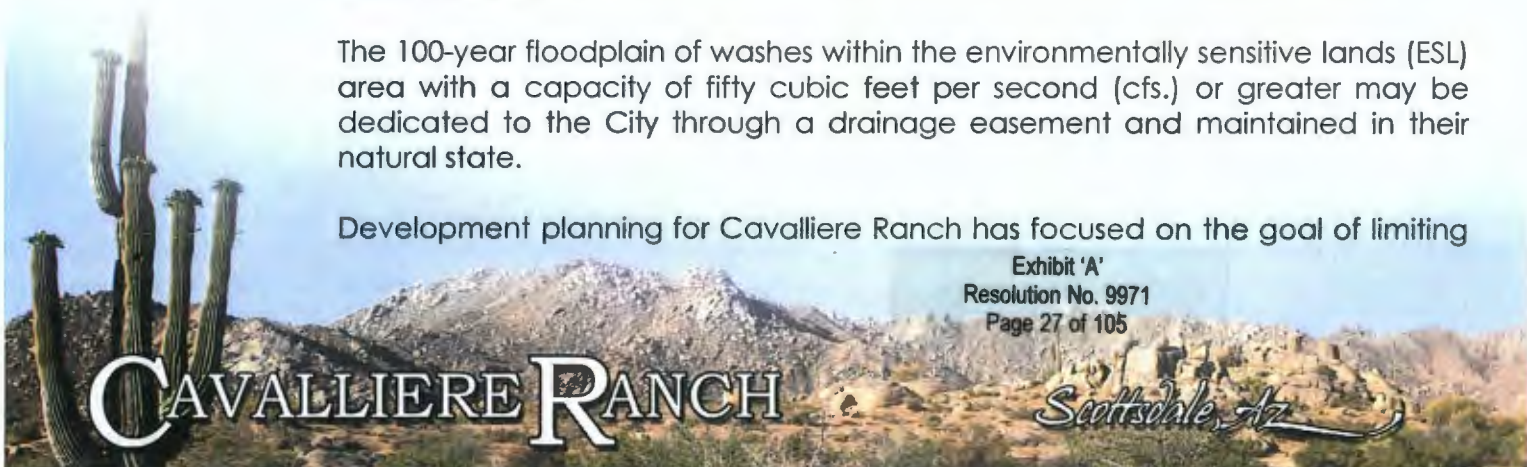
Although Scottsdale's desert has no streams that flow year round, there are a great number of natural watercourses, (usually called washes) which cross over the desert floor and carry periodic stormwater flow. Wash features are important not only because they carry storm flows, but because they support more dense and mature vegetation than the rest of the desert and therefore are the habitat for many desert animals.

Nearly all of the on-site watercourses originate on peaks to the south and west of the property. Ten of them that cross Cavalliere Ranch are defined as "minor washes" in ESLO, having flows of fifty cubic feet per second (cfs) to 750 cfs. In the Upper Desert Landform the washes are typically located in well-defined channels and have fairly distinct divides between the basins or watersheds feeding into each channel.

The 100-year floodplain of washes within the environmentally sensitive lands (ESL) area with a capacity of fifty cubic feet per second (cfs.) or greater may be dedicated to the City through a drainage easement and maintained in their natural state.

Development planning for Cavalliere Ranch has focused on the goal of limiting

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impact or disturbance to the property's numerous washes, to the degree feasible. Sensitive treatment of desert washes is important both to protect residents from periodic flood events and to preserve the washes as scenic natural site elements.

6. Viewsheds

Breathtaking views from the property can be enjoyed in, essentially, all directions. The McDowell Mountains and the McDowell Sonoran Preserve are immediately to the south, east and north. Major North Scottsdale landmarks such as Tom's Thumb, the north side of the McDowell Mountains, Troon Mountain, Fraesfield Mountain, Brown's Mountain, Pinnacle Peak and others can be seen from within Cavalliere Ranch.

View to the North



View to the East



View to the North



View to the West



On-Site Views

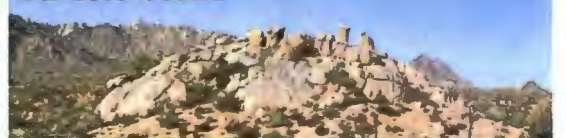


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7. **Vegetation**

Both Lower Sonoran and Upper Sonoran species of plants are found throughout the property. In general, on-site vegetation is found in a natural distribution, with density and diversity concentrated within and adjacent to the perennial washes.

Species prevalent on site include:

- Saguaro
- Palo Verde
- Catclaw Acacia
- Desert Hackberry
- Cholla (Teddy Bear, Staghorn, Pencil)
- Prickly Pear
- Barrel Cactus
- Ephedra
- Globemallow
- Fairy Duster
- Penstemon
- Soap Tree Yucca
- New Mexico Thistle
- Mammillaria



C. The McDowell Sonoran Preserve

The Scottsdale McDowell Sonoran Preserve is a permanently protected 30,200-acre sustainable desert habitat open for non-motorized trail use. The Preserve currently contains approximately 120 miles of non-motorized, multi-use trails (hike/bike/horse) accessed from multiple trailheads. The McDowell Sonoran Preserve is an important destination and asset for Scottsdale's residents and visitors. A primary access to Preserve trails, Tom's Thumb Trailhead, is located approximately 0.35 miles south of the Ranch. Bordered by the Preserve on three sides, Cavalliere Ranch will be a unique and desirable community.



D. Trail Context

Cavalliere Ranch is planned to encourage walking and bicycling for recreation and as part of daily transportation activities. Residents will be able to hike or go mountain biking on trails that start right within the Ranch and extend into the hundreds of miles of Preserve trails.

Tom's Thumb Trailhead

The Tom's Thumb Trailhead, located approximately 0.35 miles south of the Cavalliere Ranch property, serves as a gateway to the McDowell Sonoran Preserve in this area. Low-impact parking areas and shade structures are visible from the property and provide managed access to the extensive Preserve trail system and public lands.



Trails at Cavalliere Ranch will connect to the City of Scottsdale's bicycle and trail systems. By using Preserve and City trails and bike lanes, people can travel north into the Tonto National Forest or south to Tempe Town Lake and beyond. The trail/path and bike lane system provides access to citywide destinations as well as offering recreational opportunities, expanding the mobility options available to Scottsdale residents and visitors. Figure 12 shows Cavalliere Ranch trails and trail connections.



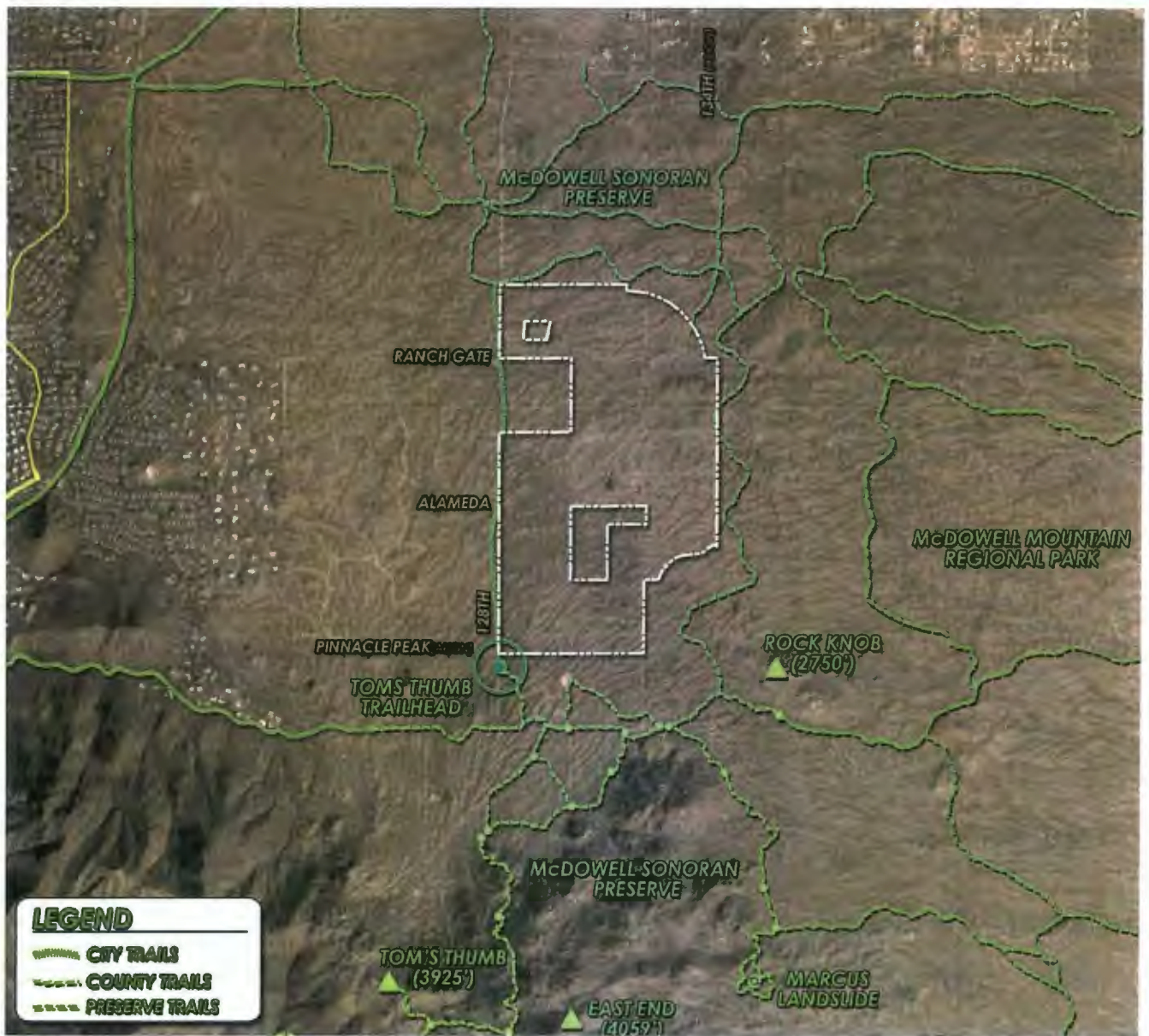


Figure 12 - Trail Context



E. **On-Site & Off-Site Infrastructure**

1. **Street Improvements**

All access points are from 128th Street on the western edge of the property. This road is paved south of Ranch Gate Road to the terminus at Tom's Thumb Trailhead. Several dirt roads have been established within the confines of the property to access various parcel boundaries and the Cavalliere-owned parcel along the 134th Street Alignment at the property's southeast corner.



2. **Other Infrastructure**

An existing 8" sewer main along Ranch Gate Road flows to an existing lift station north of Ranch Gate just east of 128th Street to serve the Sereno Canyon development west of 128th Street. Currently, no lots have been constructed within the development but water, sewer, and roadway infrastructure have been constructed throughout Sereno Canyon and along Ranch Gate Road to the intersection of 128th Street. An existing 8" water line is located within Ranch Gate Road and terminates at the intersection of 128th Street. A separate waterline and booster station is located within Sereno Canyon and is intended to serve the area. The majority of the project on-site is undeveloped natural desert with many natural washes and rock features varying in size. A single dwelling unit is located near the center of the project. The dwelling unit consists of a few small scattered structures and fences, but no substantial improvements or pavement. Based on a review of the City Quarter Section maps, no existing sanitary sewer infrastructure exists on-site. A public records request with MCESD confirmed that no septic system is registered for the dwelling unit.

III. Planning and Policy Context

A. Introduction

The Cavalliere Ranch rezoning request is consistent with the City's adopted plans and policies. This section of the narrative looks at the Cavalliere Ranch application in the context of the Scottsdale General Plan, Environmentally Sensitive Lands Ordinance, Dynamite Foothills Character Area Plan and the Scottsdale Sensitive Design Principles.

B. Scottsdale General Plan (2001)

Cavalliere Ranch does not trigger a General Plan Major Amendment based on the four criteria listed in the 2001 General Plan:

- a. **Change in Land Use Category** (*Remaining Rural Neighborhoods & Open Space*)
- b. **Area of Change Criteria** (*N/A*)
- c. **Character Area Criteria** (*Complements the Dynamite Foothills Character Area Plan; See Section D*)
- d. **Water/Wastewater Infrastructure Criteria** (*no change in land use; no premature increase*)

Cavalliere Ranch supports the General Plan's six Guiding Principles and the goals and approaches of Plan Elements.

1. Conformance with General Plan Guiding Principles

The Scottsdale General Plan includes six "Guiding Principles" that establish the aspirational framework for General Plan elements, goals and approaches.

The six Guiding Principles are:

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

The requested rezoning for Cavalliere Ranch supports the Guiding Principles:

1.1 Value Scottsdale's Unique Lifestyle and Character

Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its residents and visitors. Cavalliere Ranch will give residents the chance to live in an incomparable natural desert setting adjacent to the McDowell Sonoran Preserve enjoying panoramic views and a beautiful desert landscape close-at-hand..

1.2 Support Economic Vitality

To assure economic vitality of north Scottsdale, the population living in the area must be

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of sufficient size to support existing business and to stimulate new investment. Cavalliere Ranch will provide additional residents to assure economic sustainability and to help stimulate the leasing of vacant or under-utilized commercial properties as well as the construction of new commercial and employment uses.

1.3 Enhance Neighborhoods

Scottsdale's neighborhoods vary widely from traditional mid-century residential areas in the south, to urban neighborhoods Downtown, central Scottsdale's master-planned communities and, in the north, communities that embrace the openness and uniqueness of their desert environment. Cavalliere Ranch will support this Guiding Principle in its embrace of desert living and the types of outdoor recreational activities that bring neighbors together.

1.4 Preserve Meaningful Open Space

The City of Scottsdale has demonstrated its long-term commitment to the McDowell Sonoran Preserve and also to preservation of the smaller-scale natural areas people enjoy as part of their daily lives in this part of Scottsdale. Natural desert open space is an integral part of the Cavalliere Ranch experience. Boulder outcrops and other natural features will be preserved. With generous open space buffers adjacent to the Preserve and preservation of natural features on-site, this application strongly supports the Guiding Principle as 50% of the site will remain as Open Space.

1.5 Seek Sustainability

Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to assure long-term sustainability. The Cavalliere Ranch development plan approach responds to the energy and environmental conservation goals embodied in this Guiding Principle.

1.6 Advance Transportation

The General Plan balances the needs of all modes of transportation and mobility needs. Every resident and visitor to Scottsdale should be able to get around safely, comfortably and efficiently and to be able to do so choosing from among a range of transportation modes. While it is likely that most Cavalliere Ranch residents and guest will arrive by motor vehicle, the Ranch is well-situated for hikers and bicyclists to connect to the City's system of on-street bicycle facilities, paths and trails for mobility purposes.

2. Conformance with General Plan Goals and Approaches

The General Plan includes twelve Plan elements related to the Guiding Principles.

Guiding Principle 1. Value Scottsdale's Unique Lifestyle & Character

Character & Design Element

Land Use Element

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Guiding Principle 2. Support Economic Vitality

Economic Vitality Element

Guiding Principle 3. Enhance Neighborhoods

Community Involvement Element

Housing Element

Neighborhoods Element

Guiding Principle 4. Preserve Meaningful Open Space

Open Space & Recreation Element

Preservation & Environmental Planning Element

Guiding Principle 5. Seek Sustainability

Cost of Development Element

Growth Areas Element

Public Services and Facilities Element

Guiding Principle 6. Advance Transportation

Community Mobility Element

Each of the General Plan Elements includes specific goals, values and approaches. The requested rezoning is in conformance with the goals, values and approaches adopted for each of the City of Scottsdale's General Plan elements.

2.1 GUIDING PRINCIPLE #1: Value Scottsdale's Unique Lifestyle and Character

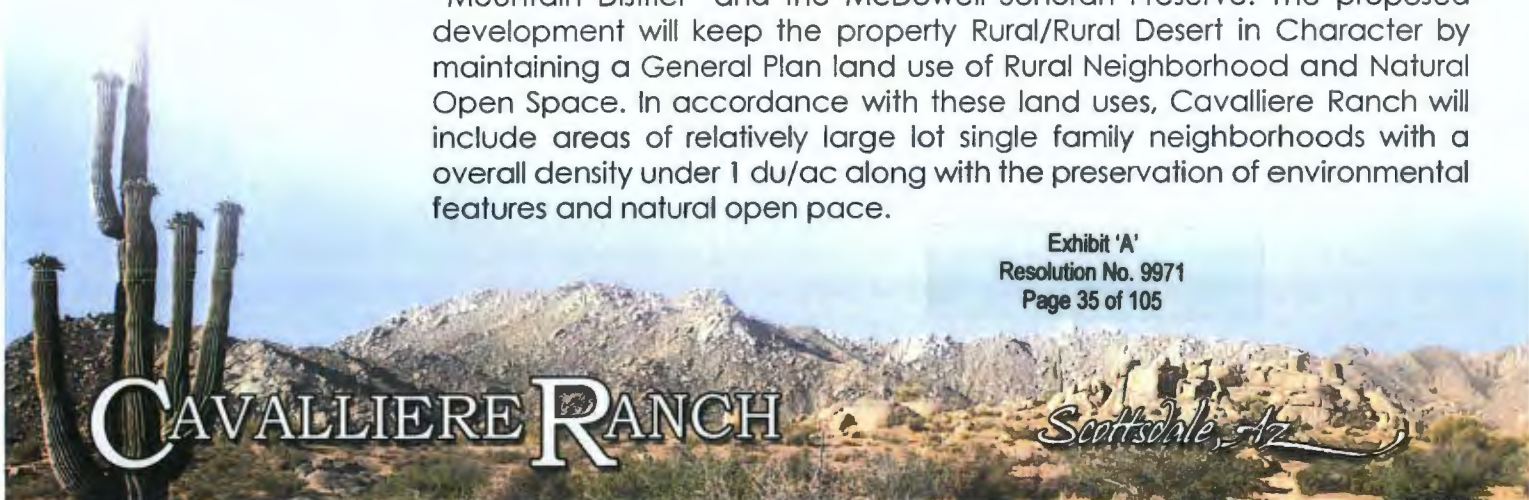
"Scottsdale offers a superior and desirable Sonoran Desert lifestyle to its residents and visitors. "

General Plan elements associated with this Guiding Principle include the Character and Design Element and the Land Use Element.

(1) CHARACTER AND DESIGN ELEMENT

The Character and Design Element *Character Types Map* designates the Cavalliere Ranch site as "Rural/Rural Desert Character" and contiguous to Environmentally Sensitive Lands and Native Desert Character Type - "Mountain District" and the McDowell Sonoran Preserve. The proposed development will keep the property Rural/Rural Desert in Character by maintaining a General Plan land use of Rural Neighborhood and Natural Open Space. In accordance with these land uses, Cavalliere Ranch will include areas of relatively large lot single family neighborhoods with a overall density under 1 du/ac along with the preservation of environmental features and natural open pace.

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The following Character and Design Element Goals have particular relevance to this application:

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

Response: Cavalliere Ranch has always been and will continue to be closely tied to its desert setting. The surrounding Sonoran Desert that defines Cavalliere Ranch and the natural, southwestern setting will be an integral part of the community's character and its main attraction. Recognizing these facts and the Rural/Rural Desert Character Type, site planning and design will be sensitive, protecting the property's desert vegetation, boulder outcrops, vistas, wildlife corridors and washes while preserving 50% of the site as Open Space. Cavalliere Ranch in association with the Dynamite Foothills Character Area will transition development by using setbacks and open space.

The Cavalliere Ranch site borders the McDowell Sonoran Preserve on the north, south and east.. With an average 150' buffer along these Preserve edges, over 40 acres of open space will be preserved to ensuring a sensitive transition from development adjacent to the preserve. 128th Street runs along the West boundary of the development and will include a 100' Scenic Corridor both buffering the community from the road and providing motorists and cyclists on their way to Tom's Thumb Trailhead at the McDowell Sonoran Preserve with a natural approach with views of the surrounding regional mountains. Housing will be buffered by the Scenic Corridor in combination with an architectural style that utilizes low profile and regional design strategies to complement the character of the area. Walls are discouraged but if used, will comply with scenic corridor design guidelines in order to maintain views, drainage and wildlife corridors and road access will be limited to mitigate the presence of the development along the road. The main washes running through the property and the boulders that dominate the landscape will be preserved and integrated as signature features within the Cavalliere Ranch site. Internal trails will connect residents to local and regional trails on the public lands surrounding the development, offering residents and visitors several options for both active and passive recreation while maintaining the natural and naturally desirable quality of the area.

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

Response: Scottsdale's economic well-being depends on the attractiveness, sustainability and prosperity of the community. Scottsdale's

biggest asset may be the natural setting it provides for people to live, work and play. By encouraging open spaces throughout the development and on the perimeter of the project, Cavalliere Ranch promotes open space transitions to the adjacent developments, ensuring open space connections and the feel of openness throughout the area. The master planning of Cavalliere Ranch will help protect and enhance a natural setting and vegetation ensuring long-term desirability of the community, increased investment and ever-growing appreciation of the area and its desert character. Cavalliere Ranch will provide another quality design and unique desert community, giving more people the opportunity to live in a community reminiscent of successful projects already in the area, such as Troon, DC Ranch and McDowell Mountain Ranch.

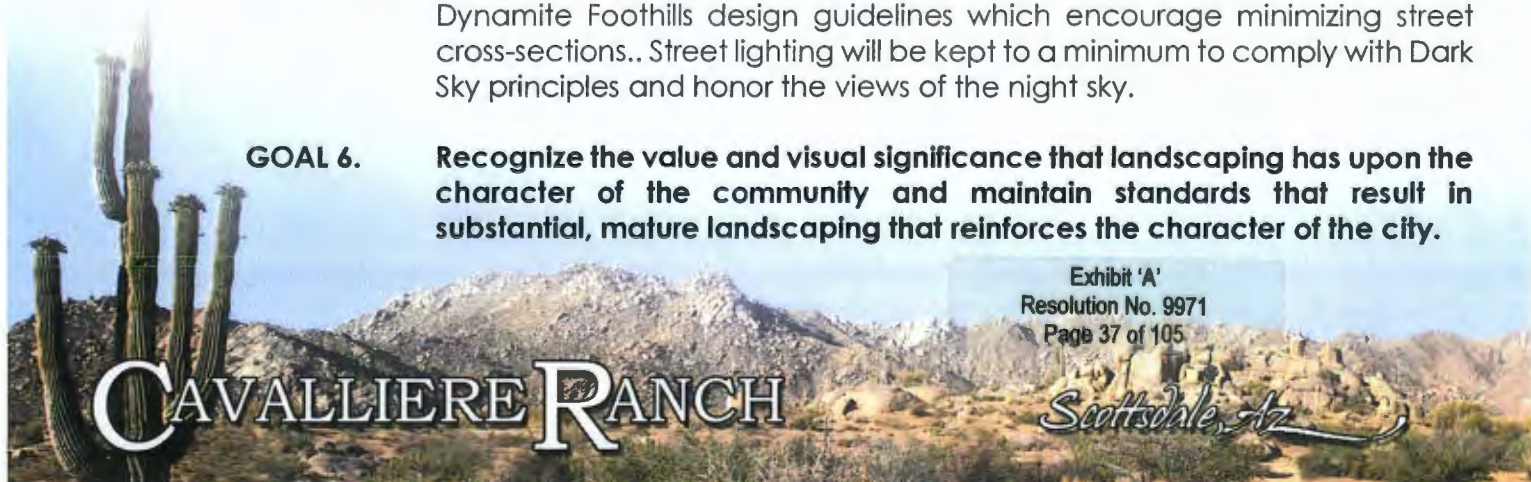
GOAL 3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Response: An archaeological survey conducted at Cavalliere Ranch identified a prehistoric site within a major boulder outcrop. This site will be protected by a dedicated easement within a NAOS area. The property's place within the historic context of north Scottsdale will be an important aspect of landscape, architectural and site features at Cavalliere Ranch. The Cavalliere family has played a key role in Scottsdale's development over time and community design features will draw on their history as a source of inspiration.

GOAL 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: Located within a Natural streetscape area, this proposal will provide streetscapes with both preserved natural desert and plant selections that are native to the desert with densities of the planting areas similar to the natural conditions. 128th St will include a 100' Scenic Corridor comprised of Natural Area Open Space as designated in the General Plan and identified in Figure 15 – Circulation Plan. Alameda is designated as a Desert Scenic Roadway and will be encouraged to provide natural buffers between 30' and 50' feet. Landscape maintenance within these natural buffers will be per the ESLO. Internal streets will meet the Rural ESL and Dynamite Foothills design guidelines which encourage minimizing street cross-sections.. Street lighting will be kept to a minimum to comply with Dark Sky principles and honor the views of the night sky.

GOAL 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.



Response: The key to achieving a Rural Desert character is the element of openness through natural undisturbed desert. With 50% of the site being open space, the majority of the area will be maintained as natural desert vegetation resulting in substantial, preserved, mature landscaping. The preservation of the character area is essential to maintaining and enhancing the value of the area. To this end, in addition to natural desert, Cavalliere Ranch will employ a landscape palette and design guidelines that aim to enhance the naturalized desert setting for the community, encouraging native and desert adapted species that require less water than exotic, more water intensive plants found in other parts of Scottsdale and the valley. Landscaping will be in the spirit of the ESLO.

GOAL 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: The "dark sky" concept is taken seriously at Cavalliere Ranch. Adjacent to the Preserve, every effort will be made to design lighting that is low-key, non-invasive, at the level needed for security purposes and operations. Lighting will be at a height that is consistent with the mature desert tree canopy in order to minimize light trespass and promote a dark sky. With minimized trespass light, residents at and surrounding Cavalliere Ranch will be able to look up, see and enjoy the stars at night.

Low-voltage fixtures, shielded and directed downward will be used as appropriate to preserve a dark sky environment. Design guidelines will address lighting for roadways, community entrances, common areas and security.

(2) LAND USE ELEMENT

The Land Use Element establishes the general policies for the types and location of land uses throughout the city. The Zoning Ordinance implements these policies by defining legal parameters for development of a parcel of land.

The policies within the Land Use Element focus on three distinctive but interrelated levels of concern: regional relationships, citywide relationships, and local relationships. This hierarchy helps define Scottsdale's role within the metropolitan area, reinforce Scottsdale's quality of life and the policies that sensitively integrate and balance land uses into the local natural and physical environments. Although the Land Use Element is often the most visible element of the General Plan, it is only one part of the General Plan. Coordination between and among all of the General Plan Elements is required to have a comprehensive policy document that speaks to the future needs of the community.

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The City embraces the idea that land uses should complement one another and ensure a variety of living and working opportunities through different land uses, vital neighborhoods and thriving businesses. Land use decisions must take into consideration the relationship of adjacent land uses. In doing so they contribute to the character of the community and help adequately serve the needs of its citizens.

The following Land Use Element Goals have particular relevance to this rezoning application.

GOAL 1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Response: Cavalliere Ranch is planned as a residential community that will preserve a high quality of life and define Scottsdale's sense of place within the region. As stated in the Vision for this General Plan element:

"Scottsdale is first and foremost a residential community...where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically. We will protect large, unspoiled portions of our mountain and desert areas, as well as view corridors to those areas. We will avoid conflicting, damaging, or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community."

GOAL 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Response: A 100' Scenic Corridor along 128th St. will transition the land use on the West, which includes Sereno Canyon Resort and community. Residential densities will transition from lower density (R1-43 & R1-70 ESL) on the edges of the community with increased density (R1-18 & R1-35 ESL) on the interior. Extensive Natural Area Open Space (NAOS) buffers (+/-150' average) will be provided adjacent to the McDowell Sonoran Preserve. Internal NAOS will buffer residences from each other and transition internal programmed space from public/community space to private lots.

GOAL 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: Mobility choices in North Scottsdale are relatively limited. The area is not served by public transit or other public travel modes. Daily trips are overwhelmingly made by private motor vehicle. Given this context,

most residents and visitors to Cavalliere Ranch will use private motor vehicles to get to the property.

Cavalliere Ranch, however, is uniquely situated next to the McDowell Sonoran Preserve, with connections to trails outside the Preserve that can be useful for transportation as well as recreation. The development plan for the Ranch encourages non-motorized access/circulation, walking and bicycling through interconnected community-wide trails that link with the City's trails through Toms Thumb Trailhead in the Preserve and as part of the regional trail network. (See Figure 12, "Trail Context" on page 31).

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

Response: Cavalliere Ranch will be well-integrated into its environment. Sensitive natural features such as boulders, washes, cactus and desert vegetation will be preserved as fundamental aspects of the community. Roadways will parallel wash corridors and crossings of those corridors will be limited to mitigate impacts to their natural form and function as wildlife and drainage corridors. Major washes and significant open space corridors will provide community trail amenities, providing people with passive and active recreation opportunities that connect them with the natural environment, enhancing their environmental values while buffering residences from neighbors and adjacent land uses.

Lighting will conform to Scottsdale's "dark sky" requirements and lighting will be designed so it does not impact other uses.

2.2 GUIDING PRINCIPLE #2: Support Economic Vitality

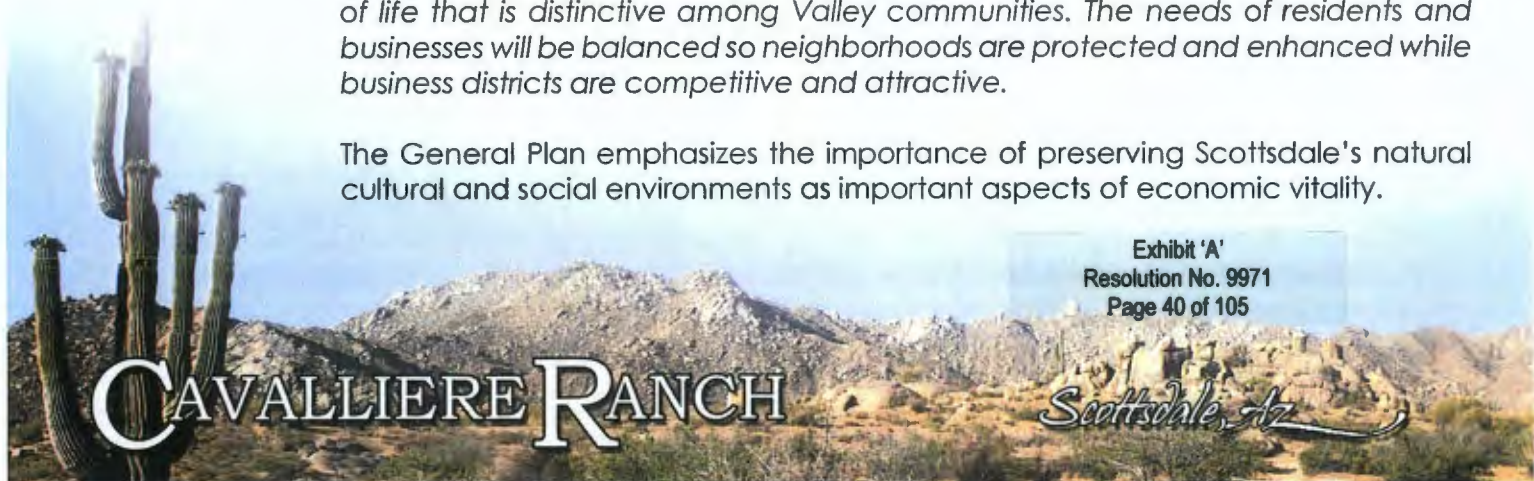
"Scottsdale is committed to supporting its existing businesses and targeting new opportunities for economic growth and sustainability."

The General Plan element associated with this Guiding Principle is the Economic Vitality Element

The General Plan vision for economic vitality states that:

Economic competitiveness and prosperity are the means of supporting a quality of life that is distinctive among Valley communities. The needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive.

The General Plan emphasizes the importance of preserving Scottsdale's natural cultural and social environments as important aspects of economic vitality.



(3) ECONOMIC VITALITY ELEMENT

The following Economic Vitality Element Goals have particular relevance to this application:

GOAL 1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.

Response: North Scottsdale has always been an important international tourist destination. People come from all over the world to experience for its natural beauty, the "exotic" Sonoran Desert environment and its diverse recreational opportunities. Cavalliere Ranch will do its part to support environmental tourism by preserving natural features and open space and providing a seamless transition to the Preserve.

2.3 GUIDING PRINCIPLE #3. Enhance Neighborhoods

"Scottsdale's neighborhoods vary widely from traditional mid-century residential areas in the south, to urban neighborhoods Downtown, central Scottsdale's master-planned communities and, in the north, neighborhoods that embrace the openness and uniqueness of their desert environment."

General Plan elements associated with this Guiding Principle include the Community Involvement Element, the Housing Element and the Neighborhoods Element.

(4) COMMUNITY INVOLVEMENT ELEMENT

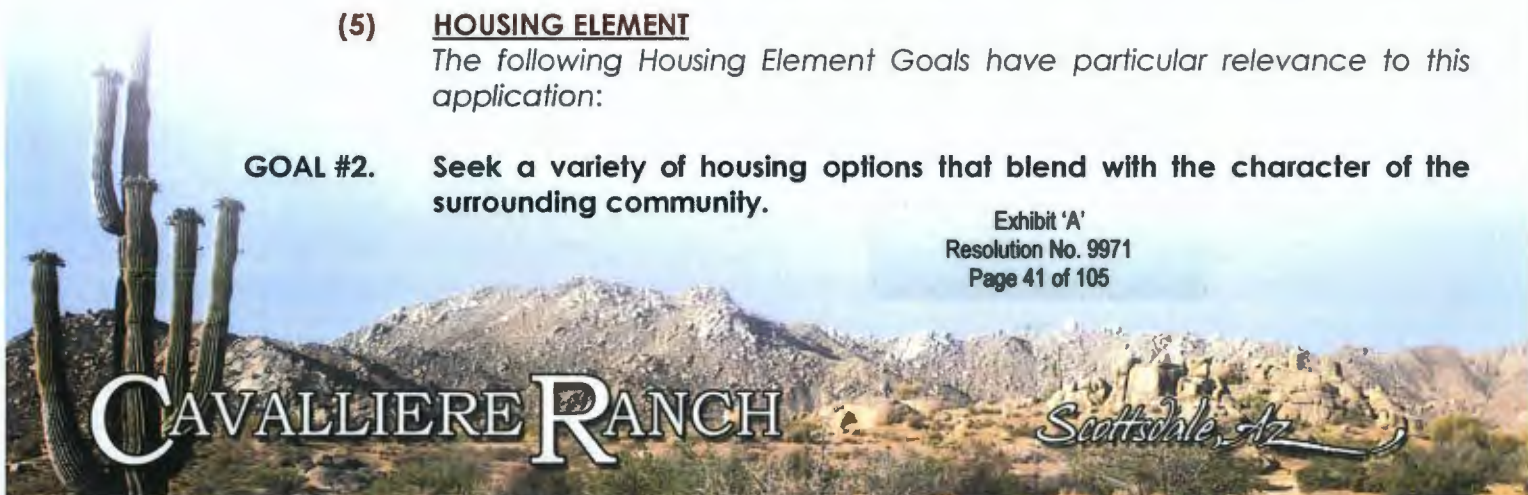
Response: The proposed Rezoning rezoning supports Community Involvement Element Goals for active engagement with the community and adhering to the City's processes for notifications and outreach. The rezoning process is rigorous and requires a high level of communication and outreach to both neighbors and the city as a whole. At the time of this application, the neighborhood notification process has already begun. Surrounding property owners have been notified, by first class mail, of the proposed rezoning application. As required, an extended outreach process will be initiated to encourage neighborhood and public comment through open houses, dissemination of project information, notification of hearing dates and at public hearings.

(5) HOUSING ELEMENT

The following Housing Element Goals have particular relevance to this application:

GOAL #2. Seek a variety of housing options that blend with the character of the surrounding community.

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Response: The single family detached residences at Cavalliere Ranch will offer a balance of new housing options in the area. An integral part in Growing Smarter, these options will include a mixture of large lots along with clustered development as encouraged by the General Plan, ESLO and the Dynamite Foothills Character Plan. With lots ranging from 13,500 s.f. to 70,000 s.f., Cavalliere Ranch will be able to strategically site homes on less-sensitive lands ultimately preserving larger natural open spaces for the entire community to enjoy. The clustering of homes helps Cavalliere Ranch provide an increase of 25% of the required Natural Area Open Space as seen in the preservation of 50% of the site as Open Space, No land classified in the 2001 General Plan as "Natural Open Space" will be converted to housing.

GOAL #4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: Cavalliere Ranch will be an excellent "base camp" from which future residents in the area can enjoy their surroundings. Opportunities for "play" are abundant. George "Doc" Cavalliere Park is a moderate bike ride away and the McDowell Sonoran Preserve is right next door. Access to the preserve will be from the existing Tom's Thumb Trailhead. Accessible trails connect citywide and beyond through Scottsdale's extensive trail and path system. The people who are lucky enough to live at Cavalliere Ranch will have access to employment centers in north Scottsdale and may choose, as increasing numbers of people do, to work from home, avoiding the commute and enjoying their splendid desert views.

(6) NEIGHBORHOODS ELEMENT

The Neighborhoods Element of the Scottsdale General Plan places emphasis on preserving neighborhood character and creating sustainability over time. The Vision for this Plan element includes this statement:

By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood.

The following Neighborhood Element Goals have particular relevance to this application:

GOAL #1. Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: Cavalliere Ranch will create a new community for desert living that is in harmony with its neighbors while providing a range of housing

opportunities and contributing to the long-term quality of the area. Cavalliere Ranch will adhere to sound design practices that maintain and enhance the Rural Neighborhoods and Natural Open Space designations identified in the General Plan and quality experienced in the surrounding area and neighboring communities. Extensive Natural Area Open Space (50% of the Site) will buffer Cavalliere Ranch residents from each other and adjacent neighborhoods/land uses providing both passive and active recreation amenities.

GOAL #5. Promote and encourage context-appropriate new development in established areas of the community.

Response: Cavalliere Ranch will adhere to the vision of the land use and character types identified in the General Plan and reinforced through the Dynamite Foothills Character Area Plan. Strategies to achieve Rural Desert Character indicate that existing allowable densities per the underlying General Plan designations (1 du/ac) are appropriate for the character area.

This character will be maintained through techniques like low-profile architecture, context sensitive design, large lots along the perimeter, the use of extensive Natural Area Open Space, dominant unifying open spaces, mitigating lighting respectful of Dark Sky principles and establishing roads to Desert Character and Rural ESL guidelines. While the development will be new, the area is already established for residential land uses per the General Plan as seen by the surrounding zoning approvals, developed and developing communities and densities.

2.4 GUIDING PRINCIPLE #4. Preserve Meaningful Open Space

"The City of Scottsdale has demonstrated its long-term commitment to the McDowell Sonoran Preserve and also to preservation of the smaller-scale natural areas people enjoy as part of their daily lives in this part of Scottsdale. "

General Plan elements associated with this Guiding Principle include the Open Space and Recreation Element and the Preservation and Environmental Planning Element.

(7) OPEN SPACE AND RECREATION ELEMENT

The Open Space and Recreation Element seeks to create "a balanced planning approach that seeks ways to conserve natural and recreational resources for the enjoyment of all citizens while meeting the needs of a developing community."

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This request increases appreciation of and visual access to the Sonoran Desert for residents and their visitors. It supports the City's decision to protect large areas of natural open space recognizing widespread support of the McDowell Sonoran Preserve. The Vision for this Plan element recognizes that

"Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents."

The requested rezoning for Cavalliere Ranch strongly supports this vision.

The following Open Space and Recreation Element Goal has particular relevance to this application:

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

Response: Design and planning for Cavalliere Ranch takes full advantage of the site's unique natural features and views, enhancing its Rural Neighborhoods and Natural Open Space Character as defined in the General Plan and Dynamite Foothills Character Area Plan. Recognizing the topographic diversity of the site allows for the balancing of different types of development.

Site planning will protect views of the McDowell Mountains, Pinnacle Peak, Troon Mountain and other peaks and mountain ranges. The larger lots within Cavalliere Ranch will be located on the perimeter of the development site providing a larger Natural Area Open Space buffer between residences and the project boundary. A Natural Area Open Space buffer (+/- 150' Average) will provide the border between Cavalliere Ranch and the McDowell Sonoran Preserve as shown in Figure 14 – Open Space Plan. Major washes will be preserved in form and function as drainage and wildlife habitat /corridors. The continually linked Open Space will be meaningful, hosting community trails and pathways encouraging a multitude of both active and passive recreation whether it entices bird watching, bike riding, trail running, horseback riding or hiking towards or through the McDowell Sonoran Preserve connection at Tom's Thumb Trailhead. Revegetated natural and maintained landscape will employ the use of indigenous, native and desert appropriate plant species that nurture both nature and resident's primal need for nature's healing properties and a connection to place. On-site boulder formations, native plant species and natural washes will be preserved and/or restored through revegetation and other methods to bring back natural desert character. Natural area

open space, trail connections and other features will be provided to bring people outdoors to gain a greater appreciation of the desert.

128th Street will host a 100' Scenic Corridor of Natural Area Open Space providing a buffer between the road and the proposed residences. Alameda Road a half-mile road not designated as a buffered setback will be designated a Desert Scenic Roadway with a proposed setback ranging between 30'- 50'. All other roads will be designed to Rural/ESL design guidelines, mitigating the presence of suburban roadways and emphasizing the natural setting.

GOAL #2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

Response: Cavalliere Ranch open space is contiguous, linking all spaces within the community to that of the McDowell Sonoran Preserve, adjacent to the property, through the Toms Thumb Trailhead. Both passive and active recreation opportunities will be right outside resident's doors eliminating the need for commuting long distances in motorized vehicles to maintain their health, sanity and connection to the land and each other.

(8) PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The Preservation and Environmental Planning Element focuses on two distinct areas of interest:

Desert Preservation

"We commit to preserving the Sonoran Desert and mountains for the purpose of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting archaeological and historical resources and sites, and providing appropriate access for educational and passive outdoor recreational opportunities for residents and visitors."

Environmental Responsibility

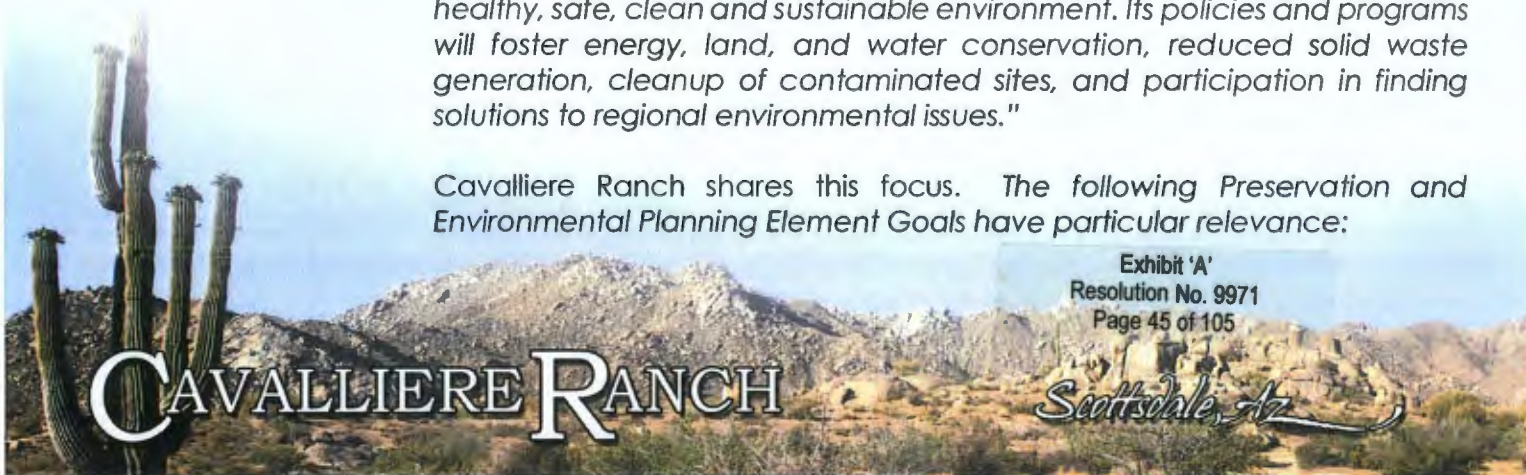
"Scottsdale will be a community that offers our residents and visitors a healthy, safe, clean and sustainable environment. Its policies and programs will foster energy, land, and water conservation, reduced solid waste generation, cleanup of contaminated sites, and participation in finding solutions to regional environmental issues."

Cavalliere Ranch shares this focus. The following Preservation and Environmental Planning Element Goals have particular relevance:

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GOAL #3. Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Response: Cavalliere Ranch is within the area that falls under the provisions of the Environmentally Sensitive Lands Ordinance. The Ordinance establishes guidelines for development, protection of natural areas and for preservation of native plants, wildlife, and other natural resources to maintain biodiversity and long-term ecological sustainability. Cavalliere Ranch will be built in conformance with all ESLO requirements, recognizing the importance of protecting the environment that makes this part of Scottsdale so desirable.

GOAL #3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

Response: The planning concept behind Cavalliere Ranch strongly supports this goal. The property is being planned to protect natural desert washes lined with lush desert vegetation, creating a focus for enjoyment of the desert around the community. Boulder outcrops and stands of significant desert trees, cactus and other vegetation will be incorporated into site design as thematic features. Protection of these scenic natural resources will help instill in residents and their visitors a deeper appreciation for the Sonoran Desert environment.

GOAL #9. Protect and conserve native plants as a significant natural and visual resource.

Response: The requested rezoning for Cavalliere Ranch will lead to preservation of native vegetation and other environmental features. Retention and protection of native plants will reduce water consumption, stabilize the soil and provide desert wildlife habitat. Landscape design and design guidelines will promote use of native plants and creation of a natural desert character.

2.5 GUIDING PRINCIPLE #5 Seek Sustainability.

"Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to assure long-term sustainability."

Approval of the requested rezoning will help residents gain greater appreciation of the desert environment, history and culture, inspiring them to greater awareness and stewardship of Scottsdale's environmental resources, sustaining them for future generations to enjoy.

(9) COST OF DEVELOPMENT ELEMENT

Response: Cavalliere Ranch will be in line with the city policies that

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require new development to participate in the improvement of public infrastructure. Through the zoning process and the development review process Cavalliere Ranch will work with the city to evaluate appropriate dedications, development fees, and infrastructure provisions.

(10) GROWTH AREAS ELEMENT

Response: The remaining developable capacity of the city of Scottsdale will be fulfilled through a rational, managed, and timely process as set forth by the General Plan. Cavalliere Ranch will be under the planned density for this area while promoting Scottsdale's values as seen in the meaningful open space (50%) that is the central community amenity, from small boulder outcrops and scenic corridors to the large McDowell Sonoran Preserve. Smart growth enhances the communities where we live and embody the qualities that make the area a great place to live while providing balance in housing choices and the preservation of valuable natural features.

(11) PUBLIC SERVICES AND FACILITIES ELEMENT

Response: The requested rezoning does not make significant demands on the capacity of utilities or public services. The proposed development will support water conservation.

GOAL #2. Protect the health, safety, and welfare of the public from the impacts of flooding.

Response: Sound storm water management will be practiced in the design and development of Cavalliere Ranch. Existing major washes will be preserved as an open space in their natural condition as cost effective storm water conveyance. Development will avoid flood prone areas and utilize detention areas, raised building pads and minimized street cross sections, mitigating flood exposure and impermeable surface area. While site planning efforts minimized wash crossings it has not been determined what type of crossings whether at-grade or culvert crossings will be proposed. Additional analysis will be required at time of pre-plat including anticipated wash modifications and areas subject to flood protection.

GOAL #3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

Response: Cavalliere Ranch will cooperate with all power and communications utility companies. System hardware within rights-of-way will be managed by visual mitigation in association with the Natural Streetscape Character. The visual impact of these services could potentially be mitigated by burying them below ground.

GOAL #12. Ensure renewable, long-term water supplies for the community.

Response: Existing City of Scottsdale water systems will be used for supplying Cavalliere Ranch with an adequate, sustainable supply of potable water. All water infrastructure will be public and conform to the City's design standards.

GOAL #13. Encourage the conservation of water and the reuse of wastewater.

Response: Water conservation will be stressed through the design of community maintained common areas and the community approved plant palette, which conforms to the Arizona Department of Water Resources recommendations. A wastewater master plan is being prepared for the development to maximize the service area for wastewater while minimizing the infrastructure and cost required.

2.6 GUIDING PRINCIPLE #6. Advance Transportation

"The City of Scottsdale wishes to be a community that safely, conveniently and efficiently moves people, goods, and information by providing access and mobility choices. Scottsdale recognizes that there will be a diversity of mobility systems to match the character and lifestyle of different areas of the community."

The General Plan element associated with this Guiding Principle is the Community Mobility Element.

(12) COMMUNITY MOBILITY ELEMENT

The Community Mobility Element emphasizes planning for mobility choices that *"provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."*

Relevant Goals and Objectives include the following:

GOAL #1. Protect the function and form of regional air and land corridors.

Response: Cavalliere Ranch will maintain Scottsdale's high development standards and the character of regional corridors in Scottsdale should reflect an image that is uniquely Scottsdale through unified streetscapes, street signage, and public art. The natural beauty and unique character of Scottsdale will be enhanced through design and aesthetics of regional corridors, promoting trail connections that encourage new non motorized opportunities as an alternative mode of transportation.

GOAL #3. Promote regional diversity and connectivity of mobility choices.

Response: With the proximity to the Toms Thumb Trailhead it is important to connect and support alternative non-motorized mobility choices to relieve traffic congestion to the regional trailhead.

GOAL #7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system

Response: Cavalliere Ranch will ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved. Infrastructure will be sensitively integrated along street rights-of-way within the local setting.

GOAL #9. Protect neighborhoods from negative impacts of regional and citywide networks.

Response: Proper buffers have been put in place to protect Cavalliere Ranch from any negative impacts associated with circulation.

GOAL #10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

Response: Cavalliere Ranch emphasizes accessibility and open space linkages between neighborhoods while discouraging cut through traffic in neighborhoods.

GOAL #11. Provide opportunities for building "community" through neighborhood mobility.

Response: The Scenic Corridor along 128th Street, the Desert Scenic Corridor along Alameda Road and the Rural Desert Character of streets internal to Cavalliere Ranch will be sensitively integrated to sustain and promote the unique beauty, image and character of Scottsdale's natural Sonoran Desert setting while buffering residents from the increased traffic likely descending onto Tom's Thumb Trailhead and the McDowell Sonoran Preserve. Because community access and regional connections are only provided via 128th St., "cut-through" traffic is impossible and citywide and regional traffic will be discouraged. Unified, thematic revegetation, maintained landscaping and signage will convey the unique identity of Cavalliere Ranch as a community that values and honors the unique identity of Scottsdale.

Cavalliere Ranch is planned to encourage walking and bicycling, offering new opportunities to choose alternative modes of transportation. Existing washes and drainage corridors will host trails and pathways connecting neighbors to each other and places outside the community. Bicycle facilities will connect to the City of Scottsdale's bicycle and trail/path system. Preserve trails are right next door. Tom's Thumb trailhead is located a short distance to the south and other trailheads are nearby at Pinnacle Peak Park, Fraesfield Trailhead and "Doc" Cavalliere Park.

By using Preserve and City trails and bike lanes, people can head north into the Tonto National Forest or south to Tempe Town Lake and beyond. The

trail and bike lane system provides access to citywide destinations as well as offering recreational opportunities expanding the mobility options available to Scottsdale residents and visitors. *Figure 12, page 29, shows the location of Cavalliere Ranch within easy reach of City and Preserve trails.*

C. Environmentally Sensitive Lands Ordinance

The City of Scottsdale's Environmentally Sensitive Lands Ordinance (ESLO) is a zoning overlay district adopted by the City Council in 1991, and amended periodically over the last two decades to provide additional environmental protections for lands north of the Central Arizona Project canal encompassing approximately 134 square miles. The Ordinance provides requirements for the protection of these environmentally sensitive lands by ensuring the dedication of natural area open space, preserving natural elements and requiring sensitive development of land uses within the desert setting. By adopting these standards, the City is able to better balance the preservation of the unique desert character with appropriate land use improvements.

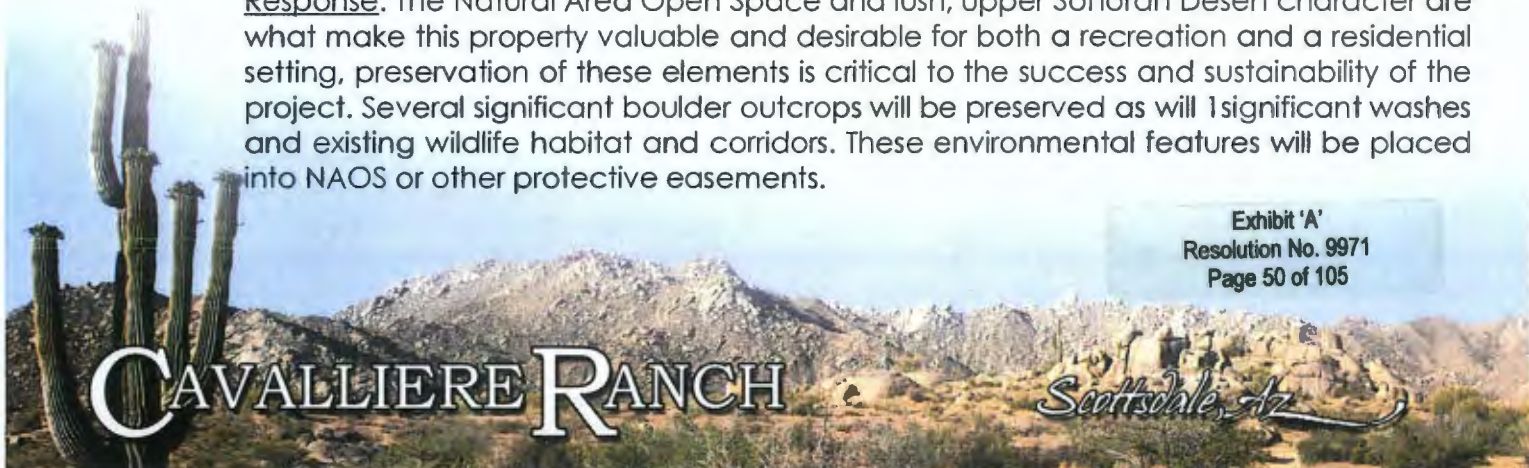
To better define the objectives of ESL, the Ordinance contains twelve (12) general statements, as provided below. These statements include responses that illustrate how the Cavalliere Ranch project conforms to Ordinance provisions.

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

Response: Site planning and engineering studies will be conducted to evaluate the site's most sensitive or potentially hazardous conditions. Environmental features that may pose a hazard or that are unsuitable for development will be identified for protection and preservation through restrictive setback easements and designation within NAOS or other tracts to remove these elements from private lots. In accordance with ESLO objectives, Cavalliere Ranch will seek to limit interference or disturbance to significant environmental features such as the ten significant washes that cross the property.

2. 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: The Natural Area Open Space and lush, upper Sonoran Desert character are what make this property valuable and desirable for both a recreation and a residential setting, preservation of these elements is critical to the success and sustainability of the project. Several significant boulder outcrops will be preserved as will 1 significant washes and existing wildlife habitat and corridors. These environmental features will be placed into NAOS or other protective easements.



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

Response: Cavalliere Ranch will be developed in a manner that balances the impacts of development with preservation and enhancement of resources within and adjacent to the site. Extensive efforts will be made to use low-impact development practices, enhance the distribution of native vegetation for aesthetic, stabilization and habitat benefit and ensure that stormwater runoff follows natural channels wherever feasible to minimize impacts within and outside of the community.

4. 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: The applicant has a demonstrated history of infrastructure development that benefits both the property and the community. These improvements have been constructed in a manner that does not impact the sensitive environmental context of the area.

5. 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 vision for Cavalliere Ranch has long been that the natural environment is the property's most valuable differentiating quality. A carefully crafted balance between meaningful open space and sensitive development will result in a sustainable rural-desert community, recognized for its sensitive and sustainable approach to development. Half the site (50%) will be maintained as Open Space.

6. 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 intends to enhance awareness, education and access to this upper Sonoran desert area and the neighboring McDowell Sonoran Preserve, celebrating the same values and objectives that led to the adoption of ESLO and the stewardship of the McDowell Sonoran Preserve.

7. 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: Prior to establishing a program for land use and site improvements, a comprehensive assessment of City and local policy and mapping resources was conducted. By compiling these data and integrating them with detailed aerial photography, topographic mapping and on-site evaluation of existing conditions, a plan was developed that ensures that the best design practices are implemented. This process

results in a responsible approach to site development in ESLO areas, and reflects the meticulous forethought that has been incorporated into this development proposal.

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

Response: Quality communities are the result of design and building practices that seek out the unique aspects of a property and allow future residents to enjoy them. Cavalliere Ranch will be designed in a manner that embraces this unique North Scottsdale lifestyle through strategic site planning techniques, preservation of meaningful natural area open space and linking of trails through the community to the McDowell Sonoran Preserve.

9. 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: Cavalliere Ranch aims to blend into the Sonoran Desert landscape of the surrounding area. A comprehensive program of design guidelines will promote the integration of natural materials, colors and form into the structural and aesthetic components of the project. Building heights will be maintained at a maximum of 24 feet per Environmentally Sensitive Lands Ordinance requirements.

10. 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 Cavalliere Ranch property is beautiful, complex and sensitive. It is characterized by an abundance of significant environmental features and remarkable scenic views. The boulders, washes, lush vegetation, wildlife corridors and varied topography combine to create a sensitive landscape of interrelated natural elements. The Development Plan for Cavalliere Ranch reflects an understanding of these relationships and is designed to preserve these elements, where possible, as homes and infrastructure are built. Designation of key elements as Natural Area Open Space is one means of preservation. Open space provided in the Development Plan creates the network of washes, boulder outcrops, vegetation, wildlife corridors, perimeter open space buffers, scenic corridor buffer and other open space necessary to protect the integrity of the overall desert environment within the Ranch property.

Of particular importance is treatment of the boundary between Cavalliere Ranch and the Preserve. According to ESLO, the following guidelines must be considered:

1. NAOS not in the McDowell Sonoran Preserve boundary should be oriented to maintain habitat and unimpeded wildlife movement to and from the preserve.

Wildlife corridors have been designated and are shown on the Development Plan. These were defined in collaboration with wildlife specialists and connect with corridors within the Preserve. Important habitat is protected through NAOS designation.

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2. Promote continuity of open spaces at the preserve boundary.

Continuous open space buffers are designated on the Development Plan along all boundaries with the Preserve.

3. Maximize the provision of NAOS at the preserve boundary to create a natural buffer to the preserve.

A buffer, 150 feet average and 50 feet minimum, in width will be provided along the Preserve boundary. In many locations, the width is considerably greater where significant boulder outcrops, washes and native vegetation are included in NAOS.

4. Any trail development through NAOS areas adjacent to the preserve must be coordinated with the Preserve Trail Plan.

Trails within the Cavalliere Ranch property will be coordinated with the Preserve Trail Plan where they may cross NAOS adjacent to the preserve. Meetings have already been held with City staff to discuss trail continuity and treatment at the boundary.

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

Response: Scottsdale is growing towards build-out. Developable land is becoming scarcer and demand for housing in a rural, natural desert setting remains. Cavalliere Ranch balances meeting this demand with the sensitive preservation of the qualities that make the context area desirable. To this end, desert washes and natural area open space have been preserved. Environmental stewardship will be gained as residents venture out on desert trails, enjoy the views and natural features and are motivated to learn more about the environment in which they live. Property developers and the City have legitimate expectations of achieving highest and best use of the land while conforming to City policy and ordinances. Generation of tax revenue, fees and other revenue realized through the entitlement process, construction and occupation of the homes will benefit the city as a whole for years to come.

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

Response: Context and environmentally sensitive building and site design will accomplish the goals of balancing development and growth with environmental stewardship. The development will preserve native vegetation, wildlife habitats and corridors, natural resources, scenic views and the overall aesthetic values inherent to Scottsdale and the visions established for the McDowell Sonoran Preserve and Dynamite Foothills Character Area.

D. Dynamite Foothills Character Area Plan and Implementation Program

The Dynamite Foothills Character Area Plan and Implementation Program was developed to preserve the Rural Desert character of the area by providing a feeling of openness by limiting impacts of development and disturbance to natural areas while

accommodating growth and providing connected, contiguous open space, view sheds and recreation amenities. Zoning districts surrounding the property provide residential uses that maintain rural densities. While the proposed development does not employ the 2-3 acre lots stated as "appropriate" density in the Dynamite Foothills Character Area Plan, the employment of clustering development employs the recommendations of both the General Plan, the Dynamite Foothills Character Area Plan and the CityShape2020 Guiding Principles, in an effort to limit the impacts of development and maintain large, meaningful open spaces. The rezoning of Cavalliere Ranch to the Planned Community District, Environmentally Sensitive Lands, with Single-Family Residential district comparable zoning (P-C/R1-70, R1-43, R1-35, R1-18 ESL) will direct the sensitive development of already allowed residential uses, maintaining the Rural Desert character by buffering the development with extensive Natural Area Open Space (50% of Site), limiting density to .96 d.u./acre (a "Rural" density) and ensuring compliance to the Environmentally Sensitive Lands Ordinance and Design Guidelines.

The following strategies have been identified in response to the Dynamite Foothills Character Area Plan's goals.

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

Strategies to be implemented at Cavalliere Ranch:

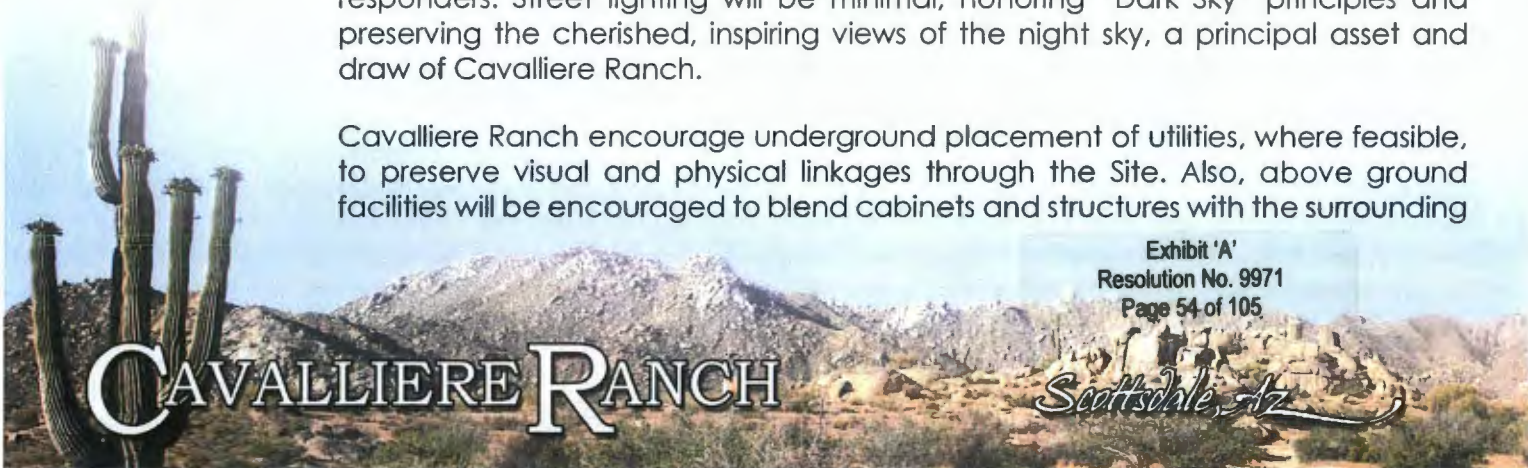
1. Existing allowable densities per the underlying General Plan designations will be maintained (below 1 du/ac.). A portion of the proposed homes will be clustered, as recommended in the Character Area Plan, to allow preservation of large tracts of natural desert open space. Half the site (50%) will be maintained as Open Space. Low-profile structures, colors and materials will be selected to blend with the beauty of the surrounding desert, minimizing visual impact and preserving views.
2. Infrastructure will be strategically planned to preserve the Rural Desert character. A trail system will connect the contiguous open spaces providing a walkable community. Internal streets will follow existing washes and existing terrain, avoiding natural features like drainage/wildlife corridors and boulder outcrops. Street design will allow and encourage bicycle connectivity while utilizing a minimized cross section, adhering to Rural Desert streetscape design standards to enhance and protect the character of the area yet providing access to emergency first responders. Street lighting will be minimal, honoring "Dark Sky" principles and preserving the cherished, inspiring views of the night sky, a principal asset and draw of Cavalliere Ranch.

Cavalliere Ranch encourage underground placement of utilities, where feasible, to preserve visual and physical linkages through the Site. Also, above ground facilities will be encouraged to blend cabinets and structures with the surrounding

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natural environment.

3. Site planning techniques will minimize the visual impact of development and promote the Rural Desert character of the area. Cavalliere Ranch will be distinguished by the large, contiguous acreage of natural open space and the prominent natural systems, environmental features and interrelationships of the land and its inhabitants. Vegetative screening will buffer residences and protect views. View fencing will be used instead of solid walls to bridge humanity and the natural environment, preserving visual access and "eyes on the street" or in this case the washes and trails. Any walls built will undulate with the terrain and use natural colors to blend with the beauty of the environment. Indigenous, native and desert appropriate landscaping will enhance the natural character of the area and mitigate water consumption. Building massing and elevations will respond to the surrounding terrain. Cluster development will provide a variety of housing types and larger, more meaningful open space. Total Natural Area Open Space will be in excess of quantities required by ESLO; 50% of the Site will be Open Space. The remaining 50% will be graded to accommodate feasible development, avoiding steep slopes (>15%) wherever possible while maintaining project viability.
4. N/A – Dynamite Rd. is not relevant to the property but a 100' Scenic Corridor will be provided on 128th Street.
5. Native landscaping will be used along perimeter and internal streets; streets will be of Rural Desert character and adhere to established guidelines.
6. Two Primary access points will be provided along 128th Street at the Minor Collectors, Ranch Gate Rd. and Alameda Rd. Two secondary access points on Local Residential streets will also enter the community from 128th St. While certain development parcels will be gated, will not be seen from outside the community along 128th St.
7. Significant and appropriate transitions will be provided from the Cavalliere Ranch to the adjacent McDowell Sonoran Preserve and 128th St. A NAOS buffer of +/- 150' average will remain along the perimeter of the Preserve. A 100' Scenic Corridor will host NAOS along 128th St., screening the community and buffering residents from roadway noise. Building massing, scale, materials and colors will respect the prominent views that draw people to the area.

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

Strategies to be implemented at Cavalliere Ranch:

- i. Analysis of slopes, boulder fields and other site features

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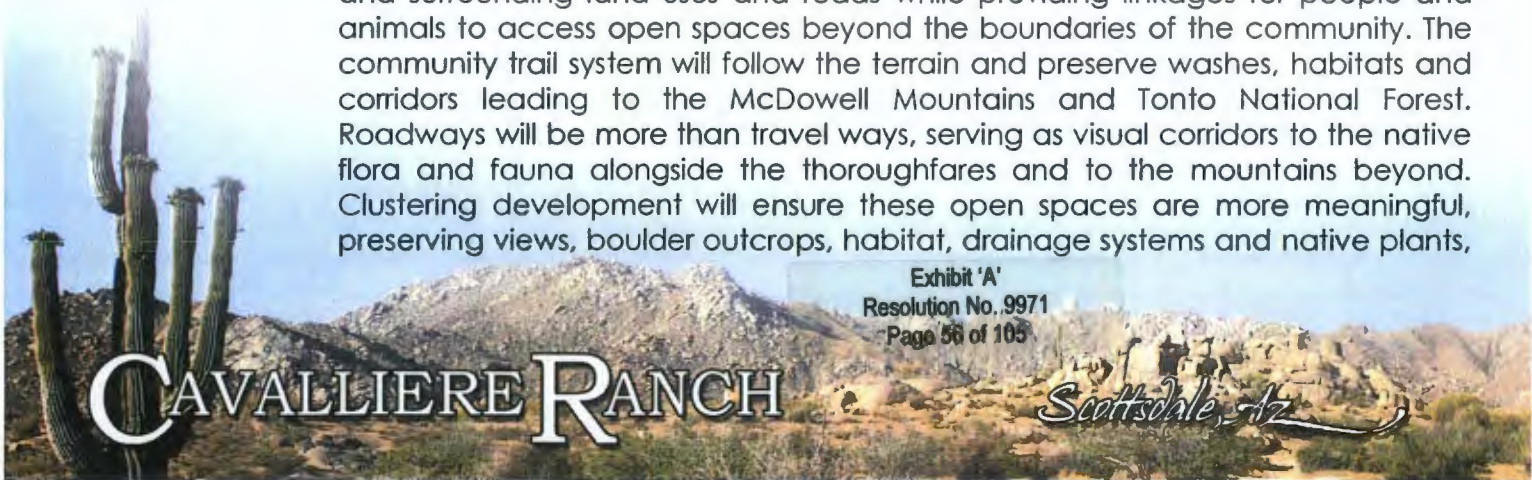
was used to locate residential clusters that work with the shape of the land and minimize environmental impacts. Meaningful open space is provided through a contiguous, connected system of Natural Area Open Space accessible via community trails. The linkages will give wildlife and residents access to traversing the community and making the most of natural environmental features and diverse habitats.

8. An orderly development pattern will be exhibited from existing development. Larger lots of the Cavalliere Ranch will be set on the perimeter of the community, transitioning to smaller lots and higher, yet rural densities on the interior of the project. The requested land use is programmed in the 2001 General Plan; infrastructure and City Services will not be negatively impacted.

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

Strategies to be implemented at Cavalliere Ranch:

1. At least 50% of the Site will be maintained as open space, offering a feeling of openness and a connection to place, sustaining the vision of the Dynamite Foothills Character Area Plan, the Desert Preservation Task Force Strategic Plan and fostering the goals of the McDowell Sonoran Preserve Commission.
2. Cavalliere Ranch, almost surrounded by the McDowell Sonoran Preserve, has a special responsibility to respect the desert landscape and create a seamless transition from Ranch to Preserve. The integrity of the Preserve will be protected by open space buffers which blend into Natural Area Open Space and other preserved environmental features and open space within the property. Community Trails will guide people to the Tom's Thumb Trailhead, providing managed access to the McDowell Sonoran Preserve.
3. An extensive network of contiguous Natural Area Open Space, above that required by the ESLO (50%), will buffer Cavalliere Ranch residents from each other and surrounding land uses and roads while providing linkages for people and animals to access open spaces beyond the boundaries of the community. The community trail system will follow the terrain and preserve washes, habitats and corridors leading to the McDowell Mountains and Tonto National Forest. Roadways will be more than travel ways, serving as visual corridors to the native flora and fauna alongside the thoroughfares and to the mountains beyond. Clustering development will ensure these open spaces are more meaningful, preserving views, boulder outcrops, habitat, drainage systems and native plants,



contributing to the spacious, open, relaxed feeling of the surrounding Sonoran desert.

4. As iterated throughout this document, the open space linkages and buffers will transition Cavalliere Ranch from the developments on the west to the McDowell Sonoran Preserve on the north, east and south of the project, ensuring a feeling of openness and imbuing a Rural Desert character. The internal trail system will connect to the citywide and regional trail system just beyond the boundaries of Cavalliere Ranch. Access to the McDowell Sonoran Preserve will be through the Tom's Thumb Trailhead, ensuring appropriate management of public access to the Preserve.
5. N/A
6. The celebrated and touted, meaningful open space will provide recreation amenities to Cavalliere Ranch residents. No formal parks are proposed for the community. This strategy will limit water consumption of the project and the use of turf preserving the Rural Desert character of the area and encouraging residents to take advantage of existing public open space and recreation assets of the surrounding area, fostering long term, sustainable advocates and caretakers of those assets. Both passive and active recreation opportunities will be right outside resident's doors. Whether they choose to go out on foot or ride a bike, a horse, Cavalliere Ranch residents will not be forced to get in a car and drive to go exercise or enjoy nature.

E. Scottsdale Sensitive Design Principles

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

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

- Building design at Cavalliere Ranch is planned to consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
- Building design should be sensitive to the evolving context of an area over time.

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

- Homes and streets are planned to preserve and "frame" scenic views of the Sonoran desert and mountains
- Archaeological and historical resources at Cavalliere Ranch should be protected through dedicated easements. As further protection, their locations will not be disclosed to the public.

3. Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

The Cavalliere Ranch development plan has been designed to work with the land. The terrain is complex, with many washes, boulder outcrops and stands of desert vegetation. It is characterized by a great deal of topographic variety with an intricate pattern of slopes and ridges. The plan takes all these into account and clusters residential development areas to maximize preservation of natural features.

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

Wildlife corridors will be set aside at Cavalliere Ranch, in consultation with City and Preserve staff.

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

The Community Character section of this narrative (Section VI) provides a description of general themes, architectural approaches and guidelines for

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landscaping and site features in support of this principle.

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

Bicycling and walking for transportation purposes will be encouraged at Cavalliere Ranch through "walkable" site planning, provision of pedestrian trails, bicycle facilities and connections to the City's system of Preserve trails, other trails and on-street bicycle lanes.

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

Shade elements are important considerations in the desert if people are to be encouraged to get out and walk. Community Character themes and guidelines include additional discussion of pedestrian-friendly environments.

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

Buildings at Cavalliere Ranch will be residential and are expected to be designed with massing that evokes the terrain in which they are located.

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

The Community Character section provides examples of the themes and types of colors and materials being considered at Cavalliere Ranch. These are expected to include:

- Materials with colors and coarse textures associated with this region
- A variety of textures and natural materials
- Features such as shade structures and desert-responsive architecture.

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

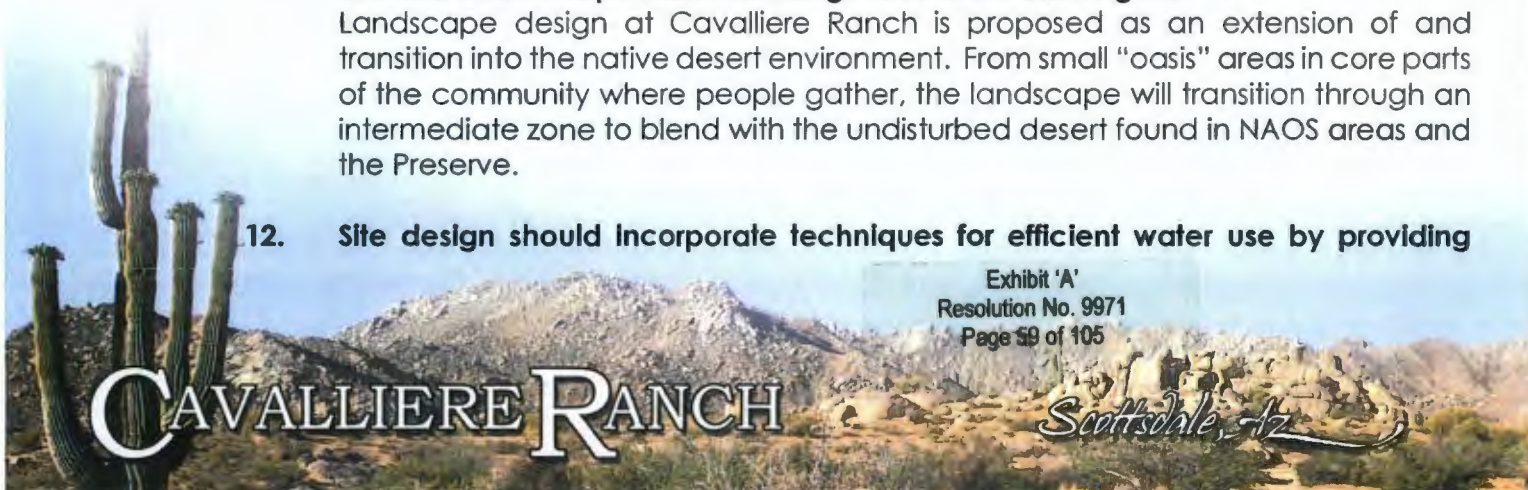
Consideration will be given to incorporation of energy-conservative and sustainable design and construction practices at Cavalliere Ranch.

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

Landscape design at Cavalliere Ranch is proposed as an extension of and transition into the native desert environment. From small "oasis" areas in core parts of the community where people gather, the landscape will transition through an intermediate zone to blend with the undisturbed desert found in NAOS areas and the Preserve.

12. **Site design should incorporate techniques for efficient water use by providing**

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desert adapted landscaping and preserving native plants.

Water features will only be considered in high-activity "oasis" areas at the community core, where people gather. If water features are used, they will be designed to conserve water, with reference to the desert around them in their design. The plant palette for Cavalliere Ranch is strongly oriented to native and desert-adapted species, with limited exceptions possible within the "oasis" zone.

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

Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the "dark sky" character of the area.

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

Signage concepts focus on design themes that complement the architecture, landscaping and design theme for the development.

IV. Required Planned Community District Findings (per Sec. 5.2104)

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council are required to make specific findings. Following is a discussion of these findings and how Cavalliere Ranch fulfills them.

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

Response: The proposed Cavalliere Ranch Community is a Planned Community District (P-C) in substantial harmony with the General Plan land use categories of "Rural Neighborhoods" and "Natural Open Space" and with the Dynamite Foothills Character Area Plan (2000). As proposed, the community will consist of 443 single-family detached housing units over 462+/- Acres (.96 du/ac) and conform to the Environmentally Sensitive Lands Ordinance (ESLO) conserving and preserving existing desert views, vegetation, washes and boulder outcrops, threading Natural Area Open Space (NAOS) through the neighborhood to buffer surrounding properties and connect neighbors and nature to the Tom's Thumb Trailhead and the McDowell Sonoran Preserve.

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

Response: The street network of the Cavalliere Ranch community will be designed to conform to the Natural Streetscape character type defined in the General Plan, adequately connecting residents to 128th Street and Ranch Gate Road, both classified as a Minor Collectors.

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C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

3. ***In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.***

Response: Cavalliere Ranch has been thoughtfully designed to balance and blend residential demand into the landscape of the high Sonoran Desert and Palo Verde-Saguaro plant community. Building elevations will conform to the 24-foot A.G. maximum stated in the Environmentally Sensitive Lands Ordinance (ESLO). Consistent use of complementary colors and materials will blend the built environment with the surrounding Natural Area Open Space. Lighting will meet "dark sky" requirements, mitigating light pollution and fostering a connection to the open night sky. While there are no public facilities, schools, playgrounds or parks planned in the community there will be abundant connections to both active and passive recreation via the extensive trail and open space network.

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V. Development Plan

A. Development Concept

Cavalliere Ranch is a Planned Community District (PCD) in substantial harmony with the current (2001) General Plan Land Uses of Rural Neighborhoods and Natural Open Space and fulfills the vision and Rural Character of the Dynamite Foothills Character Area Plan (2000). The planned community will consist of 443 single-family detached housing units over 462 acres +/- (.96 dwelling units per acre) and conform to the Environmentally Sensitive Lands Ordinance (ESLO) conserving and preserving existing desert views, vegetation, washes and boulder outcrops, threading Natural Area Open Space (NAOS) through the community to buffer surrounding properties and connect residents and nature to trails and the McDowell Sonoran Preserve.

Development Goals:

- Promote stewardship of the Sonoran Desert by increasing access to and awareness of its intricate wonders and environmental services.
- Balance the demand for housing in a natural desert environment with proximity to Natural Area Open Space and the McDowell Sonoran Preserve with Scottsdale's economic and environmental stewardship goals.
- Develop a sustainable community that demonstrates low-impact development best management practices.

B. Development Approach

Cavalliere Ranch will help Scottsdale absorb the demand for residential capacity in a natural desert setting in an orderly way that protects natural resources and systems, furthering the General Plan's Conservation Goals.

As a desert community, little is more prevalent in the consciousness of inhabitants than the vital importance of water. To conserve this precious resource and harvest essential ecosystem services, Cavalliere Ranch will preserve the ten significant washes found on site and is planned to manage both rainwater and the use of potable water on the landscape efficiently and effectively. Priority will be given to protecting both natural areas and developed areas from flooding and erosion. Activity and gathering areas within the property will utilize low-impact infrastructure to passively manage stormwater, reduce flood hazards and minimize watershed pollution. Extensive Natural Area Open Space (NAOS) will be preserved as half (50%) of the site. Front yards and rights-of-way will be planted with native and xeric species in natural densities to maintain wildlife habitat and the lush desert character of the area. Reclaimed wastewater will be used if possible for irrigation and turf, if used, shall be limited to enclosed areas not visible offsite from lower elevation, per Scottsdale's Environmentally Sensitive Lands Ordinance (ESLO).

C. Proposed Land Use

Low-density, rural, single-family detached housing fits the land use designation of the General and Dynamite Foothills Character Area Plans. Cavalliere Ranch will include 443 residences. An open space buffer will be set aside along its boundaries with adjacent properties, the McDowell Sonoran Preserve, State Trust Land and the planned Sereno Canyon Resort community to the west, blending the development with the natural open desert character of the area.

1. Development Plan

With sensitively designed development bubbles, density can be strategically concentrated to preserve large, contiguous and meaningful open spaces, which will extend throughout the site. Consisting of four underlying zoning categories (R1-18, R1-35, R1-43 & R1-70 ESL) tied together as one through a network of trails, community character, culture, history and stunning mountain views.

2. Development Program

Cavalliere Ranch is a single-use master planned community. Made up of 35% R1-43 ESL, 33% R1-18 ESL, 30% R1-35 ESL and 2% R1-70 ESL Cavalliere Ranch will be limited to the underlying amended zoning density with an overall maximum of .96 dwelling units per acre or 443 lots. With lot sizes potentially ranging from 13,500 s.f. to 70,000 s.f. a development phasing and other program elements will be defined depending on demand.

3. Development Standards

The request includes an amendment to the underlying 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 the 25% reduction in the underlying development standards.

The amended development standards, which reflect the ESLO cluster development option, assure the maximum preservation of open space throughout Cavalliere Ranch. The use of a mixture of lot sizes provides an opportunity for more flexibility in platting lots and for site planning under ESL regulations. This option allows for increased sensitivity to site conditions and permits the clustering of the development onto less land area so portions of the land remain undisturbed. Clustering will enable the use of the land more efficiently and utilize more of the allowable density.

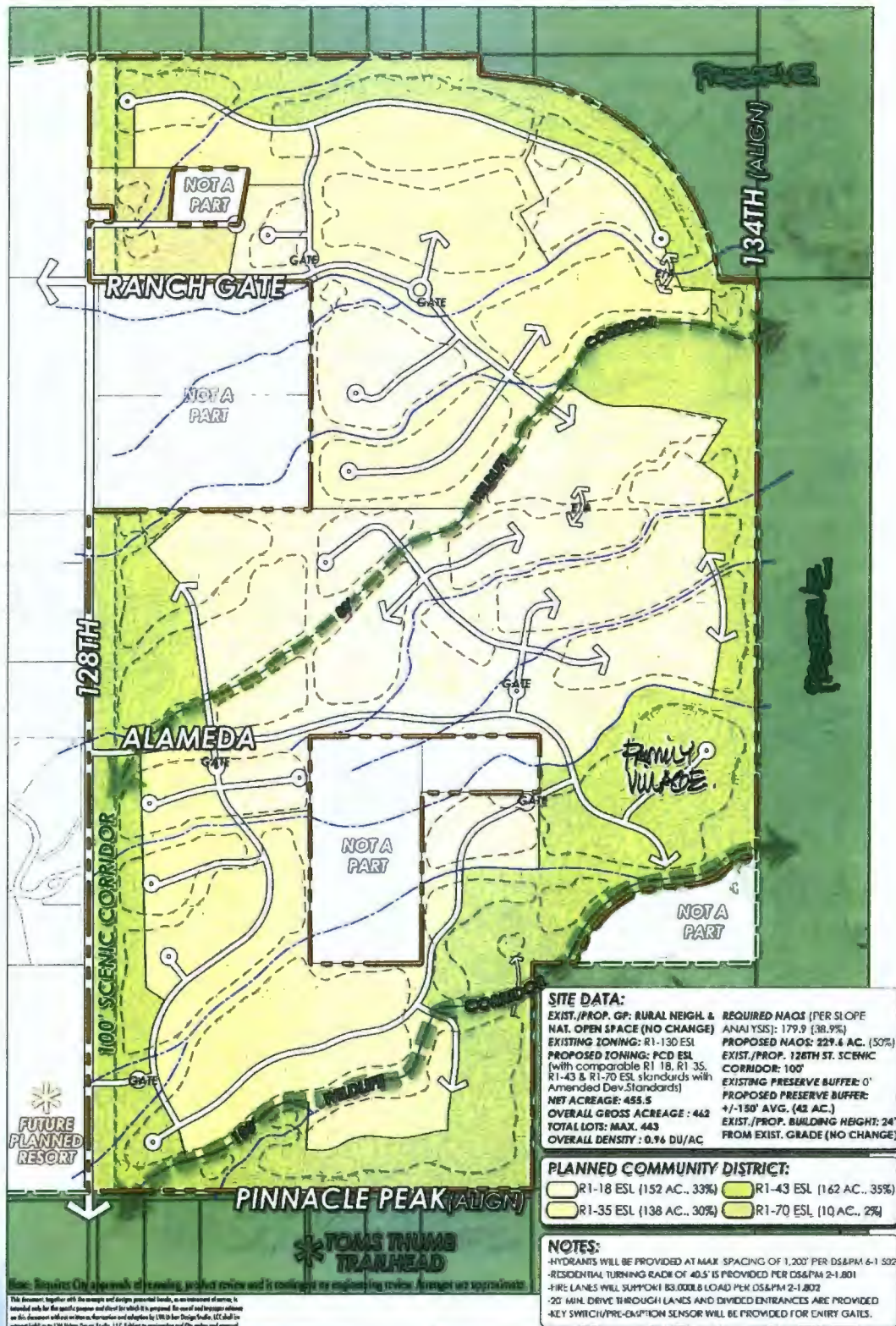


Figure 13 - Development Plan

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D. Open Space Plan and Natural Features

Preserving the character of natural open space is an overarching objective at Cavalliere Ranch, making sure that a diversity of vegetation, major washes, dramatic boulder outcroppings and scenic vistas are intact for generations to come. Cavalliere Ranch will maintain 50% of the Site as Open Space when at build-out. All residences will be developed per Environmentally Sensitive Lands Ordinance requirements, including construction envelopes that limit construction to less-sensitive areas of each lot and area. Natural open space outside the construction envelopes will be protected against encroachment throughout the construction process and further protected through legally enforceable measures including dedication of NAOS easements and protective assurances in the Cavalliere Ranch Covenants, Conditions and Restrictions (CC&Rs).

Using techniques defined by the Environmentally Sensitive Lands Ordinance, the base open space requirement on the property is determined to be 179.9 acres, or 38.9% of the site. This application proposes to provide 50% project area for an overall minimum open space area of 229.6 acres. All areas designated as Natural Area Open Space (+/- 29 acres) in the 2001 General Plan will be preserved as such. Other portions of the property will meet or exceed the base ESLO open space requirement. The setting aside of significant open space on the property edges is consistent with the planned 128th Street Scenic Corridor and buffering policy for the McDowell Sonoran Preserve.

The primary open space areas within Cavalliere Ranch are intended to be contiguous, allowing for uniformity of natural areas and maintenance of wildlife habitat, migration corridors and drainage patterns. Larger open space areas are concentrated around prominent boulder outcroppings and significant washes

1. Views and Visual linkages to the Preserve

Views throughout the Cavalliere Ranch property are majestic. . The Preserve and desert close at hand is beautiful and full of natural features found in few other properties. Distant views are breathtaking. No fewer than four separate mountain ranges can be seen from the property, including dramatic views of Four Peaks, over 25 miles to the east, the Superstition Mountains to the southeast, the McDowells to the south and the Troon Mountain to the northeast, among others. Analysis and protection of view corridors will be a priority during site planning and design phases of work. Cavalliere Ranch will be developed according to a set of design guidelines to be prepared in recognition of its rich desert landscape.



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Figure 14 - Open Space Plan

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2. **Trails**

Cavalliere Ranch, with its proximity to the McDowell Sonoran Preserve, is planned to include an internal system of walking and bicycling paths, which will connect with Tom's Thumb Trailhead and Scottsdale's extensive trail network. In keeping with the City's objectives of managed access to the Preserve, the Cavalliere Ranch internal trail system will direct trail users to the Tom's Thumb Trailhead and other primary Preserve access points.

Within Cavalliere Ranch the trails will generally parallel certain streets and major washes, constructed to follow the natural contours of the property. Trail surfaces will be of natural materials; and trails will be routed to avoid disturbance of existing vegetation, boulders and other environmental features.

E. **Engineering Master Plans**

There are many benefits of master planning a development of this magnitude, in particular, where Cavalliere Ranch is proposed. Located within Scottsdale's Environmentally Sensitive Land Ordinance and adjacent to the McDowell Sonoran Preserve, master planning allows for better flexibility to align roadways that are sensitive to environmental features and provides for a strong network of natural open space on a larger scale. Furthermore, the master plan provides an effective solution to serve the area for infrastructure including roadway, water, sewer, and other dry utilities instead of the piecemeal and inconsistent development that can occur absent of a comprehensive plan and design.

Roadways within the project will be a combination of public and private streets. Primary access for the site will occur along the Ranch Gate Alignment east through 128th Street and at the Alameda Road alignment off of 128th Street. Private developments with limited access gates will be located internal to these entry locations and public access will be maintained along Alameda Road into the development.

A Master Water and Wastewater Plan is being prepared for the project. The intent of the Master Plan is to maximize the service area for water and sewer while minimizing the infrastructure and cost required.

Water for the project is proposed to connect to an existing 8 inch waterline in Ranch Gate Road just east of 128th Street. The project will also connect to an existing waterline system and booster station within Sereno Canyon that is intended to serve the area. All water infrastructure will be public and conform to the City's design standards.

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Sewer for the project is proposed to gravity sewer the area east of 128th Street to 4 separate lift stations throughout the site. Lift station locations have been designed to minimize sewer depth and accommodate topographic features and washes throughout the site. The lift stations will require forcemains that run along the internal street network to 128th Street and Ranch Gate where it will ultimately connect to the existing sewer system at 120th Street. From here, flows for the area are conveyed by gravity to the City's treatment facility located at Pima Road and Hualapai Drive. All sewer infrastructure will be public and conform to the City's design standards.

1. **Drainage Master Plan**

Cavalliere Ranch is located within Section 12 of Township 4 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is bound to the north by the Happy Valley Road Alignment and the west by 128th Street. The Pinnacle Peak Road Alignment bounds the site to the south. The McDowell Sonoran Preserve borders the site to the east and portions of the site to the north and south. The majority of the property is undeveloped natural desert and characterized by many washes and rock features of varying sizes. Generally, the site and washes slope from the southwest to the northeast or east through the site.

A conceptual Master Drainage Report for the project is being prepared and establishes drainage parameters and criteria for site planning and preliminary design. The project layout and configuration are designed to minimize impacts to significant washes and natural features throughout the site. Several natural wash corridors are proposed to provide Natural Area Open Space and accommodate offsite drainage through the property. Following development of the project, 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 site. These detention basins will be designed and located to attenuate post development flows and discharge into the existing washes that route through the development with equal or less than pre-development flow rates.

2. **Wastewater Master Plan**

A Wastewater Master Plan is being prepared for the Cavalliere Ranch development. The intent of the Master Plan is to maximize the service area for wastewater while minimizing the infrastructure and cost required.

Wastewater for the project is proposed to gravity sewer the area east of 128th Street to 4 separate lift stations throughout the site. Lift station locations have been designed to minimize sewer depth and accommodate topographic features and washes throughout the site. The lift stations will require forcemains that run along the internal street network to 128th Street and Ranch Gate where it will ultimately

connect to the existing sewer system at 120th Street. From here, flows for the area are conveyed by gravity to the City's treatment facility located at Pima Road and Hualapai Drive. All sewer infrastructure will be public and conform to the City's design standards.

3. **Water Master Plan**

In order to provide an adequate source of potable water and fire suppression for the project, two connections to existing City of Scottsdale water line systems is required. Water for the project is proposed to connect to an existing 8 inch waterline in Ranch Gate Road just east of 128th Street. The project will also connect to an existing waterline system and booster station within Sereno Canyon that is intended to serve the area. The Water Master Plan being prepared for this project establishes pipe sizes and waterline infrastructure required to serve the area. All water infrastructure will be public and conform to the City's design standards.

4. **Vehicular Circulation and Access Plan**

A Traffic Impact and Mitigation Analysis (TIMA) has been prepared for the proposed site and surrounding area. The TIMA evaluates the impacts of the development to the revised land use and circulation pattern on the surrounding street network and outlines required improvements to achieve acceptable traffic operations. Per the City's requirements, The TIMA will include an analysis of the average daily trips AM and PM peak hour for the existing condition and build-out.

Based on the TIMA analysis, it is recommended that a two lane roadway be provided for all internal roadways and adjacent off-site roadways including 128th Street and Alameda Road.

Cavalliere Ranch is located within the Natural Streetscape Type. And will ensure compatibility with the natural desert along the proposed street frontages. Plant selection should be native to the desert with planting densities similar to the natural conditions.

A Scenic Corridor designation has been placed on 128th St. with a 100' landscape buffer intended to maintain desired views that are a vital part of the proposed neighborhood setting. The buffering of roadway impacts can also minimize noise and promote a more desirable pedestrian environment.

In addition to the Scenic Roadway Designations as part of the 2001 General Plan; specifically a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway. Alameda will provide this frontage in the form of a 30'-50' Desert Scenic Buffer.

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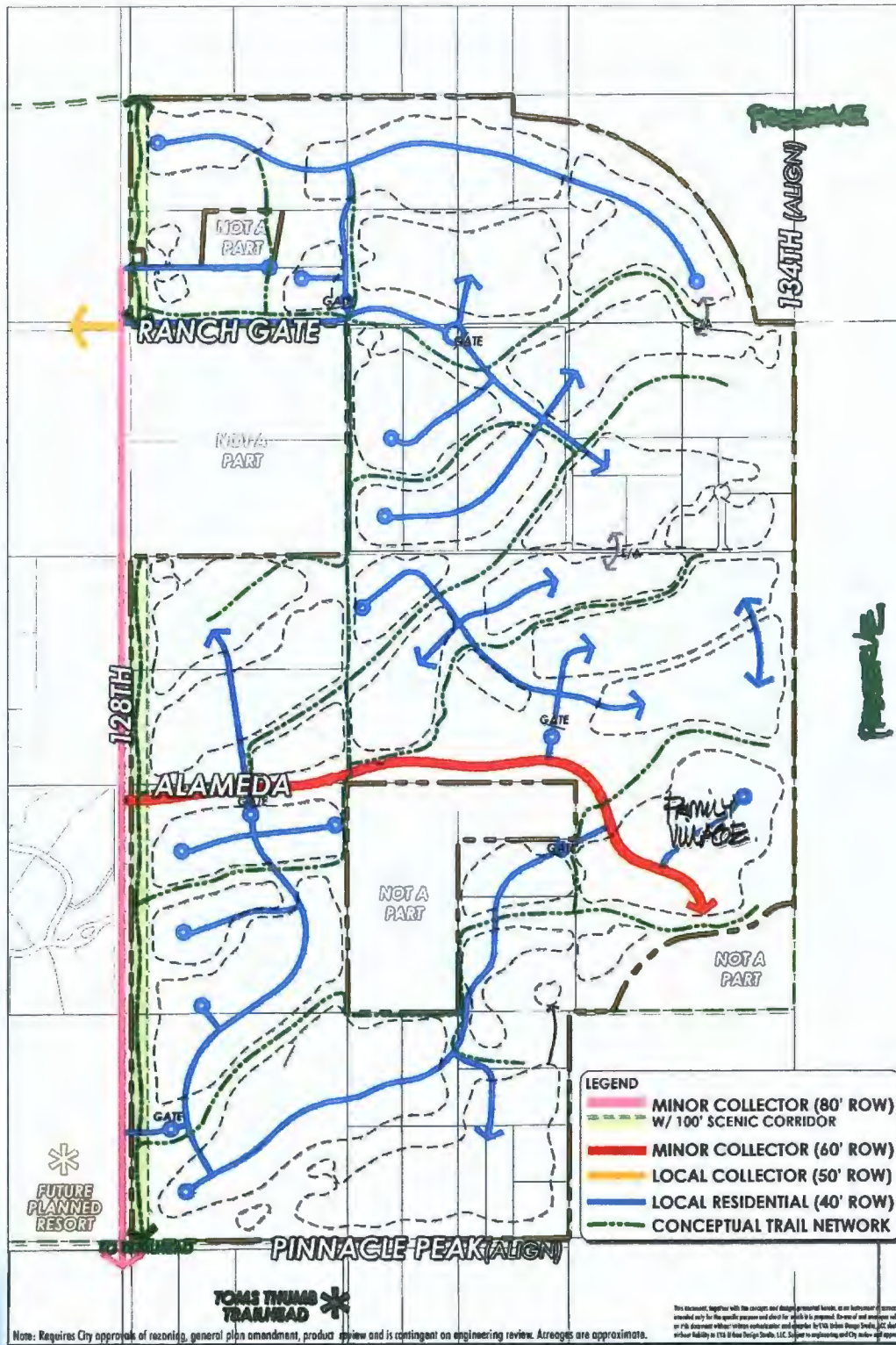


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Figure 15 – Circulation Plan



VI. Community Character

Cavalliere Ranch will be a community that builds its character from the Sonoran Desert landscape and evokes the history of its namesake Cavalliere family through use of ironwork and decorative elements. The Ranch will blend seamlessly into the desert through a progression of landscape and open space approaches that ranges from natural "untamed" desert to areas of "desert oasis" within internal community spaces where people gather.

This section of the Narrative defines general themes and examples of design approaches that may apply to Cavalliere Ranch.

A. General themes

Planning and design of Cavalliere Ranch is based on four distinct themes:

The desert

as a primary determinant of form and character, considering mountain and desert views, proximity of the McDowell Sonoran Preserve and the property's distinctive natural features.

Culture and history

particularly through design elements related to the Cavallieres' historic blacksmith shop and ironwork;

Building community

by creating a desirable residential development that fosters active social engagement among residents, provides places where people can come together, offers an abundance of outdoor recreational opportunities and fosters appreciation for desert living.

Environmental sensitivity

through protection of wildlife corridors, major washes, boulders and other natural features, provision of Natural Area Open Space (NAOS) and climate-responsive design.

The following sections provide an overview and examples of how these themes will be expressed at Cavalliere Ranch through architecture and landscape design.



B. Architectural approaches

Although residential unit styles for Cavalliere Ranch have not been finalized, the general design approach is expected to embrace the following three themes:

1. Appropriate to desert context

Homes, community buildings and other design features will respond to their desert setting through use of materials, colors, massing, sun- and shade-conscious siting that blend well into their surroundings.

2. Take advantage of environmental features and views.

Cavalliere Ranch has an abundance of distinctive natural features, such as boulders, desert washes, significant vegetation and topographic variation. In addition, views of the McDowell Mountains, Four Peaks, the Mazatzals, Troon Mountain and Frasefield Mountain are splendid. Views to the east, of the McDowells, in particular, can be enjoyed close-up, across the adjacent McDowell Sonoran Preserve boundary, with the knowledge that they will remain unobstructed in perpetuity.

Homes sited to take advantage of views of the mountains and of the natural landscape, boulders and washes are planned. Many of the natural features are expected to become important elements along community pathways, streets and common areas. Design of homes and their siting within this complex natural landscape should take full advantage of unique site features that can give Cavalliere Ranch a feeling all its own.

3. Character that considers Scottsdale Sensitive Design Principles

As discussed in Section III of this Narrative, Cavalliere Ranch has been planned with the Scottsdale Sensitive Design Principles in mind as a practical way of designing responsibly in the desert environment. Among Principles with particular relevant to architecture at Cavalliere Ranch are:

- a. Building design that considers the distinctive qualities and character of its context (#1);
- b. Siting and orientation of buildings to recognize and preserve major vistas and protect natural features (#2);
- c. Design that responds to site topography and terrain (#3);
- d. Design of a built environment that responds to the desert (#9);

C. Landscaping and site design themes, concepts and images

Two overarching themes have been created to guide design of landscaping and site features. These are:

- comfortable desert living and
- history, desert setting and "western" cultural context.

Following are examples of how these themes may be expressed at Cavalliere

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Ranch.

1. Living comfortably in the desert

For some Scottsdale residents, old and new, the desert can seem like an unfamiliar, exotic place. At Cavalliere Ranch, the landscaping, trails and community features can show off the desert as an inviting, colorful and comfortable place to live.

By creating a series of landscape character zones that transition from an "oasis" theme in central areas where people gather to natural desert along community perimeters and where environmental features exist, residents should be able to experience a desert environment with reassuring and familiar features at the core of Cavalliere Ranch and progress to experiencing the untamed desert itself as they become more accustomed to the new world at their doorsteps.

2. Character zones

Three different landscape character zones are proposed.

(1) The desert untamed

- (a) Generally found on Ranch perimeters and within the property along washes, boulder features and stands of significant vegetation.
- (b) Unaltered natural desert terrain, features, vegetation

(2) Enhanced desert landscape

- (a) Generally found along streets, sidewalk paths, transition areas between natural desert and community common areas.
- (b) A blend of native plants found in the immediate area with other arid-region and arid-adapted plant materials. Plants may be clustered, selected for seasonal color but be compatible with plants.

(3) Desert oasis

- (a) Generally found near the core of the community, in common areas, places where people gather.
- (b) A combination of native plants, arid-region and arid-adapted plants, but may also include conservative water features, additional plant varieties from the City of Scottsdale's "Indigenous, Desert Appropriate and Recommend Plan Lists" and others.



3. Seamlessly Blended

The three landscape character zones will be designed so they blend seamlessly into one another. Selected plant varieties may be used in all three zones and will help assure a good transition.

- a. Landscape character will vary, depending on distance from homes and community areas.
- b. The farther away from residences and common areas, the more purely natural and untouched the landscape becomes.
- c. Arrangement and density of landscape materials may vary from semi-formal in the "desert oasis" zone to the native landscape's scattered informality in the "desert untamed: zone."

4. Reflecting the area's history, desert setting and "western" cultural context

The landscaping and site design elements may include references to Cavalliere family history, "western" and desert environment.

a. Use of ironwork

The Cavalliere family is well-known for the decorative and functional ironwork that is produced in the historic Cavalliere Blacksmith Shop, Scottsdale's oldest continuously operation business. Ironwork can provide a reference to the Ranch's namesake family and serve as a fundamental design element in a variety of applications.

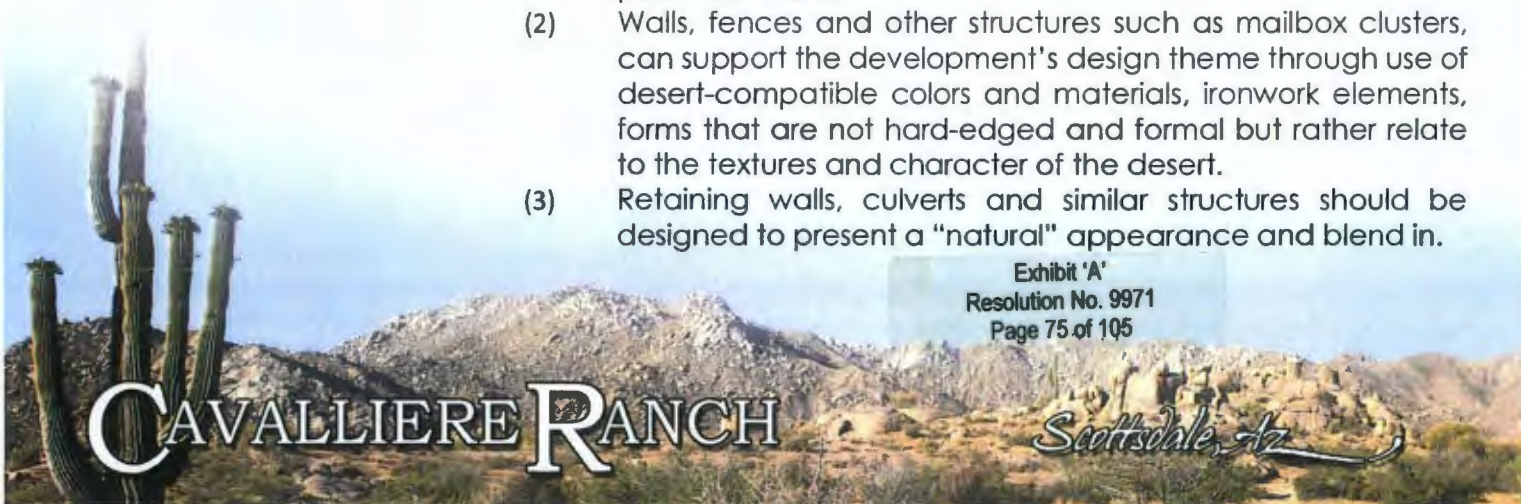
b. Desert-evocative materials, colors and forms

- (1) Shapes and forms can reflect those found in the desert and in historical images.
- (2) Textures and colors can be used to either blend with the desert and historical themes or to create a pleasing contrast.

c. Walls and other structures

- (1) It is likely that a variety of wall and fence types will be designed for Cavalliere Ranch, such as view fences and perimeter walls.
- (2) Walls, fences and other structures such as mailbox clusters, can support the development's design theme through use of desert-compatible colors and materials, ironwork elements, forms that are not hard-edged and formal but rather relate to the textures and character of the desert.
- (3) Retaining walls, culverts and similar structures should be designed to present a "natural" appearance and blend in.

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d. **Entry monuments**

- (1) The entrances to Cavalliere Ranch offer the opportunity to set the tone for character and quality.

e. **Bridges**

- (1) Bridges built across desert washes should be consistent with Cavalliere Ranch's design character.

f. **Streets and surfaces**

- (1) Street widths should be kept to a minimum to mitigate disruption of the desert landscape.
- (2) Streets should be sited with consideration for going around major stands of vegetation, boulder outcrops and other environmental features. This can create a pleasing, meandering circulation network that enhances community character.
- (3) Use of integrally colored pavement and ribbon curb may be considered.
- (4) Use of stabilized soil, similar to that at Preserve trailheads, should be considered for parking areas, pedestrian paths and other surfaces.

g. **Signage**

- (1) Signage at entrances to Cavalliere Ranch, on street signs and for other purposes should be designed within a consistent palette of colors, materials and forms.
- (2) Design of signage should take into account community character and the desert environment.

h. **Lighting**

- (1) Lighting, as discussed elsewhere in this Narrative, with conform to Scottsdale's "dark sky" requirements and policies.
- (2) Light standards and fixtures should, to the degree feasible, blend into the desert landscape and reflect community design themes.

i. **Use of water**

- (1) Small water features may be used in common "oasis" areas and gathering places where people can enjoy their refreshing sparkles and sounds close-up and interactively.
- (2) Water provides a cooling element in the desert.
- (3) Water features may be designed to resemble natural features

- or be artist-designed.
- (4) If provided, water features should be water-conservative.

j. **Art elements**

- (1) Art related to the desert environment and history can contribute unique elements to Cavalliere Ranch's character.
- (2) Examples of where art might be located include:
- (a) Entry monuments and features
 - (b) Decorative walls and fences
 - (c) Functional art - benches, light fixtures
 - (d) Water features
 - (e) An art garden
 - (f) Stand-alone art installations



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VII. Conclusion

Approval of P-C ESL zoning for Cavalliere Ranch will set a new standard for sensitive development in this part of north Scottsdale. By clustering homes on less-sensitive parts of the property, large contiguous open space areas can be protected, including stands of lush desert vegetation, washes, boulder outcrops and wildlife corridors. Cavalliere Ranch is exactly the type of development envisioned in the Dynamite Foothills Character Area Plan when it stated that:

"Key to achieving this character is the element of openness....through natural undisturbed desert, minimal impact of development, open view corridors, low building heights and maintaining the natural desert vegetation."

These considerations are fundamental to Cavalliere Ranch – a new opportunity for desert living in an environment that fosters appreciation and stewardship of one of Scottsdale's more precious assets.



Exhibit 'A'
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CAVALLIERE RANCH

Scottsdale, Az

Appendix A – Amended Development Standards (Legislative Draft)

Sec. 5.300. Single-family Residential (R1-18).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. Purpose.

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

Sec. 5.302. Use regulations.

A.

Permitted uses. Buildings, structures or premises shall be used and building 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. Any use permitted 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. 5.303. 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. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A.

Lot area.

1.

Each lot shall have a minimum area of not less than ~~eighteen thousand (18,000)~~ thirteen thousand, five hundred (13,500) square feet.

2.

If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B.

Lot dimensions.

1.

Width. All lots shall have a minimum width of ~~one hundred twenty (120)~~ ninety (90) feet.

C.

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

D.

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

E.

Yards.

1.

Front Yard.

a.

There shall be a front yard having a depth of not less than ~~thirty five (35)~~ twenty-six (26) feet.

b.

Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty five (35)~~ twenty-six (26) feet shall be provided on both streets.

C.

On a corner lot, the required front yard of ~~thirty-five (35)~~ twenty-six (26) feet shall be provided on each 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 a width of not less than ~~ten (10)~~ eight (8) feet.

3.

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

4.

Other requirements and exceptions as specified in article VII.

F.

Distance between buildings.

1.

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

2.

The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) 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, § 33), 4-3-12)

Sec. 5.305. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. Signs.

The provisions of article VIII shall apply.

Sec. 5.200. Single-family Residential (R1-35).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

Sec. 5.201. Purpose.

This district is intended to promote and preserve residential development. The minimum lot size, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

Sec. 5.202. 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:

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

B.

Uses permitted by conditional use permit. Any use permitted by conditional use permit in the (R1-43) 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. 5.203. 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. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A.

Lot area.

1.

Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.

2.

If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B.

Lot dimension.

1.

Width. All lots shall have a minimum width of ~~one hundred thirty-five (135)~~ one hundred one (101) feet.

C.

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

D.

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

E.

Yards.

1.

Front Yard.

a.

There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30) feet.

b.

Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.

C.

On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2.

Side Yard. There shall be side yards of not less than ~~fifteen (15)~~ eleven (11) feet on each side of a building.

3.

Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ twenty six (26) feet.

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 be not less than thirty (30) feet.

G.

Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side 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.

I.

Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12)

Sec. 5.205. Off-street parking. ✓

The provisions of article IX shall apply.

Sec. 5.207. Signs. ✓

The provisions of article VIII shall apply.

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

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

Sec. 5.101. Purpose.

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

Sec. 5.102. Use regulations.

A.

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

1.

Accessory buildings, swimming pools, home occupations and other accessory uses. The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

2.

Adult care homes; subject to the following criteria:

a.

Floor area ratio: Is limited to thirty-five hundredths (0.35) of the net lot area.

b.

Capacity: The maximum number of residents other than the manager or property owner at the home is ten (10).

c.

Location: An adult care home shall not be located within seven hundred fifty (750) feet of another adult care home on the same street frontage or within five hundred (500) feet in any other direction of another adult care home.

d.

Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.

e.

Parking: All parking for the property owner and any employees shall be provided in off-street locations but in no case shall parking occupy more than three-tenths (0.3) of the required front yard.

3.
Charter school located on property with a net lot size of one (1) acre or more.
4.
Day care home.
5.
Day care group home.
6.
Dwelling units, single-family.
7.
Guest houses, as an accessory use subject to the following criteria:
 - a.
No more than one (1) per lot shall be permitted.
 - b.
The square footage shall be no greater than one-half ($\frac{1}{2}$) the square footage of the principal building.
 - c.
The guest house shall not be rented or offered for rent independent of the main building.
 - d.
A guest house that is a portion of the main building shall comply with the yard requirements of the main building.
8.
Model homes.
9.
Municipal uses.
10.
Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200
11.
Private tennis courts.
12.
Public, elementary and high schools.
13.
Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

14.

Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the R1-43 District:

a.

Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).

b.

Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c.

Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)

d.

Required open space.

i.

Minimum: 0.24 multiplied by the net lot area.

ii.

For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

iii.

NAOS may be included in the required open space.

e.

Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and

the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

f.

Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g.

Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

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

h.

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

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

i.

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

j.

Noise: Outdoor speakers or paging systems are not allowed.

B.

Uses subject to conditional use permit.

1.

Cemetery (see section 1.403 for criteria).

2.

Community buildings and recreational facilities not publicly owned, such as: Athletic fields, boys' clubs, etc.

3.

Farms.

4.

Golf course (except miniature golf course or commercial driving range).

5.

Ham transmitting or receiving radio antennas in excess of seventy (70) feet.

6.

Wireless communications facilities; Type 4, subject to requirements of Sections 1.400, 3.100 and 7.200

7.

Private colleges and universities having a regular curriculum, with their related services and activities.

8.

Private school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards, including, but not limited to, the following as well as those otherwise required in the R1-43 District.

a.

Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than eighty-six thousand (86,000) square feet minimum lot size.

b.

Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c.

Noise: Outdoor speaker systems or bells are not allowed.

d.

Required open space:

i.

Minimum: 0.24 multiplied by the net lot area.

ii.

For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by net lot area for each foot of building height over twenty (20) feet.

iii.

NAOS may be included in the required open space.

e.

Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified in the Transportation Master Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas in addition to open space in d. above shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

f.

Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g.

Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development

Review Board, on the side and rear property lines adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

h.

Access: All private schools shall have frontage on a street classified in the Transportation Master Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.

i.

Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. Any additions to, expansions of or proposed playgrounds or outdoor activity areas shall be setback fifty (50) feet from the property line (including right-of-way width) of any single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A. or setback twenty-five (25) feet from any Two-family Residential R-2, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Multi-family Residential R-5 or Manufactured Home M-H district property line (including right-of-way width). All playgrounds and outdoor activity areas shall be screened from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. by a minimum six-foot high screen wall and/or landscape screen, as approved by the Development Review Board.

j.

Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.

k.

Circulation plan: The applicant shall submit a circulation plan to ensure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

9.

Public utility buildings, structures or appurtenances thereto for public service uses.

10.

Recreational uses including commercial stables, ranches and tennis clubs (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2431, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2636, § 1, 2-15-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3697, § 1(Exh. 1), 9-26-06; Ord. No. 3879, § 1(Exh. § 6), 3-2-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, § 4), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 24, 25), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 25, 26), 4-3-12; Ord. No. 4140, § 1(Res. No. 9643, Exh. A, § 2), 2-25-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 74, 75), 5-6-14)

Sec. 5.103. 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. 5.104. Property development standards. .

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

A.

Lot area.

1.

Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ thirty two thousand, two hundred fifty (32,250) square feet.

2.

If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this

ordinance, such lot may be used for any purpose permitted in this section.

B.

Lot dimensions.

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

C.

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

D.

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

E.

Yards.

1.

Front Yard.

a.

There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30) feet.

b.

Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.

c.

On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2.

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

3.

Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six (26) feet.

4.

Other requirements and exceptions as specified in article VII.

F.

Distance between buildings.

1.

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

2.

The minimum distance between main buildings on adjacent lots shall be not less than forty (40) feet.

G.

Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H.

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

I.

Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

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

Sec. 5.105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.106. Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]

Sec. 5.030. Single-family Residential (R1-70).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 20), 4-3-12)

Sec. 5.031. Purpose.

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

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.032. 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: Any use permitted in the (R1-190) single-family residential district. (see section 5.012A).

B.

Uses subject to conditional use permit.

1.

Any use permitted by conditional use permit in the (R1-190) single-family residential district (see section 5.012B).

2.

Specialized Residential Health Care Facility. Where there is a conflict with the modified standards specified for this use, the more restrictive standards shall take precedence.)

a.

A Specialized Residential Health Care Facility must have no more than sixteen (16) beds per gross acre of land and shall comply with the following:

i.

Location: all Residential Health Care Facilities shall have frontage on a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor arterial or greater.

ii.

Location: all Residential Health Care Facilities shall be located within one thousand three hundred twenty (1,320) feet of the property line of commercially zoned property.

iii.

Parking: the site plan shall be designed so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors. All parking areas shall be screened from the street and from neighboring properties by a minimum three-foot high undulating wall and/or landscaping. A minimum of fifteen (15) percent of all parking areas shall be landscaped. A minimum twenty-foot landscape setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

iv.

Buffer minimum: Twenty-foot landscape area adjacent to all residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

b.

Compatibility: All site improvements, including but not limited to, the buildings, parking areas, and other areas, should be designed to be consistent with homes allowed in the surrounding or adjacent neighborhood. Building materials and form should be responsive to the Sonoran Desert climate. To promote design compatibility, the Development Review Board application shall emphasize the following:

i.

Design elements such as varied building forms, variety of window sizes and placements, covered patios, sloped roofs and other such elements associated with large custom designed single-family dwellings.

ii.

Building materials that reflect the character of the Sonoran Desert including materials that are unpolished and have substantial texture with no exterior painted surfaces.

iii.

Limiting the use of non-native plant materials to a maximum of five (5) percent of the total lot area and that such materials will be placed in courtyards surrounded by buildings and walls at least six (6) feet in height.

iv.

Building and site design using passive solar control techniques such as, but not limited to, overhangs, recessed doors and windows, architectural screens in front of areas of glass, and earth mounded against the base of the building walls.

v.

Site design that minimizes exterior heat gain through the elimination of asphaltic paving materials and the shading of at least fifty (50) percent of all parking, walkway and patio surfaces by mature trees and/or shade structures.

vi.

Exterior water conservation measures including but not limited to water harvesting.

(Ord. No. 2470, § 1, 6-16-92; 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; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 21), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 73), 5-6-14)

Sec. 5.033. Approval 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. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A.

Lot area.

1.

Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) 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.

3.

Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B.

Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ one hundred eighty-eight (188) feet.

C.

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

D.

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

E.

Yards.

1.

Front Yard.

a.

There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.

b.

Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.

c.

On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2.

Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ twenty six (26) feet on each side of a building.

3.

Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4.

Other requirements and exceptions as specified in article VII.

F.

Distance between buildings.

1.

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

2.

The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.

G.

Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H.

Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

1.

All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.

I.

Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. Off-street parking.

The provisions of article IX shall apply.

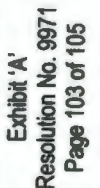
(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]



CAVALLIERE RANCH - LAND USE/DEVELOPMENT CALCULATIONS

1 EMMERSON/MILLER						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
70	429,973	9.87	299,985	6.89	69.77%	2
43	4,782,467	109.79	3,118,799	71.60	65.21%	69
35	3,047,718	69.97	1,379,975	31.68	45.28%	68
18	2,761,190	63.39	856,839	19.67	31.03%	98
Total	11,021,347	253.02	5,655,599	129.83	51.31%	237

2 STANTON						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	98,944	2.27	62,586.00	1.44	63.25%	2
35	71,231	1.64	33,812.00	0.78	47.47%	2
18	4,434	0.10	4,272.00	0.10	96.35%	0
Total	174,609	4.01	100,670	2	57.65%	4

3 DITOLA						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
35	429,170	9.85	164,619.88	3.78	38.36%	10
18	7,225	0.17	6,296.32	0.14	87.15%	0
Total	436,394	10.02	170,916	3.92	39.17%	10

4 KAHN						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
35	427,069	9.80	141,312.33	3.24	33.09%	10
18	9,295	0.21	9,294.53	0.21	100.00%	0
Total	436,363	10.02	150,607	3.46	34.51%	10

5 CAVALLIERE FAMILY						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	1,676,342	38.48	1,085,772	24.93	64.77%	24
18	3,073,805	70.56	1,257,926	28.88	40.92%	91
Total	4,750,146	109.05	2,343,698	53.80	49.34%	115

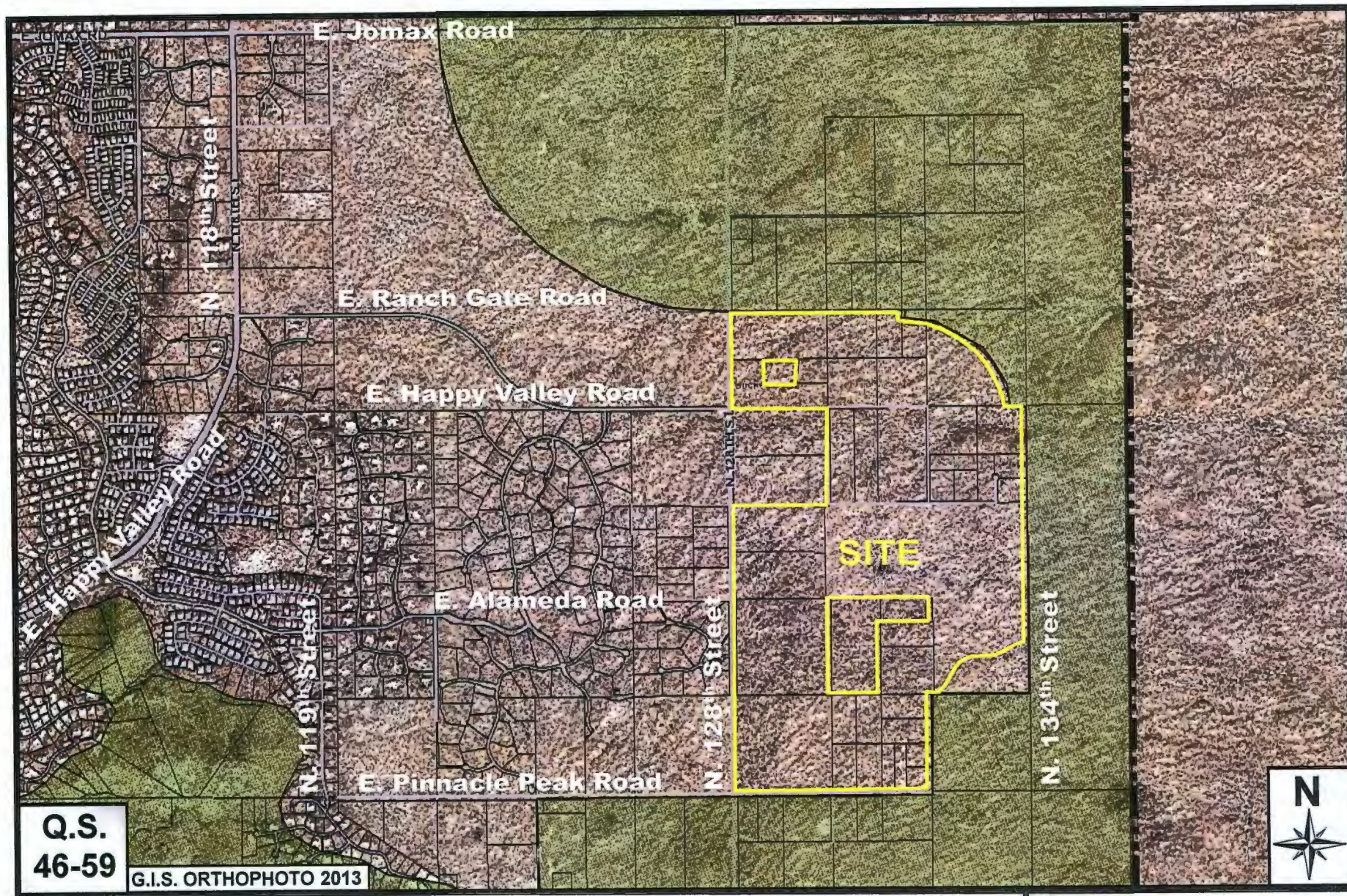
6 STERNBERG						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	915,314	21.01	564,663	12.96	61.69%	11
35	1,029,898	23.64	364,681	8.37	35.41%	25
18	673,593	15.46	215,002	4.94	31.92%	22
Total	2,618,806	60.12	1,144,345	26.27	43.70%	58

7 FAMOUS						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	294,053	6.75	216,525.00	4.97	73.63%	3
35	79,396	1.82	28,846.00	0.66	36.33%	2
18	89,372	2.05	59,168.00	1.36	66.20%	1
Total	462,821	10.62	304,539	6.99	65.80%	6

8 KOE						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
43	218,169	5.01	132,581.00	3.04	60.77%	3
Total	218,169	5.01	132,581	3.04	60.77%	3

CAVALLIERE RANCH						
Zoning			Total Open Space		% O.S.	# OF LOTS
	Sq. Ft.	Ac.	Sq. Ft.	Ac.		
70	429,973	9.9	299,985	6.9	70%	2
43	7,985,289	183.4	5,180,925	118.9	65%	112
35	5,084,481	116.8	2,113,246	48.5	42%	117
18	6,618,913	151.9	2,408,799	55.3	36%	212
Totals	20,118,656	462	10,002,955	229.6	50%	443

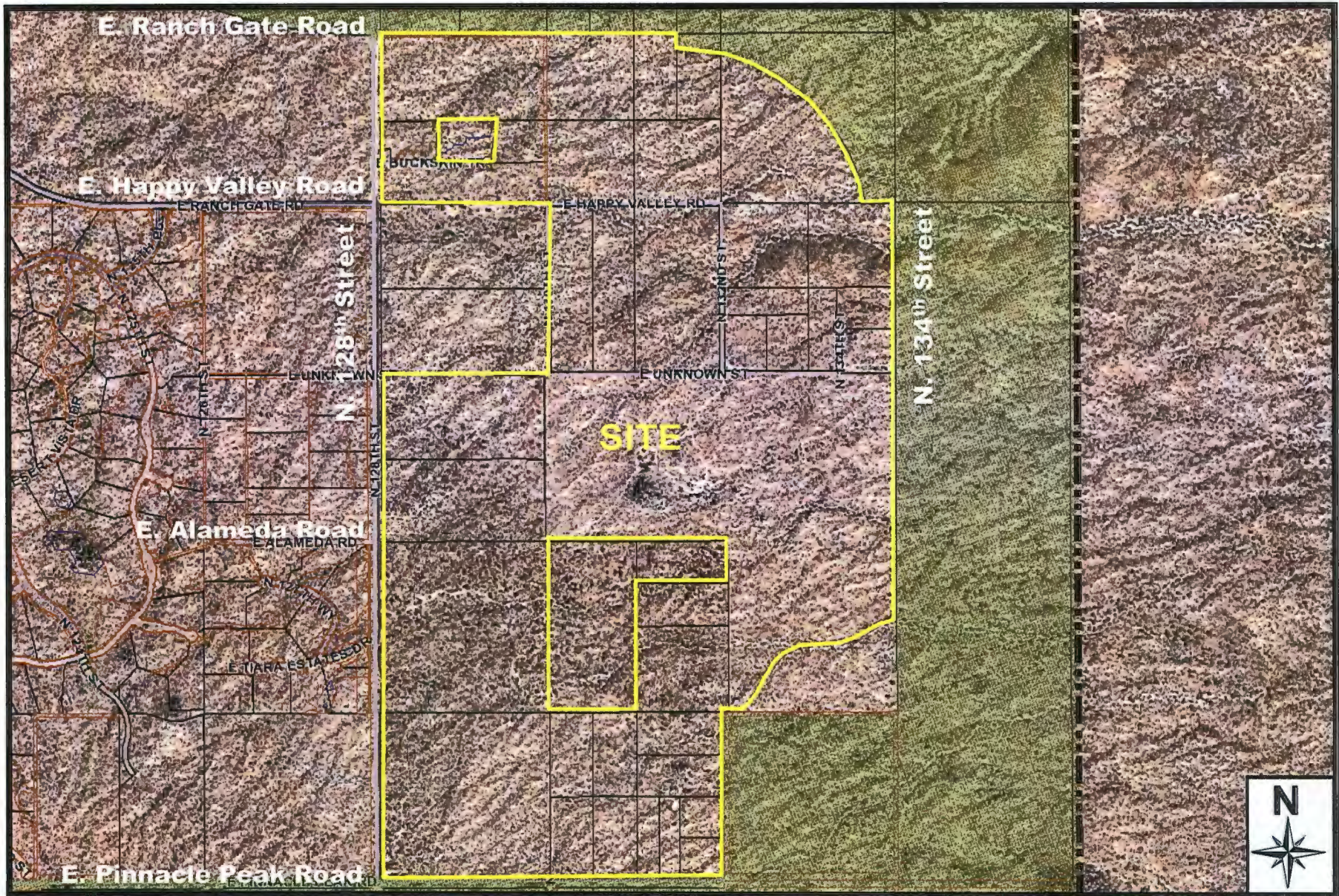




Cavalliere Ranch

ATTACHMENT #3

13-ZN-2014

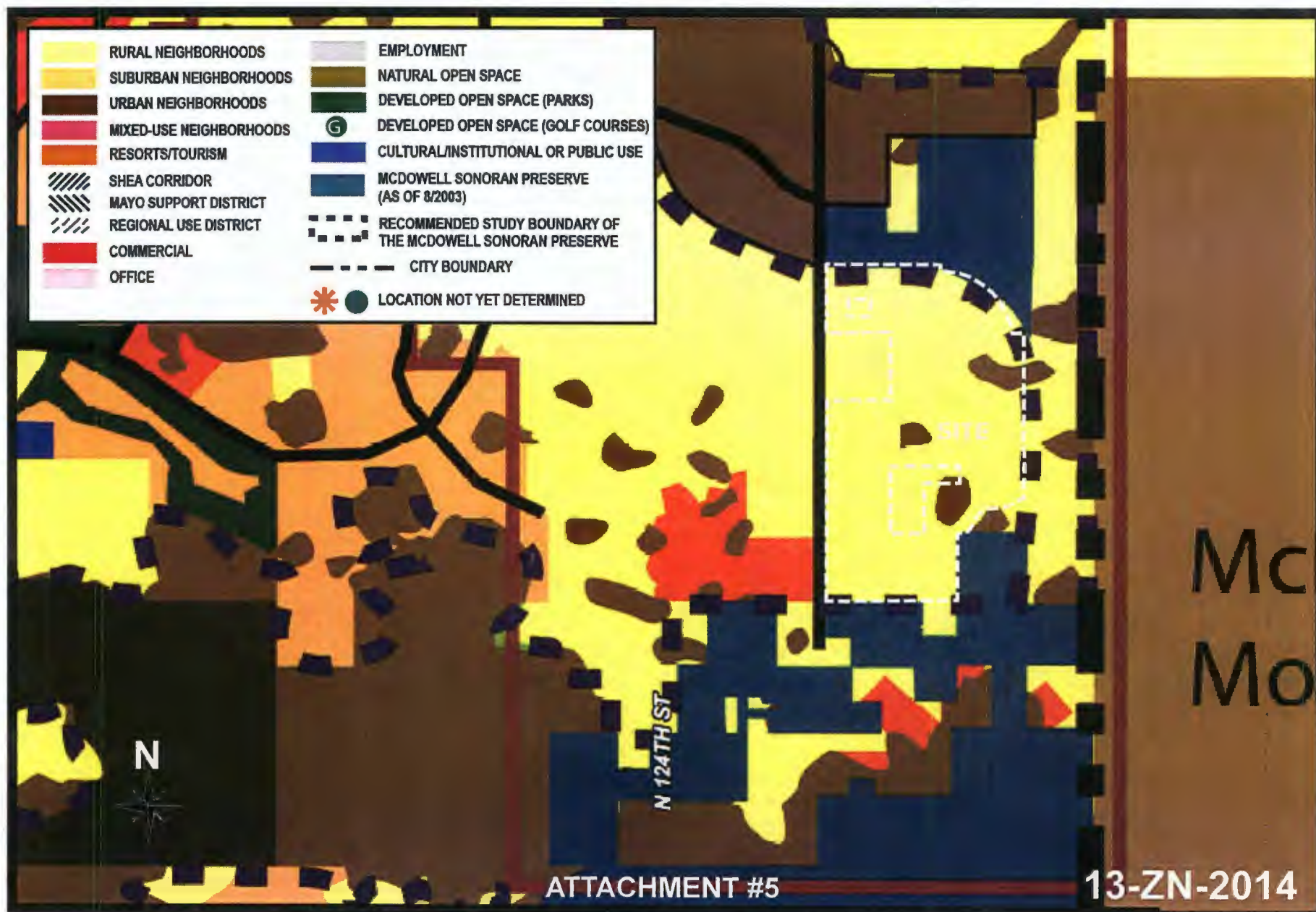


Cavalliere Ranch

ATTACHMENT #3A

13-ZN-2014

Existing General Plan Land Use Map



TRAFFIC IMPACT ANALYSIS SUMMARY
Cavalliere Ranch
128th Street and Ranch Gate Road
13-ZN-2014

Summary Prepared by Andrew Merkley, COS Traffic Engineering
Traffic Impact Study Prepared by Charles Wright, Kimley-Horn and Associates, Inc

Existing Conditions:

Site Location – East of 128th Street between Ranch Gate Road and Pinnacle Peak Road alignment.

Existing Development – The site is currently undeveloped; previously approved zoning is R1-130 ESL.

Street Classifications –

- Happy Valley Road is classified as a Rural Minor Arterial
- 118th Street is classified as a Rural Minor Collector.
- Ranch Gate Road is classified as a Local Collector.
- 128th Street is classified as a Rural Minor Collector.

Existing Street Conditions –

- Happy Valley Road west of Alma School Road provides one travel lane in each direction, with no curb, gutter, or sidewalk. East of Alma School Road, two travel lanes in each direction are provided with a raised center median, as well as curb, gutter and sidewalk on both sides of the roadway. The Happy Valley Road alignment ends at Whispering Wind Drive, and continues as 118th Street. The posted speed limit is 40 miles per hour.
- Jomax Road between Alma School Road and 118th Street is classified as a Minor Collector roadway. From Alma School Road to approximately 3,600 feet to the east, Jomax Road provides one lane in each direction with ribbon curb on both sides of the roadway, and no sidewalk. East of this section to 118th Street, Jomax Road widens to provide two lanes in each direction with a raised center median, and sidewalk on the north side of the road. The posted speed limit is 40 miles per hour.
- 118th Street provides one travel lane in each direction, one bike lane along the east side of the roadway, and curb and gutter on both sides of the roadway between Whispering Wind Drive and Redbird Road. North of Redbird Road 118th Street continues as an unpaved roadway. The posted speed limit is 35 miles per hour.
- Ranch Gate Road provides one travel lane in each direction between 118th Street and 128th Street. There is curb and gutter on both sides of the roadway between 118th Street and 125th Place. The street has temporary improvements with asphalt millings from 125th Place to 128th Street. The posted speed limit is 25 miles per hour.
- 128th Street provides one travel lane in each direction within 17 feet of asphalt millings between Ranch Gate Road and the McDowell Sonoran Preserve, with no curb, gutter or sidewalk. North of Ranch Gate Road to Rio Verde Drive, 128th Street is an unpaved roadway.

Existing Intersection Conditions –

- The intersection of Happy Valley Road and Alma School Road is all-way stop-controlled. The northbound approach provides one general purpose lane. The southbound approach provides one exclusive left-turn lane, one through lane,

and one exclusive right-turn lane. The eastbound approach provides one exclusive left-turn lane, one through lane, and one shared through/right-turn lane. The westbound approach provides one exclusive left-turn lane, one through lane, and one shared through/right-turn lane.

- The intersection of 118th Street and Ranch Gate Road is stop-controlled in the westbound direction. There is one general purpose lane provided on the westbound, northbound and southbound approaches.

Existing Volumes –

- There are 212 daily vehicles on 128th Street south of Ranch Gate Road.
- There are 5,480 daily vehicles on Happy Valley Road east of Alma School Road.
- There are 17,400 daily vehicles on Happy Valley Road west of Alma School Road.
- There are 482 daily vehicles on Jomax Road between Alma School Road and 118th Street.

Existing Speed Limits –

- Happy Valley Road has a posted speed limit of 45 miles per hour between Pima Road and Alma School Road; the posted speed limit is 40 miles per hour east of Alma School Road.
- Alma School Road has a posted speed limit of 45 miles per hour north of Happy Valley Road (the first one-eight mile is 35 mph).
- 118th Street has a posted speed limit of 35 miles per hour.
- Ranch Gate Road has a posted speed limit of 25 miles per hour.

Collision Information –

One collision occurred in the 2011-2012 period at the intersection of Ranch Gate Road and 118th Street.

Proposed Development:

Description - The proposed development plan consists of 443 single-family detached residences built on 462 acres. Primary access is provided by 128th Street. The McDowell Sonoran Preserve borders the site to the east, north, and south. There are several exception parcels within the site boundary that will need to have access provided through the proposed development.

Site Access – The applicant is proposing to have three main site access points from the east side of 128th Street. The first access point will be located at the intersection of 128th Street and Ranch Gate Road, extending the existing Ranch Gate Road alignment west. 128th Street and Alameda Road will be the second access point, which will be located approximately 2750 feet south of Ranch Gate Road. The third access point will be located approximately 4650 feet south of Ranch Gate Road.

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - Single-Family Detached Housing 443 DU	4,218	83	249	332	279	164	443

Previously Approved - Single-Family Detached Housing 463 ACRES/154 DU	1,468	29	87	116	97	57	154
Increase/Decrease	+2,750	+54	+162	+216	+182	+107	+289

Traffic Analysis:

Intersection Level of Service – Using a 2025 horizon year with traffic generated by the build out of the proposed development, as well as anticipated area development and growth, all of the study intersections in the vicinity of the site operate a level of service C or better for both peak hours, with the exception of:

- Alma School Road and Happy Valley – WB approach – AM Peak – LOS F
- Alma School Road and Happy Valley – EB approach – PM Peak – LOS E
- 128th Street and Ranch Gate Road – WB approach – AM Peak – LOS E

Analysis of Alma School Road and Happy Valley Road shows that improving the intersection to operate with signal control or as a roundabout would result in the intersection operating at acceptable LOS on all approaches during both peak hours.

Increased Traffic Volumes – With the additional site generated traffic and the proposed site access, the development of the site is estimated to increase daily traffic volumes along Happy Valley Road by 3,374 vehicles, Happy Valley Road/118th Street (north of Ranch Gate Road) by 844 vehicles, Jomax Road by 844 vehicles, and Ranch Gate Road by 4,218 vehicles.

Happy Valley Road between Pima Road and Alma School Road has an existing daily volume of 17,400 vehicles per day. With the proposed development and development in the area, the roadway is anticipated to have 24,556 vehicles per day. This volume exceeds the 15,000 vehicle per day estimated capacity for the existing two lane roadway section.

118th Street from Whispering Wind Drive to Ranch Gate Road has an existing daily volume of approximately 482 vehicles per day. With the additional traffic from the proposed development and surrounding development in the area, the anticipated daily volume is 7,378 vehicles per day. This volume is anticipated to exceed the estimated 5,000 vehicle per day capacity of the roadway.

Ranch Gate Road east of 118th Street has an existing daily volume of 212 vehicles per day. With the addition of traffic from the proposed development and developments in the area, the daily volume is anticipated to be 8,962 vehicles per day. This will exceed the estimated 5,000 vehicles per day capacity of the roadway.

Additional Information:

Off-site Street Improvements – Due to the increased traffic anticipated along the area street system, the following off-site street improvements are recommended:

1. Widen Happy Valley Road/118th Street from Whispering Wind Drive to Ranch Gate Road from the existing two-lane cross section to a four lane cross section with raised median.
2. Improve the existing stop control at the Happy Valley Road and Alma School Parkway intersection to a roundabout or traffic signal.
3. Widen Happy Valley Road from Pima Road to Alma School Road from a full four lane section with raised median.

Summary:

The approval of the zoning district change for the proposed Cavalliere Ranch will result in an estimated 4,218 trips generated per day to and from the project site. The development is estimated to generate 332 a.m. peak hour trips, and 443 p.m. peak hour trips. This represents a potential increase of 2,750 daily trips over the existing approved R1-130 ESL zoning.

With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will continue to operate at acceptable levels (LOS C or better), with the exception of the following approaches:

- Alma School Road and Happy Valley – WB approach – AM Peak – LOS F
- Alma School Road and Happy Valley – EB approach – PM Peak – LOS E
- 128th Street and Ranch Gate Road – WB approach – AM Peak – LOS E

Analysis of Alma School Road and Happy Valley Road shows that improving the intersection to operate with signal control or as a roundabout would result in the intersection operating at acceptable LOS on all approaches during both peak hours.

Several street segments are estimated to be over capacity with the projected 2025 daily traffic volumes.

- Anticipated daily volume of 24,556 vehicles per day exceeds the estimate 15,000 vehicle per day capacity of Happy Valley Road between Pima Road and Alma School Road.
- Anticipated daily volume of 8,892 vehicles per day exceeds the estimated 5,000 vehicles per day capacity of Ranch Gate Road.
- Anticipated daily volume of 7,378 vehicles per day exceeds the estimated 5,000 vehicles per day capacity of Happy Valley Road/118th Street between Whispering Winds Drive and Ranch Gate Road.

Off-site Street Improvements – Due to the increased traffic anticipated along the area street system, the following off-site street improvements are recommended:

- Widen Happy Valley Road/118th Street from Whispering Wind Drive to Ranch Gate Road from the existing two-lane cross section to a four lane cross section with raised median.
- Improve the existing stop control at the Happy Valley Road and Alma School Parkway intersection to a roundabout or traffic signal.
- Widen Happy Valley Road from Pima Road to Alma School Road from a full four-lane section with a raised median.

The Transportation Department is working the Maricopa Association of Governments (MAG) to identify funds to allocate to a roadway project that would improve Happy Valley

Road from Pima Road to Alma School Road to a four-lane roadway with raised median. If successful, design of the project could begin in the fall of 2015.

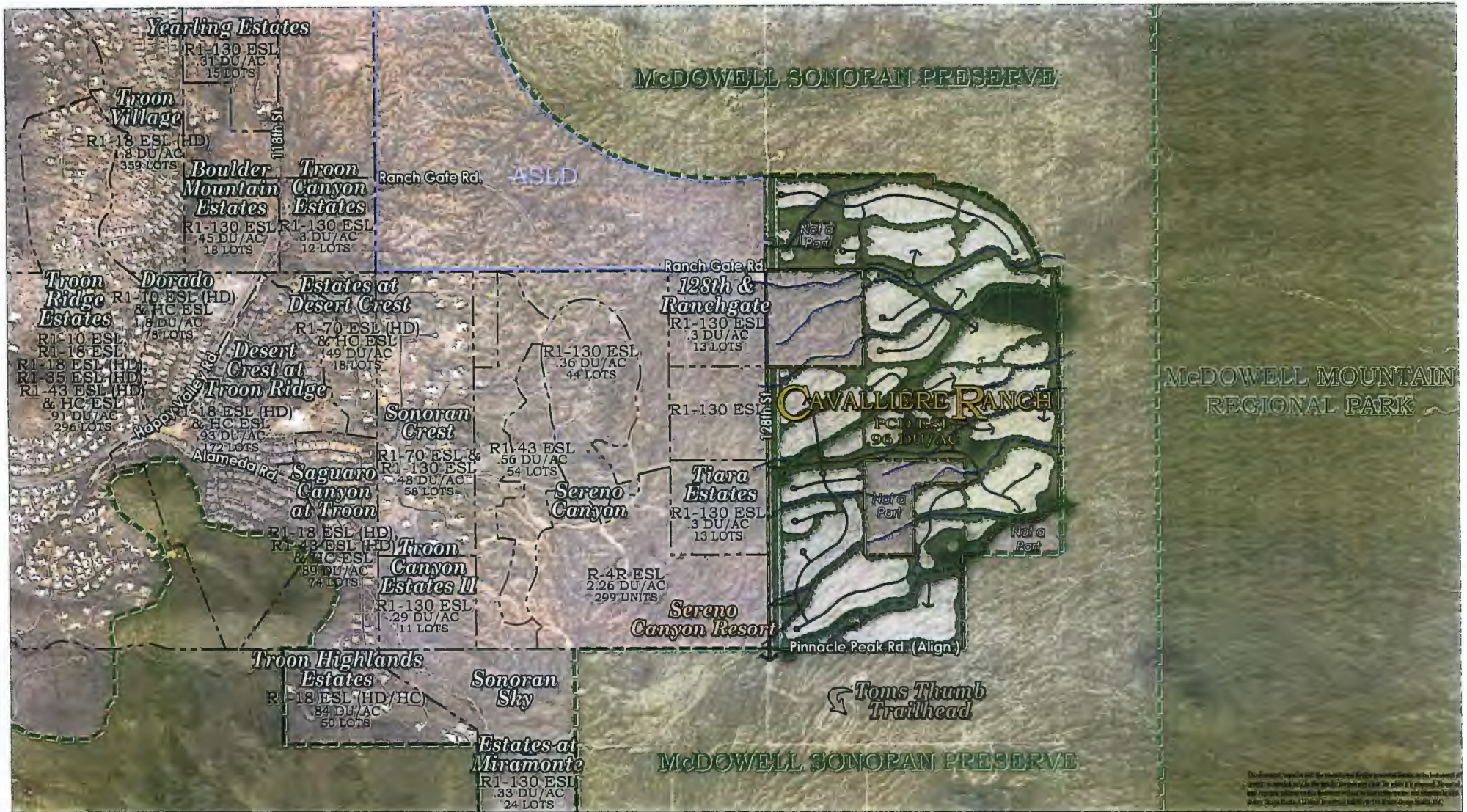
The ADT guidelines for a local collector street section are exceeded on Ranch Gate Road with the projected traffic volumes from the proposed development and other planned/approved development in the Ranch Gate Road/128th Street area. Transportation staff recommends that the street classification be changed to a Minor Collector street if the proposed development is approved.

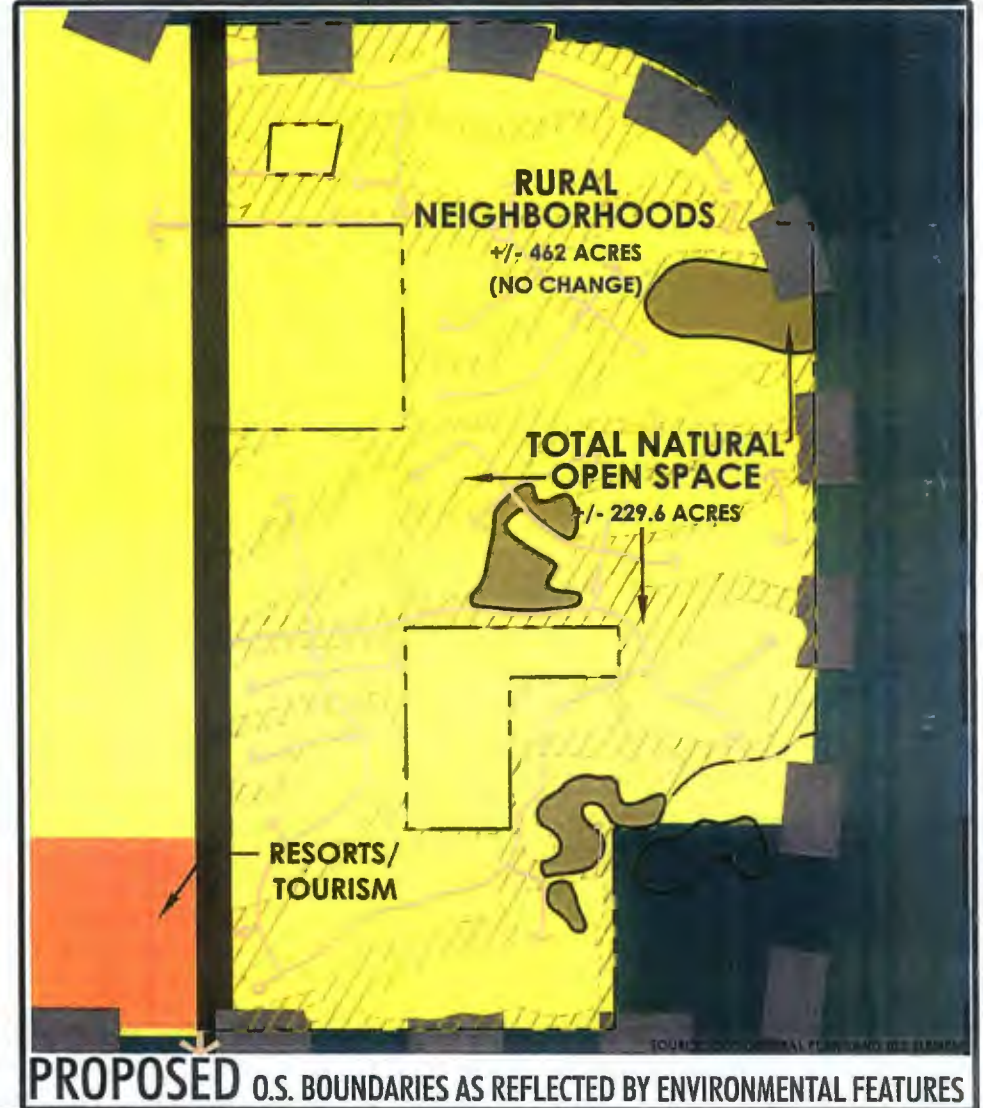
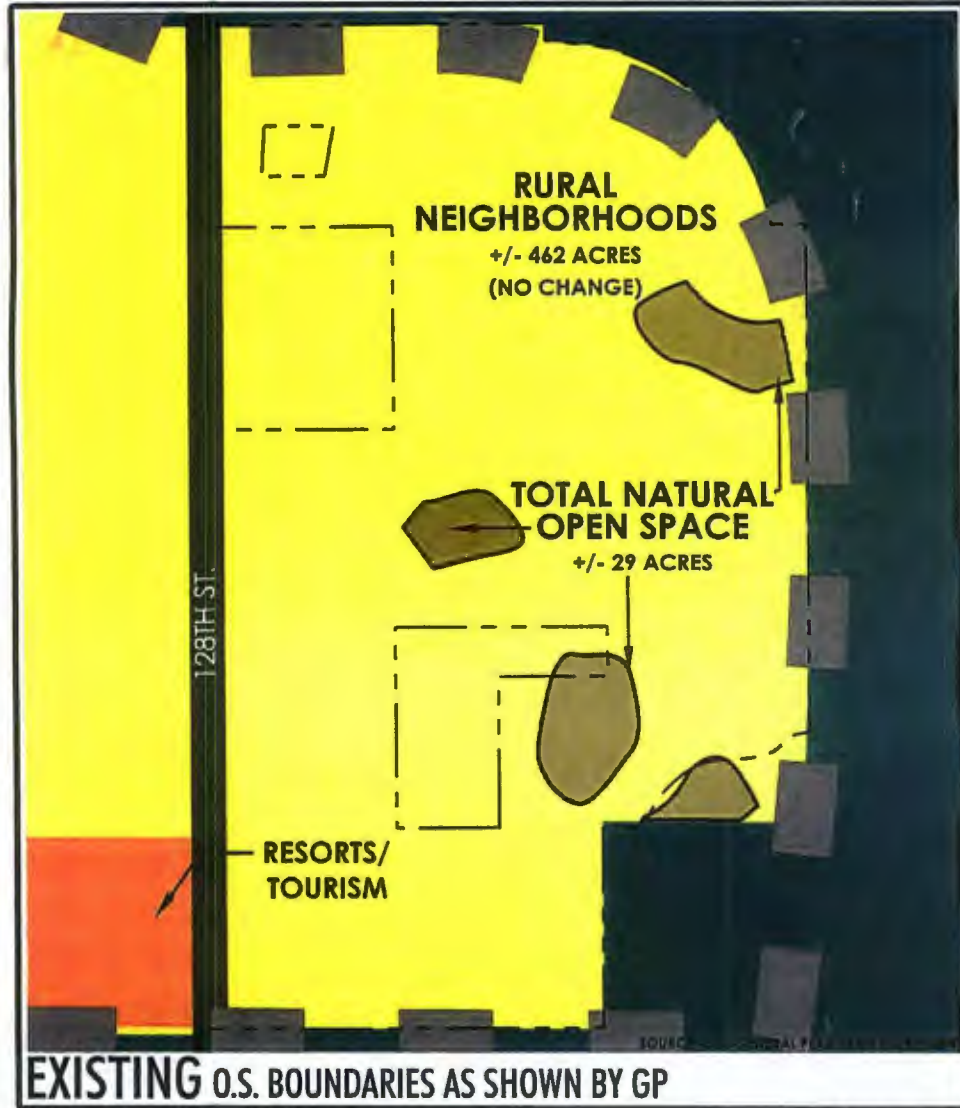
Comments/Concerns:

- The ADT guidelines for a local collector street section are exceeded on Ranch Gate Road with the projected traffic volumes from the proposed development and other planned/approved development in the Ranch Gate Road/128th Street area. Transportation staff recommends that the street classification be changed to a Minor Collector street if the proposed development is approved.
- The Transportation Department is working the Maricopa Association of Governments (MAG) to identify funds to allocate to a roadway project that would improve Happy Valley Road from Pima Road to Alma School Road to a four-lane roadway with raised median. If successful, design of the project could begin in the fall of 2015.









LVA urban design studio
 land planning • development entitlements • landscape architecture

CAVALLIERE RANCH
GENERAL PLAN OPEN SPACE COMPARISON
 SCOTTSDALE, AZ

SCALE: NTS
 NOT TO SCALE
 DATE: 8/4/14
 PROJECT NO: 1414
 DRAWN BY: JS
 REVISION: 01
 COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

NORTH

Murillo, Jesus

From: Rick Williamson <desertheritage@hotmail.com>
Sent: Thursday, May 22, 2014 6:00 PM
To: Murillo, Jesus
Subject: Re: #455-PA-2014

Thank you!

From: [Murillo, Jesus](#)
Sent: Thursday, May 22, 2014 5:43 PM
To: ['Rick Williamson'](#)
Subject: RE: #455-PA-2014

Hello Christine,

The application should come in tomorrow. I will provide a link to the application once the my Planning Assistants have entered the information onto the web.

Sincerely,

Jesus

From: Rick Williamson [<mailto:desertheritage@hotmail.com>]
Sent: Tuesday, May 20, 2014 10:12 AM
To: Murillo, Jesus
Subject: #455-PA-2014

Hi Jesus,

We would like to preview the preliminary application for this case, prior to the May 29th public meeting. This rezoning request will affect us directly. You may know, we have approved building plans for our house on 12814 Buckskin Trail, and will begin construction soon. so this is our new neighborhood.

Thank you,
Christine Williamson

Murillo, Jesus

From: jim heitel <heitel.james@gmail.com>
Sent: Thursday, May 22, 2014 3:52 PM
To: Murillo, Jesus
Subject: FW: Greasewood Flats Residential and Commercial

Sensitivity: Confidential

FYI after I left our meeting I received additional information which prompted this email to Randy,

Thanks again for your courtesy and time today

Regards

Jim

Please note my new E-Mail Address is Heitel.James@gmail.com

From: jim heitel [<mailto:heitel.james@gmail.com>]
Sent: Thursday, May 22, 2014 3:29 PM
To: Grant, Randy
Cc: Perreault, Erin; PKatsenes@scottsdaleaz.gov
Subject: Greasewood Flats Residential and Commercial
Sensitivity: Confidential

Randy

I have recently heard from "non city sources" that the proposed applications for the above project(s) will not be submitted as a single major general plan application ("MGPA"), rather that there will be 2 applications, with the "residential portion" to come in early June. This, if correct, one would presume a determination has been made that the residential change is not a MGPA. Such a determination would be contrary to the language of the Scottsdale 2001 General Plan ("GP") so I am perplexed. As any communications you have had with the applicant or decisions arrived at internally are presumably public information, I would like to know:

Have you or any of your staff had any conversation or rendered any opinion either written or oral, or made any other determination:

That a change in the land use from R1-130 ESL to a change as envisioned by the applicant(s) including but not limited to PCD ESL with comparable R1-18 development standards or any other category, is NOT a MGAP?

If the answer to the preceding sentence is affirmative partially or in its entirety, would you please explain how that is possible given the specific language in the GP on Page 18, second paragraph (**emphasis added**):

*"An amendment to Scottsdale's General Plan shall be defined as a major amendment **if it meets any one of the criteria outlined on the following pages:** [followed by the Heading "Criteria for a Major Amendment to the General Plan (City Council approved 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map")]*

Importantly there are no other following "headings until the end of that section on Page 24 so included under that Heading are "1. Change in Land use Category" , 2a. Area of Change Criteria, 3 Character Area Criteria and 4. Water/Wastewater Infrastructure Criteria".

Undeniably the proposed application is greater than the gross acreage Criteria #2a for Planning Zones D & E1. Also Criteria 1, 3 and 4 all have significantly clear language which speak to the MGPA applicability.

As time is of the essence would you please respond no later than tomorrow.

Thank you for your time in this matter.

Regards

Jim Heitel

Please note my new E-Mail Address is Heitel.James@gmail.com

Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, May 28, 2014 7:29 PM
To: Murillo, Jesus
Subject: Re: Greasewood

Thanks Jesus.

If they stick with the R1-18 it would have to be a major GP amendment so were both applications for a major GP amendment? It would also need to be a major amendment for the commercial part. Also, the new site is now 472 acres, not the 120 acres the Cavallierre family owns, so is the second application for 472 acres, 120 acres, or just the 10 to 40 they want for Greasewood and the family compound? They can claim they are going to build only 1 house/acre to fit the maximum density under rural neighborhoods, but if the zoning is for more I don't see how they can avoid a Major Amendment as the land would now be entitled for more density than rural neighborhoods allow.

Howard

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

On 5/28/2014 4:19 PM, Murillo, Jesus wrote:

> Hello Howard,
>
> They did submit, but I am just waiting for the applications to be uploaded to send everyone the link. Should have it soon. They did submit two applications: one for the existing greasewood flats site, and one for the proposed site. We will not know about the R1-18 until the rezoning case is submitted, but I do believe they will be sticking with the R1-18.
>
> Sincerely,
>
> Jesus
>
> -----Original Message-----
> From: Howard Myers [mailto:howard.myers@cox.net]
> Sent: Wednesday, May 28, 2014 9:51 AM
> To: Murillo, Jesus
> Subject: Greasewood
>
> Jesus
>

> I believe Friday was the last day they could file a major GP amendment for both the relocation of Greasewood and the up-zoning they want for the other 460 so odd acres. Can you tell me if they filed for major amendments and if so is it one application or two? I also need to know if they stuck with the R1-18 they had on the sign they posted and what the acres are involved with both the commercial and residential components.

>

> Also, do you know when the application will be posted on the city's web site? They are having an open house Thursday, but there are no details other than what is on the sign.

>

> Thanks

>

> Howard

>

> --

> Howard Myers

>

> Home:

> Addr: 6631 E. Horned Owl Trail

> Scottsdale, AZ 85266-8511

> Phone: 480-473-0109

> E-mail: howard.myers@cox.net

>

> If you have any other e-mail or phone numbers for me, please use the Home information above instead.

> None of the previous work e-mail or work phone numbers are valid

> anymore

>

>

>

>

Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, May 28, 2014 9:51 AM
To: Murillo, Jesus
Subject: Greasewood

Jesus

I believe Friday was the last day they could file a major GP amendment for both the relocation of Greasewood and the up-zoning they want for the other 460 so odd acres. Can you tell me if they filed for major amendments and if so is it one application or two? I also need to know if they stuck with the R1-18 they had on the sign they posted and what the acres are involved with both the commercial and residential components.

Also, do you know when the application will be posted on the city's web site? They are having an open house Thursday, but there are no details other than what is on the sign.

Thanks

Howard

--

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

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Murillo, Jesus

From: Janice M. Kuczynski <jkuczynski@msn.com>
Sent: Wednesday, May 28, 2014 2:04 PM
To: Murillo, Jesus; Janice Kuczynski; Steve Kuczynski
Subject: Fwd: Development Proposal

Jesus,

This is the first my husband & I have heard of this plan. We live at 11918 East Mariposa Grande Dr., Scottsdale, AZ 85255.

With all the open land, we see no reason to have a business be located that close to the McDowell Sonoran Preserve and single family homes in that quiet area.

Gease Wood Flats needs to stay in a mixed use area along Alma School Road or Reo Verde Road.

We do not need that kind of traffic in the Troon area. Therefore, we ADAMANTLY OPPOSE, this proposal and I will attend the meeting.

Thanks,

Janice and Steve Kuczynski

Begin forwarded message:

From: Janice Kuczynski <jkuczynski@msn.com>
Subject: Development Proposal
Date: May 28, 2014 at 1:54:42 PM MST
To: Janice Kuczynski <jkuczynski@msn.com>

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: May 20th, 2014
Time: 5:00 - 6:00 PM
Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

Site Address: East of 128th St. and Ranch Gate

Project Overview:

- Description of Request: For a rezoning from R1-120 EEL to PCO (Planned Community Overlay) EEL with comparable M-10 development standards for the purposes of a residential master plan. Additionally, there is a request for a Major General Plan Amendment from Rural Neighborhoods to Cultural/Heritage and a rezoning request from R1-120 EEL to C-2 EEL, of M-10. Areas of this site for the purposes of a potential relocation of Greenwood Park.
- Site Address: 473 +/-
- Site Zoning: R1-120

Applicants Contact: John Berry **City Contacts: Jesus Marillo**
Phone number: 480-385-2727 **Phone number: 480-312-7849**

Case Number #: 453-PA-2014 **Available at The City of Scottsdale: 480-438-7000**

After submitted, project information is available at: www.scottsdale.gov/projects/ProjectInfoProcess

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

Sent from my iPhone

Murillo, Jesus

From: Naomi Hermelin <nhermelin@cox.net>
Sent: Wednesday, May 28, 2014 8:17 PM
To: Murillo, Jesus
Subject: Development Proposal -zoning case to spot zone a 7-10 acre parcel to C-2 (Greasewood bar/restaurant)

Hello Jose,

My husband, Dave Morse, and I will not be able to attend the open house on Thursday, May 29 to discuss the zoning case to spot zone a 7-10 acre parcel to C-2, Greasewood bar/restaurant.

We would like to go on record as opposing this development plan.

Regards,

Naomi Hermelin & Dave Morse
480-998-7770

Murillo, Jesus

From: Kim Pensky <kimpensky@gmail.com>
Sent: Tuesday, June 03, 2014 2:36 PM
To: Murillo, Jesus
Subject: Cavaliers Ranch, Serano Canyon, Grease Wood Flats development

We are also adamantly against the development plan to move Grease Wood Flats and to put commercial zoning near 128th ST and Ranch Gate. We have a lot in Troon Highlands and selected this area because of its quiet, semi secluded nature. More traffic, another commercial site and unacceptable noise levels will not mix with the reasons why most of us chose to live or hike in the area. We do not support this development as it does not conform to the reasons people have chosen to live in this beautiful, peaceful area.

Kim and Wayne Pensky

Sent from my iPad

Murillo, Jesus

From: Ken D <kraldir@cox.net>
Sent: Tuesday, June 03, 2014 8:05 PM
To: Murillo, Jesus
Subject: RE: Case #: 455-PA-2014

Jesus - thank you for your reply. Glad you remembered me. We enjoy are gated community a lot.

Ken Dirks

From: JMurillo@ScottsdaleAz.Gov
To: kraldir@cox.net
Subject: RE: Case #: 455-PA-2014
Date: Wed, 4 Jun 2014 00:01:11 +0000

Hello Ken,

Good to hear from you. I have provide the latest and greatest link to the application you mentioned before. It will now be known as 5-GP-2014, until the accompanying case comes in.

http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_5_GP_2014.pdf

Sincerely,

Jesus

From: Ken D [<mailto:kraldir@cox.net>]
Sent: Thursday, May 29, 2014 7:52 PM
To: Murillo, Jesus
Subject: Case #: 455-PA-2014

Hello Jesus,

I attended the Open House tonight for Case #: 455-PA-2014. I've tried to find this case # at Scottsdaleaz.gov and was unable to find any information related to this case. I tried going to www.scottsdaleaz.gov/projects/ProjectsInProgress and got some kind of error.

Can you provide me with any additional information that will lead me to where Case #: 455-PA-2014 can be found?

Thank you,
Ken Dirks

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Can you provide me with any additional information that will lead me to where Case #: 455-PA-2014 can be found?

Thank you,
Ken Dirks

Murillo, Jesus

From: invinciblegrammie1 . <nancycantor5@gmail.com>
Sent: Tuesday, June 03, 2014 1:20 PM
To: Murillo, Jesus
Subject: Re:

It does help and actually I received an email from John Berry's office about that and will be setting up a meeting with them for that project and the Greasewood project.

On Tue, Jun 3, 2014 at 12:28 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Nancy,

The Open House at the Four Seasons on June 5, 2014, is going to be for the Pinnacle Peak Patio site proposed General; Plan amendment. I believe that the Open Houses for the other applications have already occurred. These open houses are not City sponsored, there are presented by the applicants. I hope this helps.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning, Neighborhood, and Transportation

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: [480-312-7849](tel:480-312-7849)

Fax: [480-312-9037](tel:480-312-9037)

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From: "invinciblegrammie1 ." <nancycantor5@gmail.com>

Date: June 2, 2014 at 2:40:54 PM MST

To: "Grant, Randy" <rgrant@scottsdaleaz.gov>

Subject: Question

Is there going to be a June 5th open house at the Four Seasons for that project that will impact Troon and the Greasewood Flats relocation?

--

"I'm not 68, I'm 18, with 50 years of experience"

The importance of education:

In 1786 Jefferson wrote to fellow Virginian George Wythe, "I think by far the most important bill in our whole code is that for the diffusion of knowledge among the people. No other sure foundation can be devised, for the preservation of freedom and happiness. ... Preach, my dear Sir, a crusade against ignorance; establish & improve the law for educating the common people. Let our countrymen know that the people alone can protect us against these evils (tyranny, oppression, etc.) and that the tax which will be paid for this purpose is not more than the thousandth part of what will be paid to kings, priests and nobles who will rise up among us if we leave the people in ignorance." ~

"Family is not determined only by the same blood, but by the connection and compassion between individuals..."

"The woman who follows the crowd will usually go no further than the crowd. The woman who walks alone is likely to find herself in places no one has ever been before." ~ Albert Einstein

"Life is a shipwreck, but we must not forget to sing in the lifeboats." —Voltaire

--

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"Life is a shipwreck, but we must not forget to sing in the lifeboats." —Voltaire

Murillo, Jesus

From: Cowan, Jennifer (CCD) <jcowan@crown-chicago.com>
Sent: Thursday, June 19, 2014 1:43 PM
To: Murillo, Jesus
Subject: RE: Greasewood Flat - MGPA

Hi Jesus - We are aware that a companion zoning case was filed on June 11th. Could I get a copy of the documents filed last week by Taylor Morrison et al? Also, which zoning classifications are being sought on the 500 acres east of 128th Street (including the proposed site for relocated Greasewood Flat)?

If any of the above information needs to be obtained from the Records Department, could you provide me with a contact so I can initiate that process?

Thanks!

Jennifer L. Cowan, P.E.
Senior Project Manager
Crown Community Development
1751 A West Diehl Road
Naperville, Illinois 60563
Phone: (630) 851-5490
Fax: (312) 395-7512

From: Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]
Sent: Wednesday, June 18, 2014 8:10 PM
To: Cowan, Jennifer (CCD)
Subject: RE: Greasewood Flat - MGPA

Hello Jennifer,

I just had the rezoning cases submitted this last week/and this week, so I will be looking into them to see if there is anything that you would not have from the previous narratives. The remainder of the information may need to be obtained from the records department.

Sincerely,

Jesus

From: Cowan, Jennifer (CCD) [<mailto:jcowan@crown-chicago.com>]
Sent: Monday, June 16, 2014 8:32 AM
To: Murillo, Jesus
Subject: Greasewood Flat - MGPA

Jesus,

Thanks for returning my call. As I mentioned in my voicemail, we are the developers of the Sereno Canyon property located south of Ranch Gate Road, west of 128th Street. We are aware that roughly 500 acres of adjacent property located along the east side of 128th Street is up for a Major General Plan Amendment. I would like to obtain a copy of the application and all other relevant documents for our review, including information submitted on June 11th, so we can understand the proposed development. I was able to download the two MGPA narratives pertaining to redevelopment of the existing Greasewood Flat site and the future relocation of Greasewood Flat to the east of 128th Street, but that's

all the information I have at this point. What additional information could you provide and what are the next steps in this process? Let me know, thanks so much.

Jennifer L. Cowan, P.E.
Senior Project Manager
Crown Community Development
1751 A West Diehl Road
Naperville, Illinois 60563
Phone: (630) 851-5490
Fax: (312) 395-7512

Murillo, Jesus

From: Andy Birutis <andy.birutis@gmail.com>
Sent: Wednesday, July 02, 2014 11:10 AM
To: Murillo, Jesus
Subject: Letter of Opposition to Greasewood Flat pending application

Re: Letter of Opposition to Greasewood Flat.

Dear Mr. Murillo:

I own lot 8 in Sereno Canyon, a subdivision neighboring the proposed relocation of the Greasewood Flat bar and music venue.

I want to express my strong opposition to the pending application for an Amendment to the General Plan and to the application for Commercial zoning for Greasewood Flat.

I am very concerned that the tranquility of Sereno Canyon and the Preserve will be irreparably damaged by noise, especially from motorcycle traffic to and from the business at night, as well as sounds of amplified music.

Please **do not approve** this inappropriate commercial use in this quiet residential area and the Preserve.

Sincerely,

Andy Birutis

Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Thursday, July 24, 2014 7:06 PM
To: Murillo, Jesus; Yaron, Adam
Cc: James & Catherine Heitel
Subject: 13-ZN-2014

Jesus & Adam

I have read through the first review letter on the Cavalliere Ranch rezoning (13-ZN-2014) and find you have made many valid points and asked a lot of valid questions, especially those relating to the Dynamite Character Area Plan which clearly calls for large lots. However I have the following questions.

1. I am wondering why you have not asked how a zoning category of R1-18 with an amended minimum lot sizes of 6,000 square feet, is at all compatible with the General Plan category of Rural Neighborhoods, which would require at least R1-43 or higher as a zoning category. Development plans are nice, but zoning determines what can be built on a property, especially once the property changes hands.
2. In order to qualify for a PCD, ALL the land must be under one owner or under some tight common control. This application is for land owned by the Cavalliere family (110 acres) and other owners, the majority of which is owned by a speculator, not a developer. So how do they meet this requirement? The land can be sold in parcels to the eventual developer by the current owners, but then this development agreement is pretty much useless and the zoning dictates what can be built. If they can't GUARANTEE that the eventual developer will only build one house/acre, they would have to file a Major General Plan amendment since the zoning they are asking for allows about 2.5 units/acre.

Thanks

Howard

--

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Thursday, July 24, 2014 4:43 PM
To: Murillo, Jesus
Subject: Re: 1st Review Comment Letter requests

Thanks so much Jesus. Can you also send me the public outreach report on Cavalliere Ranch, 13-ZN-2014.

Thanks again, really appreciate the cooperation.

Howard

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.

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On 7/24/2014 4:35 PM, Murillo, Jesus wrote:

Hello All,



Here are the 1st Review Comment Letters for cases 9-ZN-2014/2-GP-2014, 11-ZN-2014/5-GP-2014, 12-ZN-2014/4-GP-2014, and 13-ZN-2014. Staff has provided joint letters for the above mentioned GP cases and associated Zoning Map amendment requests.

Sincerely

Jesús Murillo
Senior Planner
City of Scottsdale
Planning, Neighborhood, and Transportation
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Thursday, July 24, 2014 3:09 PM
To: Murillo, Jesus
Subject: Pinnacle Peak Patio & Greasewood

Jesus

I see you are the staff coordinator on the Pinnacle Peak Patio and Greasewood Flats rezoning cases 9-ZN-2014 and 11-ZN-2014, in addition to the Cavalliere Ranch rezoning, 13-ZN-2014. Could you send me the staff responses sent to the applicant on all three when available? I know I have already asked for that on the 13-ZN-2014 case but the others are generating a lot of interest in the community as well.

Thanks

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Friday, July 18, 2014 8:34 AM
To: Murillo, Jesus
Cc: James & Catherine Heitel
Subject: 13-ZN-2014

Jesus

Has staff finished their first review letter on 13-ZN-2014 and if so can you send it to me? Also, is it possible to get the public outreach report sent to me? I got most of the other files electronically, but this wasn't included.

Also, if staff has reviewed 11-ZN-2014 and 5-GP-2014, I would like to see that review letter too.

Thanks for all your help.

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Tuesday, August 05, 2014 4:00 PM
To: Yaron, Adam; Murillo, Jesus
Cc: Grant, Randy; Perreault, Erin; Behring, Fritz; James & Catherine Heitel; City Manager Mailbox
Subject: Cavalliere Ranch, 13-ZN-2014

Adam & Jesus

With regard to the Cavalliere Ranch rezoning request, 13-ZN-2014, in your first review letter to the applicant, you correctly identified possible conflicts with major General Plan criteria #3 (conformance to the character area plan) and #4 (premature increase in infrastructure required), however we believe this application trips ALL of the major General Plan criteria, in particular their attempt to keep the "rural neighborhoods" designation despite asking for a change in zoning to R1-18, which is far more dense than the most dense rural neighborhoods density, and a minimum lot size of 6,000 square feet, far less than the 43,000 square feet minimum required in that category. We understand they claim they will only build 1 house/acre, but that is not consistent with the zoning requested, nor is it enforceable down the road. As we have been told many times, zoning is the only thing that dictates what can be built, not the General Plan.

Has staff made a determination that this is a minor amendment, and if so can you send me the justification for that ruling? If staff has not yet decided if it is a major or minor amendment, then I would think the applicant would have to justify why the zoning they are asking for doesn't in reality change the General Plan designation of "rural neighborhoods" to "suburban neighborhoods".

I would appreciate knowing at least if staff has made the major/minor amendment determination, and if not is the General Plan land use designation under consideration given the zoning they are requesting. If not, I would like to know why since this zoning category, and the minimum lot size requested, are not at all compatible with rural neighborhoods and the experience they are supposed to provide.

We also asked about the PCD designation and the criteria for that, which it would appear they don't meet as the land is owned by many land owners, any one of which could sell their property to a developer. I would appreciate some explanation as to how they meet the strict criteria for a PCD designation which is intended to provide some assurance that the property will be developed per the development agreement.

These are really the same questions I asked awhile back, but didn't get an answer to yet.

Thanks

Howard

--

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

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Murillo, Jesus

From: neil@clearviewonline.com
Sent: Monday, August 11, 2014 9:27 AM
To: Yaron, Adam
Cc: Murillo, Jesus
Subject: RE: 13-ZN-2014_Requested Information

Thank you, Adam. I enjoyed our conversation and your prompt follow-up with this email.

I hope the unpacking goes well for you ...

Best,

Neil

----- Original Message -----

Subject: 13-ZN-2014_Requested Information
From: "Yaron, Adam" <AYaron@Scottsdaleaz.gov>
Date: Mon, August 11, 2014 9:22 am
To: "neil@cvpteam.com" <neil@cvpteam.com>
Cc: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

Neil,

The requested link to subscribe to project status updates and hearing schedules is with the following link,

<http://www.scottsdaleaz.gov/bldgresources/alerts/services>

You can also follow along the specific case status with this link,

<https://eservices.scottsdaleaz.gov/eServices/Cases/casesheet.aspx?caseid=43754>

Finally, as I mentioned to you this morning, the Staff Coordinator for the aforementioned case is Jesus Murillo. Jesus can be contacted at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov .

ADAM YARON | PLANNER

CITY OF SCOTTSDALE

Planning and Development Services
Long Range Planning Services
7506 E Indian School Rd | Scottsdale, Arizona
T: 480.-312-2761

Murillo, Jesus

From: james heitel <heitel.james@gmail.com>
Sent: Wednesday, August 13, 2014 2:40 PM
To: Grant, Randy; howard.myers@cox.net
Cc: Murillo, Jesus; Perreault, Erin; Curtis, Tim; Yaron, Adam
Subject: RE: 13-ZN-2014

Randy thanks for your comments but I can't in clear conscious let them stand alone. First permit me to digress momentarily as this case clearly illustrates just why the citizens of this community deserve an equal seat at the table, when important and pivotal applications like this are being considered. The citizens have an important perspective especially in the areas of character, quality of life, and protection of neighborhoods, which is essential to the dialogue; while those proposing changes have entirely different motives. Currently lobbyists and zoning attorneys have literally thousands of hours of interaction behind the scenes in which to persuade our city, while citizens are allowed 3 minutes after staff has reached a determination and recommendation, at a council hearing.

This case and your interpretation of the controlling issues is exactly why I and others devoted nearly 6 months of our lives on the General Plan Task Force endeavoring to foster a dialogue (which I believe you tried to encourage as well) regarding inconsistent language in our current General Plan. That discussion never occurred in earnest as it was so important for those with special interests to personally attack and bully those who tried to have such a dialogue. Simply, inconsistencies benefit those looking for loopholes to defeat the clear intent of our General Plan. You must know that decisions you make regarding this case have the potential of fundamentally transforming our entire rural neighborhood lifestyle by establishing a 1 Du/acre "entitlement" mentality. This is the reason our General Plan speaks at great length about character, infrastructure and the need to carefully consider impacts to them by engaging in the major general plan process.

First and foremost, to your explanation:

Certainly I understand the technical interpretation of the words "change in land use category, designation, etc.", but I also understand what "spirit and intent" mean in a document. Strict adherence to those technical terms alone would be inconsistent with the predominantly central message in the entire General Plan as to the importance of considering changes which affect character and infrastructure.

For instance the very first of many of the amendment criteria states:

"Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent (emphasis added) of these mission statements will qualify for consideration as a major amendment to the General Plan."

Your applicant's application clearly proposes a change to the Rural land use element and in my mind a change of the element to the suburban element. If allowed to stand essentially they are redefining what a Rural Element is by requesting a threefold increase in density comprised of clustered suburban lots.

Randy, we have been told 'ad infinitum' that the General Plan is a broad visioning document, which means its intent should be interpreted on a holistic level. Rather it appears there is a tendency to have it distilled down to a level where minutia overrides the broader intent. We all know that allowable densities are not entitlements; that is the reason for the other criteria and the reason the Dynamite Character Area Plan specifically states that "current" zoning should be maintained.

There are many cases in point:

Apparently now the entire definition of "Rural Neighborhoods" is being transformed to mean "1 Du/acre", thereby completely disregarding the voluminous supportive language clarifying just what is a Rural Neighborhood Land Use Category. Under this interpretation a high-rise apartment building would comply as long as its gross density were one DU/acre. In this case an applicant apparently wants staff to believe that a mass graded suburban type lot development scheme, consisting of an assemblage of multiple properties, which will presumably have some sort of

common area ownership component; is the quintessential definition of a Rural Neighborhood. As I indicated above your applicant is requesting a lot type that is clearly included within the Suburban Element as evidenced by the standards they are asking for; R1-18 with reduced lot sizes to 6000 square feet. Additionally "clustering" of "suburban" lots in and of itself is not a justification for a tripling of entitled density in a "rural" category. Apparently now the entire visioning process cited hundreds of times in the General Plan regarding "character based planning" could be disregarded if the convoluted interpretation of "1 DU/acre" is satisfied, thereby defeating the other "Criteria" such as (2) acreage, (3) character area & (4) infrastructure. Further to this point the entire efforts underscored in the General Plan regarding Character Areas (in this case the Dynamite Character Area) is ignored by accepting the "clustering" of housing as the sole determinate of character area compliance. As stated the Dynamite Character Area plan specifically calls for keeping the existing large lot zoning, which in most cases is R1-130 or 1 DU/3 acres, and discourages gated subdivisions, Apparently also, the acreage and infrastructure "Criteria" could be allowably ignored if the convoluted interpretation of "1 DU/acre" is satisfied. Ultimately, the question to ask is what does this proposed change do for the city and its residents? The claim is that it "master plans" the area, however they are providing insignificant extra open space while increasing the number of units the city has to support by 3 times what they are allowed under the existing zoning. Extraordinary increases in density have been supported in this city for corresponding significant increases in contiguous open space. None of that applies in this case. This has to have a negative impact on not just water and sewer, but roads and other city facilities that the city can't support with increase fees. As I have indicated earlier you are tinkering with the fate of the entire rural north area. Yet, all that will be ignored just because they claim to meet a 1 DU/acre gross requirement? The land owner realizes increased profits while the city realizes increased debt that is not offset by any increase in income that may result from this development.

More importantly an entire way of life will be jeopardize with the precedent you may set by (1) allowing this as a minor amendment and (2) recommending approval.

In short, Randy, I take you at your word that you are struggling to do the right thing. Your job has been made more difficult given the current culture which exists whereby citizens are an afterthought, in some case I suspect perceived by some (not you) as a nuisance. We get our 3 minutes in front of the council but no seat at the table prior to that. Important decisions are made based on a one sided negotiations where the citizen's view point is not represented. The system needs to be fixed but until then some of us who still believe in representative government will continue to insist our voices should be heard and that current ordinances, rules and regulations should be considered fairly and impartially which means determining the intent as well as the language of the law.

As always, kindest regards,

James Heitel

From: Grant, Randy [mailto:RGrant@Scottsdaleaz.gov]
Sent: Tuesday, August 12, 2014 6:19 PM
To: 'howard.myers@cox.net'
Cc: Murillo, Jesus; Perreault, Erin; Curtis, Tim; Yaron, Adam; 'james heitel'
Subject: RE: 13-ZN-2014

Howard, the language for criteria 2, 3 and 4 presupposes that a change in land use is occurring, but that change in land use can be a change in land use that does not represent a major amendment. For example, a change from Group C to Group B is a change in land use category that is not a major amendment. In those instances, a premature increase in water or wastewater infrastructure could cause the non-major amendment to become a major amendment. The issues of infrastructure impacts and character impacts will always be considered as part of the zoning application. We aren't ignoring those issues, and we certainly aren't saying they are unimportant. We are simply saying that unless a change in land use category is proposed, those issues wouldn't be criteria upon which a major amendment would be required.

Your second question asks what the property owner might do once they are zoned R1-18, and what density they could argue they are entitled to. They are zoning to P-C, and not to R1-18, and the development plan that Council will consider will dictate the density to which the property could ultimately be developed. The zoning ordinance requires that under P-C a "comparable district" be identified for purposes of development standards, but that is not an entitlement for allowable density. If they are limited to 462 units in the development plan, that's all they get for those 462 acres.

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Even though I am confident that the cap on density could be enforced, you raise an excellent question about how to get all of the individual property owners within the project to play together in the sandbox as the properties come forward. The P-C district is more sensitive to the need for planning than traditional zoning districts, and if there isn't an tight agreement/contract or other mechanism that ensures "unified ownership or control", the lack of coordination could lead to difficulties getting streets, utilities, etc. put in place in an organized manner. The applicant has been made aware that that "development structure" is an important consideration in the zoning application.

Regards,

Randy

From: Howard Myers [<mailto:howard.myers@cox.net>]
Sent: Tuesday, August 12, 2014 2:44 PM
To: Grant, Randy; 'james heitel'
Cc: Murillo, Jesus; Perreault, Erin; Curtis, Tim; Yaron, Adam
Subject: Re: 13-ZN-2014

Randy

Are you saying that criteria 3 and 4 are not evaluated unless there is a change in land use? Clearly that can not be the case or they wouldn't be in the plan at all since they would be rendered useless as the change in land use would automatically require a major GP amendment. Are criteria #3 and #4 going to be evaluated or ignored, that was really the question. I know staff has taken the interpretation that #2 doesn't apply unless #1 is tripped, but that doesn't seem reasonable either. Even in the staff response to the applicant they asked about complying with the character area and infrastructure improvements, which we believe they clearly don't.

To the issue of 1 home per acre, we are looking for what guarantee the city has that no more than that will be built when they get a R1-18 zoning, that allows about 2.5 homes/acre, and the property changes hands, which it certainly will as most of the land is not owned by a developer but rather by investors. The minimum lot size also doesn't make any sense as developers typically put at least some NAOS on lot. Also, they could amend standards on a R1-43 zoning category which would at least guarantee that no more than 1 home/acre could be built. To date, we have NO explanation as to why R1-18 is being requested.

Howard

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

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Your email and Howard's both raise good questions. Staff has struggled with the application you reference as well, and have responded to the applicant with a comment letter that asks for details on 80 issues. In reviewing the language in the General Plan, a major amendment is not triggered unless a change in land use designation/category is being requested (see below). The application requests development of 1 unit per acre (462 units on 462 acres) and as such conforms to the Rural designation that has been on this property historically. It is not uncommon, as is expressed in the Dynamite Foothills plan, to accept clustering (and therefore smaller lot sizes) as a way to preserve larger areas of open space. In our comment letter staff asked for much more detail on lot patterns in order to evaluate whether the clustering pattern maintains a rural character of development, but have not received that information to date.

I know that Adam is working on a response to Howard's recent correspondence, and would prefer to have one person on staff communicating on these issues. Because of my lapse I did want to get back to you personally.

Regards,

Randy

2a. Area of Change Criteria

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

- * Planning Zones A1, A2, B 10 acres or more
- * Planning Zones C1, C2, C3, D, E1, E2, and E3 15 acres or more
- * Planning Zone C1, C2, D and E 15 acres or more

2b. Acreage Criteria Overriding Incentives

Certain exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and

values of the community. A proposal that includes any of the following conditions will not be considered a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
 - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space,
 - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional or Public Use with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single family land use designation (designations of Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one-half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

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Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting. If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. Water/Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment. If a project applicant wishes to appeal the designation of a General Plan major amendment, the Chief Planning Officer, or the position equivalent, will evaluate the appeal and make a major amendment determination.

From: james heitel [<mailto:heitel.james@gmail.com>]

Sent: Tuesday, August 12, 2014 12:38 PM

To: Yaron, Adam

Cc: howard.myers@cox.net; Murillo, Jesus; Perreault, Erin; Curtis, Tim; Grant, Randy
Subject: Re: 13-ZN-2014

Adam, thank you for copying me on your response to Howard's questions. First let me say congratulations, your response has rendered me completely speechless; at least temporarily. I assume also you have had the same effect on your associate, Randy Grant whom I emailed back on May 22nd, and apparently his "speechlessness" has rendered him incapable of responding to a central question I asked him and that you have raised. It is helpful, your response, in as much as to my knowledge this is the first time staff has put into writing their acknowledgement they have chosen to re-interpret the 2001 General Plan major amendment criteria.

In my email to Randy over 80 days ago, regarding the criteria for a Major General Plan amendment applicability to this case, I stated:

".....given the specific language in the GP on Page 18, second paragraph (emphasis added):

"An amendment to Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the criteria outlined on the following pages: [followed by the Heading "Criteria for a Major Amendment to the General Plan (City Council approved 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map")

Importantly there are no other following "headings until the end of that section on Page 24 so included under that Heading are "1. Change in Land use Category" , 2a. Area of Change Criteria, 3 Character Area Criteria and 4. Water/Wastewater Infrastructure Criteria".

Undeniably the proposed application is greater than the gross acreage Criteria #2a for Planning Zones D & E1. Also Criteria 1, 3 and 4 all have significantly clear language which speak to the MGPA applicability."

Adam, you have stated in your email:

"....Therefore, the proposal being at or less than 1 dwelling unit per acre, the application does not require a major General Plan amendment. Should the development proposal stay at or less 1 dwelling unit per acre and GP Rural Neighborhoods, than a change in General Plan land use would not be required and none of the four major amendment criteria would apply. (emphasis added) All four major amendment criteria require a change in General Plan land use category to be applicable."

Notwithstanding staff's highly questionable logic regarding the "rural" densities, the language quoted from the General Plan to Randy is absolutely clear and diametrically opposite your position regarding the applicability of all of the major general plan criteria. More to the point the phrase

"if it meets any one of the criteria outlined on the following pages" is quite clear as to the General Plan's intent.

How is this possible? I will assume for the moment that the position you stated waiving applicability of the four major amendment criteria, was not a determination you made unilaterally on your own. The voter approved General Plan has its basis in Arizona law, so I would assume you have not chosen to ignore law on your own.

I would specifically like to know then who made such a determination and specifically request that you promptly forward to me any and all written opinions and determinations regarding this issue.

In support of that I will follow up to my prior public information request regarding this case with a more detailed request in this regard. Curiously in my prior public information request I do not recall having been provided with anything concerning this issue.

I would appreciate your kindly responding to me with this information I have requested or in the alternative, should you chose to ignore this request as Randy has my prior request, please extend to me the common courtesy by letting me know you have taken that position.

Additionally there are many others who have a keen interest in the manner in which Scottsdale chooses to enforce or not enforce our current General Plan, so I will try to keep them informed by passing this email on to them.

Kindest regards

James Heitel

Regards,
Jim

On Mon, Aug 11, 2014 at 11:52 AM, Yaron, Adam <AYaron@scottsdaleaz.gov> wrote:
Howard,

Thank you for the comments. To address your questions please note the following responses:

Question 1

The applicant is requesting the P-C zoning district - not R1-18. The applicants 1st submittal project narrative states that the P-C district will "facilitate preservation of the boulders, stands of desert vegetation and washes that give the property its distinctive character while allowing a maximum of 462 homes, a density of one residence per acre." The P-C district may only be developed in accordance with a specific Development Plan which will be tied to a specific number of units. The approved development plan is an integral part of the P-C zoning district and all development (when it occurs) will be required to comply with said plan. With the applicant's first submittal, the application clearly states that the proposed development will provide one (1) dwelling unit per acre. (Page 1 of the Applicant's

Narrative.) http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_13_ZN_2014.pdf

A one (1) dwelling unit per acre density maintains conformance with the Rural Neighborhoods General Plan land use definition. The properties that are part of this application are currently designated Rural Neighborhoods in the 2001 General Plan.

Therefore, the proposal being at or less than 1 dwelling unit per acre, the application does not require a major General Plan amendment. Should the development proposal stay at or less 1 dwelling unit per acre and GP Rural Neighborhoods, than a change in General Plan land use would not be required and none of the four major amendment criteria would apply. All four major amendment criteria require a change in General Plan land use category to be applicable. If no General Plan land use change is required, then no major amendment criteria would apply and the case would be processed as a zoning case type.

Question 2

Prior to City Council action, the applicant will need to demonstrate conformance to Section 5.2102.A of the City's Zoning Ordinance in order to conform with the requirements of the P-C zoning district requested. The ability for the applicant to demonstrate unified control of the property both now, and in the future, will be a key consideration.

Please let us know if you have any additional questions or concerns.

ADAM YARON | PLANNER

CITY OF SCOTTSDALE
Planning and Development Services
Long Range Planning Services
7506 E Indian School Rd | Scottsdale, Arizona
T: 480.-312-2761

-----Original Message-----

From: Howard Myers [mailto:howard.myers@cox.net]
Sent: Thursday, July 24, 2014 7:06 PM
To: Murillo, Jesus; Yaron, Adam
Cc: James & Catherine Heitel
Subject: 13-ZN-2014

Jesus & Adam

I have read through the first review letter on the Cavalliere Ranch rezoning (13-ZN-2014) and find you have made many valid points and asked a lot of valid questions, especially those relating to the Dynamite Character Area Plan which clearly calls for large lots. However I have the following questions.

1. I am wondering why you have not asked how a zoning category of R1-18 with an amended minimum lot sizes of 6,000 square feet, is at all compatible with the General Plan category of Rural Neighborhoods, which would require at least R1-43 or higher as a zoning category. Development plans are nice, but zoning determines what can be built on a property, especially once the property changes hands.

2. In order to qualify for a PCD, ALL the land must be under one owner or under some tight

common control. This application is for land owned by the Cavalliere family (110 acres) and other owners, the majority of which is owned by a speculator, not a developer. So how do they meet this requirement? The land can be sold in parcels to the eventual developer by the current owners, but then this development agreement is pretty much useless and the zoning dictates what can be built. If they can't GUARANTEE that the eventual developer will only build one house/acre, they would have to file a Major General Plan amendment since the zoning they are asking for allows about 2.5 units/acre.

Thanks

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, August 13, 2014 3:42 PM
To: Grant, Randy
Cc: Murillo, Jesus; Perreault, Erin; Curtis, Tim; Yaron, Adam; 'james heitel'
Subject: Re: 13-ZN-2014

Randy

Thanks for the reply. I now fully understand how you arrived at the conclusion you did as there is language in each of the individual criteria that presumes that there has been a change in "Land Use Category". This language is most unfortunate because one of the main purposes in the General Plan is to control changes that will possibly negatively impact the city, its character, quality of life, and/or financial sustainability, and the 3 to 1 density increase this project will introduce certainly will impact them all. It seems pretty clear, reading what leads up to the criteria, that they each should be considered separately anytime a "land use" changes, and in this case a land use change would encompass the density increase, not just the pre-defined Land Use Categories". This is why we argued heavily during the General Plan Task Force meetings to eliminate the loopholes in the major General Plan amendment criteria. This will still be a major issue with whatever version eventually gets forwarded to the public for approval and this case is the poster child for requesting those loopholes be closed.

That said, your explanation makes perfect sense. I still do question the "Rural Neighborhoods" designation they claim they are meeting when they are essentially asking for suburban neighborhood density and development standards (suburban neighborhoods go from one DU/acre down to about 8 DU/acre and they are asking for standards that apply to 2.5 DU/acre and minimum lot sizes that go down to what would be required for 7 DU/acre). Are these "comparable zoning district" standards?

It would seem that the whole major/minor argument for this case hinges on getting some guarantee that this land can NEVER be developed at more than one house/acre gross density, regardless of how many times the property changes hands, and I believe the ONLY way that can be done is with deed restrictions on each and every individual property. But even if the P-C district conditions can be met, I would hope that staff would still present the impact of this project on the local neighborhood, on how it meets or not the requirements expressed in the Dynamite Character Area Plan, on the local infrastructure when added to all the approved projects in the area, and the extended impact on Troon which will have to bear the brunt of the traffic impacts and other infrastructure improvements. I would also hope staff would do a reasonable assessment of the benefits to the city as the only one I believe they can claim is that the area would be "master planned", but the minimal increase in NAOS gained would not seem to justify increasing the intensity by 3 times. The reality is that we are likely to have more open space with only 154 large homes than with 462 smaller ones crammed onto the few developable areas. Their simplistic site plan really proves this point. These are the things that really need to be evaluated to determine how allowing this increase in density impacts the city and its residents.

Thanks for your consideration and through explanation of why you feel the other major General Plan criteria do not apply. I would really appreciate being kept in the loop on this project by getting whatever communications go back and forth between the applicant and the city. It will help us all understand what is going on and what

the issues may or may not be when they get to the public hearings.

Thanks again to you and your staff for the detailed correspondence on this case.

Howard

Howard Myers

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Cc: howard.myers@cox.net; Murillo, Jesus; Perreault, Erin; Curtis, Tim; Grant, Randy

Subject: Re: 13-ZN-2014

Adam, thank you for copying me on your response to Howard's questions. First let me say congratulations, your response has rendered me completely speechless; at least temporarily. I assume also you have had the same effect on your associate, Randy Grant whom I emailed back on May 22nd, and apparently his "speechlessness" has rendered him incapable of responding to a central question I asked him and that you have raised. It is helpful, your response, in as much as to my knowledge this is the first time

staff has put into writing their acknowledgement they have chosen to re-interpret the 2001 General Plan major amendment criteria.

In my email to Randy over 80 days ago, regarding the criteria for a Major General Plan amendment applicability to this case, I stated:

".....given the specific language in the GP on Page 18, second paragraph (emphasis added) :

"An amendment to Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the criteria outlined on the following pages: [followed by the Heading "Criteria for a Major Amendment to the General Plan (City Council approved 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map")

Importantly there are no other following "headings until the end of that section on Page 24 so included under that Heading are "1. Change in Land use Category" , 2a. Area of Change Criteria, 3 Character Area Criteria and 4. Water/Wastewater Infrastructure Criteria".

Undeniably the proposed application is greater than the gross acreage Criteria #2a for Planning Zones D & E1. Also Criteria 1, 3 and 4 all have significantly clear language which speak to the MGPA applicability."

Adam, you have stated in your email:

"....Therefore, the proposal being at or less than 1 dwelling unit per acre, the application does not require a major General Plan amendment. Should the development proposal stay at or less 1 dwelling unit per acre and GP Rural Neighborhoods, than a change in General Plan land use would not be required and none of the four major amendment criteria would apply.(emphasis added) All four major amendment criteria require a change in General Plan land use category to be applicable."

Notwithstanding staff's highly questionable logic regarding the "rural" densities, the language quoted from the General Plan to Randy is absolutely clear and diametrically opposite your position regarding the applicability of all of the major general plan criteria. More to the point the phrase *"if it meets any one of the criteria outlined on the following pages"* is quite clear as to the General Plan's intent.

How is this possible? I will assume for the moment that the position you stated waiving applicability of the four major amendment criteria, was not a determination you made unilaterally on your own. The voter approved General Plan has its basis in Arizona law, so I would assume you have not chosen to ignore law on your own.

I would specifically like to know then who made such a determination and specifically request that you promptly forward to me any and all written opinions and determinations regarding this issue.

In support of that I will follow up to my prior public information request regarding this case with a more detailed request in this regard. Curiously in my prior public information request I do not recall having been provided with anything concerning this issue.

I would appreciate your kindly responding to me with this information I have requested or in the alternative, should you chose to ignore this request as Randy has my prior request, please extend to me the common courtesy by letting me know you have taken that position.

Additionally there are many others who have a keen interest in the manner in which Scottsdale chooses to enforce or not enforce our current General Plan, so I will try to keep them informed by passing this email on to them.

Kindest regards

James Heitel

Regards,
Jim

On Mon, Aug 11, 2014 at 11:52 AM, Yaron, Adam <AYaron@scottsdaleaz.gov> wrote:
Howard,

Thank you for the comments. To address your questions please note the following responses:

Question 1

The applicant is requesting the P-C zoning district - not R1-18. The applicants 1st submittal project narrative states that the P-C district will "facilitate preservation of the boulders, stands of desert vegetation and washes that give the property its distinctive character while allowing a maximum of 462 homes, a density of one residence per acre." The P-C district may only be developed in accordance with a specific Development Plan which will be tied to a specific number of units. The approved development plan is an integral part of the P-C zoning district and all development (when it occurs) will be required to comply with said plan. With the applicant's first submittal, the application clearly states that the proposed development will provide one (1) dwelling unit per acre. (Page 1 of the

Applicant's

Narrative.) http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_13_ZN_2014.pdf

A one (1) dwelling unit per acre density maintains conformance with the Rural Neighborhoods General Plan land use definition. The properties that are part of this application are currently designated Rural Neighborhoods in the 2001 General Plan.

Therefore, the proposal being at or less than 1 dwelling unit per acre, the application does not require a major General Plan amendment. Should the development proposal stay at or less 1 dwelling unit per acre and GP Rural Neighborhoods, than a change in General Plan land use would not be required and none of the four major amendment criteria would apply. All four major amendment criteria require a change in General Plan land use category to be applicable. If no General Plan land use change is required, then no major amendment criteria would apply and the case would be processed as a zoning case type.

Question 2

Prior to City Council action, the applicant will need to demonstrate conformance to Section 5.2102.A of the City's Zoning Ordinance in order to conform with the requirements of the P-C zoning district requested. The ability for the applicant to demonstrate unified control of the property both now, and in the future, will be a key consideration.

Please let us know if you have any additional questions or concerns.

ADAM YARON | PLANNER

CITY OF SCOTTSDALE

Planning and Development Services

Long Range Planning Services

7506 E Indian School Rd | Scottsdale, Arizona

T: 480.-312-2761

-----Original Message-----

From: Howard Myers [mailto:howard.myers@cox.net]

Sent: Thursday, July 24, 2014 7:06 PM

To: Murillo, Jesus; Yaron, Adam

Cc: James & Catherine Heitel

Subject: 13-ZN-2014

Jesus & Adam

I have read through the first review letter on the Cavalliere Ranch rezoning (13-ZN-2014) and find you have made many valid points and asked a lot of valid questions, especially those relating to the Dynamite Character Area Plan which clearly calls for large lots. However I have the following questions.

1. I am wondering why you have not asked how a zoning category of R1-18 with an amended minimum lot sizes of 6,000 square feet, is at all compatible with the

General Plan category of Rural Neighborhoods, which would require at least R1-43 or higher as a zoning category. Development plans are nice, but zoning determines what can be built on a property, especially once the property changes hands.

2. In order to qualify for a PCD, ALL the land must be under one owner or under some tight common control. This application is for land owned by the Cavalliere family (110 acres) and other owners, the majority of which is owned by a speculator, not a developer. So how do they meet this requirement? The land can be sold in parcels to the eventual developer by the current owners, but then this development agreement is pretty much useless and the zoning dictates what can be built. If they can't GUARANTEE that the eventual developer will only build one house/acre, they would have to file a Major General Plan amendment since the zoning they are asking for allows about 2.5 units/acre.

Thanks

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail

Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.

None of the previous work e-mail or work phone numbers are valid anymore

Murillo, Jesus

From: Bryan Haslett <haslettb07@yahoo.com>
Sent: Wednesday, August 13, 2014 9:01 PM
To: Murillo, Jesus
Cc: Haslett Laura
Subject: Zoning issues

Mr. Murillo,

Tonight (hopefully last night to you) my wife and I attended a meeting of concerned homeowners who live in Troon.

Our residence is 11766 E. De La O Rd Scottsdale, AZ 85255

We are very concerned on several issues and would like to voice our opinion.

1) Sereno Canyon development is already zoned for certain homes and that is the understanding under which we bought our home.

Our opinion is: let it remain as is, no change, if they choose to build, build as zoned!

2) The area on Alma School Road that is known as Greasewood Flats is fine the way it is zoned and we don't care if they build commercial there BUT DO CARE if they try to build residences there.

Our opinion is: let it remain as is, no change, if they choose to build, build as zoned!

3) The area where they want to rezone as commercial and move Greasewood Flats to.

Our opinion is: let it remain as is, no change, if they choose to build, build as zoned!

OF CONCERN THE IDEA THAT A LAND BUYER HAS A RIGHT TO CHANGE ZONING TO PROFIT.

The council woman tonight says that she thinks it is fair for the developer to expect to change it and profit from it. WE COULD NOT DISAGREE MORE.

He bought it with the knowledge it was commercial and any expectation he had for changing it is and was purely speculation (the same kind when you put a coin in a slot machine) he has every right to ask for a change but NO RIGHT to expect it.

It is not others' jobs to make sure he profits on his speculations especially not a city council who is voted in by constituents not developers.

Key concerns:

TRAFFIC CONGESTION AND ROAD WEAR AND TEAR.

The traffic studies discussed tonight, (apparently done by some fine citizen who has taken advantage of the new marijuana laws!) suggests an additional 1 car per 15 minutes!?

A sane individual would be ashamed to submit a "study" that even suggested something that silly. Even if they were paid a heap of cash to lose all integrity. That figure is only laughable if he was joking, in any other case it is a fabrication.

A child's lemonade stand would increase traffic more than that!

WILDLIFE HABITAT WOULD BE STRAINED.

The Greasewood Flats bar and the typical customers tend to be quite loud and come from all over the country. This would be an additional strain on the wildlife's movement just from noise alone, and a huge strain on common sense. The Tom's Thumb parking lot has already increased traffic and noise significantly.

DUE PROCESS.

I just finished a 27 year career in Special Operations. Big deal what's my point other than that I'm used to loud noises?

I agree with due process, I uphold due process and I fought for due process.

Every citizen has a right to file for a rezoning of land that they own.

NO CITIZEN has a right to expect a rezone just because it will be more profitable to them.

I fear that concept is confused by some in the City Council from what I heard tonight.

A developer is by nature a speculator and that's fine but to imagine it is up to society to provide profitable changes for him is selfish and bloody stupid.

Thank you for taking the time to read this far.

If unclear on any issue please let us know.

Respectfully,

Bryan & Laura Haslett

haslettb07@yahoo.com

480-809-2268 home

480-295-2371 cell

~ Bryan Haslett ~

Murillo, Jesus

From: Randi <rwik16@gmail.com>
Sent: Thursday, August 14, 2014 9:54 AM
To: Murillo, Jesus
Subject: projects for Scottsdale

Dear Mr. Murillo,

We live within two miles of where the proposed Greasewood Flats location would be. We pay a premium to live in Scottsdale. Our house cost more and we pay higher taxes here. Also, we drive further for our groceries, gas, etc. That is worth is to me for the peace and quiet and beautiful views here.

The proposed projects: the resort, Greasewood Flats and the proposed higher density housing would ruin this area. Happy Valley Road and Ranch Gate Road cannot handle all the extra traffic that these projects would bring here. We do not want the trucks making deliveries or the noise from the loud music and the motorcycles (amplified with the surrounding mountains) which Greasewood Flats would draw to our area. This is a residential area and we would like to keep it that way. Also, this area has larger lots and putting a lot of homes on small lots is not a good idea. This would cause even more traffic and our property values will go down. The Crown development area by Tom's Thumb trail head should remain residential housing as was planned before.

Please think this over and thank you in advance for being considerate of the residents of this area.

Sincerely,

Mrs. Randi Wikler
24795 N. 119th Place
Scottsdale, AZ 85255

Murillo, Jesus

From: Neil Dempster <neil@clearviewonline.com>
Sent: Thursday, August 14, 2014 4:14 AM
To: Murillo, Jesus
Subject: RE: [FWD: 13-ZN-2014_Requested Information]

Hello Jesus! I received your voicemail and this email and I am sorry for all the extra work that went into my request ... but I do appreciate it. Thank you.

I did receive all the files and have opened them to ensure I can read everything. I will review them later today.

Again, thank you.

Have a great day!

Neil

From: Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]
Sent: Wednesday, August 13, 2014 6:21 PM
To: Neil Dempster
Subject: RE: [FWD: 13-ZN-2014_Requested Information]

Hello Neil,

I hope these made it through.

Sincerely,

Jesus

From: neil@clearviewonline.com [<mailto:neil@clearviewonline.com>]
Sent: Wednesday, August 13, 2014 11:23 AM
To: Murillo, Jesus
Subject: [FWD: 13-ZN-2014_Requested Information]

Hello Jesus. I sent you this request Monday morning and I know you guys are moving and 'up to your eyeballs' in work but could I ask if it's possible to get a copy of what was sent back to the applicant for this zoning request? I have a meeting I will be attending tonight and I would like to review the City's response - if possible - before that meeting. Can you help? Thank you for whatever you can do ...

Best,

Neil

----- Original Message -----

Subject: [FWD: 13-ZN-2014_Requested Information]
From: <neil@clearviewonline.com>
Date: Mon, August 11, 2014 11:22 am
To: jmurillo@scottsdaleaz.gov

Hello Jesus! I hope you had a great weekend ...

I am a citizen of Scottsdale and I spoke with Adam this morning. He told me that the 'initial comments' on this zoning case have been sent back to the applicant. When I asked, he told me the comments were part of the public record but you would need to release them. Could I please request a copy be sent by email?

If you have any questions, my number is (602) 697-9435.

Thank you!

Neil

----- Original Message -----

Subject: 13-ZN-2014_Requested Information

From: "Yaron, Adam" <AYaron@Scottsdaleaz.gov>

Date: Mon, August 11, 2014 9:22 am

To: "'neil@cvpteam.com'" <neil@cvpteam.com>

Cc: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

Neil,

The requested link to subscribe to project status updates and hearing schedules is with the following link,

<http://www.scottsdaleaz.gov/bldgresources/alerts/services>

You can also follow along the specific case status with this link,

<https://eservices.scottsdaleaz.gov/eServices/Cases/casesheet.aspx?caseid=43754>

Finally, as I mentioned to you this morning, the Staff Coordinator for the aforementioned case is Jesus Murillo. Jesus can be contacted at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov .

ADAM YARON | PLANNER

CITY OF SCOTTSDALE

Planning and Development Services

Long Range Planning Services

7506 E Indian School Rd | Scottsdale, Arizona

T: 480.-312-2761

Murillo, Jesus

From: Art Dymek <artdymek@cox.net>
Sent: Thursday, August 14, 2014 1:12 PM
To: Murillo, Jesus
Subject: Cavalliere Ranch and Greasewood Flat

We attended a Troon Ridge meeting last night that discussed the proposed zoning changes to relocate Greasewood Flat and add the Cavalliere Ranch planned community in the McDowell Sonoran Preserves at 128th St. and Ranch Gate.

This is a limited access area and will require new roads to accommodate the added traffic.

It will contribute noise and pollution problems with the McDowell serving as a back drop. Along with the proposed Sereno Canyon Resort, it would contribute exponentially to our concerns. I would urge that you reject the proposed zoning request.

Thank you
Art & Ann Dymek

Murillo, Jesus

From: Jervin <ervintroon@aol.com>
Sent: Friday, August 15, 2014 1:41 PM
To: Murillo, Jesus
Subject: Case#11-ZN-2014. Greasewood Flat

Mr. Murillo,

Our name is Larry and Judy Ervin and we live in Saguaro Canyon at 23669 N 119th Way and have owned our home since 1998. We are vehemently opposed to Greasewood Flat moving over to 128th Street. The whole reason for buying this lot was the quiet and serenity. We have enjoyed the wildlife and not a lot of traffic. We believe this will all be lost with Greasewood Flat.

It is not a Cultural Center, it's a Cowboy/Motorcycle Bar with loud live music! The McDowell Mountains as a backdrop will only increase the sound of the music. Please do not allow this to go forward!

Thank You, Larry and Judy Ervin

T-Mobile. America's First Nationwide 4G Network

Murillo, Jesus

From: Cox.net <jt.manalli@cox.net>
Sent: Saturday, August 16, 2014 8:46 AM
To: Murillo, Jesus
Subject: Proposed changes

Mr. Murillo. As residents of Troon my wife and I are very much against the proposed changes in zoning that are being considered in the Sereno Canyon and the proposal for the Greasewood Bar and Cavaliere Ranch. We do not feel this is an appropriate use of this area and are concerned about the noise and traffic burdens that will not be supported by the roads and access to these areas. We ask that this not be approved.

Jon & Tamey Lichtenfels-Manalli

480 518-3764
tlmworks4u@cox.net

Murillo, Jesus

From: djrch@cox.net
Sent: Sunday, August 17, 2014 9:52 PM
To: Murillo, Jesus
Subject: Delivery of Objections to GP & ZN Application Objections



We wish to file objections to various Taylor Morrison/Cavalliere Applications. Is there a particular format to use? What is the best way to deliver those to you, either electronically or by mail? Thanks.

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Murillo, Jesus

From: djrch@cox.net
Sent: Monday, August 18, 2014 12:50 PM
To: Murillo, Jesus
Subject: TIMA Copy

SCOTTSDALEAZ.GOV



Jesus, I would like to obtain a copy of the Traffic Impact and Mitigation Analysis for 13-ZN 2014 and for 11-ZN 2014, if a separate study. Could I obtain the TIMA either as an email attachment or by FAX to 480-585-5833 (call first so I can turn on the fax machine). Thanks.
Doug Reich

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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, August 20, 2014 1:52 PM
To: Murillo, Jesus
Cc: Grant, Randy; Yaron, Adam; James & Catherine Heitel
Subject: Cavalliere Ranch and Greasewood

Jesus & Adam

On the Cavalliere Ranch (13-ZN-2004) and Greasewood Flat (5-GP-2012 and 11-ZN-2014) cases, I have read the traffic analysis (TIMA), which I assume covers both cases, and can't find any numbers for Sereno Canyon which will have a considerable impact on the traffic volumes shown for the post development case. The traffic study mentions Sereno Canyon, but I can't find any evidence that the traffic generated by Sereno Canyon has been included in the traffic counts ANYWHERE in the area. As a minimum, the intersection of 125th Place (entrance to Sereno Canyon) and Ranch Gate should be shown with expected traffic counts. Note that anyone leaving Sereno Canyon will have to make a left onto Ranch Gate as that will be the route most people will take. Sereno Canyon's ONLY access is to Ranch Gate Road, the same road that will have to be used by ALL of the traffic generated by the Cavalliere Ranch development. The impact of Sereno Canyon must also be shown on all the other roads on the route from Cavalliere Ranch to Pima Road, including Pima Road, as they ALL will be impacted by the additional traffic counts contributed by Sereno Canyon combined with Cavalliere Ranch.

Similarly, I see no counts for Reata Ranch. While the counts will be much lower than for Sereno Canyon, there still should be a certain percentage of the total traffic Reata Ranch will generate shown on Ranch Gate and the rest of the route. This is based on the claim in the TIMA that 128th Street will be paved south of Dynamite to Ranch Gate by the city sometime in the future. Both the city and the Cavalliere Ranch team should insist that 128th Street IS NOT paved from Jomax to Ranch Gate, which is basically through the Preserve, as then any consideration of Reata Ranch adding to the traffic would be gone, but that is not what it stated.

It would also be nice to know how they arrive at the bar traffic, it appears they have just made an assumption based on square footage, which would not cover the real traffic, especially if this is built as a major tourist destination. There is also nothing addressing the type of traffic expected for the bar use, especially motorcycles and buses, which are totally different than other types of general traffic, especially as it impacts the local neighborhoods and roads in general.

If I am wrong on any of this, please tell me where I can find where those numbers, and concerns, are included in the TIMA.

I also did not see a lot in the staff comments that address some of the major concerns with the ownership, specifically:

1. How this development plan will be implemented as the various parcels change hands and are separately developed?
2. How binding the development agreement is on the individual property owners, and more importantly on future property owners. These parcels are NOT owned by developers, but by investors, so it is assumed they will need to be sold to the entity that will eventually develop the property. The current owners can say they will abide by the development plan, but how enforceable is that once the property is sold? The Cavalliere Ranch "team" has to answer this question.
3. How infrastructure will be developed and who will pay for it as each parcel develops. Typically for the P-C to work, all the land has to be owned by a single developer who installs the main infrastructure before lots or areas are sold for development, but I see nothing that addresses that in the applicants submission or staff's questions to them.

Basically, they have to state how the requirements of the P-C district will be met, as the zoning code requires that ownership and control are key considerations for both the Planning Commission and City Council to even allow a P-C zoning category.

The underlying zoning of R1-18 seems to be to be totally incompatible with their claim of 1 DU/acre. Similarly, their amended standards of a minimum lot size of 6,000 square feet (1/3 of what they are even allowed with the R1-18 standards) is not only incompatible with their claim of 1 DU/acre, but also with the General Plan land use category of "Rural Neighborhoods" and clearly with the larger lot intention of this General Plan category, even considering that they are clustering. Seems to me they need to explain why this zoning category was chosen over R1-43.

Their very preliminary site layout, combined with the R1-18 and minimum lot size of 6,000 square feet, suggest that even a gross density of 1 DU/acre is more than the topography and open space requirements can support. A detailed lot layout should be required to show how this many houses can be put on this land, while meeting all other requirements. Seems to me they need to have a detailed enough site plan to show how this many units will be accommodated on the develop-able areas they have shown, and further why such small lot sizes are required.

I would really appreciate seeing their answers to your first evaluation, so if you would, please send it to me whenever you get it.

As always, thanks for your consideration and cooperation with those of us who are concerned about these proposed developments in a very sensitive area. I also really did appreciate all your questions in the first review and felt they were on target and well thought out.

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

Murillo, Jesus

From: Louis @ Blinds & Beyond <louis@blindsandbeyond.biz>
Sent: Wednesday, August 20, 2014 10:20 AM
To: Murillo, Jesus
Subject: Development

Dear Mr. Murillo,

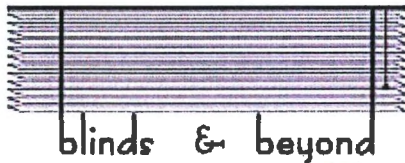
We live within two miles of where the proposed Greasewood Flats location would be. We pay a premium to live in Scottsdale. Our house cost more and we pay higher taxes here. Also, we drive further for our groceries, gas, etc. That is worth is to me for the peace and quiet and beautiful views here.

The proposed projects: the resort, Greasewood Flats and the proposed higher density housing would ruin this area. Happy Valley Road and Ranch Gate Road cannot handle all the extra traffic that these projects would bring here. We do not want the trucks making deliveries or the noise from the loud music and the motorcycles (amplified with the surrounding mountains) which Greasewood Flats would draw to our area. This is a residential area and we would like to keep it that way. Also, this area has larger lots and putting a lot of homes on small lots is not a good idea. This would cause even more traffic and our property values will go down. The Crown development area by Tom's Thumb trail head should remain residential housing as was planned before.

Please think this over and thank you in advance for being considerate of the residents of this area.

Sincerely,

Louis Wikler
24795 N. 119th Place
Scottsdale, AZ 85255



By Wikler, Inc.

Louis Wikler, President

Blinds & Beyond By Wikler, Inc.
24795 N 119th Place
Scottsdale AZ 85255

P: 480-515-4606
F: 480-515-4655
E: louis@blindsandbeyond.biz

Murillo, Jesus

From: Douglas J. Reich <djrch@cox.net>
Sent: Thursday, August 21, 2014 7:01 PM
To: Murillo, Jesus
Subject: RE: 11-ZN-2014
Attachments: Letter to Scottsdale Planning and Development Services re Tailor Morrison-Cavalliere-Greasewood Flat Proposals 8-21-14.pdf

Dear Mr. Murillo,

Attached is our letter setting forth our objections to the Taylor Morrison/Cavalliere/Greasewood Flat General Plan Amendments and Rezoning Requests. Please contact us if you have any questions or need any additional information in this regard.

Thank you for your assistance.

Douglas J. Reich

Douglas J. Reich
Kathy D. Reich
11818 E. Parkview Lane
Scottsdale, AZ 85255

August 21, 2014

Jesús Murillo
Senior Planner
City of Scottsdale
Planning, Neighborhood, and Transportation
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251

Re: Proposed Taylor Morrison/Cavalliere/Greasewood Flat General Plan Amendments
and Rezoning Requests:

- 5-GP-2014
- 11-ZN-2014
- 13-ZN-2014

Dear Mr. Murillo,

We are full year residents of Desert Crest 3, Troon Village, between Happy Valley Road and Alameda Road, about one quarter mile east of where those streets split. We have owned our Scottsdale residence since 1996. When we purchased our home, only a relatively few houses existed to the east of us in this area of north Scottsdale and we were greatly attracted to its relatively undisturbed desert environment. However, we were aware of the then existing approved developments in the area and were comfortable with the City's General Plan and zoning controls regarding potential future developments to the east of our home.

However, more recently, we have become extremely concerned that the City of Scottsdale has abrogated its responsibility to exert reasonable and appropriate control over the development process and has allowed certain developers to obtain General Plan amendments and rezoning that are not in the best interests of the City, its taxpayers and the residents of the neighborhoods most directly affected by those actions.

Specifically, we cite the City's recent approval of the Sereno Canyon development which includes 397 units, including a proposed commercial resort in the shadow of the Scottsdale voter approved and taxpayer financed McDowell Sonoran Preserve, and the current applications by Taylor Morrison, the Cavalliere family and Greasewood Flat to permit 462 homes and a commercial entertainment facility just east of Sereno Canyon, surrounded on three sides by the Preserve. Both Sereno Canyon and the proposed Taylor Morrison/Cavalliere/Greasewood Flat developments are within less than one mile of our home. The Sereno Canyon development would not have been permitted to exist under the Scottsdale General Plan, the Dynamite Foothills Character Area Plan and prior zoning without the acquiescence of the Scottsdale Planning Commission and the Scottsdale City Council, nor do the proposed Taylor Morrison/Cavalliere/Greasewood Flat developments

currently comply with those regulatory structures that were previously adopted by Scottsdale voters and their elected representatives in order to protect residents against inappropriate development.

As individual residents, we lack the resources to submit objections in a format equivalent to the voluminous professionally produced and legally crafted Taylor Morrison/Cavalliere/Greasewood Flat applications. However, we are able to provide the grounds for our strenuous objections to these applications and their false assumptions and conclusions. Our substantive concerns regarding these applications are shared by many of our neighbors.

The Scottsdale General Plan Guiding Principles provide, in part, that developments must preserve neighborhood character, and that changes in neighborhoods must harmonize with existing neighborhood character, by enhancing neighborhoods' defining features and ensuring their long-term attractiveness and economic integrity. We respectfully submit that the Taylor Morrison/Cavalliere/Greasewood Flat applications fail to comply with those requirements in material respects by directly and significantly adversely affecting the neighborhoods adjacent to the proposed developments, including our community.

In particular, the Taylor Morrison/Cavalliere/Greasewood Flat proposals would dramatically degrade our current neighborhood living environment by funneling a developer estimated 764 additional daily vehicle trips through our established neighborhood. (For the purpose of this letter, we have used the developer prepared estimate of additional daily vehicle trips, however we believe that it grossly underestimates the total volume of additional traffic that these proposed developments will generate.) When added to the developer estimated 2,352 daily vehicle trips from the currently unbuilt Sereno Canyon development, the combined developments would generate a developer estimated 3116 additional daily vehicle trips through our residential neighborhood on roads that were not intended for, nor constructed to handle, such traffic! These traffic estimates do not take into account the large number of heavy construction vehicles that can be expected for the next several years while these developments are built out. Suitable non-residential access roadways to these proposed developments currently do not exist and have not been advanced by these applicants. The direct result of approving the Taylor Morrison/Cavalliere/Greasewood Flat proposals will be a severe increase in vehicle generated congestion, air pollution, noise pollution and light pollution of the night sky. In addition, the proposed Cavalliere Flat entertainment complex will become an attraction nuisance, as numerous cars and noisy motorcycles migrate from the present Greasewood Flat location to the proposed new one, and generate significant air, noise and light pollution on its own, while severely degrading our current living environment. It is clear that these applications would impose quantifiable environmental and economic damage to the hundreds of residents who purchased homes and whose families live in these neighborhoods in reliance on the prior existing zoning and character of the area.

In addition, we believe that the approval of these applications would be a gross disservice to the efforts of the Scottsdale's residents who have worked tirelessly over many years, provided their votes of approval and paid their property taxes to acquire and preserve the pristine McDowell Sonoran Preserve for all of Scottsdale's residents. The requested

General Plan amendments and rezoning would impose fundamental and irreversible changes to these sites and result in significant negative impacts to the Preserve and adjacent residential areas.

In summary, the Taylor Morrison/Cavalliere/Greasewood Flat proposals will not preserve or harmonize with our current neighborhood character, will not enhance our neighborhood's defining features, and will not ensure the long term attractiveness and economic integrity of our community. To the contrary, these proposals are guaranteed to significantly reduce the livability, environment and value of the neighborhoods affected thereby.

For the foregoing substantive reasons, we respectfully urge the Scottsdale Planning Commission to reject these Taylor Morrison/Cavalliere/Greasewood Flat applications.

Thank you for considering our objections to these proposals. Please disseminate this document to all appropriate and interested parties.

Please advise us of all future public meetings and hearings regarding these applications.

Sincerely,

Douglas J. Reich
Kathy D. Reich

Murillo, Jesus

From: Douglas J. Reich <djrch@cox.net>
Sent: Thursday, August 21, 2014 6:24 PM
To: Murillo, Jesus
Subject: RE: 11-ZN-2014

Thanks!

From: Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]
Sent: Thursday, August 21, 2014 5:46 PM
To: 'djrch@cox.net'
Subject: 11-ZN-2014

Hello Mr. Reich,

I have scanned in the "Conclusion" portion of the TIMA provided for the above mentioned case, as you requested.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning, Neighborhood, and Transportation
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From: rogenej@cox.net
Sent: Saturday, August 23, 2014 11:31 AM
To: Murillo, Jesus
Subject: RE: Greasewood Flat and Cavalierre Ranch

Thank you for your response and the information. It was helpful. I have forwarded the documents to my neighbors so they can better understand some of this. (I learned some things from your documents!)

FYI, I have never been an activist before, but I am getting there! I have written to the transportation department to complain about the construction trucks speeding and engine braking as they pass our neighborhood. The noise wakes me up around 5 am and continues until mid-afternoon.

I presume this is not an area of your concern, but I thought I would let you know.... It has destroyed our peace and quiet, for sure. Some of my neighbors are considering moving... If this goes on for years, I will consider that myself.

Thanks again for the info!

Rogene Powers

---- "Murillo wrote:
Hello Ms. Powers,

Thank you for your comments. I will be sure that they are provided in my reports to the Planning Commission and City Council if the proposed projects move forward. The Greasewood Flat, and associated cases, have been reviewed, and a First Review Comment Letter provided to the applicants. The applicants will be required to resubmit their applications and respond to the City's comments.

Please feel free to contact me with any further questions or comments. I will keep you notified of any future public meetings. I have provided below the dates of the Public meetings as they are scheduled. Staff is always accused by the public of being in cahoots with the developer; and by the developer on being too bureaucratic. I have provided the First Review comment letters for you to form your own opinion.

September 4, 2014 – City Sponsored Open House September 10, 2014 - Planning Commission Remote Hearing (non-action) October 8, 2014 - Planning Commission Recommendation Hearing December 1 and 2, 2014 - City Council Hearing

Sincerely,

Jesus

-----Original Message-----

From: rogenej@cox.net [mailto:rogenej@cox.net]
Sent: Friday, August 15, 2014 11:25 AM

To: Murillo, Jesus; Neighbor Brad and Sara; Neighbor Charles & Rebecca; Neighbor Clebe; Neighbor David; Neighbor Marna; Neighbor Rene; Neighbor Rona and Seymour; Neighbor Sonia
Subject: Greasewood Flat and Cavalierre Ranch

Dear Mr. Murillo,

I am a north Scottsdale resident. I recently attended an informational meeting regarding the above proposed projects. These projects are, if I understand the proposals, utterly inconsistent with the area and original general plan. And very detrimental to the established neighborhoods nearby.

There is no way an outdoor bar at that location makes any sense. Noise from the night traffic and entertainment are not consistent with this area. Particularly the preserve. The current location of Greasewood Flat is set in a commercial area surrounded by acres of "buffer" space. Neighbors, human and animal, are not disturbed at night. And, Greasewood Flat was here long before other development. None of these attributes apply to the proposed new location.

There is no way that all of that density can be accessed by Ranch Gate alone. It was clearly stated in the meeting that all traffic for Sereno Canyon and these proposed developments will be via Ranch Gate and no other roads. Is this correct? It makes no sense.

It appears that other neighbors nearby have already blocked access from Alameda or Jomax roads, so the only option left for access is Ranch Gate. Doesn't that indicate there is a problem here? No one complained when Ranch Gate was built for access to the trailhead. EVERYONE will complain if it will have to accommodate over a thousand cars a day. And who knows how many commercial vehicles for the bar and resort.....

Have you actually driven out to see this road? It can handle access to Tom's Thumb trail, but not the kind of traffic that these developments will cause. Please don't just take the word of the developers. Please go and see for yourself if you haven't already. I daresay people attending the next council meeting regarding this will be asking about this.

Word is getting out. Neighbors out here are getting fired up. The council may have a ruckus on their hands. Some have suggested that they (and you) are already in cahoots with the developers. Not a good thing. Part of your job is to ensure that new developments do not affect established neighborhoods nearby.... Isn't it?

I hope to hear a response from you..... If only to confirm that you have received my message to you.

Rogene J Powers

24742 N 117th Street

Scottsdale, AZ 85255

480-419-6228

Murillo, Jesus

From: Gary Kallan <gary.kallan@lathropconstruction.com>
Sent: Sunday, August 24, 2014 3:22 PM
To: Murillo, Jesus
Cc: Rogene Powers; sonialeavy@cox.net
Subject: Proposed development of Cavalliere Properties.....

Mr. Murillo.....

As a result of information received at a community meeting last week I have the following comments/questions. I hope you will address them in a reply to this e-mail and the City's report regarding the proposed development(s).

First.....let me introduce myself.

I live with my wife at:

24742 N 117th St. (at Whispering Wind near its intersection with Happy Valley)
Scottsdale, AZ 85255

Our back yard is directly adjacent to a drainage channel that is alongside Happy Valley Road. We hear the noise from traffic along Happy Valley Road.

Before retiring and moving to Scottsdale in 2005 I served two terms on the planning commissions of two different cities in the San Francisco bay area of California.

I am going to address three development proposals as I understand them.

First.....

The 462 unit residential project:

The proposed location near the preserve at the extension of Ranch Gate seems to me to violate the concepts advocated by the City in the purchase of the preserve property and the establishment of the Tom's Thumb trailhead.

Second.....

The relocation of Greasewood Flat:

The proposed location near the preserve at the SW corner of the residential project is not compatible with the residential project, the preserve and the Tom's Thumb trailhead. Loud music, crowds and the potential for behavioral problems is not appropriate in this pristine desert area.

And third.....

The rezoning of the current Greasewood Flat establishment is not necessary. Greasewood Flat should remain in its current location. Accessibility is much better off Alma School Road and the current use of the site is part of its current neighborhood.

In addition to the comments above I have the following concerns:

Planning.....

- The City has spent millions of dollars to preserve the natural desert. What is the justification for the intense residential use and the establishment of a commercial use in this proposed location?????

Traffic.....

- As I understand the proposal the only access to the residential project and the relocated Greasewood Flat is the extension of Ranch Gate. I trust the traffic analysis for this area will be revised to incorporate all of the proposed uses into it.
- The current condition on Ranch Gate Road beyond the entrance to the Sereno Canyon development is a barely improved "country" road similar to the access to the Tom's Thumb trailhead. Who is to pay for this extension???

- Is the access for emergency vehicles (fire and police) sufficient with only one direct access to the proposed development when it is combined with other developments proposed for the areas around the site????
- Ranch Gate Road and 118th St have no sidewalks except for a small portion of 118th Street near its intersection with Jomax. Walkers in these areas, myself included, will be subjected to unsafe conditions without sidewalks due to the anticipated increases in traffic. Will sidewalks be constructed at the existing streets as well as the extension of Ranch Gate Blvd to the site???? Who will pay for them???? Will they be constructed prior to the beginning of construction of any of the proposed developments in the area????
- Is the structural design of Happy Valley Road, 118th Street and Ranch Gate that currently exists sufficient to handle the expected construction traffic???? I think not.
- Has an improvement to 128th Street to Rio Verde (Dynamite) been considered as an additional access to the development and for emergency vehicles and/or construction traffic???An additional access will serve to reduce the impact of the development on the existing streets.

Noise.....

- Since we occupied our house in 2005 as our primary residence (I purchased it in 2000) Happy Valley Road has been extended past Whispering Wind. 118th St from Jomax has been completed to provide access to Ranch Gate Road and was extended to the "new" end of Happy Valley Road. Since the two did not align correctly in 2013 a smooth transition between Happy Valley Road and 118th St was constructed. The extension of Ranch Gate beyond the entrance to Sereno Canyon provides access to the newly constructed Tom's Thumb trailhead. All of these "local" road improvements have increased traffic behind our house and of course the noise associated with this traffic increase.
- In addition to the permanent noise increases we have recently experienced additional traffic to provide earth fill for the Boulder Mountain Estates project east of our property. Bottom dump trucks have been using Happy Valley Road. 10-20 trips per hour is the norm for this work. I recognize that this truck traffic is temporary but it gives us a good example of the construction traffic that will be present if the Cavalliere Ranch development is approved if its construction traffic is allowed to use Happy Valley Road.
- As a result I hope any City review of the proposed developments will include a thorough traffic and noise analysis of the impacts of the project in its final form when it is combined with the Sereno Canyon development, including the resort recently approved, as well as the impact of the construction traffic that will be required to service the project. We and our neighbors hope that construction access to Ranch Gate will be routed from Jomax on 118th St. We think this route will minimize the effects of construction traffic on residences in the area.

Thank you, Mr. Murillo for considering the above in your review of the project. I am aware of your letters relating to the applicant's initial submittal for the proposed developments. I have copies of the two letters you sent in July 2014. I would appreciate receiving copies of all of the City's future correspondence with the developers as the project(s) advance thru the approval process. I would also appreciate receiving notices of public meetings that will be part of the approval process. You may send these items as a reply to the address of this e-mail.

Feel free to contact me at the phone number listed below to discuss the contents of this e-mail.

Gary Kalian
24742 N 117th St
Scottsdale, AZ 85255
480-419-6228

Murillo, Jesus

From: Clebe Best <cbest@trooninsurance.com>
Sent: Monday, August 25, 2014 11:02 AM
To: Murillo, Jesus
Subject: Proposed Developments

Dear Mr. Murillo,

My wife and I have lived in the Troon/Troon North area since 1992. We have seen many changes that have had a positive impact on the quality of life here. But one change that will not is the proposed development of Cavalliere Ranch/Greasewood Flats. The developer states that Troon and surrounding communities are great examples of master planned developments and they are. But they all have one thing Cavalliere Ranch/Greasewood Flats does not, multiple means to access the property. The only way to get to their development would be Ranch Gate Road. It is a narrow road with no shoulder or bike lane so hiking and biking would be exciting to say the least. Then you get to 128th Street and it is an even narrower road, barely wide enough for two vehicles to pass. With Sereno Canyon at 350 homes, plus Cavalliere at 462 homes, a resort and Greasewood, the noise, traffic and congestion would be unbearable. Plus I don't think our emergency responders would find these road acceptable. With Happy Valley Road being only two lanes at Ranch Gate Road, these roads cannot handle the added traffic. If anyone wants to take a drive with me and see Ranch Gate & 128th, please let me know. I'll even buy you a cup of coffee!

If you're rich you live in Beverly Hills, if you're famous you live Hollywood and if you're lucky you live in Scottsdale.

Thanks,

Rene & Clebe Best

24720 North 117th Street
Scottsdale, Arizona 85255
Ph: 480.585.9885
Fax: 480.452.1615

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Murillo, Jesus

From: james heitel <heitel.james@gmail.com>
Sent: Wednesday, August 20, 2014 2:30 PM
To: howard.myers@cox.net; Murillo, Jesus
Cc: Grant, Randy; Yaron, Adam; Ekblaw, Kroy
Subject: RE: Cavalliere Ranch and Greasewood

To all

Again Howard raises some very important questions and makes some observations regarding traffic which need to be clarified immediately. Most stunning for me is the observation about the TIMA which apparently makes an assumption that 128th st will be "paved sometime in the future".

As I, and I am sure Howard, have stated repeatedly in the past, with our intimate knowledge of the positions of the McDowell Sonoran Preserve Commission, it has never been an acceptable position that any roads be paved in the Preserve and most specifically 128th south of Dynamite was to remain an unpaved road for emergency access only.

I am copying Kroy with this email and asking that this matter be agendized for the McDowell Sonoran Preserve Commission meeting scheduled in September to determine specifically just what the city's position regarding paving roads thru the Preserve.

Regards

Jim

-----Original Message-----

From: Howard Myers [mailto:howard.myers@cox.net]
Sent: Wednesday, August 20, 2014 2:52 PM
To: Murillo, Jesus
Cc: Randy Grant; Adam Yaron; James & Catherine Heitel
Subject: Cavalliere Ranch and Greasewood

Jesus & Adam

On the Cavalliere Ranch (13-ZN-2004) and Greasewood Flat (5-GP-2012 and 11-ZN-2014) cases, I have read the traffic analysis (TIMA), which I assume covers both cases, and can't find any numbers for Sereno Canyon which will have a considerable impact on the traffic volumes shown for the post development case. The traffic study mentions Sereno Canyon, but I can't find any evidence that the traffic generated by Sereno Canyon has been included in the traffic counts ANYWHERE in the area. As a minimum, the intersection of 125th Place (entrance to Sereno Canyon) and Ranch Gate should be shown with expected traffic counts. Note that anyone leaving Sereno Canyon will have to make a left onto Ranch Gate as that will be the route most people will take. Sereno Canyon's ONLY access is to Ranch Gate Road, the same road that will have to be used by ALL of the traffic generated by the Cavalliere Ranch development. The impact of Sereno Canyon must also be shown on all the other roads on the route from Cavalliere Ranch to Pima Road, including Pima Road, as they ALL will be impacted by the additional traffic counts contributed by Sereno Canyon combined with Cavalliere Ranch.

Similarly, I see no counts for Reata Ranch. While the counts will be much lower than for Sereno Canyon, there still should be a certain percentage of the total traffic Reata Ranch will generate shown on Ranch Gate and the rest of the

route. This is based on the claim in the TIMA that 128th Street will be paved south of Dynamite to Ranch Gate by the city sometime in the future.

Both the city and the Cavalliere Ranch team should insist that 128th Street IS NOT paved from Jomax to Ranch Gate, which is basically through the Preserve, as then any consideration of Reata Ranch adding to the traffic would be gone, but that is not what it stated.

It would also be nice to know how they arrive at the bar traffic, it appears they have just made an assumption based on square footage, which would not cover the real traffic, especially if this is built as a major tourist destination. There is also nothing addressing the type of traffic expected for the bar use, especially motorcycles and buses, which are totally different than other types of general traffic, especially as it impacts the local neighborhoods and roads in general.

If I am wrong on any of this, please tell me where I can find where those numbers, and concerns, are included in the TIMA.

I also did not see a lot in the staff comments that address some of the major concerns with the ownership, specifically:

1. How this development plan will be implemented as the various parcels change hands and are separately developed?

2. How binding the development agreement is on the individual property owners, and more importantly on future property owners. These parcels are NOT owned by developers, but by investors, so it is assumed they will need to be sold to the entity that will eventually develop the property. The current owners can say they will abide by the development plan, but how enforceable is that once the property is sold? The Cavalliere Ranch "team" has to answer this question.

3. How infrastructure will be developed and who will pay for it as each parcel develops. Typically for the P-C to work, all the land has to be owned by a single developer who installs the main infrastructure before lots or areas are sold for development, but I see nothing that addresses that in the applicants submission or staff's questions to them.

Basically, they have to state how the requirements of the P-C district will be met, as the zoning code requires that ownership and control are key considerations for both the Planning Commission and City Council to even allow a P-C zoning category.

The underlying zoning of R1-18 seems to be to be totally incompatible with their claim of 1 DU/acre. Similarly, their amended standards of a minimum lot size of 6,000 square feet (1/3 of what they are even allowed with the R1-18 standards) is not only incompatible with their claim of 1 DU/acre, but also with the General Plan land use category of "Rural Neighborhoods" and clearly with the larger lot intention of this General Plan category, even considering that they are clustering. Seems to me they need to explain why this zoning category was chosen over R1-43.

Their very preliminary site layout, combined with the R1-18 and minimum lot size of 6,000 square feet, suggest that even a gross density of 1 DU/acre is more than the topography and open space requirements can support. A detailed lot layout should be required to show how this many houses can be put on this land, while meeting all other requirements. Seems to me they need to have a detailed enough site plan to show how this many units will be accommodated on the develop-able areas they have shown, and further why such small lot sizes are required.

I would really appreciate seeing their answers to your first evaluation, so if you would, please send it to me whenever you get it.

As always, thanks for your consideration and cooperation with those of us who are concerned about these proposed developments in a very sensitive area. I also really did appreciate all your questions in the first review and felt they were on target and well thought out.

Howard

--

Howard Myers

Home:

Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511

Phone: 480-473-0109

E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.
None of the previous work e-mail or work phone numbers are valid anymore

Murillo, Jesus

From: djrch@cox.net
Sent: Tuesday, September 02, 2014 8:26 PM
To: Murillo, Jesus
Subject: Open House



Jesus, Is the open house for this application and the relocated Greasewood Flat still on for Wednesday, September 3? Thanks. Doug Reich

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Murillo, Jesus

From: Marna <marnamc@cox.net>
Sent: Wednesday, September 03, 2014 2:38 PM
To: Murillo, Jesus
Subject: Re: Public Hearing tonight

Mr. Murillo – thank you. I did also talk with Tim Curtis – and as I understand it staff will be at the open house tonight and can advise if any additional information has been submitted.....
Marna McLendon

From: Murillo, Jesus
Sent: Wednesday, September 03, 2014 2:30 PM
To: 'Marna'
Subject: RE: Public Hearing tonight

Hello Marna and Keith,

The Open House tonight will focus on the Major General Plan amendment cases. The Councilwoman was correct that we need to have the resubmittal before we can see how the applicant would be responding to the comments for the rezoning cases. I hope this helps.

Sincerely,

Jesus

From: Marna [<mailto:marnamc@cox.net>]
Sent: Wednesday, September 03, 2014 12:44 PM
To: Murillo, Jesus
Cc: Clebe Best; David Suttmilller; Rogene J; Rona Homer; Sarah Ziker
Subject: Public Hearing tonight

Hi Mr. Murillo:

Are you able to tell me if the Greasewood Flat and Cavalierre proposals are on the agenda tonight? We were told by Linda Milhaven that if the developers didn't respond to the numerous questions sent by the Review Committee, they wouldn't be put on the agenda – at least that is what I understood she said. Are you able to clarify?

THANKS
Marna & Keith McLendon

Murillo, Jesus

From: Walter Karn <wkarn@cox.net>
Sent: Thursday, September 04, 2014 9:28 AM
To: Murillo, Jesus
Subject: yesterday's open house; Sept. 3

Hello Jesus,

Enjoyed talking with you yesterday afternoon at the Copper Ridge information session. One of the topics we discussed was the accessibility of the gate at the top of Alameda Road and often referred to as the Serrano Canyon gate. We both agreed that there was to be access provided for emergency vehicles. You indicated that you thought there was another access component that was in the Development plan but due to the age of that issue you were not sure just what it was and could possibly look it up to be sure.

I would appreciate it if you would do that for me, and if found, please site the source.

Thank you in advance Jesus.

Walter Tom Karn
11766 E. Mariposa Grande Drive
Scottsdale

wkarn@cox.net

Murillo, Jesus

From: Gary Kallian <gary.kallian@lathropconstruction.com>
Sent: Friday, September 05, 2014 8:08 PM
To: Murillo, Jesus
Subject: RE: Proposed development of Cavalliere Properties.....

Jesus....

Is the meeting on the 8th as you have noted or is it the 10th that was reported to me by our neighbors who attended the meeting on the 3rd???

Gary Kallian

From: Murillo, Jesus [mailto:JMurillo@ScottsdaleAz.Gov]
Sent: Friday, September 5, 2014 2:30 PM
To: Gary Kallian
Subject: RE: Proposed development of Cavalliere Properties.....

Hello Mr. Kallian,

Thank you for your comments. I will be sure that they are included in the Planning Commission and City Council reports. I have received several phone messages and emails in regards to these cases, and I am doing my best to try to contact everyone in a timely fashion. The next meeting will consist of a Non-Action hearing, before the Planning Commission on September 8, 2014, at the Copper Ridge School, located at 10101 E. Thompson Peak Pkwy. I hope you will come and voice your opinion.

Sincerely,

Jesus

From: Gary Kallian [mailto:gary.kallian@lathropconstruction.com]
Sent: Sunday, August 24, 2014 3:22 PM
To: Murillo, Jesus
Cc: Rogene Powers; sonialeavy@cox.net
Subject: Proposed development of Cavalliere Properties.....

Mr. Murillo.....

As a result of information received at a community meeting last week I have the following comments/questions. I hope you will address them in a reply to this e-mail and the City's report regarding the proposed development(s).

First.....let me introduce myself.

I live with my wife at:

24742 N 117th St. (at Whispering Wind near its intersection with Happy Valley)
Scottsdale, AZ 85255

Our back yard is directly adjacent to a drainage channel that is alongside Happy Valley Road. We hear the noise from traffic along Happy Valley Road.

Before retiring and moving to Scottsdale in 2005 I served two terms on the planning commissions of two different cities in the San Francisco bay area of California.

I am going to address three development proposals as I understand them.

First.....

The 462 unit residential project:

The proposed location near the preserve at the extension of Ranch Gate seems to me to violate the concepts advocated by the City in the purchase of the preserve property and the establishment of the Tom's Thumb trailhead.

Second.....

The relocation of Greasewood Flat:

The proposed location near the preserve at the SW corner of the residential project is not compatible with the residential project, the preserve and the Tom's Thumb trailhead. Loud music, crowds and the potential for behavioral problems is not appropriate in this pristine desert area.

And third.....

The rezoning of the current Greasewood Flat establishment is not necessary. Greasewood Flat should remain in its current location. Accessibility is much better off Alma School Road and the current use of the site is part of its current neighborhood.

In addition to the comments above I have the following concerns:

Planning.....

- The City has spent millions of dollars to preserve the natural desert. What is the justification for the intense residential use and the establishment of a commercial use in this proposed location?????

Traffic.....

- As I understand the proposal the only access to the residential project and the relocated Greasewood Flat is the extension of Ranch Gate. I trust the traffic analysis for this area will be revised to incorporate all of the proposed uses into it.
- The current condition on Ranch Gate Road beyond the entrance to the Sereno Canyon development is a barely improved "country" road similar to the access to the Tom's Thumb trailhead. Who is to pay for this extension????
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- Has an improvement to 128th Street to Rio Verde (Dynamite) been considered as an additional access to the development and for emergency vehicles and/or construction traffic??? An additional access will serve to reduce the impact of the development on the existing streets.

Noise.....

- Since we occupied our house in 2005 as our primary residence (I purchased it in 2000) Happy Valley Road has been extended past Whispering Wind. 118th St from Jomax has been completed to provide access to Ranch Gate Road and was extended to the "new" end of Happy Valley Road. Since the two did not align correctly in 2013 a smooth transition between Happy Valley Road and 118th St was constructed. The extension of Ranch Gate beyond the entrance to Sereno Canyon provides access to the newly constructed Tom's Thumb trailhead. All of these "local" road improvements have increased traffic behind our house and of course the noise associated with this traffic increase.
- In addition to the permanent noise increases we have recently experienced additional traffic to provide earth fill for the Boulder Mountain Estates project east of our property. Bottom dump trucks have been using Happy Valley Road. 10-20 trips per hour is the norm for this work. I recognize that this truck traffic is temporary but it gives us a good example of the construction traffic that will be present if the Cavalliere Ranch development is approved if its construction traffic is allowed to use Happy Valley Road.

- As a result I hope any City review of the proposed developments will include a thorough traffic and noise analysis of the impacts of the project in its final form when it is combined with the Sereno Canyon development, including the resort recently approved, as well as the impact of the construction traffic that will be required to service the project. We and our neighbors hope that construction access to Ranch Gate will be routed from Jomax on 118th St. We think this route will minimize the effects of construction traffic on residences in the area.

Thank you, Mr. Murillo for considering the above in your review of the project. I am aware of your letters relating to the applicant's initial submittal for the proposed developments. I have copies of the two letters you sent in July 2014. I would appreciate receiving copies of all of the City's future correspondence with the developers as the project(s) advance thru the approval process. I would also appreciate receiving notices of public meetings that will be part of the approval process. You may send these items as a reply to the address of this e-mail.

Feel free to contact me at the phone number listed below to discuss the contents of this e-mail.

Gary Kalian
24742 N 117th St
Scottsdale, AZ 85255
480-419-6228

Murillo, Jesus

From: Paul Hofman <plhof@comcast.net>
Sent: Saturday, September 06, 2014 10:47 AM
To: Murillo, Jesus
Subject: Re-zoning proposals

Dear Mr. Murillo:

We live in the Desert Summit Community at Jomax Road and 115th Street.

We were shocked to learn about the proposal to relocate Greasewood Flats and the allowance of high density zoning next to the McDowell Mountain Preserve and the Tom Thumb Trailhead. This threatens the very reason why we located there and why we love the area.

Our residence backs up to Jomax Road. Any increased commercial and industrial traffic will destroy the peace and serenity of our home. The resulting lowering of the value of our property could cause real hardship for us. We have recently retired and live on fixed income.

We were also shocked to learn that construction vehicles are not allowed on Happy Valley Road. That is so unfair to the residents adjacent to Jomax Road. Why can't we get the same considerations. What is so special about Happy Valley?

We believe the rezoning is not in the best interests of Scottsdale. We strongly urge you and the Planning Commission to reconsider this very bad proposal.

Very truly yours,

Leigh and Paul Hofman
11233 E. Cimarron Drive

Murillo, Jesus

From: Jack <jdr11806@cox.net>
Sent: Wednesday, September 10, 2014 4:18 PM
To: Murillo, Jesus
Subject: Opposition to Greasewood Flat

Dear Mr. Murillo,

I oppose General Plan Amendment Narrative 5-GP-2014 - Greasewood Flat.

- The existing General Plan Land Use is Rural Neighborhood.
- The proposed land use is Cultural/Institutional or Public Use

The Amendment Narrative states:

"Amendment of the Land Use Map to "Cultural/Institutional or Public Use" will enable the preservation of Greasewood Flat as the centerpiece of a new cultural destination."

- This "cultural destination" DOES NOT conform with or support the general plan guiding principles.

The six Guiding Principles are:

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

1. The proposed Greasewood Flats will **DEGRADE Lifestyle & Character**:

The proposed commercial activity will destroy the surrounding neighborhood's Unique Lifestyle & Character by inserting a commercial enterprise in the midst of a rural residential area.

- -This does not pass the test of "First....Do No Harm"

3. The proposed Greasewood Flats will **DEGRADE the existing surrounding neighborhoods.....**:

- Traffic on roads not expected to carry such a huge increase in volume will degrade the quality of life for the residents of the area.
- Noise will increase (the granite mountains reflect the sound very efficiently)
- The project will adversely impact Roads, Water and Sewer Infrastructure

6. The proposed Greasewood Flats will **DEGRADE Transportation**:

- The proposed use will increase traffic....
- Traffic now on Ranch Gate Rd is basically a few homes plus visitors to Tom's Thumb.
- Sereno Canyon (recently approved) by the City's own study will result in a traffic flow of 3196 vehicles / day (which is 1226 for the previously approved 128 dwelling units PLUS another 1970 for a 'round the clock flow of 133 /hr 24/7.
- This new request adds traffic for 462 homes for Cavalliere Ranch plus trips not yet understood for Greasewood Flat.

Lastly,

- The residents of this area made personal decisions to live here based on an acceptance of the way things were at the time of purchase and an expectation that existing land use and zoning would continue to be consistent with the General Plan.
- The developer made a business decision to purchase the land knowing the existing land use and zoning at the time of purchase.
- The right to develop property is tempered by zoning and other constraints.
- The city is not obligated to facilitate the developer's plans by changing the "rules" at the expense of the citizens.
- I would ask the planning commission to recognize that this proposed commercial use is NOT in accordance with the Guiding Principles or in the best interest of the citizens that currently reside in the surrounding neighborhood.

Sincerely,

John Robinson

Jdr11806@cox.net 480-473-9032

Murillo, Jesus

From: Julie Frank <jmfintegra@aol.com>
Sent: Wednesday, September 10, 2014 9:33 AM
To: Reynolds, Taylor; Murillo, Jesus
Subject: 5-GP-2014 Greasewood Flats Major General Plan Amendment Comment Form

David Johnson & Julie Frank
10801 E Happy Valley Road, #110
Scottsdale, AZ 85255
480-563-7474; jmfintegra@aol.com

Comments:

5-GP-2014 Greasewood Flats Major General Plan Amendment

We have lived in Troon Village since the early 1990s and have seen tremendous growth over the years. Unfortunately, Happy Valley Road is becoming a major thoroughfare with traffic that has made our neighborhoods significantly noisier, the road littered, and less safe to drive or bike on. We are not interested in the increased traffic, noise pollution and litter that will be generated with the proposed Greasewood Flats move. The proposal is requesting that the zoning be changed to commercial from its current rural neighborhood and natural open space designation. Why place a commercial business in an area where the desert is pristine and is all either rural residential or natural open space? There are several existing vacant commercial areas/properties in North Scottsdale where Greasewood Flats could easily move and not disturb land that is better left as natural open space or, if developed, utilized for low density custom residential.

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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

Murillo, Jesus

From: Neil Dempster <neil@clearviewonline.com>
Sent: Friday, September 12, 2014 12:35 PM
To: Murillo, Jesus
Subject: 5-GP-2014

Hello Jesús!

It was great to see you at the meeting on Wednesday night. Thanks for taking the time to come over and say hi. I was planning to come over and see you but I got side-tracked by people who wanted to chat.

I have a question. I have been asked to summarize where we are in this process and to disseminate info to as many interested parties that I can. Is the list of attendees at the two Wednesday meetings (e.g., Open House and Remote Planning Commission meetings) part of the public record? If so, can I receive a copy?

Thank you for your help. Have a great weekend.

Neil

Neil Dempster, MBA, CSP (& PhD soon!)

Behavioral Engineer and RESULTant
Expert in building self-sustaining higher performing organizations

(800) 932-0770 #101

www.ClearviewPerformance.com

Murillo, Jesus

From: James Fiemann <jfiemann@gmail.com>
Sent: Friday, September 12, 2014 2:12 PM
To: Murillo, Jesus
Subject: Re: rezoning in the Jomax and Alma School area.

Thank you for your response.

james

On Wed, Sep 10, 2014 at 10:42 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Fiemann,

I believe I might have gotten the opportunity to see you at the PC 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: James Fiemann [mailto:jfiemann@gmail.com]
Sent: Saturday, September 06, 2014 4:14 PM
To: Yaron, Adam; Murillo, Jesus; City Council
Subject: rezoning in the Jomax and Alma School area.

To all city and council members ,

I would like this email to be considered when changing the Zoning for the above area in North Scottsdale.

I am not against the development of these areas only the changes to density that is being proposed.

There is a reason I didn't move to Phoenix ! " Don't Taylor Morrison" my neighborhood. Keep the zoning in place and avoid high density projects.

A citizen of North Scottsdale, and no doubt none of your neighbors.

James Fiemann

28045 N 112th Place

Scottsdale AZ 85262.

[720/206-9306](tel:7202069306)

Murillo, Jesus

From: kpatrick@cox.net
Sent: Saturday, September 13, 2014 10:29 AM
To: Murillo, Jesus
Subject: RE: Are you Serious about Preserving Scottsdale City Planning, Mayor and Council?

Thank you, Jesus,

Sincerely,
Kevin C Patrick

On Wed, Sep 10, 2014 at 10:44 PM, Murillo, Jesus wrote:

Hello Mr. Patrick,

I believe I might have gotten the opportunity to see you at the PC meeting this evening. In case I did not, I just wanted you to know that 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

-----Original Message-----

From: kpatrick@cox.net [<mailto:kpatrick@cox.net>]
Sent: Sunday, September 07, 2014 10:02 AM
To: Murillo, Jesus
Cc: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Phillips, Guy; Robbins, Dennis E
Subject: Are you Serious about Preserving Scottsdale City Planning, Mayor and Council?

Dear Jessie
Please refer to the attached email. Thank you

Sincerely,

Kevin C Patrick
(602) 573-6031

Murillo, Jesus

From: rkcochran@cox.net
Sent: Tuesday, September 16, 2014 11:05 AM
To: Murillo, Jesus
Subject: 11-ZN-2014

SCOTTSDALEAZ.GOV



Mr. Murillo, I have a question concerning the upcoming Planning Commission Meeting on October 8, 2014. Will public testimony be allowed regarding the accompanying/associated zoning change requests 11-ZN-2014 (Greasewood Flat) and 13-ZN-2014 (Cavalliere Ranch)? Thank you in advance for your response. Rich Cochran

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Murillo, Jesus

From: rkcochran@cox.net
Sent: Tuesday, September 30, 2014 11:46 AM
To: Murillo, Jesus
Subject: 13-ZN-2014



Mr. Murillo: I have a question regarding the Cavalliere Ranch request (13-ZN-2014). On page 10 of the resubmittal, the applicant states that there will be an average buffer of +/- 150 feet between the Preserve and the development. I believe there should be a stated minimum buffer to protect the Preserve from encroachment. Will the City require a minimum buffer size to be stated in some manner in the application and/or in the final document? Thank you for your time and consideration, Rich Cochran

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Murillo, Jesus

From: Gary Kalia <gary.kalian@lathropconstruction.com>
Sent: Thursday, October 02, 2014 2:28 PM
To: Murillo, Jesus
Cc: sonialeavy@cox.net
Subject: Cavaliere developments.....

Mr. Murillo.....

Can/will you send me a copy of the following via e-mail for all of the "projects" associated with the Cavalliere lands????
Cavalliere Ranch
Relocation of Greasewood Flat

For both of the above please send.....

Applicant responses to your mid-July letters.
Applicant responses to other letters written by your colleagues for other Cavalliere projects.

Any and all of the City's review of the applicant responses.

Any and all of the planning department's reports to the Planning Commission as part of the agenda of future meetings on the projects.

Confirmation of the agenda for the planning commission meetings for all of the Cavalliere projects.

Thank you.

Gary Kalia
24742 N 117th St.
Scottsdale, AZ 85255.

PS.....if you are unable to send these items via e-mail, please let me know where and when I can review them in advance of the Commission meetings.

Murillo, Jesus

From: Dede <dpapurello@cox.net>
Sent: Saturday, October 04, 2014 11:05 AM
To: Murillo, Jesus
Subject: Proposed Greaswood Plan

Greetings Mr. Murillo,

My name is Diane Socha and I live at 11785 E. Mariposa Grande Dr., Scottsdale, AZ. I am a full time resident in this beautiful place and a proud citizen of Scottsdale.

I strongly oppose the general plan amendment 5-GP-2014 for several reasons. First, it is in direct conflict with the Dynamite Foothills Character Plan. Putting a bar (that usually hosts noisy bikers) in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses."

Also, having intoxicated individuals driving at night in an un-lit, primarily residential area is a serious hazard to both humans and wildlife.

This is not the place for another biker bar – there are plenty of other bars in Scottsdale that are far better located. Please honor the original plan for this area and reject this application.

Thank you.

Sincerely,

Diane Socha

Murillo, Jesus

From: Arthur Socha <ajsocha02@cox.net>
Sent: Sunday, October 05, 2014 8:16 PM
To: Murillo, Jesus
Subject: General Plan Amendment 5-GP-2014

Hello Mr. Murillo,

My name is Arthur Socha and I live at 11785 E. Mariposa Grande Dr., Scottsdale, 85255. I am a full time resident and a proud citizen of Scottsdale.

I'm contacting you regarding the new proposal for general plan amendment 5-GP-2014. I strongly oppose this amendment as it will dramatically change the entire environment in our North Scottsdale neighborhoods around the area.

Putting an outdoor bar that's known for loud country music and bikers in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. This area is one of the few remaining areas where nights are still dark and quiet and was one of the key reasons we bought our home here. Also, I am very concerned with having intoxicated individuals driving at night in an un-lit, primarily residential area is a serious hazard to both humans and wildlife. As I return to my home in the evenings, I do not want to think that virtually every pair of headlights coming at me has a high probability of having a drunk driver at the wheel.

In addition, it is in direct conflict with the Dynamite Foothills Character Plan. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses."

This is not the place for another biker bar – there are plenty of other locations in Scottsdale that are far better located. This is a residential area – let's keep it that way.

Please honor the original plan for this area and reject this application.

Thank you.

Sincerely,

Arthur Socha

Murillo, Jesus

From: Kuester, Kelli
Sent: Monday, October 06, 2014 9:47 AM
To: 'Isabel McDougall'
Cc: Murillo, Jesus; Yaron, Adam; Planning Commission; Lane, Jim; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Robbins, Dennis E
Subject: RE: Greasewood Flats (opposition to requests)

Dear Ms. McDougall,

Mayor Lane and some members of Council asked that I acknowledge receipt of your e-mail and thank you for your input.

Best,

Kelli Kuester

Executive Secretary to the Mayor
City of Scottsdale
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-2466

From: Isabel McDougall [<mailto:isabel.mcdougall38@gmail.com>]
Sent: Monday, October 06, 2014 9:33 AM
To: Murillo, Jesus; Yaron, Adam; Planning Commission; Lane, Jim; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Robbins, Dennis E
Subject: Greasewood Flats (opposition to requests)

I have read GF 5-GP-2014 proposal to amend the general plan to change land use designation and 11-ZN-2014 zoning amendment proposal as well as the Cavalliere family's New Business Location Concept. They are artfully written and designed to evoke an emotional response. And as much as I like GF, I am opposed to these requests for the following reasons:

1. The proposed location borders the preserve on 2 sides with very little buffering, 150ft to S and 100ft to E. Noise, music, traffic, lights, fires are inappropriate next to preserve.
2. GF is not a cultural or institutional establishment. It is a bar. Yes, it is a fun bar, an iconic bar with good burgers and great atmosphere but it is a bar.
3. Land use policies should apply in this case. The proposal states that citywide land use policies have limited application in this matter because 2 sides of the location are privately owned. But it appears that there will be or are several other requests for increased density in this area so it seems that the spirit of the policy is being ignored.
4. GF's place in the hearts and history of Scottsdale will not be preserved by this action. GF with its quirks and ambiance simply cannot be reproduced today due to more restrictive building codes and federal requirements such as the ADA. We will have an inauthentic copy of an old west bar. This may have value for the tourists but it could and should be placed anywhere.
5. There are other ways to preserve the Cavalliere family legacy. The proposal states that this is a primary driver of the requests and this is the only way part of other ways to do so. Surely there could be many other ways. I recall several other suggestions made.
6. Access? The proposal suggests a 2 lane highway along 128th St from Ranch Gate Rd to Alameda. But no mention is made of how to get to Ranch Gate Rd. Is this to be Happy Valley Rd? Have any studies been conducted on the impact to HR Road?

7. Domino effect - These requests seems to be part of a group of requests for increased density in the area. Once one request is granted, it will be much easier for the others to fall into place.

8. Trust in government - Recently the 10year GP was rejected by voters, in part, because it was felt that it was too friendly to developers. Voters care about these things. In deed they make personal decisions based on the approved , written plan and policies. They want to have faith that the government will keep its word. A plan that cn be so easily changed destroys this trust. We all understand that more houses means more money for the city. We all understand that vacant, private land will be developed. But the City has planned wisely for this development.

The plan for this area is a good one.
Stick to the plan.

Isabel McDougall
11555 E Buckskin Trail
Scottsdale, AZ 85255
602 818-2981

I have lived in Scottsdale for 44 years, am a graduate of Scottsdale Leadership, served on the Board of Adjustment for 6 years as well as on several committees. I am proud of Scottsdale's vision for purchasing and presenving the land and maintainig the integrity of open space.

--

Isabel McDougall
602 818-2981 (c)

Murillo, Jesus

From: Marna <marnamc@cox.net>
Sent: Monday, October 06, 2014 6:33 AM
To: Murillo, Jesus
Subject: Re: ***UPDATE***2-GP-2014 (9-ZN-2014, 3-GP-2014, 4-GP-2014 (11-ZN-2014), and 5-GP-2014 (12-ZN-2014)

Thank You Jesus!

From: Murillo, Jesus
Sent: Sunday, October 05, 2014 9:59 PM
To: Murillo, Jesus ; Yaron, Adam
Cc: <mailto:howard.myers@cox.net> ; <mailto:heitel.james@gmail.com> ; Ekblaw, Kroy ; Curtis, Tim ; <mailto:mike.clancy@arizonarepublic.com> ; <mailto:tfisher@fishercustomhomes.com> ; <mailto:andy.birutis@gmail.com> ; <mailto:howard.myers@cox.net> ; <mailto:BZiker@aol.com> ; <mailto:petersgrossman@gmail.com> ; <mailto:Mail2Lana@aol.com> ; <mailto:jfiemann@gmail.com> ; <mailto:valpruitt@aol.com> ; <mailto:jmfintegra@aol.com> ; <mailto:judasain48@gmail.com> ; <mailto:roseerato@aol.com> ; <mailto:tvberkel@bluewin.ch> ; <mailto:melvinspreitzer@aol.com> ; <mailto:sglogue@cox.net> ; <mailto:georgia@ianpercy.com> ; <mailto:Ian@IanPercy.com> ; <mailto:neil@clearviewonline.com> ; <mailto:Jessica@CVPTeam.com> ; <mailto:azarrabi1@cox.net> ; <mailto:n.kleiner@cox.net> ; <mailto:tbee0207@cox.net> ; <mailto:steveraven@cox.net> ; <mailto:jmfintegra@aol.com> ; <mailto:rkcochran@cox.net> ; <mailto:sonialeavy@me.com> ; <mailto:harveylindzon@rogers.com> ; <mailto:mdd2006@gmail.com> ; <mailto:sddietrich@gmail.com> ; <mailto:pbowie3@cox.net> ; <mailto:azmjalbert@hotmail.com> ; <mailto:francioseb@gmail.com> ; <mailto:heitel.james@gmail.com> ; <mailto:timothyburns@burnsbrothersholdings.com> ; <mailto:steve.spro@gmail.com> ; 'Andy Birutis' ; 'Art Dymek' ; 'Bryan Haslett' ; 'Clancy, Mike' ; 'Clebe Best' ; 'Cowan, Jennifer (CCD)' ; 'Cox.net' ; <mailto:djrch@cox.net> ; 'Douglas J. Reich' ; 'Gary Kallian' ; 'invinciblegrammie1 .' ; 'Jack' ; 'James Fiemann' ; 'Janice M. Kuczynski' ; 'Jervin' ; 'Jim Wichterman' ; 'Julie Frank' ; 'Ken D' ; 'Kim Pensky' ; <mailto:kpatrick@cox.net> ; <mailto:louis@blindsandbeyond.biz> ; 'Margerie Green' ; 'Mark Hackbarth' ; 'Marna' ; 'Naomi Hermelin' ; 'Neil Dempster' ; <mailto:neil@clearviewonline.com> ; 'Paul Hofman' ; 'Randi' ; 'Rick Williamson' ; <mailto:rogenej@cox.net> ; 'Walter Karn' ; 'Gary Kallian' ; <mailto:mh@brrlawaz.com> ; 'Keith Nichter' ; <mailto:astedman@lvadesign.com> ; 'Dede' ; 'N.Kleiner' ; 'Bdf Gmail' ; <mailto:steve.spro@gmail.com> ; <mailto:sonialeavy@me.com> ; <mailto:3Aharveylindzon@rogers.com> ; <mailto:cgk@lathropconstruction.com> ; 'Michael Dietrich' ; <mailto:azmjalbert@hotmail.com>
Subject: ***UPDATE***2-GP-2014 (9-ZN-2014, 3-GP-2014, 4-GP-2014 (11-ZN-2014), and 5-GP-2014 (12-ZN-2014)

Hello Everyone,

Please forgive the second email, but I have been alerted to some updates/inconsistencies in my previous email (thanks Adam - I may have sent the wrong draft version). I have provided the changes in **red**.

Major General Plan Amendment Planning Commission Recommendation Hearing UPDATE

At the request of the applicant, this year's major General Plan amendment cases that were scheduled for recommendation on Wednesday, October 8, 2014 by the Planning Commission will be continued to the October 22, 2014 Regular Planning Commission meeting in the City Hall Kiva located at 3939 North Drinkwater Boulevard, beginning at 5:00 p.m. This request has been made to allow for the major General Plan amendment requests to be heard on the same night as their associated zoning cases. This year's four major General plan amendment requests, defined as major General Plan amendments per the 2001 Scottsdale General Plan major amendment criteria, include:

- Pinnacle Peak Patio (2-GP-2014): Request to change the land use designation from Commercial to Suburban Neighborhoods on roughly 11 acres north of the Jomax Road and Pinnacle Peak Parkway intersection.
- El Regalo (3-GP-2014): Request to change the land use designation from Commercial to Suburban Neighborhoods on roughly 6 acres north of the northeast corner of Scottsdale Road and Westland Drive.

- Cavalliere Flat (4-GP-2014): Request to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on roughly 46 acres on the southeast corner of Alma School Parkway and Pinnacle Vista Drive.
- Greasewood Flat (5-GP-2014): Request to change the land use designation from Rural Neighborhoods and Natural Open Space to Cultural/Institutional and Public Use on about a 10-acre site on the northwest corner of the East Mariposa Grande Drive and 134th Street alignments.

Get more information on [Major General Plan Amendments](#).

The "Continuance" request was provided in time to proceed with having the major General Plan amendment cases moved to the October 22, 2014 hearing (to be heard in conjunction with the associated zoning cases). There will not be any reports distributed for the October 8, 2014 hearing, nor public comment.

I also would like to remind you that the Planning Commission is an advisory board to the City Council, and that the City Council will still hear the cases in a separate meeting date. I will provide an update to the location of the November 12, 2014 Planning Commission hearing – the likely date of the 13-ZN-2014, Cavalliere Ranch, rezoning application.

The red highlighted area is the location of the City Hall "Kiva,". The yellow highlighted areas are locations that you may find parking. There will be a study session at 4:00 that gives the Planning Commission an opportunity to discuss future agendas, processes, housekeeping items, and non-substantive inquiries about that night's agenda.



Jesús Murillo
 Senior Planner
 City of Scottsdale
 Planning, Neighborhood, and Transportation
 7447 E. Indian School Road, Ste. 105
 Scottsdale, AZ 85251
 Phone: 480-312-7849
 Fax: 480-312-9037

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 follow us on Facebook



Jesús Murillo
Senior Planner
City of Scottsdale
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7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From: Kuester, Kelli
Sent: Monday, October 06, 2014 9:47 AM
To: 'Isabel McDougall'
Cc: Murillo, Jesus; Yaron, Adam; Planning Commission; Lane, Jim; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Robbins, Dennis E
Subject: RE: Greasewood Flats (opposition to requests)

Dear Ms. McDougall,

Mayor Lane and some members of Council asked that I acknowledge receipt of your e-mail and thank you for your input.

Best,

Kelli Kuester

Executive Secretary to the Mayor

City of Scottsdale

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-2466

From: Isabel McDougall [<mailto:isabel.mcdougall38@gmail.com>]

Sent: Monday, October 06, 2014 9:33 AM

To: Murillo, Jesus; Yaron, Adam; Planning Commission; Lane, Jim; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Robbins, Dennis E

Subject: Greasewood Flats (opposition to requests)

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4. GF's place in the hearts and history of Scottsdale will not be preserved by this action. GF with its quirks and ambiance simply cannot be reproduced today due to more restrictive building codes and federal requirements such as the ADA. We will have an inauthentic copy of an old west bar. This may have value for the tourists but it could and should be placed anywhere.
5. There are other ways to preserve the Cavalliere family legacy. The proposal states that this is a primary driver of the requests and this is the only way part of other ways to do so. Surely there could be many other ways. I recall several other suggestions made.
6. Access? The proposal suggests a 2 lane highway along 128th St from Ranch Gate Rd to Alameda. But no mention is made of how to get to Ranch Gate Rd. Is this to be Happy Valley Rd? Have any studies been conducted on the impact to HR Road?

7. Domino effect - These requests seems to be part of a group of requests for increased density in the area. Once one request is granted, it will be much easier for the others to fall into place.

8. Trust in government - Recently the 10year GP was rejected by voters, in part, because it was felt that it was too friendly to developers. Voters care about these things. In deed they make personal decisions based on the approved , written plan and policies. They want to have faith that the government will keep its word. A plan that cn be so easily changed destroys this trust. We all understand that more houses means more money for the city. We all understand that vacant, private land will be developed. But the City has planned wisely for this development.

The plan for this area is a good one.
Stick to the plan.

Isabel McDougall
11555 E Buckskin Trail
Scottsdale, AZ 85255
602 818-2981

I have lived in Scottsdale for 44 years, am a graduate of Scottsdale Leadership, served on the Board of Adjustment for 6 years as well as on several committees. I am proud of Scottsdale's vision for purchasing and presenving the land and maintainig the integrity of open space.

--

Isabel McDougall
602 818-2981 (c)

Murillo, Jesus

From: Castro, Lorraine
Sent: Tuesday, October 07, 2014 8:35 AM
To: Yaron, Adam; Murillo, Jesus
Subject: FW: Planning Commission Public Comment (response #34)

From: Planning Commission
Sent: Saturday, October 04, 2014 11:12 AM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #34)

Planning Commission Public Comment (response #34)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/PC/comment
Submission Time/Date:	10/4/2014 11:10:48 AM

Survey Response

COMMENT	
Comment:	<p>RE: Greasewood Proposal. My name is Diane Socha and I am a full time resident in this beautiful place and a proud citizen of Scottsdale. I strongly oppose the general plan amendment 5-GP-2014 for several reasons. First, it is in direct conflict with the Dynamite Foothills Character Plan. Putting a bar (that usually hosts noisy bikers) in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses." Also, having intoxicated individuals driving at night in an un-lit, primarily residential area is a serious hazard to both humans and wildlife. This is not the place for another biker bar – there are</p>

	plenty of other bars in Scottsdale that are far better located. Please honor the original plan for this area and reject this application. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME	
First & Last Name:	Diane Socha
ADD ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	<u>dpapurello@cox.net</u>
Phone:	480-513-8727
Address:	11785 E. Mariposa Grande Dr., Scottsdale, 85255
Example: 3939 N. Drinkwater Blvd., Scottsdale 85251	

Murillo, Jesus

From: Castro, Lorraine
Sent: Tuesday, October 07, 2014 8:36 AM
To: Yaron, Adam; Murillo, Jesus
Subject: FW: Planning Commission Public Comment (response #35)

From: Planning Commission
Sent: Sunday, October 05, 2014 8:25 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #35)

Planning Commission Public Comment (response #35)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/PC/comment
Submission Time/Date:	10/5/2014 8:24:13 PM

Survey Response

COMMENT	
Comment:	<p>Commissioners, I am a full time resident and a proud citizen of Scottsdale. I'm contacting you regarding the new proposal for general plan amendment 5-GP-2014. I strongly oppose this amendment as it will dramatically change the entire environment in our North Scottsdale neighborhoods around the area. Putting an outdoor bar that's known for loud country music and bikers in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. This area is one of the few remaining areas where nights are still dark and quiet and was one of the key reasons we bought our home here. Also, I am very concerned with having intoxicated individuals driving at night in an un-lit, primarily residential area. It is a serious hazard to both humans and wildlife. As I return to my home in the evenings, I do not want to think that virtually every pair of headlights</p>

	<p>coming at me has a high probability of having a drunk driver at the wheel. In addition, it is in direct conflict with the Dynamite Foothills Character Plan. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses." This is not the place for another biker bar – there are plenty of other locations in Scottsdale that are far better. This is a residential area – let's keep it that way. Please honor the original plan for this area and reject this application.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME</p>	
<p>First & Last Name:</p>	<p>Arthur Socha</p>
<p>ADD ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
<p>Email:</p>	<p><u>ajsocha_02@cox.net</u></p>
<p>Phone:</p>	<p>480-513-8727</p>
<p>Address:</p>	<p>11785 E. Mariposa Grande Dr., Scottsdale, 85255</p>
<p>Example: 3939 N. Drinkwater Blvd., Scottsdale 85251</p>	

Murillo, Jesus

From: Castro, Lorraine
Sent: Tuesday, October 07, 2014 9:02 AM
To: Yaron, Adam; Murillo, Jesus
Subject: FW: Proposed Greaswood Plan

From: Dede [<mailto:dpapurello@cox.net>]
Sent: Saturday, October 04, 2014 11:13 AM
To: Planning Commission
Subject: Proposed Greaswood Plan

Greetings Scottsdale Commissioners,

My name is Diane Socha and I live at 11785 E. Mariposa Grande Dr., Scottsdale, 85255. I am a full time resident in this beautiful place and a proud citizen of Scottsdale.

I strongly oppose the general plan amendment 5-GP-2014 for several reasons. First, it is in direct conflict with the Dynamite Foothills Character Plan. Putting a bar (that usually hosts noisy bikers) in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses."

Also, having intoxicated individuals driving at night in an un-lit, primarily residential area is a serious hazard to both humans and wildlife.

This is not the place for another biker bar – there are plenty of other bars in Scottsdale that are far better located. Please honor the original plan for this area and [reject this application](#).

Thank you.

Sincerely,

Diane Socha

Murillo, Jesus

From: Castro, Lorraine
Sent: Tuesday, October 07, 2014 9:03 AM
To: Yaron, Adam; Murillo, Jesus
Subject: FW: General Plan amendment 5-GP-2014

From: Arthur Socha [mailto:ajsocha02@cox.net]
Sent: Sunday, October 05, 2014 8:21 PM
To: Planning Commission
Subject: General Plan amendment 5-GP-2014

Greetings Scottsdale Commissioners,

My name is Arthur Socha and I live at 11785 E. Mariposa Grande Dr., Scottsdale, 85255. I am a full time resident and a proud citizen of Scottsdale.

I'm contacting you regarding the new proposal for general plan amendment 5-GP-2014. I strongly oppose this amendment as it will dramatically change the entire environment in our North Scottsdale neighborhoods around the area.

Putting an outdoor bar that's known for loud country music and bikers in this pristine desert location will bring loud noise, bright lights, increased traffic, street access problems, migratory disruption, and other environmental concerns. This area is one of the few remaining areas where nights are still dark and quiet and was one of the key reasons we bought our home here. Also, I am very concerned with having intoxicated individuals driving at night in an un-lit, primarily residential area. It is a serious hazard to both humans and wildlife. As I return to my home in the evenings, I do not want to think that virtually every pair of headlights coming at me has a high probability of having a drunk driver at the wheel.

In addition, it is in direct conflict with the Dynamite Foothills Character Plan. The Dynamite Foothills Character Plan states, "The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses."

This is not the place for another biker bar – there are plenty of other locations in Scottsdale that are far better. This is a residential area – let's keep it that way.

Please honor the original plan for this area and reject this application.

Thank you.

Sincerely,

Arthur Socha

Murillo, Jesus

From: Castro, Lorraine
Sent: Tuesday, October 07, 2014 9:04 AM
To: Yaron, Adam; Murillo, Jesus
Subject: FW: Greasewood Flats (opposition to requests)

From: Isabel McDougall [<mailto:isabel.mcdougall38@gmail.com>]
Sent: Monday, October 06, 2014 9:33 AM
To: Murillo, Jesus; Yaron, Adam; Planning Commission; Lane, Jim; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Littlefield, Robert; Milhaven, Linda; Robbins, Dennis E
Subject: Greasewood Flats (opposition to requests)

I have read GF 5-GP-2014 proposal to amend the general plan to change land use designation and 11-ZN-2014 zoning amendment proposal as well as the Cavalliere family's New Business Location Concept. They are artfully written and designed to evoke an emotional response. And as much as I like GF, I am opposed to these requests for the following reasons:

1. The proposed location borders the preserve on 2 sides with very little buffering, 150ft to S and 100ft to E. Noise, music, traffic, lights, fires are inappropriate next to preserve.
2. GF is not a cultural or institutional establishment. It is a bar. Yes, it is a fun bar, an iconic bar with good burgers and great atmosphere but it is a bar.
3. Land use policies should apply in this case. The proposal states that citywide land use policies have limited application in this matter because 2 sides of the location are privately owned. But it appears that there will be or are several other requests for increased density in this area so it seems that the spirit of the policy is being ignored.
4. GF's place in the hearts and history of Scottsdale will not be preserved by this action. GF with its quirks and ambiance simply cannot be reproduced today due to more restrictive building codes and federal requirements such as the ADA. We will have an inauthentic copy of an old west bar. This may have value for the tourists but it could and should be placed anywhere.
5. There are other ways to preserve the Cavalliere family legacy. The proposal states that this is a primary driver of the requests and this is the only way part of other ways to do so. Surely there could be many other ways. I recall several other suggestions made.
6. Access? The proposal suggests a 2 lane highway along 128th St from Ranch Gate Rd to Alameda. But no mention is made of how to get to Ranch Gate Rd. Is this to be Happy Valley Rd? Have any studies been conducted on the impact to HR Road?
7. Domino effect - These requests seem to be part of a group of requests for increased density in the area. Once one request is granted, it will be much easier for the others to fall into place.
8. Trust in government - Recently the 10 year GP was rejected by voters, in part, because it was felt that it was too friendly to developers. Voters care about these things. In deed they make personal decisions based on the approved, written plan and policies. They want to have faith that the government will keep its word. A plan that can be so easily changed destroys this trust. We all understand that more houses means more money for the city. We all understand that vacant, private land will be developed. But the City has planned wisely for this development.

The plan for this area is a good one.
Stick to the plan.

Isabel McDougall
11555 E Buckskin Trail
Scottsdale, AZ 85255
602 818-2981

I have lived in Scottsdale for 44 years, am a graduate of Scottsdale Leadership, served on the Board of Adjustment for 6 years as well as on several committees. I am proud of Scottsdale's vision for purchasing and preserving the land and maintaining the integrity of open space.

--
Isabel McDougall
602 818-2981 (c)

Murillo, Jesus

From: Jeff Goren <jeff.goren@mirabel.com>
Sent: Thursday, October 23, 2014 9:26 AM
To: Murillo, Jesus
Subject: Greasewood Flats Relocation

Mr. Murillo,

I just found out about the relocation of greasewood flats. The redirection of significant traffic flow through single lane, residential neighborhoods, seems very unsafe for local residents, recreational activity which occurs in these areas and the motorists themselves.

As a resident of Desert Summit I strongly oppose the relocation.

Jeff Goren

Murillo, Jesus

From: Cookson, Frances
Sent: Wednesday, October 22, 2014 10:18 AM
To: 'tthornton@newszap.com'
Cc: Phillips, Mike; Jagger, Carolyn; Grant, Randy; Smetana, Rachel; Corsette, Kelly; Yaron, Adam; Murillo, Jesus
Subject: FW: OCT 22 2014 Planning Commission Update
Attachments: TM GWF Withdrawal Letter 10-17-2014.pdf

Mr. Thornton,

Please find the attached Withdrawal Letter for cases 5-GP-2014 and 11-ZN-2014.

If you have any questions, please don't hesitate to contact us.

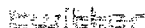
Regards,

Frances Cookson

Planning Specialist
Current Planning
(480) 312-2542 | fax (480) 312-7088



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Subscribe to [Scottsdale P & Z](#) Link newsletter

Murillo, Jesus

From: Jeff Goren <jeff.goren@mirabel.com>
Sent: Thursday, October 23, 2014 9:37 AM
To: Murillo, Jesus
Subject: RE: Greasewood Flats Relocation

Good to hear. Thank you for your timely response.

Jeff Goren

From: Murillo, Jesus [mailto:JMurillo@ScottsdaleAz.Gov]
Sent: Thursday, October 23, 2014 9:30 AM
To: Jeff Goren
Subject: RE: Greasewood Flats Relocation

Hello Mr. Goren,

The applicant actually withdrew these applications (the major General Plan amendment and rezoning case) last Friday. The other cases are still moving forward, but the relocation of Greasewood Flat has been withdrawn.

Sincerely,

Jesus

From: Jeff Goren [mailto:jeff.goren@mirabel.com]
Sent: Thursday, October 23, 2014 9:26 AM
To: Murillo, Jesus
Subject: Greasewood Flats Relocation

Mr. Murillo,

I just found out about the relocation of greasewood flats. The redirection of significant traffic flow through single lane, residential neighborhoods, seems very unsafe for local residents, recreational activity which occurs in these areas and the motorists themselves.

As a resident of Desert Summit I strongly oppose the relocation.

Jeff Goren



WRITTEN COMMENTS

This card is used to submit written comments to the City Council.

Written comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

6

NAME (print) Lou Nalepa MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 26393 N. 115th Way ZIP 85255

HOME PHONE 602.310.1769 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 6 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Ranch Gate Road in my opinion cannot support the additional traffic. As a bicyclist in the area, I use that road. It is reasonably safe now, but there is no bike lane or side walks. It will become too dangerous to ride safely and there is no mention of an upgrade in the plan. In fact they said it is good to go for the ~~upgrade~~ increased

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traffic

And who pays for the water/sewer utilities that will be needed?

Can COS afford these utility expansions?



WRITTEN COMMENTS

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6

NAME (print) Stephanie Brown MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 26393 N 115th Way ZIP 85255

HOME PHONE 602 370 1525 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 6 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) The new proposal offers buffers & wildlife corridors that are desirable and consistent with the Character Area Plan. These features can be achieved with the original proposal WITHOUT tripling density. While the new proposal may be legal, that does not make it desirable. It is not

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desirable because it does not contemplate the downstream capital costs associated with dense residential development. The developer purports the community proposal will alleviate traffic concerns, yet the increased density will in fact exacerbate them from the standpoint of volume, noise and hazard to cyclists & walkers.

Mostly, city leadership seems to be racing to develop remote & irreplaceable land without any evidence of application of a unified vision that considers cumulative ramifications rather than

REQUEST TO SPEAK: Citizens wishing to address the Council in person may obtain a Request to Speak card from staff located at the Clerk's table in the Kiva.

individual residential developments.



WRITTEN COMMENTS

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6

NAME (print) Jim Davis MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 27483 N 103rd AVE ZIP 85262

HOME PHONE 480-686-9026 WORK PHONE 480-299-1813

E-MAIL ADDRESS (optional) jdavis@mba1965.hbs.edu

AGENDA ITEM # 6 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

WE OPPOSE THIS INCREASE IN RESIDENTIAL
UNITS ON THE BASIS THAT IT WILL FURTHER
INCREASE TRAFFIC & INFRASTRUCTURE
PRESSURE ON THE HAPPY VALLEY & DYNAMITE

This card constitutes a public record under Arizona law.

Written Comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

CORRIDORS-



WRITTEN COMMENTS

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6

NAME (print) Jean Vahabzadeh-Hagh MEETING DATE 11/12/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7574 E. Pasaro Drive, Scottsdale, AZ ZIP 85266

HOME PHONE 480-215-0366 WORK PHONE _____

E-MAIL ADDRESS (optional) jmvh78@gmail.com

AGENDA ITEM # 13-ZN-2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) First we are concerned as ^{that we were not sent} landowners of property in Goldie Brown Pinnacle Peak Ranch Unit One, 1-16 ^{notifical of this meet} directly adjacent to this proposed Agenda Item land area, landown of lot 9, #217-01-013H. Why were we not sent a Notice? Did you not want ^{to hear} Second, as landowners in the area & lovers of the preserve & its beauty, ^{Kimberly}

This card constitutes a public record under Arizona law.

Written Comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

We are opposed of any changes to existing densities, Natural Area Open Space (NAOS), plot sizes, etc.

The proposed changes in roads & acres will only cause more traffic in the area & deterioration of the God given beauty of the desert preserve, & home to Many, many animals who cannot speak for themselves!

Late & No Notices of this Meeting does not Show good cause or desire to hear the neighbors Voices, this is very, very unfortunate & disheartening as a Scottsdale resident, landowner in the area & a taxpayer. Luckily we visit the preserve to enjoy the desert beauty & hike & saw the signage to come tonight.

REQUEST TO SPEAK: Citizens wishing to address the Council in person may obtain a Request to Speak card from staff located at the Clerk's table in the Kiva.



WRITTEN COMMENTS

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6

NAME (print) ROSE ERATU MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SKYLINE ESTATES HOA
HAPPY VALLEY CORRIDOR

ADDRESS 9220 E BUCKSKINTL SCOTTSDALE, AZ ZIP 85255

HOME PHONE 480-502-6719 WORK PHONE 602-361-5043

E-MAIL ADDRESS (optional) ROSE@ROSEERATU.COM

AGENDA ITEM # 13-2N-2014 CAVALIERE ROAD ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back)

Excessive high density residential development
INFRASTRUCTURE.
CONSTRUCTION EQUIPMENT - TRAFFIC HAPPY VALLEY CORRIDOR

This card constitutes a public record under Arizona law.

Written Comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

Believe excessive development in Scottsdale
is not beneficial to our areas



WRITTEN COMMENTS

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6

NAME (print) LANA BOREN MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) Desert Skyline Estates

ADDRESS C/o Boren, 9135 E Suckskin Trail ZIP 85255

HOME PHONE 480-451-8636 WORK PHONE 602-329-9097

E-MAIL ADDRESS (optional) MAIL2LANA@AOL.COM

AGENDA ITEM # 132N 2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Jim Davis will elaborate on the reasons for our vehement opposition!!

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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Written comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

6

NAME (print) Douglas J. Reich MEETING DATE 11-12-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11818 E. Parkview Lane ZIP 85255

HOME PHONE 480-585-5833 WORK PHONE _____

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

AGENDA ITEM # Cavalliere ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) there is no demonstrated need to rezone this property to the maximum allowable, which greatly exceeds the adjacent properties & would tax the infrastructure.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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Written comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

6

NAME (print) THOMAS VAN BECKEL MEETING DATE Nov. 12, 2014

NAME OF GROUP/ORGANIZATION (if applicable) JOAN LAURIE ANDERSON

ADDRESS 9265 E. HACKAMORE DRIVE ZIP 85255

HOME PHONE 480 473 1049 WORK PHONE _____

E-MAIL ADDRESS (optional) janderson93@cox.net

AGENDA ITEM # 13-2N-2014 ^{CAVALLIERE} ~~RANCH~~ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) WE ARE OPPOSING THIS REZONING BECAUSE OF THE INCREASE TRAFFIC ON HAPPY VALLEY ROAD, WE INVESTED IN PROPERTY IN NORTH SCOTTSDALE BECAUSE OF ITS BEAUTY & QUIET! WHAT A SHAME TO RUN A BEAUTIFUL AREA WITH HIGH DENSITY.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



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

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

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

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

6

NAME (print) ROSE ERATO MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SKYLINE ESTATES HOA

ADDRESS 9220 E BUCKSKIN TRAIL ZIP 85255

HOME PHONE 480 5026719 WORK PHONE _____

E-MAIL ADDRESS (optional) ROSE@ROSEERATO.COM

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

☐ 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.

REQUEST TO SPEAK



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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.

6

NAME (print) Jim Davis MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 27483 N 103RD WAY ZIP 85262

HOME PHONE 480-686-9026 WORK PHONE 480 299 1813

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ 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. *extra time

REQUEST TO SPEAK



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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.

6

NAME (print) Stephanie Brown MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 26393 N 115th Way ZIP 85255

HOME PHONE 602 370 1525 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 6 ☒ I WISH TO DONATE MY TIME TO Howard Berry

☐ 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.

REQUEST TO SPEAK



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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.

6

NAME (print) Monte Matz MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9244 E. Vista Dr ZIP 85262

HOME PHONE 480-595-6617 WORK PHONE 480-689-8700

E-MAIL ADDRESS (optional) matz1800@azk.com

☐ I WISH TO SPEAK ON AGENDA ITEM # 6 ☒ I WISH TO DONATE MY TIME TO Howard Myers

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

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6

NAME (print) Nancy T. Godfrey MEETING DATE Nov. 12, 2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9222 E. Vista Dr ZIP 85262

HOME PHONE 480-575-0011 WORK PHONE 480-220-8152

E-MAIL ADDRESS (optional) ntgodfrey@msn.com

☐ I WISH TO SPEAK ON AGENDA ITEM # 6 ☒ I WISH TO DONATE MY TIME TO Howard Myers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Cavilliere Ranch

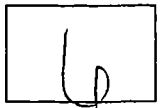
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NAME (print) Lou Nalepa MEETING DATE 11/12/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 26393 N 115th Way ZIP 85255

HOME PHONE _____ WORK PHONE 602-310-1769

E-MAIL ADDRESS (optional) _____

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

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

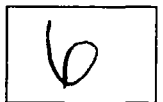
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NAME (print) Howard Myers MEETING DATE 11/12/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned Owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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

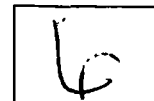
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NAME (print) RICK VEABLE MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7729 E. GREENWAY RD. #100 ZIP 85260

HOME PHONE 480-222-6226 WORK PHONE 480-222-6226

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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

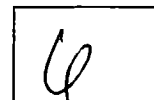
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NAME (print) AUSTEEN ZARRABI MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 17991 N 95TH ST ZIP 85255

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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

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6

NAME (print) Rogene Powers MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24742 N 117th St ZIP 85255

HOME PHONE 480.419.6228 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 4 ☒ I WISH TO DONATE MY TIME TO CG Kalian

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

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6

NAME (print) Gary Kalian MEETING DATE 11/12/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24742 N 117th St ZIP 85255

HOME PHONE 480 419 6228 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

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

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*extra time

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NAME (print) JOAN ANDERSON
THOMAS VAN BOKER MEETING DATE NOV 12, 14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SKYLINE ESTATES

ADDRESS 9265 E. HAWKAMORE DR. ZIP 85255

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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

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

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NAME (print) LANA BOREM MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SKYLINE ESTATES

ADDRESS 40 BOREM, 9135 E BUCKSKIN TRAIL ZIP 85255

HOME PHONE 480-451-8636 CELL WORK PHONE 602-329-9097

E-MAIL ADDRESS (optional) MAIL2LANA@AOL.COM

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO JIM DAVIS

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

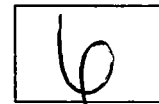
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NAME (print) John Allen MEETING DATE Nov 12
NAME OF GROUP/ORGANIZATION (if applicable) State Rep.
ADDRESS 5661 E. Presidio Rd. Scottsdale ZIP 85254
HOME PHONE _____ WORK PHONE 602-301-0964
E-MAIL ADDRESS (optional) jallen@azleg.gov
☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____
☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

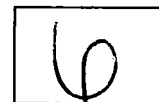
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NAME (print) ROBERT CAPPEL MEETING DATE 11/12/2014
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 33600 N. 79th WAY SCOTTSDALE ZIP 85266
HOME PHONE 480-595-1805 WORK PHONE _____
E-MAIL ADDRESS (optional) R-CAPPEL@msn.com
☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____
☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) JIM FEITEC MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8485 E DRIER AVE ZIP _____

HOME PHONE _____ WORK PHONE 602 301 3150

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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NAME (print) NORBERT KLEINER MEETING DATE 11-12-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24867 N. 119th PL. ZIP 85255

HOME PHONE 480-991-9004 WORK PHONE _____

E-MAIL ADDRESS (optional) n.kleiner@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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

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6

NAME (print) John D Brown MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) self

ADDRESS 5300 E VIA BUTERA VISTA PJ ZIP 85253

HOME PHONE 480 677 0636 WORK PHONE _____

E-MAIL ADDRESS (optional) johnbrown.az@gmail.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

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

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NAME (print) Todd M. Boffa MEETING DATE 11/12/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 15131 E. Palisades Blvd. Fountain Hills AZ ZIP 85268

HOME PHONE 480. 248. 6157 WORK PHONE 856. 261. 6151

E-MAIL ADDRESS (optional) t-boffa@cox.net

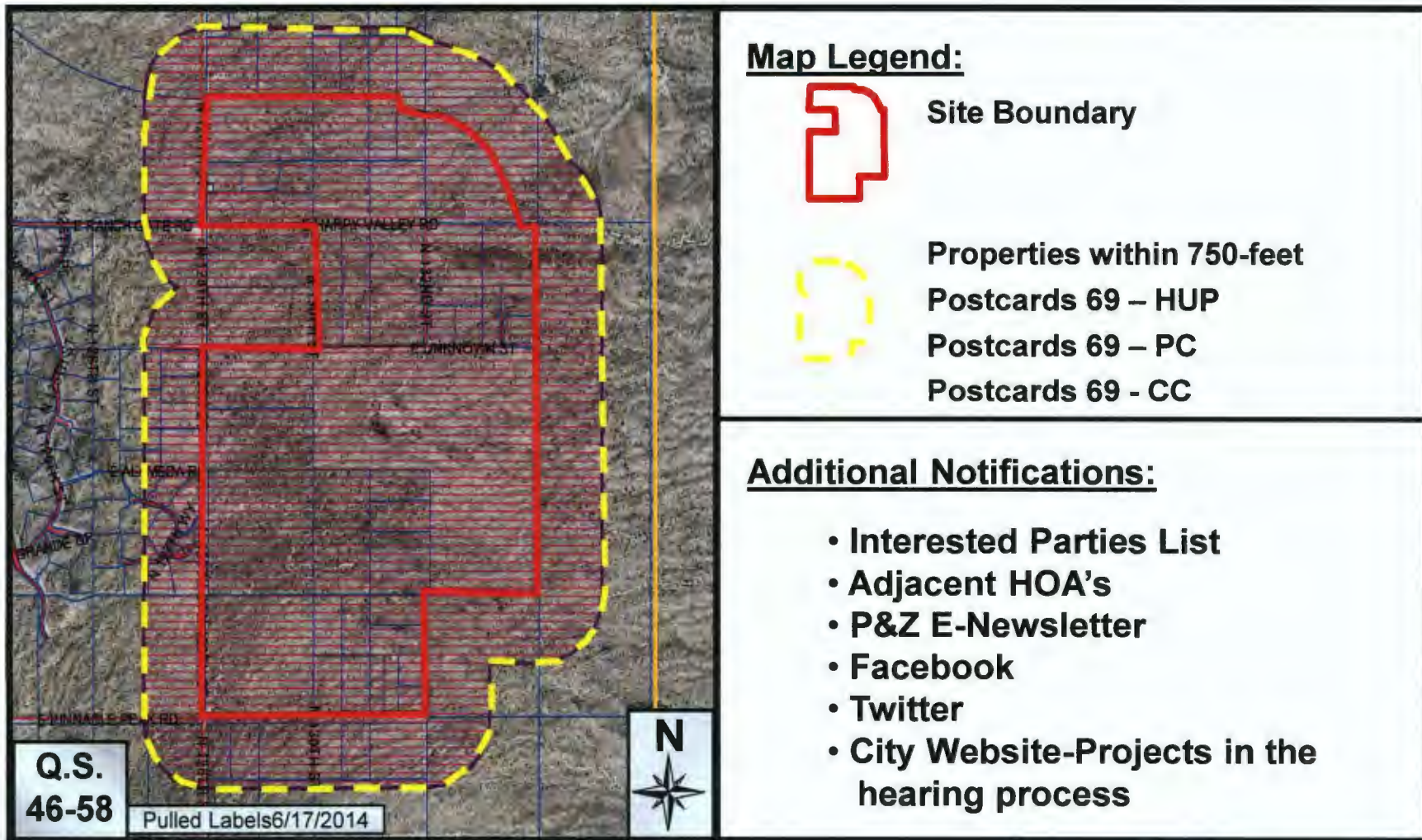
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☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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City Notifications – Mailing List Selection Map



Cavalliere Ranch

13-ZN-2014



*** DRAFT SUMMARIZED MEETING MINUTES ***

**CITY OF SCOTTSDALE
PLANNING COMMISSION
REGULAR MEETING**

WEDNESDAY, NOVEMBER 12, 2014

**COPPER RIDGE SCHOOL – SCHOOL CAFETERIA
10101 E. THOMPSON PEAK PARKWAY
SCOTTSDALE, ARIZONA 85255**

PRESENT: Ed Grant, Chair (left at 5:45 p.m.)
Michael Edwards, Vice Chair
David Brantner
Matthew Cody
Larry Kush
Michael J. Minnaugh (arrived at 5:19 p.m.)

ABSENT: Ali Fakih

STAFF: Nerijus Baronas
Greg Bloemberg
Lorraine Castro
Tim Curtis
Phil Kercher
Jesus Murillo
Erin Perreault
Sherry Scott
Adam Yaron

PUBLIC:	John Allen	Jim Hartsock
	John Berry	James Heitel
	Todd Boffo	Gary Kalian
	John Brown	Norbert Kleiner
	Robert Cappel	Howard Myers
	Andrew Clary	Rick Uebel
	Jim Davis	Abtin Zarrabi

CALL TO ORDER

Vice Chair Edwards called the regular meeting of the Scottsdale Planning Commission to order at 5:04 p.m.

ROLL CALL

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

1. Approval of the October 22, 2014 Regular Meeting Minutes Including Study Session

COMMISSIONER KUSH MOVED TO APPROVE THE OCTOBER 22, 2014 REGULAR MEETING AND STUDY SESSION MINUTES AS PRESENTED. COMMISSIONER CODY SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0). COMMISSIONER MINNAUGH ARRIVED LATER. COMMISSIONER FAKIH WAS ABSENT.

ACTION ITEMS

EXPEDITED AGENDA

2. 10-AB-2014 (Chamberlain Residence)
3. 15-ZN-2014 (7326 Uprising)

COMMISSIONER BRANTNER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 10-AB-2014 (CHAMBERLAIN RESIDENCE) AND 15-ZN-2014 (7326 UPRISING) PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT AND ZONING DISTRICT MAP AMENDMENT, INCLUDING APPROVAL OF THE AMENDED DEVELOPMENT STANDARDS, ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN. VICE-CHAIR EDWARDS SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0). COMMISSIONER MINNAUGH ARRIVED LATER. COMMISSIONER FAKIH WAS ABSENT.

REGULAR AGENDA

Chair Grant announced that because more members of the public wished to address the Commission on agenda item 6, they would hear that item first.

6. 13-ZN-2014 (Cavalliere Ranch)

Mr. Jesus Murillo, Senior Planner, presented the rezoning application, explaining that no General Plan amendment is associated with this case because the proposed density does not exceed what is allowed in the General Plan.

Mr. Berry spoke on behalf of the Applicant.

Chair Grant opened the public testimony.

Mr. Howard Myers of the Desert Property Owners' Association, speaking on behalf of several residents, noted he had sent the Commissioners a study about City finances which revealed that with Scottsdale's current sources of income and expenses, development does not pay for itself. Tourism is supplementing Scottsdale's income to make up the loss caused by development. A panel of three economic experts in the Valley recommended that Scottsdale should maintain its brand and desirability to tourists and higher income residents.

Mr. Myers said Cavalliere is a poster child for why character areas are needed and should be honored. The real issue is development densities. The proposed lot sizes are not compatible with adjacent properties. He opined that removing the large lot areas is destroying housing variety in Scottsdale. It is not clear how much open space will be provided. Mr. Myers noted that much of 50 percent NAOS described by the Applicant is on land of ten to 15 percent grade which is included in the development envelopes.

Mr. Myers displayed graphics of projected traffic patterns, noting residents would be using Ranchgate. Cavalliere Ranch is estimated to add 4200 trips per day. Sereno Canyon is also to add an additional 3200-plus trips per day to Ranchgate. The bottleneck will be at Alma School and Happy Valley. Mr. Myers pointed out that the proposed development is remote so residents will depend on using their cars. Happy Valley, 118th Street and Ranchgate will need to be widened.

Mr. Myers said the real issue is that the Applicant has not met the criteria for the PCD district. He felt that rather than having 34 stipulations to be implemented at some point in the future, the infrastructure should be in place before development happens. Given that there is not a single owner of the land, this is crucial. He noted that many of the stipulations make reference to the Development Review Board, however, residential development is not within the purview of the DRB.

Vice-Chair Edwards presided over the meeting following the departure of Chair Grant.

Mr. Jim Davis, who is a member of the board at Estancia, spoke also on behalf of the boards at Privada and Ranchgate. All these communities lie between Happy Valley and Dynamite. He expressed opposition to the project due to the increased traffic and density, saying that residents had chosen to buy in this area because of its quiet rural character.

Mr. Gary Kallian, who lives near the intersection of Happy Valley and Whispering Wind, expressed his strong objection to the staff report on this case only being circulated within the past 24 hours. He urged the Commission to reject the staff recommendation to approve this zoning change, characterizing it as a whitewash. The intensity of this development is not compatible with the surrounding areas. Although the staff report mentions mitigation items they are not addressed. For example, construction traffic has not been addressed in either the staff report or the traffic analysis, although it will take several years for the entire project to be fully built.

Mr. Abtin Zarrabi, who lives in the DC Ranch area, is planning to move to Troon North. He expressed concern about the future. It is a mismatch to put this subdivision adjacent to the Preserve.

Mr. Rick Uebel (phonetic) spoke in favor of the project, noting that 50 percent NAOS is consistent with the General Plan. Master planning leads to better development. Less than one unit per acre makes sense. This is a great opportunity for the City.

Mr. Robert Cappel, President of the Greater Pinnacle Peak Association and President of the Winfield Homeowners Association, said they did not receive the documents in time for the board members of those organizations to review, hence he was speaking personally. Taylor Morrison is a reputable company, but he questioned who owns the rest of this land. He expressed concern for the critical wildlife corridor.

Mr. John Allen, State Representative, District 15, said this is a great economic opportunity that will continue for generations since the housing will be for upper middle income residents. He opined that solutions can be found to mitigate the increase in traffic and that the developer is committed to high environmental standards. Mr. Allen concluded by thanking the Commissioners for their service to the community.

Mr. Todd Boffo quoted John F. Kennedy "Change is the law of life and those who look only to the past or present are certain to miss the future." He was in favor of the master planned development. Housing and jobs are needed.

Mr. John Brown, a builder and small developer, encouraged the Commission to approve this case as the development is good for the economy, the environment and the whole community. Taylor Morrison has a fine reputation and is a trustworthy company.

Mr. Norbert Kleiner, who lives near the proposed development, said he has requested the environmental impact study, the drainage impact study and the transportation impact study for this project but they have not been made available to him. He noted that his community is experiencing several drainage problems as a direct result of inadequately planned prior projects. He urged the Commission to reject this application, at least pending completion of these study items.

Mr. James Heitel, Chairman of the McDowell Sonoran Preserve Commission, recalled his own experiences as a past member of the Planning Commission. This is one of the most remote parcels in the City, adjacent to one of the more critical areas of the Preserve. He reminded the meeting that the City has spent close to three-quarters of a billion dollars to acquire the Preserve land. He argued that the proposal provides absolutely no public benefit to the City. It redefines the concept of rural neighborhoods, obliterates the character area planning concept and does significant harm to the McDowell Sonoran Preserve. Mr. Heitel said that the character area plan is in fact the master plan. Any redefinition of rural neighborhood will open the floodgates to land speculators clamoring to upzone every low density rural area. The Dynamite Character Area Plan is absolutely clear about maintaining current densities. The recommendations of the Desert Preservation Task Force were incorporated into the plan. Approving this application would mean completely ignoring character-based planning.

Mr. Heitel said the McDowell Sonoran Preserve Commission's role is to safeguard the interests of the Preserve. The Arizona Preserve Initiative was intended to reduce urban sprawl. For years the McDowell Sonoran Preserve Commission has been on record opposing higher density projects. He urged the members of the Planning Commission to seriously consider rejecting this application.

Vice Chair Edwards closed the public testimony and invited the Applicant to respond.

Mr. Berry responded on behalf of the Applicant. He noted that with master planned communities, the stipulations and the next steps in the master planning process assure that the stipulations are implemented. Zoning is only the first of many steps in the process. He reminded everyone that zoning cases run with the land. They are not dependent on the identity of the developer or the landowners.

Quoting from the staff report about traffic projections, Mr. Berry stated that "North Ranchgate Road is the primary access to the project and is adequate to handle the additional traffic that will be generated." The stipulations specify each of the improvements that have to be made with full details as to location. The developer will be improving existing bottlenecks not created by this project. He noted that along the frontage to the project the developer is only required to build half a street, however, the Applicant will build the entire street. This will benefit everyone driving to the Tom's Thumb trailhead. Mr. Berry said whether this land is rezoned or not, other development will take place in the area and so Happy Valley Road needs widening. The Transportation Master Plan assumes that the area is fully developed. He noted that since the Transportation Master Plan was written, 1500 acres have been incorporated into the Preserve. This means that 1500 homes cannot be built.

He recalled that before Troon was approved many residents were opposed to it, but City Council recognized that master planning was the right way to go. He summarized that this project is doing more than its fair share to solve transportation problems it did not create.

Commissioner Kush inquired about the ownership of the various parcels. Mr. Berry said one large parcel in the center belongs to an overseas owner that is supportive of the process but has opted not to participate. Staff confirmed that the zoning on this parcel is not affected by the present case. The owner of another 40 acres is considering whether to participate in the master planned development or keep the land as an equestrian property. Mr. Berry confirmed that the ten-acre parcel in the southern portion which was the subject of a major General Plan amendment request to relocate Greasewood Flats is not included in the present case. The Cavalliere family withdrew that request. The family has owned the land for approximately 30 years.

Commissioner Brantner commented that this is just the first step of many. The Planning Commission will review the site plan of each area of the community, and there will be landscaping and architectural reviews also. He felt this is a great opportunity for the area and supports it.

Commissioner Kush shared that he lives at the northwest corner of Alma School and Happy Valley. Although many of his concerns about traffic have been answered by Transportation and Planning staff, he inquired about plans for the portion of Ranchgate by Sereno Canyon. Mr. Phil Kercher of the Transportation Department said there is a stipulation that the developer of Sereno Canyon will complete this once the plat application is approved and before construction begins.

Commissioner Kush said it is important that future development be a good neighbor. He asked whether construction traffic on Happy Valley could be limited, given that construction will be ongoing for ten to 15 years. Mr. Kercher said this question is usually considered later in the project. Unfortunately the only two feasible routes into this area are Happy Valley and

Jomax and residents in both areas are concerned about construction traffic. Commissioner Kush argued that residents are already concerned about this issue and he personally knows that construction traffic can be a nuisance. He suggested that it should be considered in advance and that any traffic study should specifically consider construction traffic. Mr. Kercher explained that the traffic study does not typically address this. The Field Service Group addresses construction traffic. The only other possibility would be if the Applicant is willing to stipulate to limitations on construction traffic.

Commissioner Kush inquired about drainage, about which several members of the public had spoken. Several homes in Troon have experienced severe flooding. Maintenance of culverts and drainage pipes is crucial. Silt in pipes exponentially reduces drainage capacity and this was the major cause of the Troon flooding. He asked what the City has done to ensure that future large scale communities properly maintain the pipes and culverts. Mr. Nerijus Baronas, stormwater engineer, said the City is addressing this and it will be dealt with as design details are provided. Sediment basins can be built just upstream of culverts to prevent silting of pipes. Emergency overflow locations can be provided to avoid overflows. He noted that the Preserve is downstream of this development so no homes would be affected.

Saying this is not intended as a criticism, Commissioner Kush said in his 40-year construction career in Scottsdale he has noticed that these concerns are typically raised at zoning hearings, but staff does not seem to be thinking about these concerns and how they will be alleviated. He suggested in future this should be made clear to the public, since this is a perennial concern.

Commissioner Cody said he was impressed by the speakers' delivery, civility and the content of their remarks. While the presentation on the economic impact of development was well thought out he felt it falls outside of the Commission's purview. He feels that the benefits of the master planning process far outweigh the haphazard approach that might otherwise occur. Although people had questions about land ownership he felt this is not a legitimate concern for this application. The Planning Commission hears concerns about traffic in connection with many cases. Traffic management, however, is not the concern of any single developer. He supports this application.

COMMISSIONER BRANTNER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 13-ZN-2014 (CAVALLIERE RANCH) PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PCD FINDINGS HAVE BEEN MET AND THE PROPOSED ZONING DISTRICT MAP AMENDMENT AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM TO THE ADOPTED GENERAL PLAN. COMMISSIONER CODY SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0). CHAIRMAN GRANT LEFT EARLY. COMMISSIONER FAKIH WAS ABSENT.

4. 6-GP-2014 (Bahia Live Work Play Project)
5. 14-ZN-2014 (Bahia Live Work Play Project)

Senior Planner Mr. Greg Bloemberg presented this application.

Mr. John Berry spoke on behalf of the Applicant.

Vice Chair Edward opened public testimony.

Mr. Howard Myers commented that this project impacts both WestWorld and the Airport, which are critical amenities for retaining tourists and high income residents. Putting residential development in an industrial area violates many of the City's General Plan and Greater Airpark Character Area Plan goals and policies. He noted that the Airport Advisory Commission expressed concerns about the impact of this development on the Airport. There are good reasons to separate residential and industrial land uses. The height of this development is a detriment. Staff has noted potential traffic impacts. Although this may be a great project, the location is not right.

Mr. Jim Hartsock, President of the McDowell Mountain Business Center, which is adjacent to this property at 91st and Bahia., said that the 11 owners in the Business Center are not happy about the proposed zoning change. Only one owner had received the public outreach card. In their opinion this project does not conform to the area for several reasons. Residential does not mix with light industrial. They fear that residents will complain about the industrial uses and force closure on the existing businesses. The businesses targeted for this project can be conducted in any residential neighborhood with a home office exemption while the existing small family businesses in this area cannot be conducted in a residential neighborhood, for example small contractors, air conditioning contractors, stereo and alarm contractors, packaging companies, tire distributors, and clothing manufacturers. He noted that since the school opened traffic has been a nightmare. During special events at WestWorld traffic is a major nuisance and residents will likely complain to the City. Although the project is slated to be three and four story buildings with covered rooftop patios, the renderings all depict four and five story buildings. Although the height restriction on a three-acre parcel is supposed to be 42 feet the Applicant wants over 60 feet and tonight a height of 92 feet was mentioned. He acknowledged that the concept is creative, but in this industrial zone there are no services within walking distance. An industrial area has many attractive nuisances that may pose dangers to any resident children. This project does not fit Scottsdale's image. It looks awesome but is not right for this location. He urged the Commission not to change the zoning.

Mr. Andrew Cleary, who owns a business in this area, said this is a great project. This area is family oriented as people come to use the fitness facilities. The Ice Den is open late for adult hockey. He said there is a great market for this project and will enhance the existing business.

Mr. Berry said this project only exists at this location and cannot be replicated anywhere else, because it is close to WestWorld, the McDowell Mountains, and has such good freeway access. The market study determined that there is demand for this development. To obtain the additional height and density, the developer will contribute \$868,000 towards improvements at WestWorld. The maximum height of the live work units will be 42 feet. One building is planned to be 65 feet high. The main traffic concern is from the Scottsdale Preparatory Academy next door. As a result of chronic traffic concerns and the current application, the school has now staggered class times to reduce the morning and afternoon congestion. City staff acknowledges that this has greatly improved the situation.

Commissioner Kush he hoped a stipulation could be added that the developer be required to notify homeowners of the permitted industrial uses so that people are aware of the implications when deciding whether to buy. He feels this is a nice project and that the use is acceptable.

Mr. Tim Curtis said that can be added to the disclosures regarding the proximity of the Airport and WestWorld. Mr. Berry noted that stipulation 5 requires the developer to submit their CC&Rs to staff. They are required to make these disclosures and provide the public report to buyers. The developer would commit to ensuring that the deed restrictions and other notices includes disclosure of the proximity to the Airport and WestWorld and that the project is located in an industrial area. The developer was already planning to do this and has no objection to including this in the stipulations.

Commissioner Kush said it is important that homeowners understand the implications of the disclosures, for example that proximity to WestWorld means traffic and noise from events.

COMMISSIONER BRANTNER MADE A MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 6-GP-2014 AND 14-ZN-2014 PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PCD FINDINGS HAVE BEEN MET AND THE PROPOSED ZONING MAP AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, WITH THE ADDED STIPULATION THAT A DISCLOSURE BE GIVEN TO PURCHASERS REGARDING THE PROXIMITY OF WESTWORLD AND THAT THE SITE IS LOCATED IN AN INDUSTRIAL PARK, WITH DETAILS OF THE RISKS ASSOCIATED WITH LIVING IN THAT PROJECT. COMMISSIONER KUSH SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FIVE (5) TO ZERO (0). CHAIRMAN GRANT LEFT EARLY AND COMMISSIONER FAKIH WAS ABSENT.

10. **ADJOURNMENT**

With no further business to conduct, Vice Chair Edwards adjourned the regular meeting at 7:42 p.m.

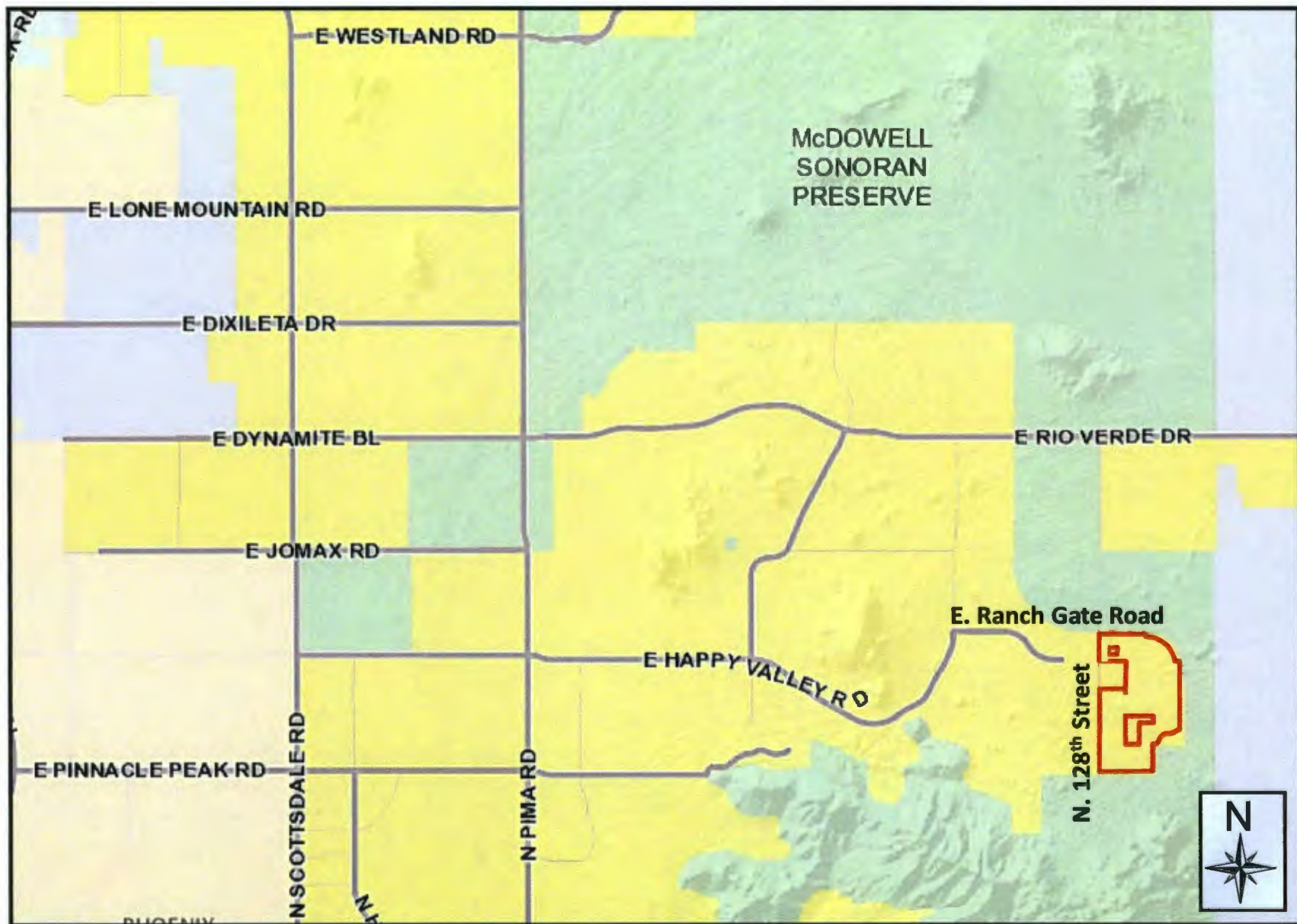
SUBMITTED BY:

A/V Tronics, Inc. DBA AVTranz.

***Note: These are summary action meeting minutes only. A complete copy of the audio/video recording is available at <http://www.scottsdaleaz.gov/boards/PC>**

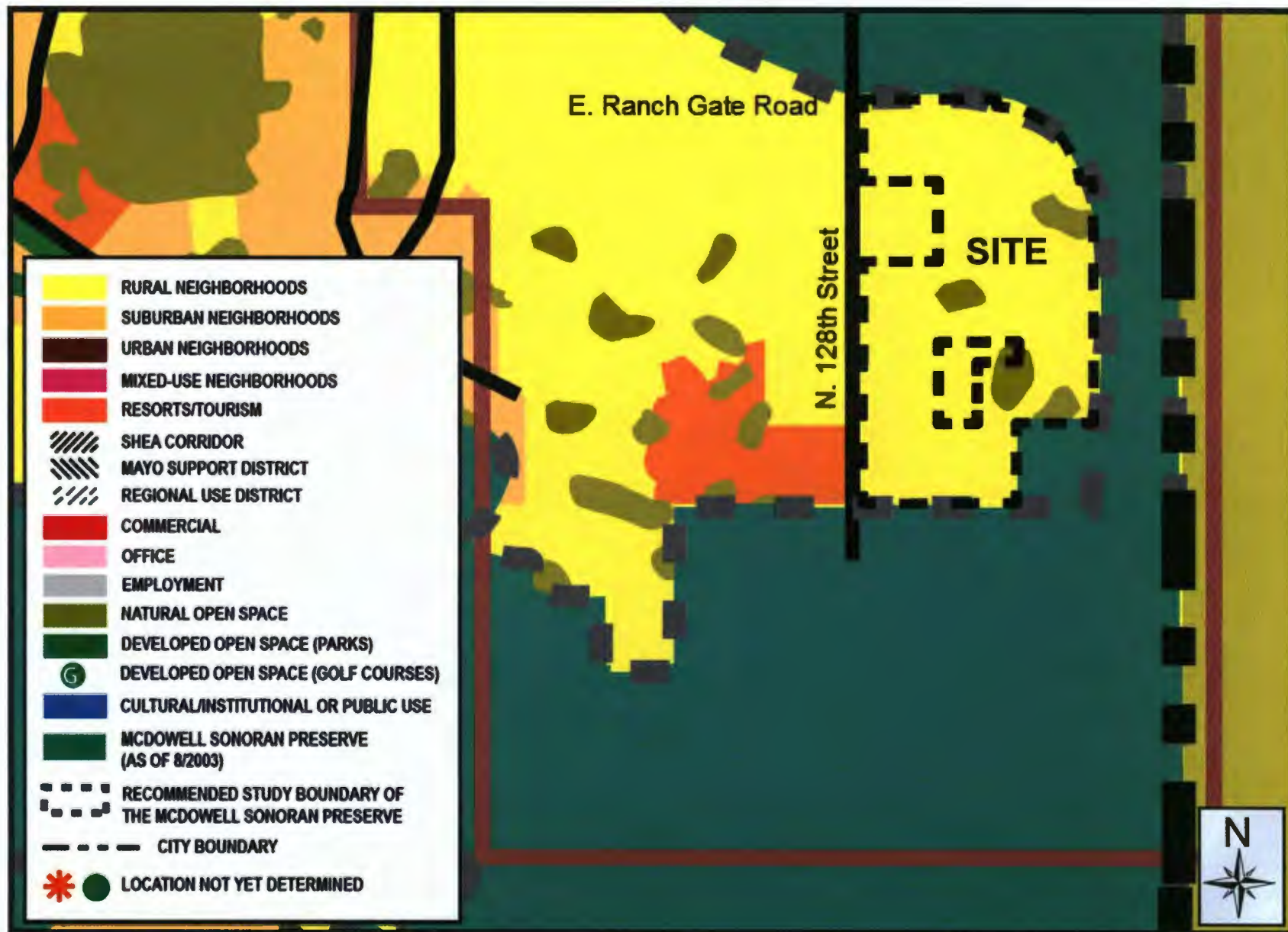
13-ZN-2014 Cavalliere Ranch

City Council
December 2, 2014
Jesus Murillo



CITY VICINITY MAP

13-ZN-2014

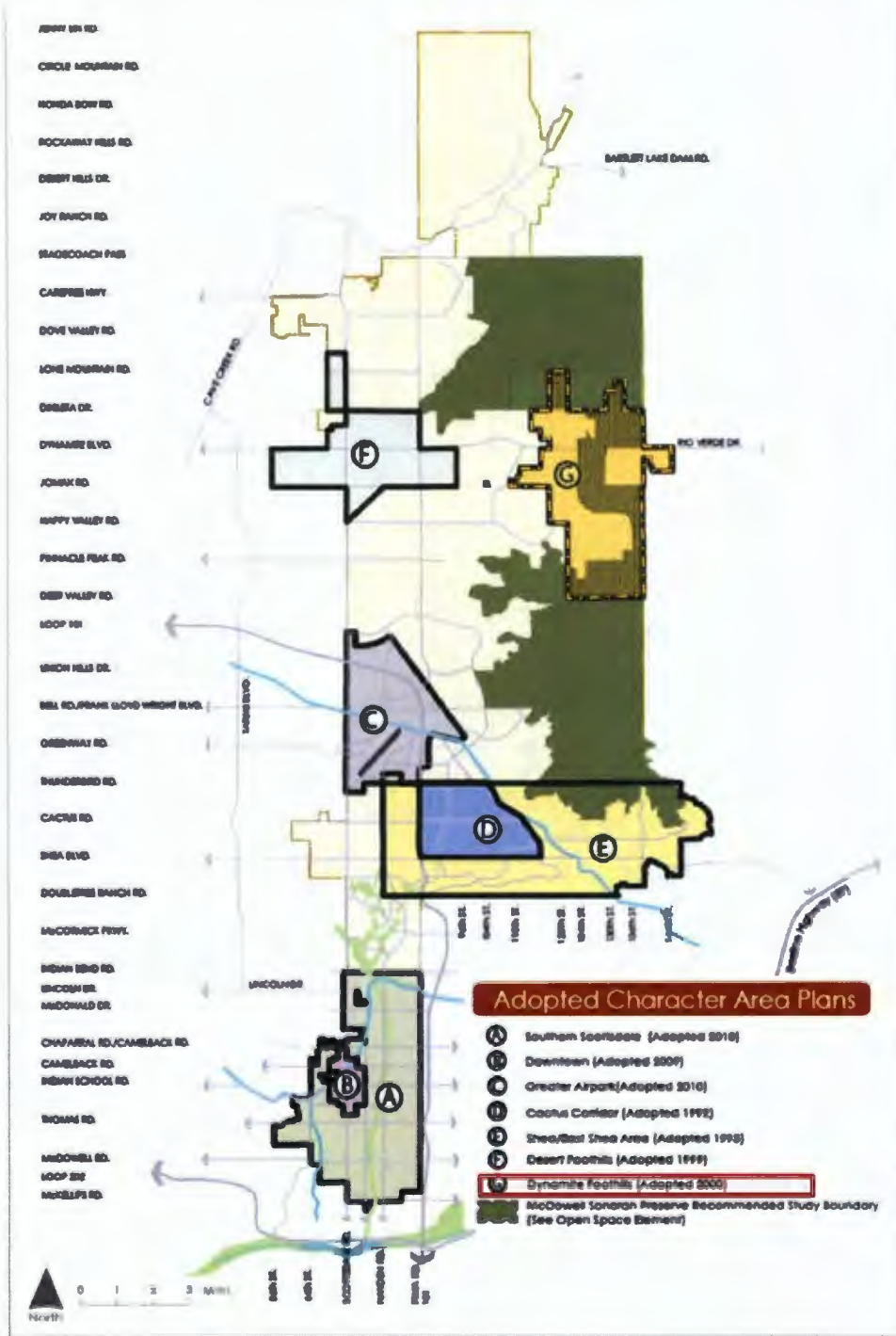


GENERAL PLAN MAP

13-ZN-2014

Dynamite Foothills Character Area Plan

“Because of the Dynamite Foothills’ remote location, its isolation from urban centers of the Valley, and its environmental features and constraints, the vision for this area is that of a Rural Desert Character.”



Dynamite Foothills

- Dynamite Foothills Character Area Plan
- City Boundary
- McDowell Sonoran Preserve RSB



13-ZN-2014



March 21, 2000

Dynamite Foothills Character Area



Glossary

Dynamite Foothills Character Area



Goals and Strategies

Dynamite Foothills Character Area



Rural Desert Character

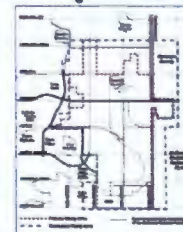
Dynamite Foothills Character Area - 10/1/2000 Character Area



Executive Summary

DYNAMITE FOOTHILLS CHARACTER AREA
The Dynamite Foothills area is one of the City's first character area studies. Character area planning is a result of the City's 2000 General Plan which recommended that the City develop a long range planning approach to investigate and respond to the diversity of the community. A new character area planning approach was established to reflect the philosophy that the City will strive to be a model in providing comprehensive planning for the community. Local use is the primary General Plan, and use is the primary geographic area which character areas, and land use in the neighborhood level.

The Dynamite Foothills area is located in the northeast corner of the city, between the Highway 101 and the Highway 101 and Highway 101, and east of 12th Street to the City boundary at 17th Street (see map to the right). The area contains desert views, rural open space and an attractive desert environment. It is for the most part undeveloped at this time. A portion of the area is included in the Dynamite Foothills Study Boundary of the Highway 101 Extension Project.



Comprehensive Planning

Page 1

A family is a more complex group of people, including parents, siblings, and other relatives, who live together in a household.

near 1/4 mile, based on visible view.

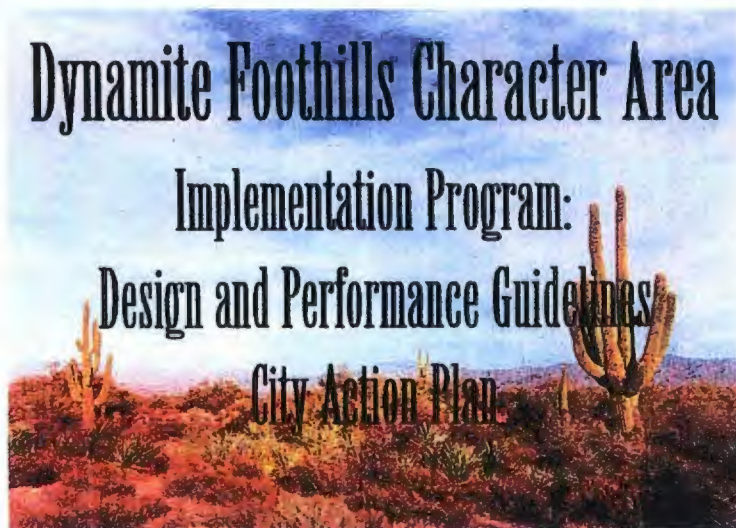
per acre is residential, a total number of 1 acre of the area, and number of dwelling or other building units, and community.

City of San Diego



City of San Diego

City of San Diego



March 21, 2000

Dynamite Foothills Character Area



City Action Plan

Character Plan - Implementation 1



Design and Performance Guidelines

Character Plan - Implementation 2



Design & Performance Guidelines Matrix

Character Plan - Implementation 3



Introduction

This Implementation Plan includes design and performance guidelines which have been developed to help achieve a Rural Dynamite Foothills Character Area. By establishing the goals, strategies and guidelines to achieve a single character for the area of the city, we maintain the quality and character for the entire city and address the needs of the city's future for the area. The implementation of the Dynamite Foothills Character Plan will likely involve numerous and guideline changes, consistent with the city's budget, ongoing education and information programs and efforts to address the needs of a Rural Dynamite Foothills area in the Dynamite Foothills. The guidelines will be reviewed and consistently updated to keep relevant for the city. The Character Plan is a city policy and the guidelines are voluntary. They provide a framework for guideline development and implementation which may be used regularly.

The map on the following page illustrates recommended boundaries for the Dynamite Foothills Character Area. This boundary map is a composite of information received from various permitted locations of use, along with some

comments and those with future comments. The guidelines on the following pages and the Character Plan itself refer to the Dynamite Foothills Character Area.

The maps on the first page following the implementation guidelines provide a summary of the implementation guidelines available for the city.

The guidelines are organized into several categories: Land Use, Form, Materials, Open Space, Circulation, Water and Wetlands, and Other. Other Information. Each of the land use categories includes subcategories: existing buildings, existing in the zoning, and physical elements of land use development. These subcategories identify the appropriate development patterns which preserve the Rural Dynamite Foothills.

Following each guideline, as presented, are references to the city's existing zoning and other regulations which apply to the guidelines. These implementation guidelines are explained in more detail in the Design Guidelines Matrix section page 1.

Comprehensive Planning

Page 1

to regulations using the same type of language used in the city's

as to allow different levels of an and maintain control.

as to allow a standard and more than the current and existing zoning.

try and the height of any building should be at least 100 feet.

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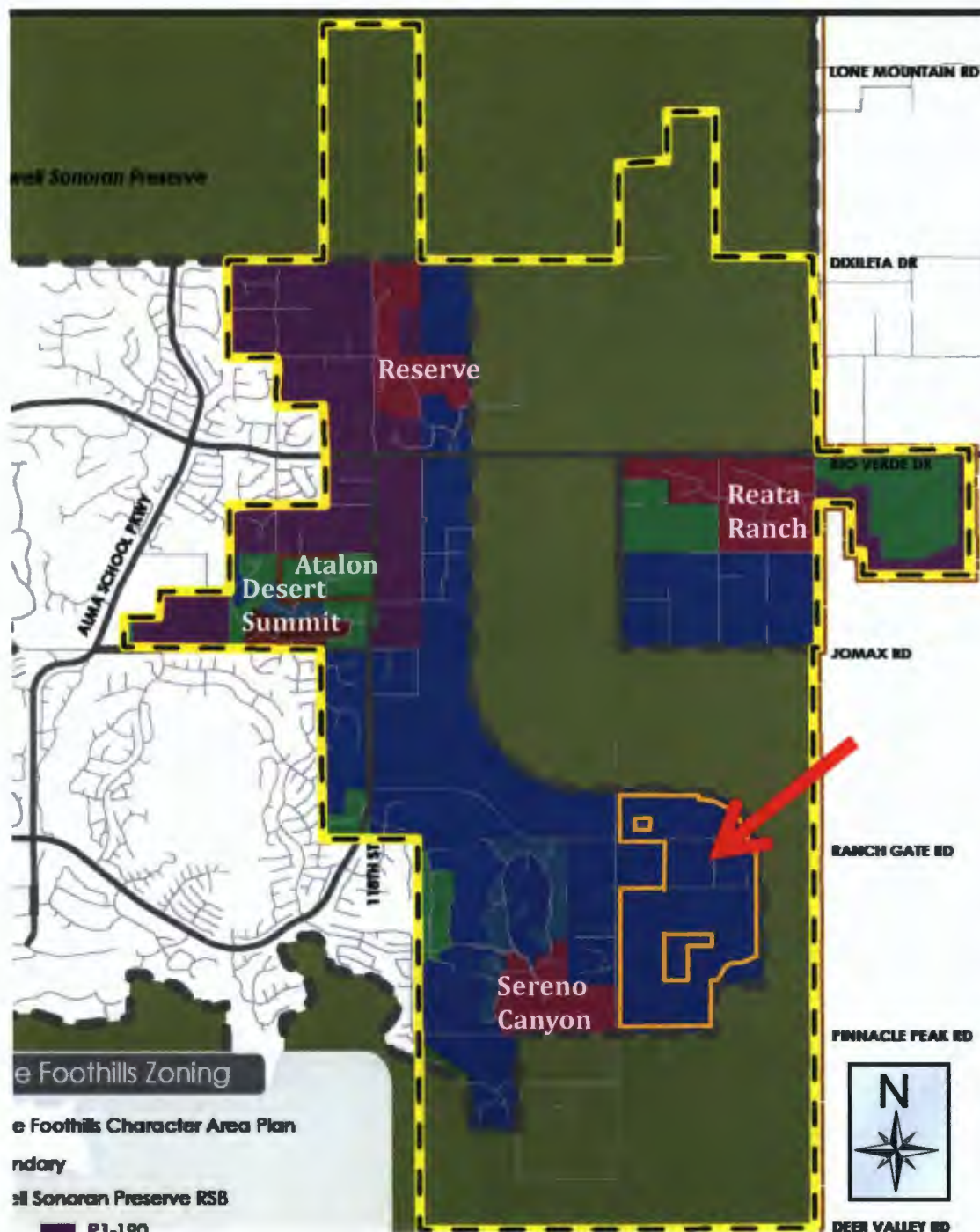
City of the

Page 2

Page 3

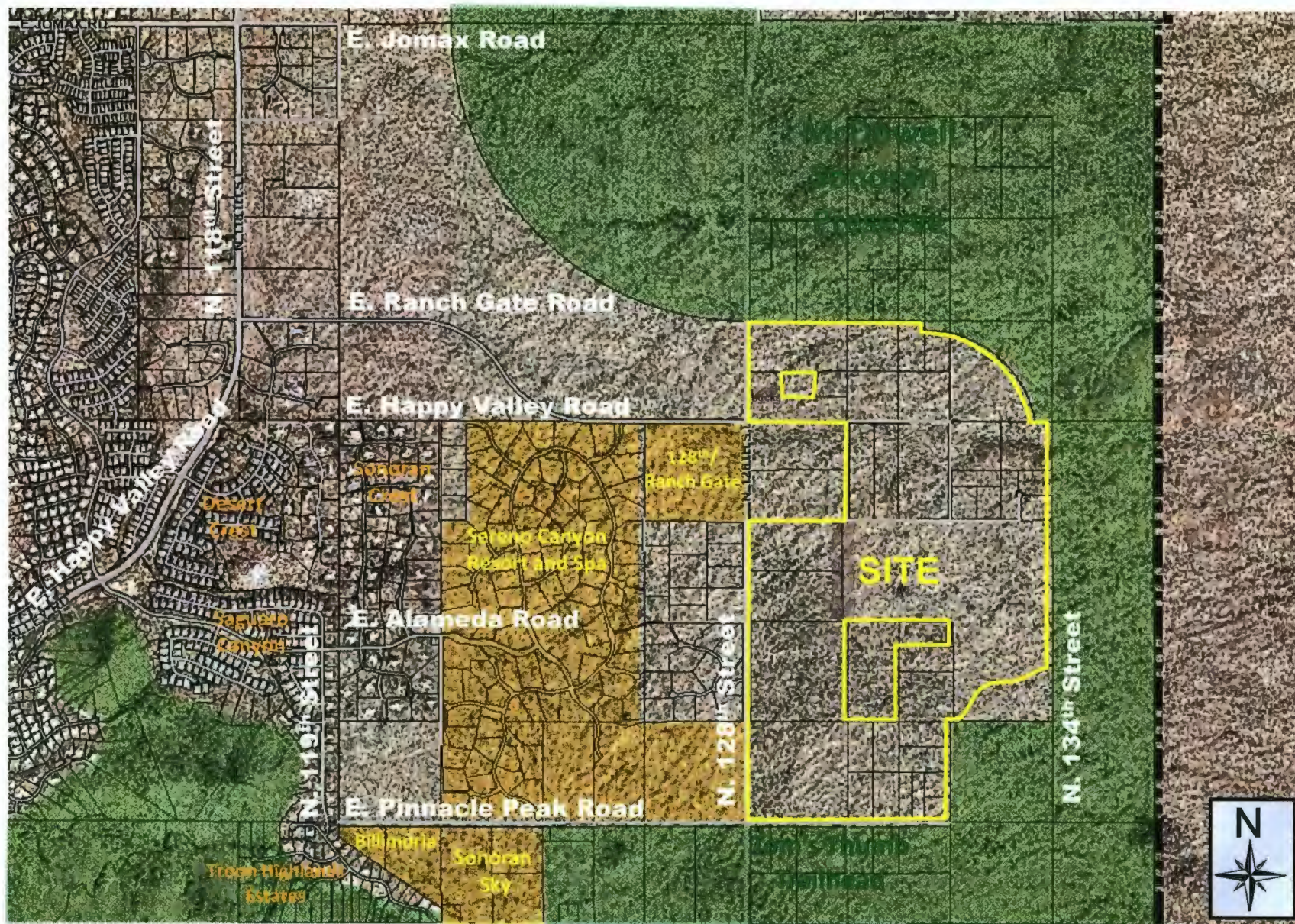
DYNAMITE FOOTHILLS IMPLEMENTATION PROGRAM

13-ZN-2014



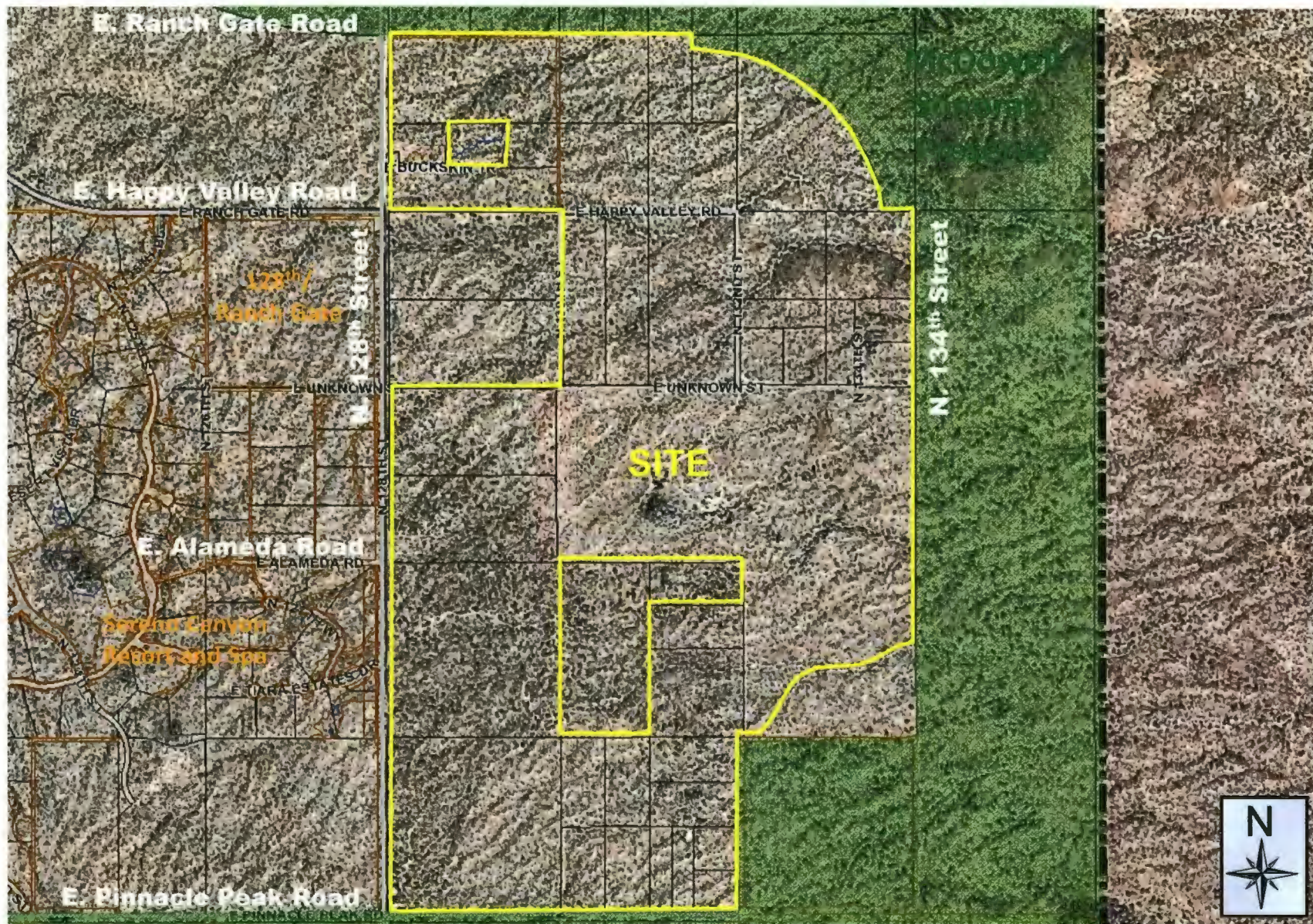
Existing Zoning Categories within the Dynamite Foothills Character Area

13-ZN-2014



CONTEXT AERIAL

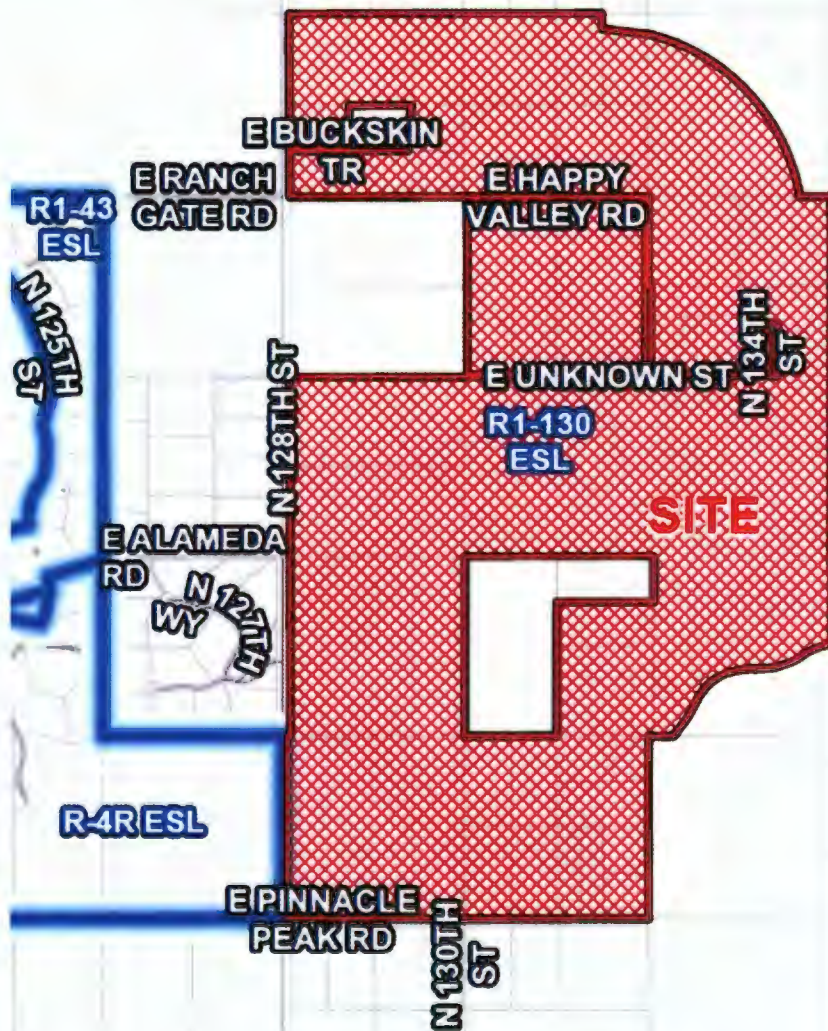
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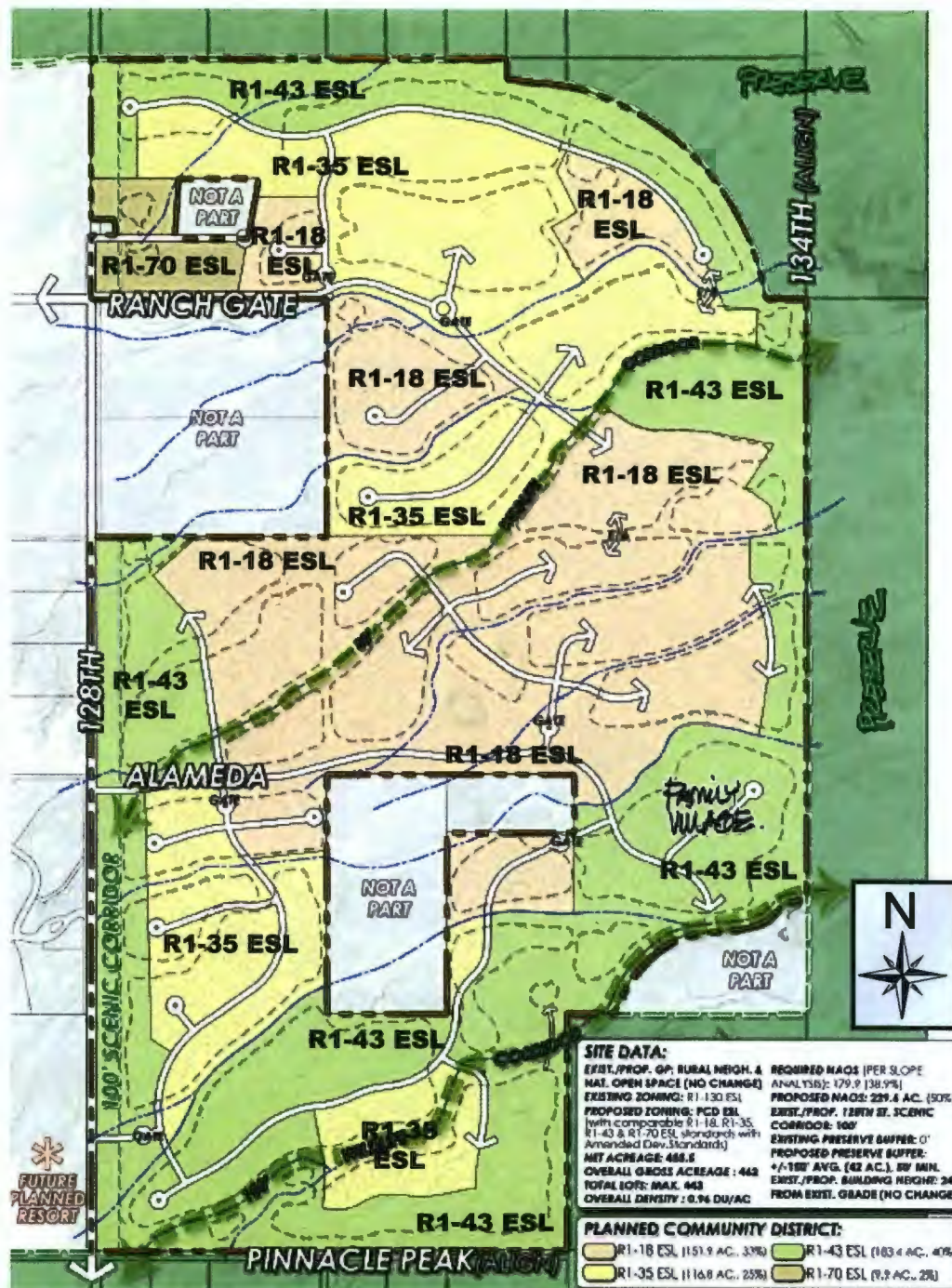
Tom's Thumb Trailhead

13-ZN-2014



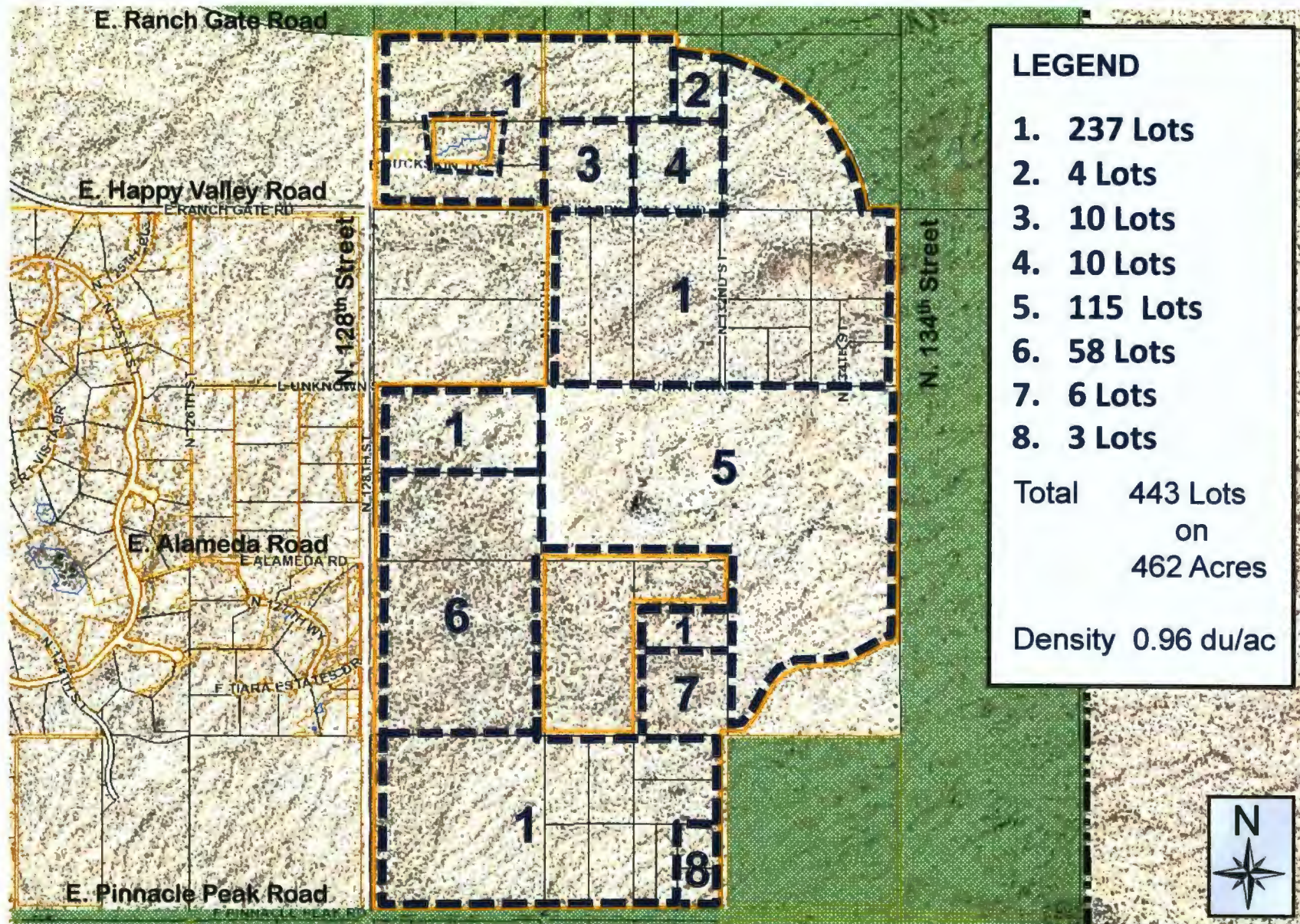
ZONING MAP

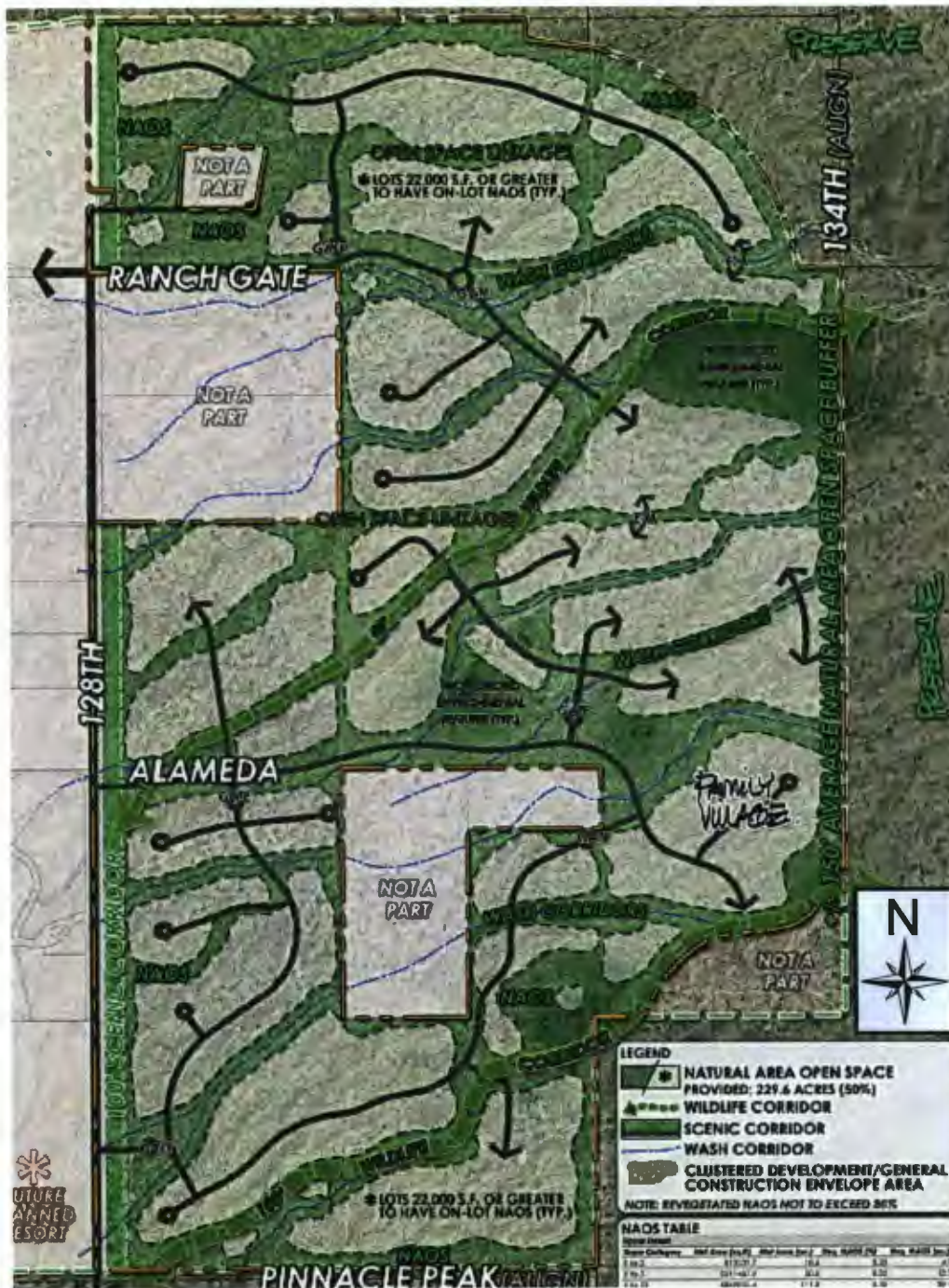
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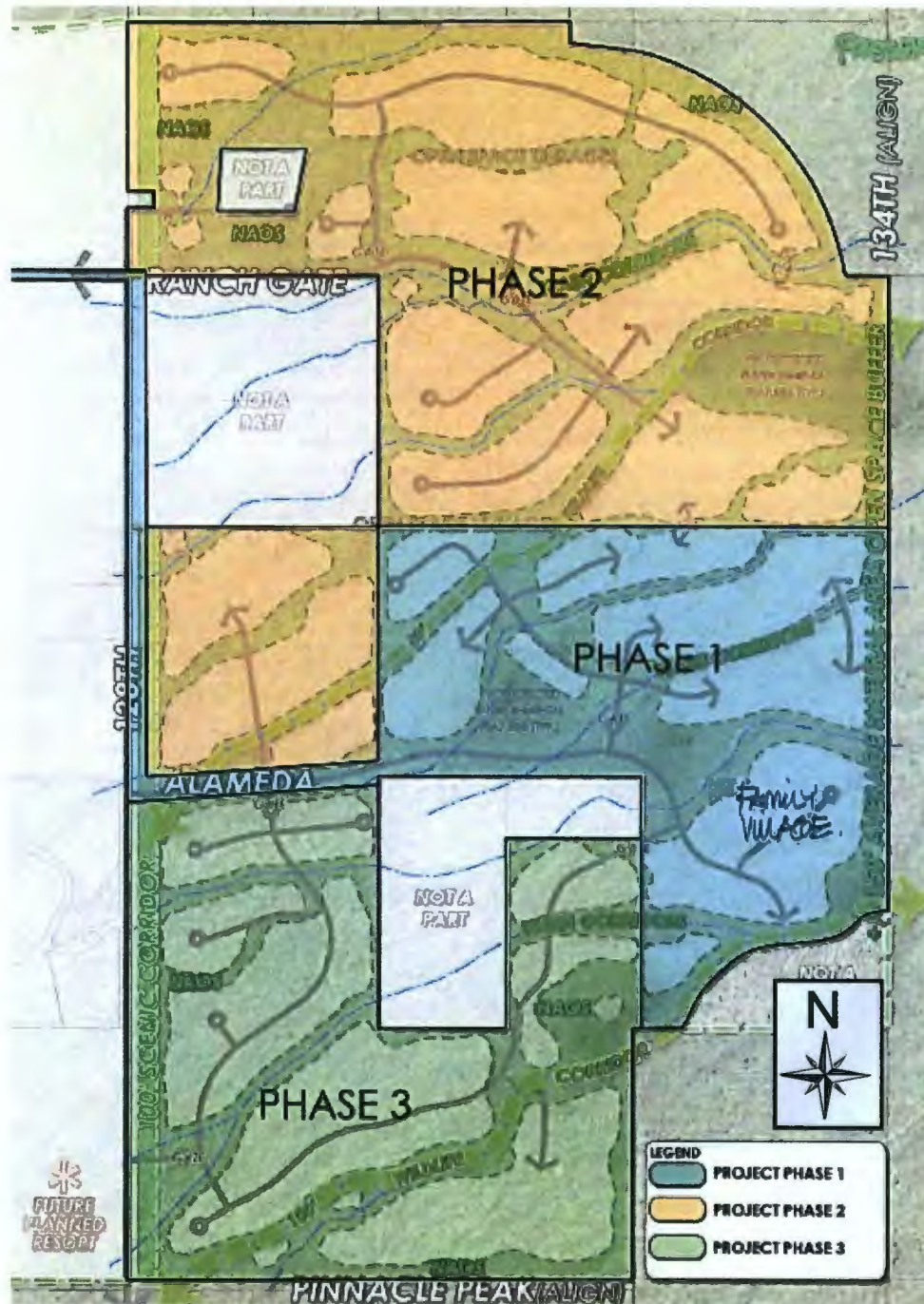
Conceptual PCD Development Plan

	Standard R1-130/ ESL	Proposed PCD/ESL with Comparable Zoning	Proposed PCD/ESL with Comparable Zoning Straight Ordinance	
Zoning per Acre	R1-130/ESL (462 acres)	PCD/ESL with comparable: R1-18/ESL (152 Acres) R1-35/ESL (138 Acres) R1-43/ESL (162 Acres) R1-70/ESL (10 Acres)	PCD/ESL with comparable: R1-18/ESL (152 Acres) R1-35/ESL (138 Acres) R1-43/ESL (162 Acres) R1-70/ESL (10 Acres)	
Density	R1-130/ESL 143 du /462 ac 0.31 du/ac	PCD/ESL w/comparable zoning: 443 du / 462 ac 0.96 du/ac	PCD/ESL (straight ordinance) R1-18/ESL (152 acres) (1.87 du/ac) 284 units; R1-35/ESL (138 acres) (1.04 du/ac) 143 units; R1-43/ESL (162 acres) (0.83 du/ac) 134 units; R1-35/ESL (10 acres) (0.55 du/ac) 5 units; Total: 565 units 1.22 du/ac	
NAOS	R1-130/ESL 179.9 acres (39%)	PCD/ESL w/comparable zoning 229.6 acres (50%)	PCD/ESL w/comparable 179.9 acres (39%)	
Building Height	24 feet	24 feet	24 feet	





Conceptual NAOS Plan



LEGEND



PROJECT PHASE 1

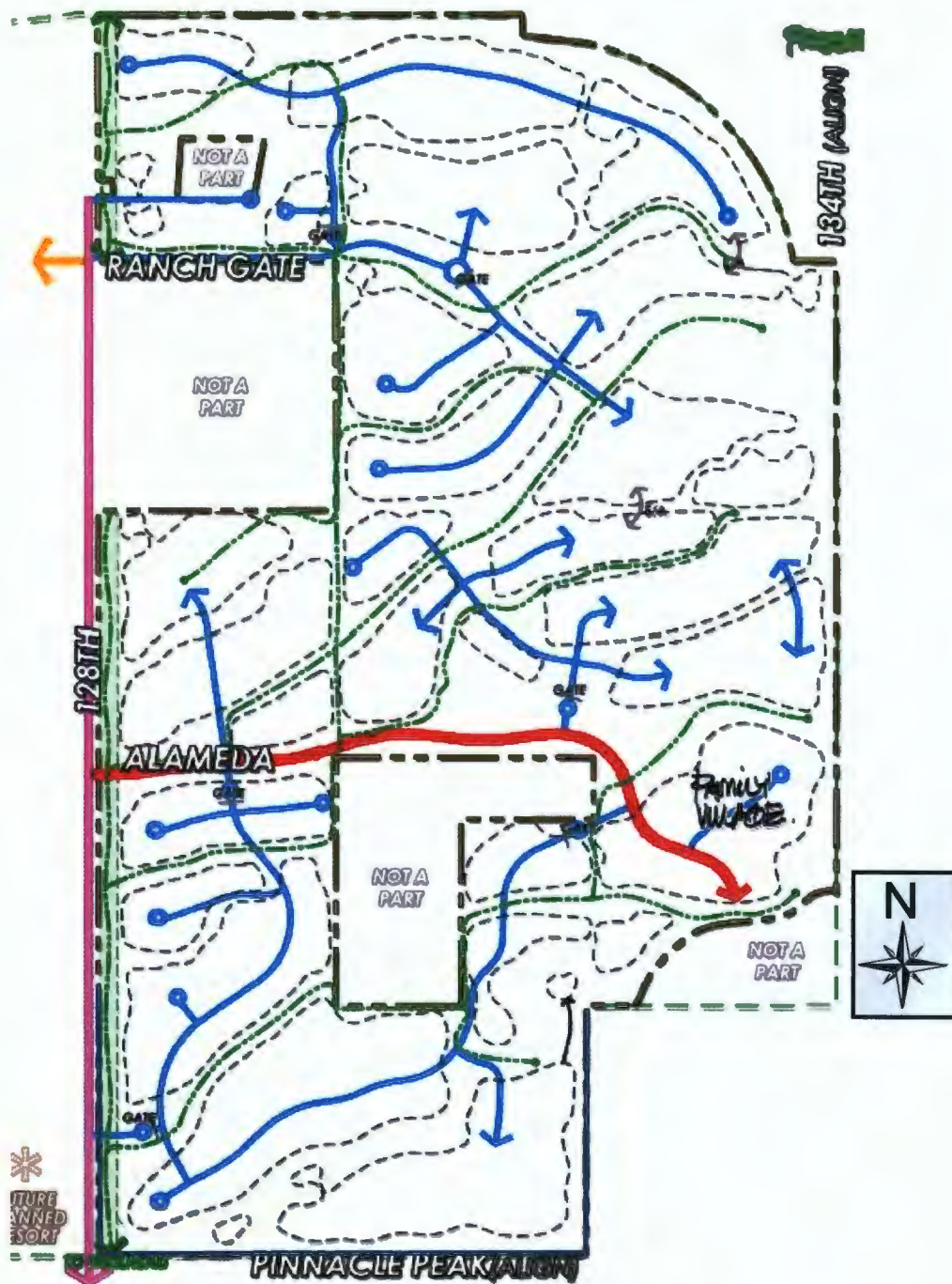


PROJECT PHASE 2



PROJECT PHASE 3

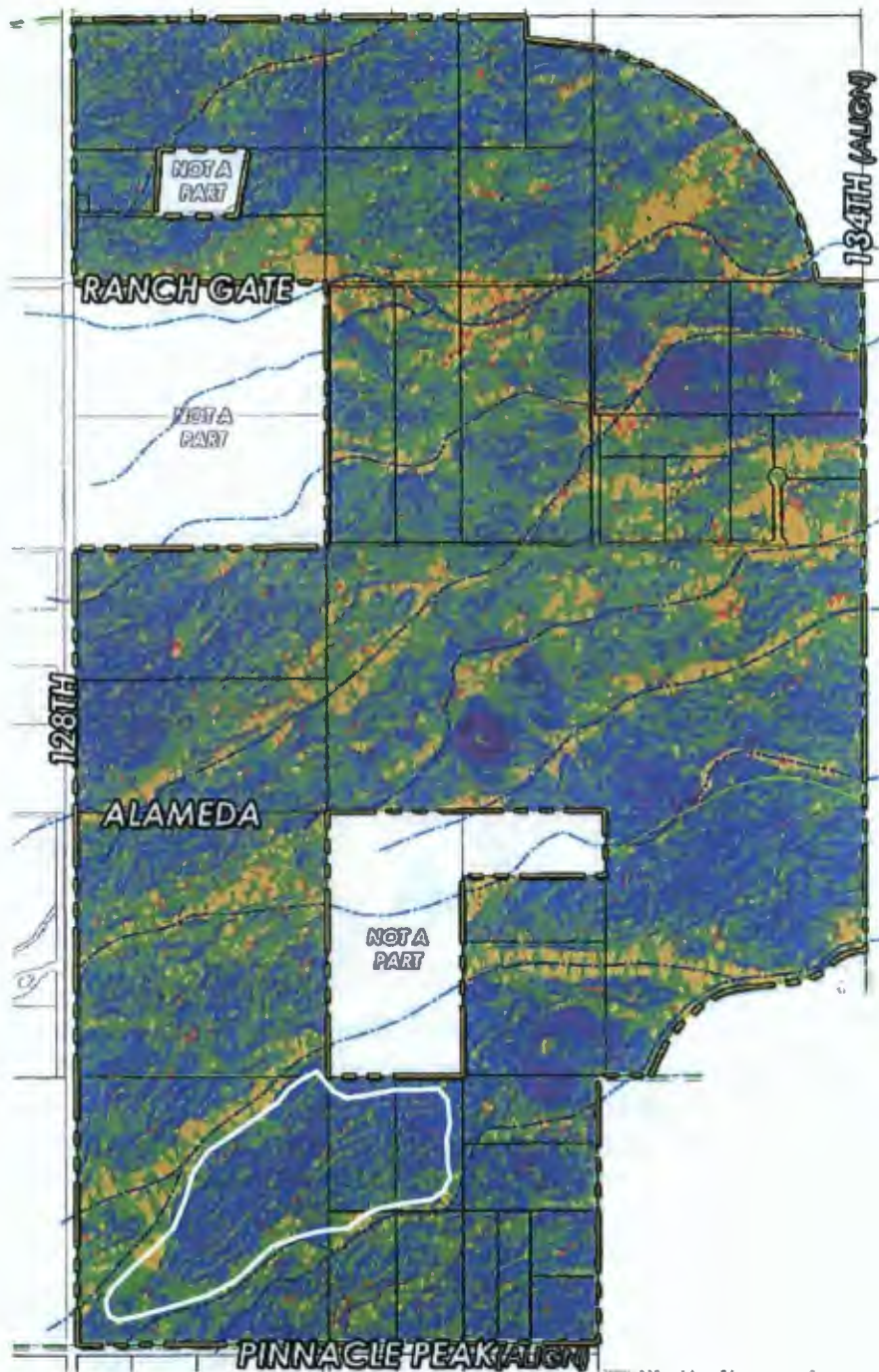
Conceptual Phasing Plan



LEGEND

- MINOR COLLECTOR (80' ROW)
- W/ 100' SCENIC CORRIDOR
- MINOR COLLECTOR (60' ROW)
- LOCAL COLLECTOR (50' ROW)
- LOCAL RESIDENTIAL (40' ROW)
- CONCEPTUAL TRAIL NETWORK

Conceptual Circulation Plan



LEGEND

SLOPE CATEGORY (%)

	0 - 2
	2 - 5
	5 - 10
	10 - 15
	15 - 25
	25+

Conceptual Phasing Plan



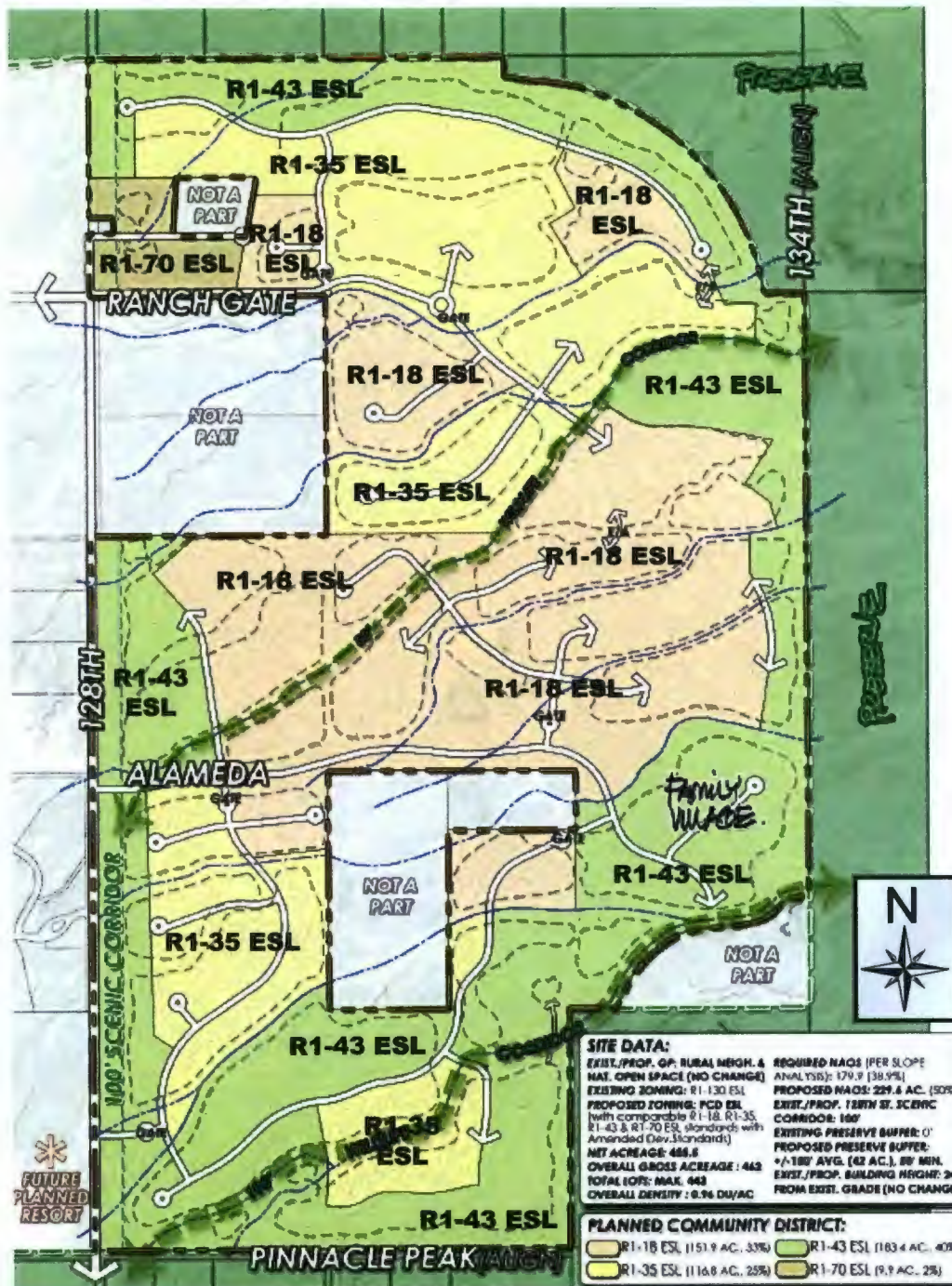
13-ZN-2014

Case Fact Sheet

- **Existing Use:** Vacant Lands (various parcels)
- **Proposed Use:** 443-lot subdivision
- **Parcel Size:** 462+/- acres (composed of 40 parcels)
- **Building Height Allowed:** 24 feet
- **Building Height Proposed:** 24 feet
- **NAOS Required:** 179.9 acres (39% of subject site)
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Key Considerations

- **Benefits of Master Planning - Proposed 462+/- acre site**
 - **Infrastructure, Circulation, Proposed on-and off-site improvements**
- **2001 General Plan – Maintains Rural Neighborhoods/Open Space**
- **2001 General Plan – Densities are at highest end of range**
- **2000 Dynamite Foothills – Recommends existing densities**
- **Multiple Land Ownership**
- **Proposed Master Plan Limited in Level of Detail**
- **Proposed Area of Development includes areas of Steeper Slopes**
- **McDowell Sonoran Preserve Adjacency – Proposed 150' buffer**



Conceptual PCD Development Plan

Item 46

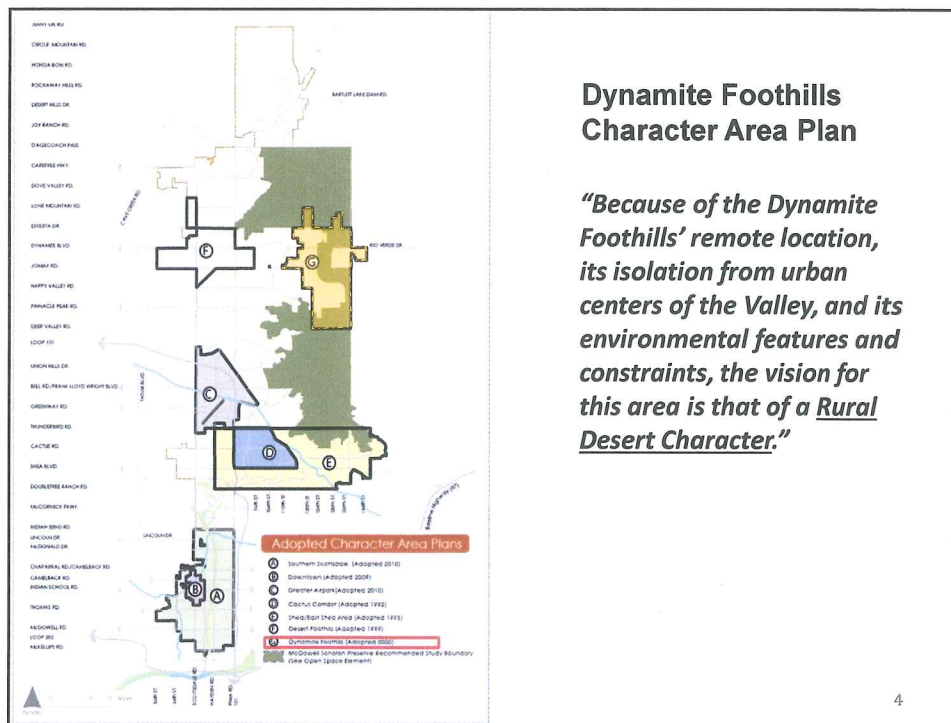
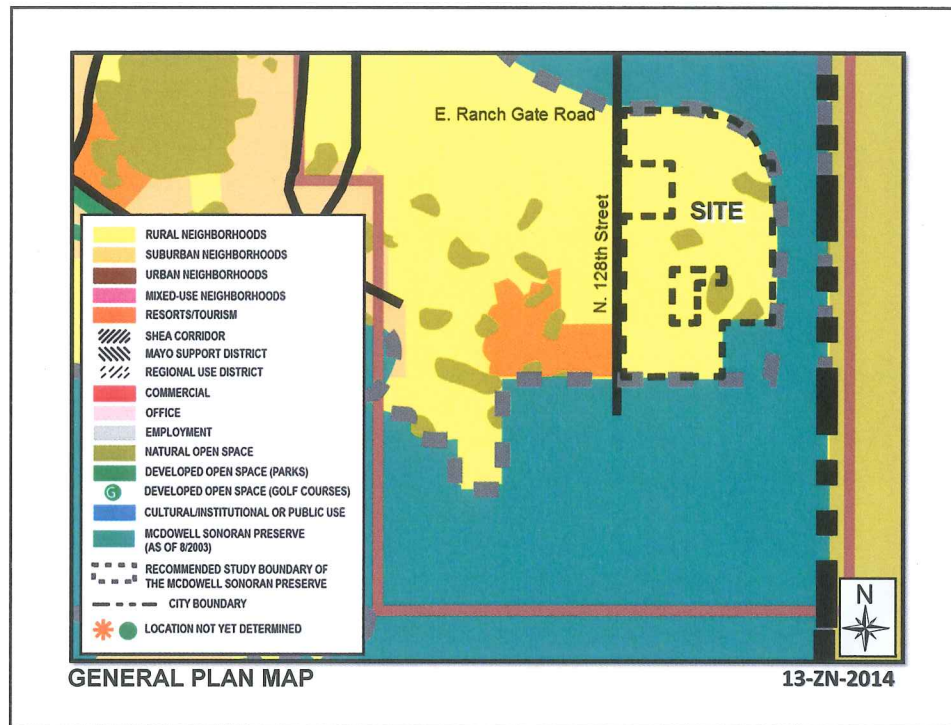
13-ZN-2014 Cavalliere Ranch

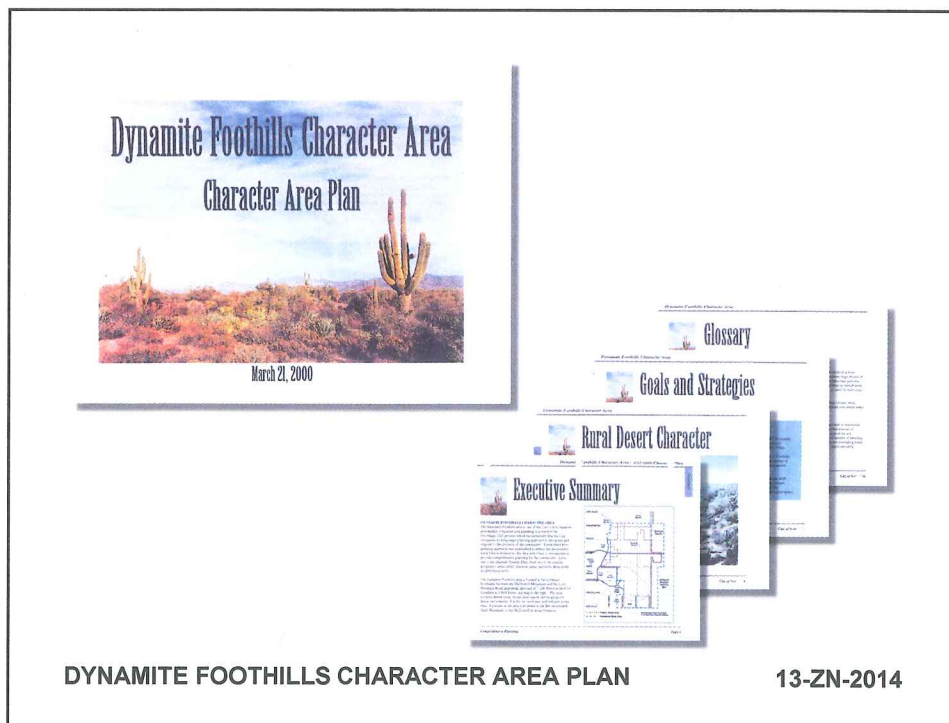
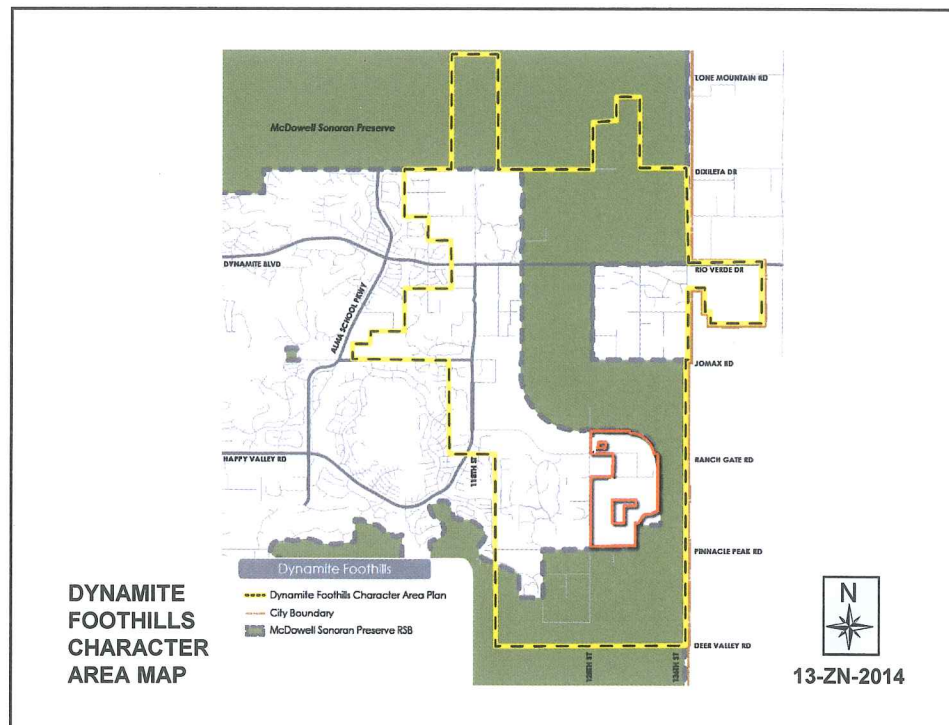
City Council
Jesus Murillo
December 2, 2014

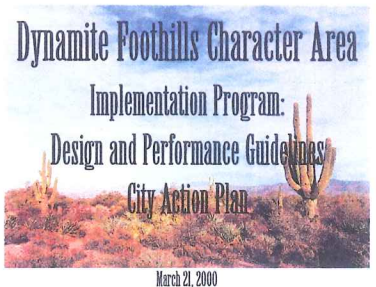


CITY VICINITY MAP

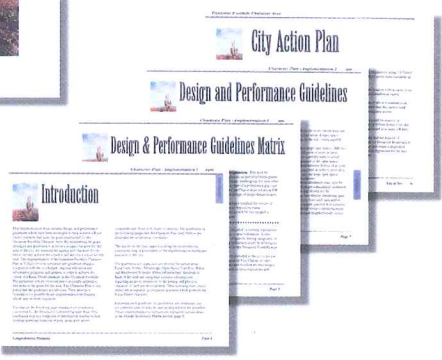
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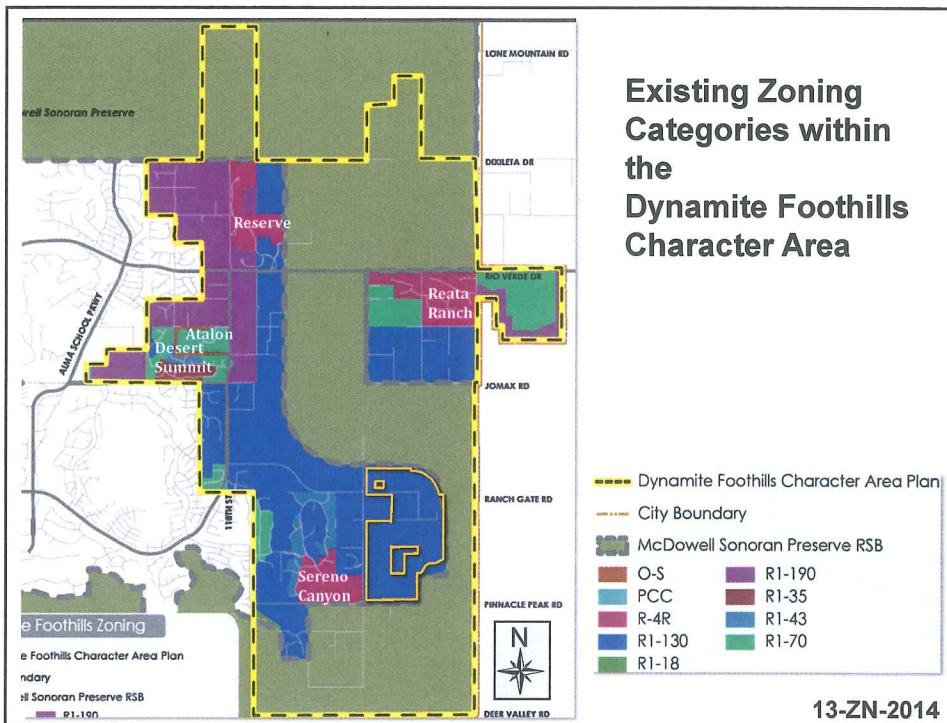


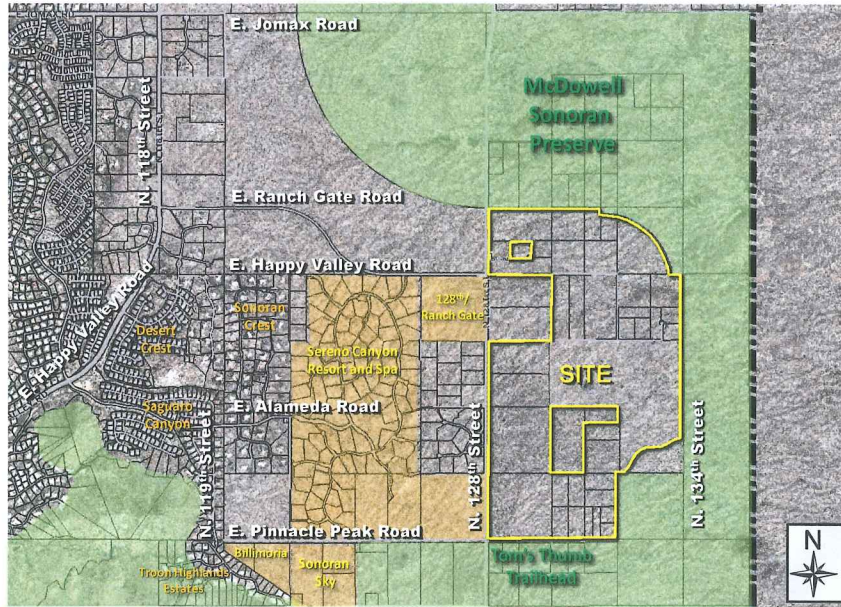
Dynamite Foothills Character Area
Implementation Program:
Design and Performance Guidelines
City Action Plan
March 21, 2000



DYNAMITE FOOTHILLS IMPLEMENTATION PROGRAM

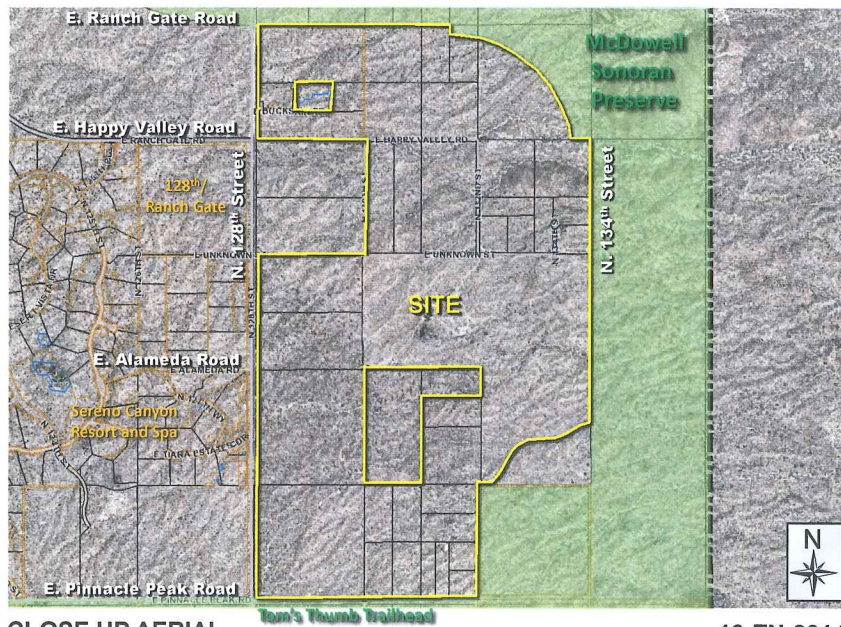
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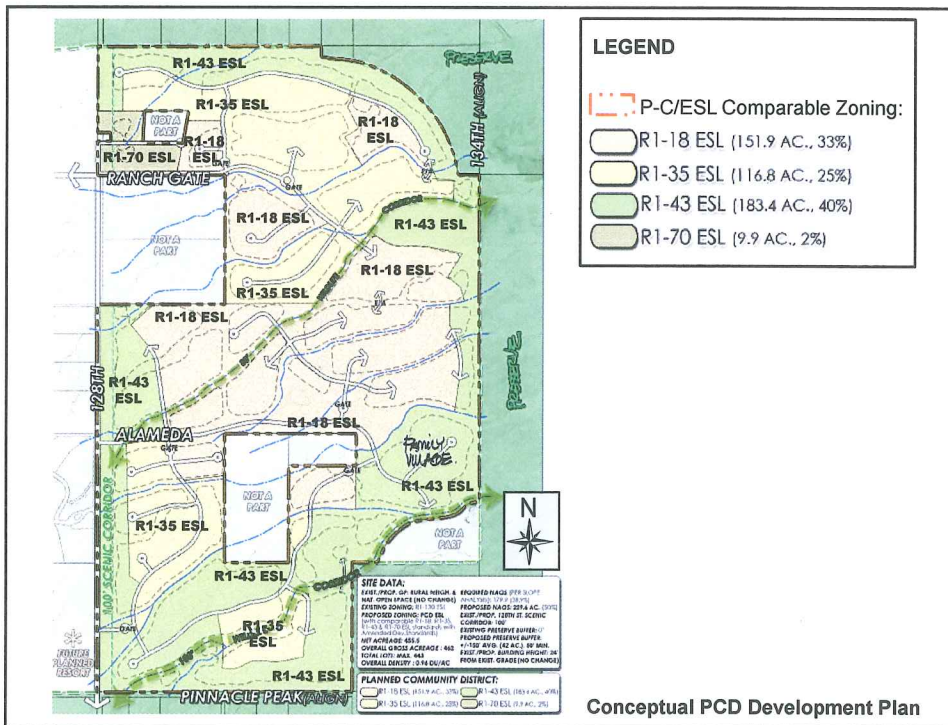
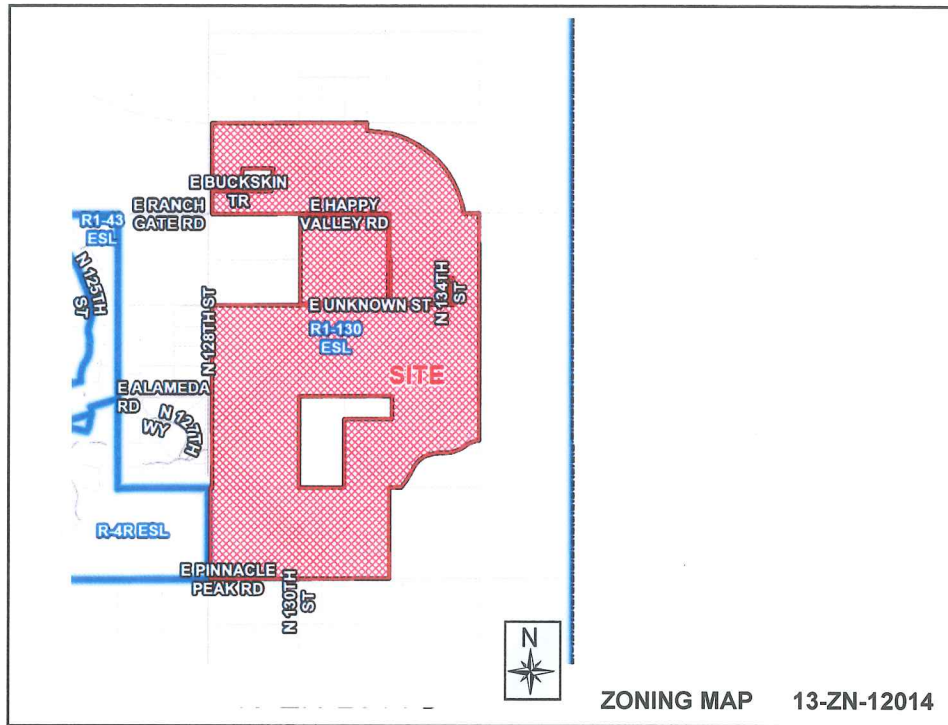
CONTEXT AERIAL

13-ZN-2014

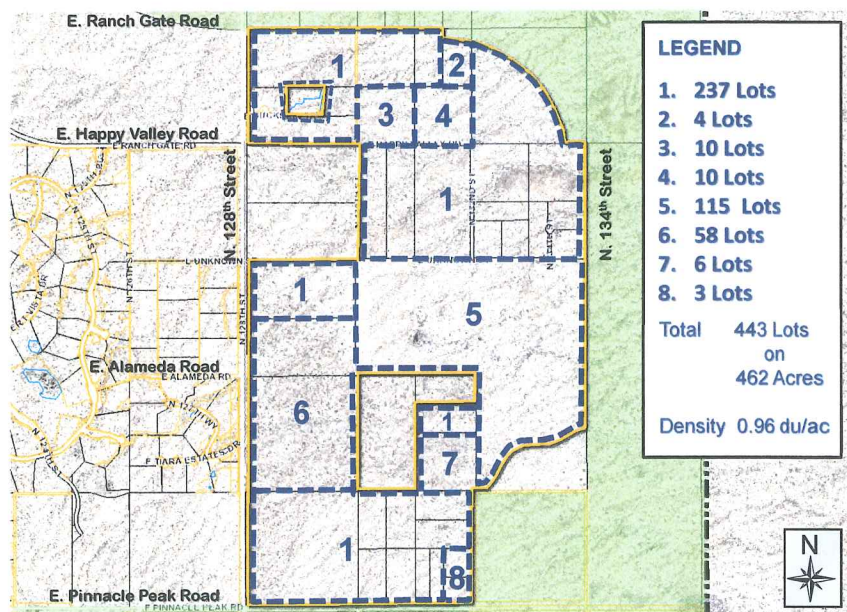


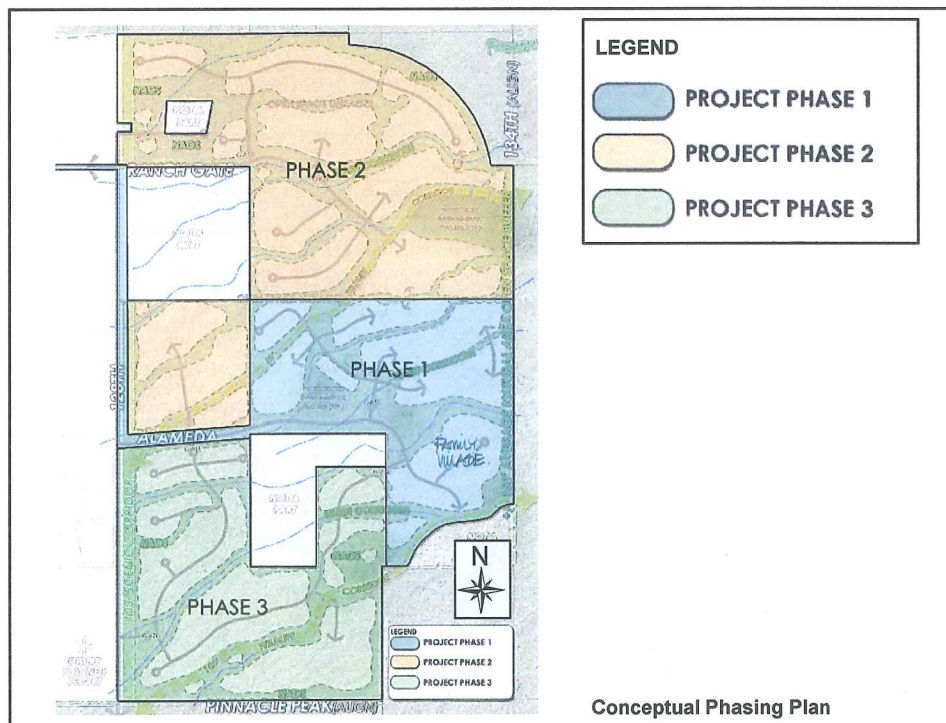
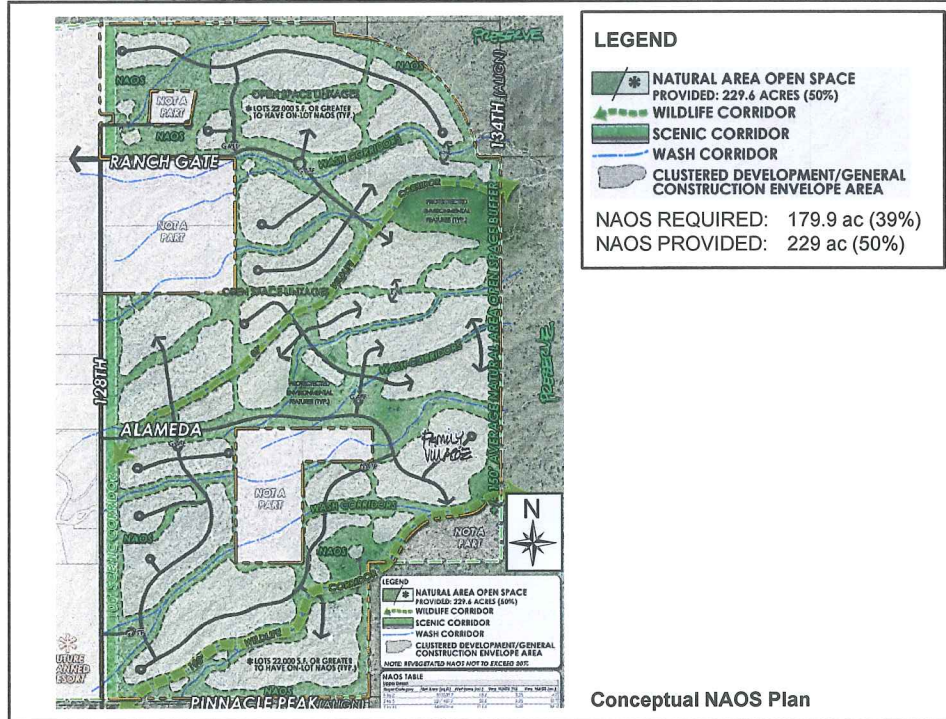
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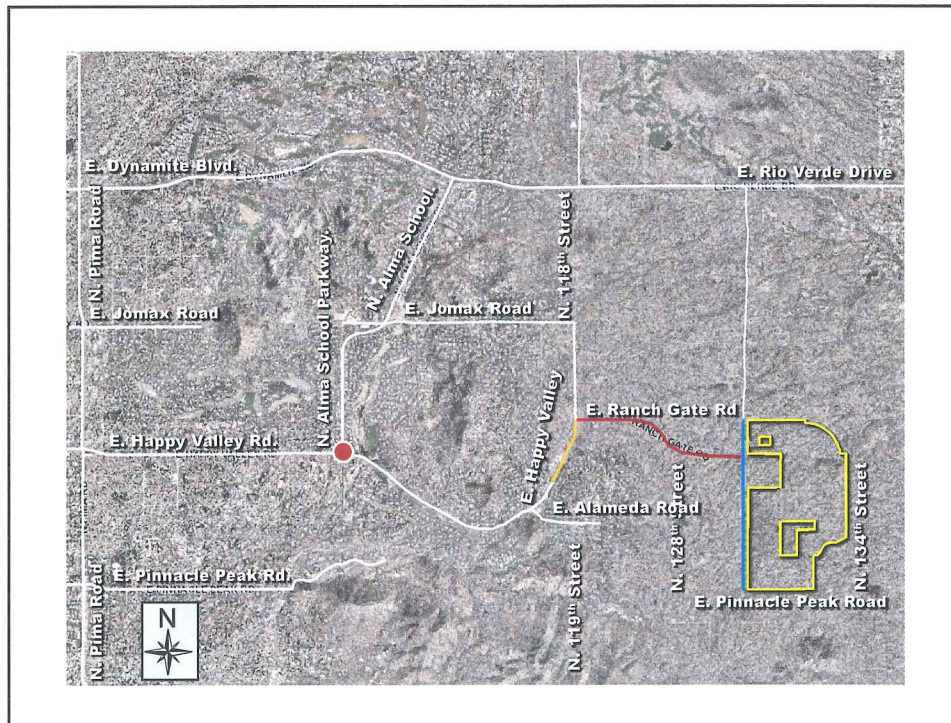
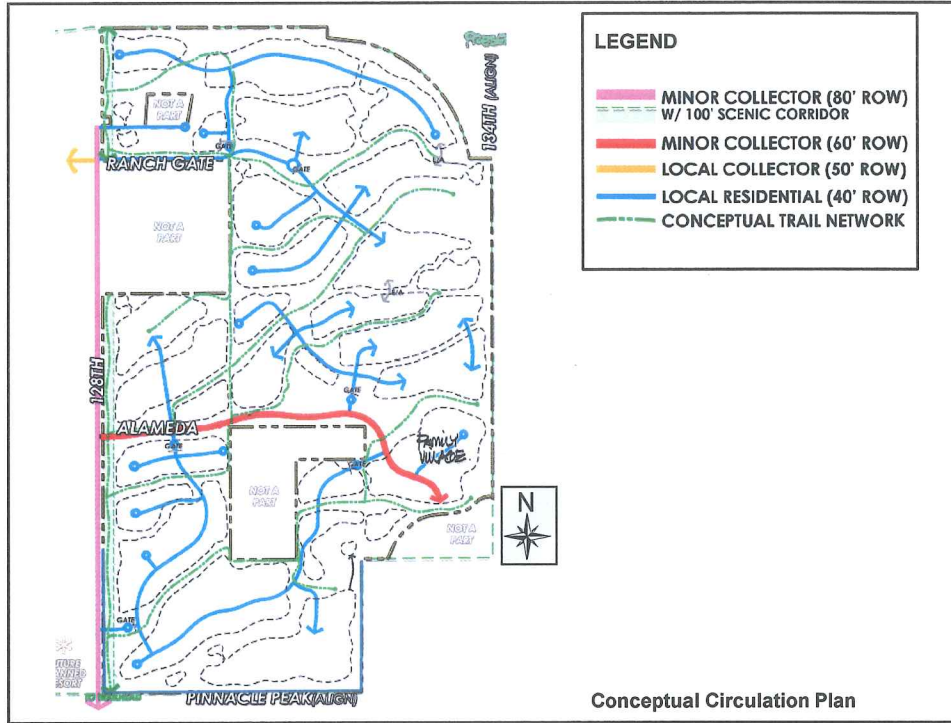
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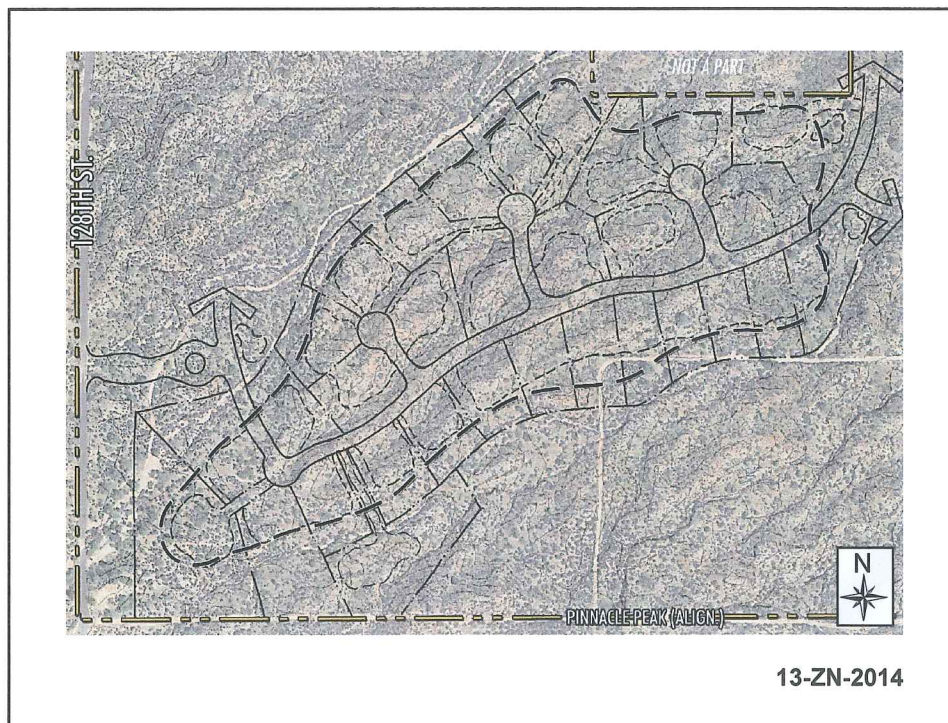
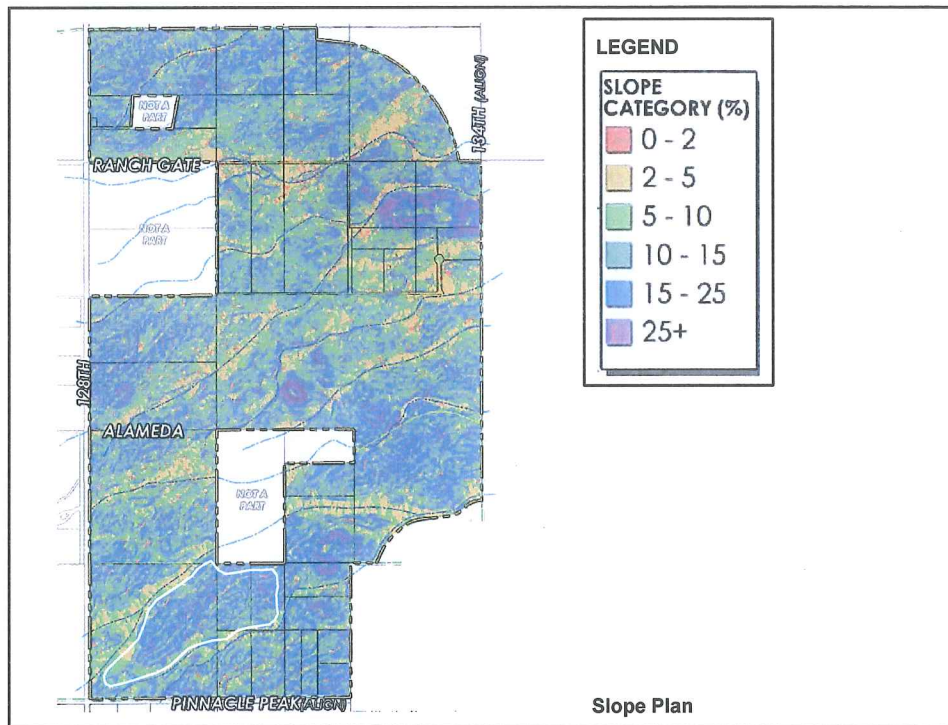


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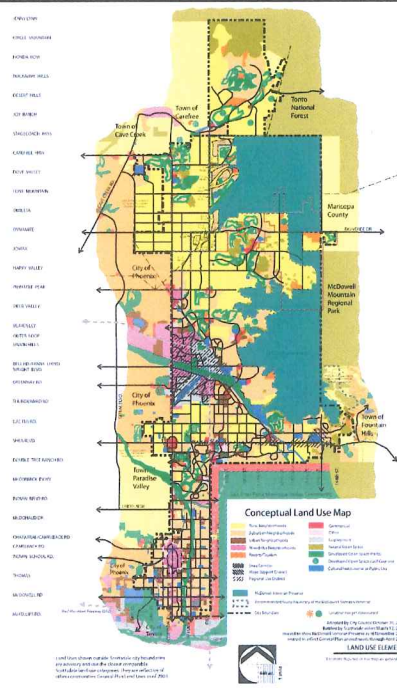
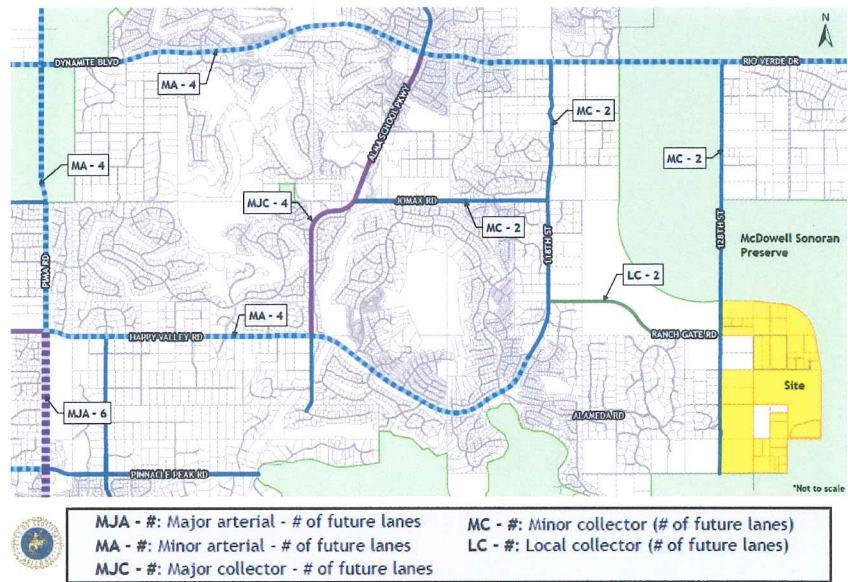


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Key Considerations

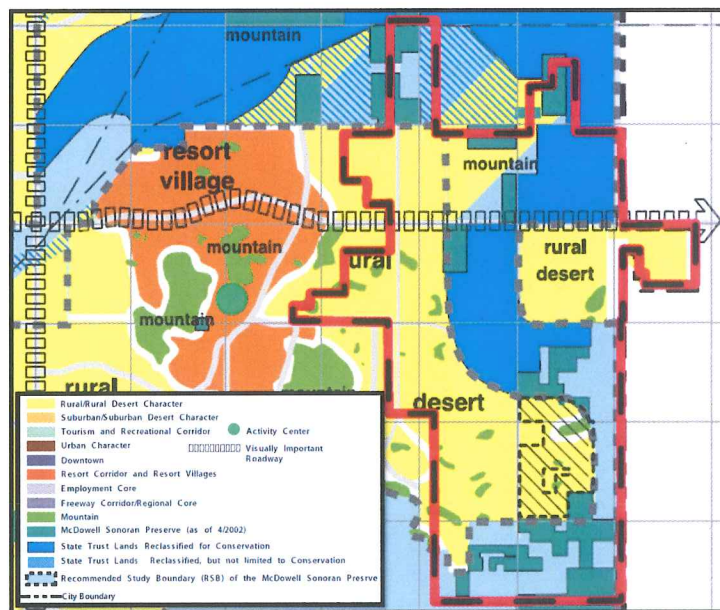
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- **Proposed Area of Development includes areas of Steeper Slopes**
- **McDowell Sonoran Preserve Adjacency – Proposed 150' buffer**



Major General Plan Amendment Criteria

- An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:
 1. **Land Use Category** - a change in the land use category on the land use plan
 2. **Area of Change** - a change in land use designation that includes certain acreages
 3. **Character Area Criteria** - if a proposal to change the land use category has not been clearly demonstrated to comply with a character plan
 4. **Water/ Wastewater Infrastructure** - if a proposal to change the planned land use category results in the premature increase in the size of master planned water or sewer facilities

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2001 General Plan Character Type Map (The Dynamite Foothills Character Area)


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 aesthetics 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 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 consumed. 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 houses, such as patio houses. It can be incorporated into neighborhoods near the Deerwain area and as 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 2001 General Plan

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Natural Open Space Land Use Definition

impact development. The locations for these activities are interspersed within residential and non-residential areas.

In some cases, the city does not control the location of special uses, such as schools or major transportation lines, and the state and federal government can preempt local land use authority. However, the city can work with other jurisdictions and agencies on decisions regarding land use. Every effort will be made to mitigate negative impacts, including visual impacts.

NATURAL OPEN SPACE: The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, high desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue. A variety of methods can be used to preserve environmentally sensitive areas, including density transfers, easements, dedications to a conservancy or public agency, and land acquisition. Low impact recreational activities are suitable for these sensitive areas and may include hiking, equestrian, or mountain bicycling trails. The Environmentally Sensitive Lands Ordinance (ESLO) includes detailed provisions for Natural Area Open Space (NAOS), density transfer, and for protection of environmentally sensitive lands.

THE McDOWELL SONORAN PRESERVE: The McDowell Sonoran Preserve consists of mountain and desert land included in the city's Preserve. This land generally possesses outstanding scenic value, valuable wildlife habitat and migration routes, high desert vegetation, significant environmental conditions, such as sensitive washes, riparian areas and mountain peaks and valleys; archaeological and historic sites; and opportunities for appropriate passive recreation in designated areas. Preserve land will remain as permanent open space with limited permanent improvements. The recommended study boundary of the McDowell Sonoran Preserve includes mountain and desert land designated by the City Council as suitable for preservation and some lands preserved by zoning action as NAOS.



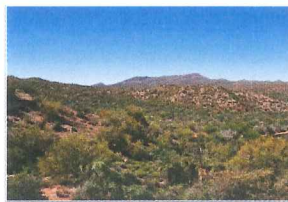
Land Use Element

Page 70

The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas. Lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts to preserve mountainous areas, washes and areas with native desert vegetation should continue.

Dynamite Foothills Character Area Plan: Goals

- **Goal 1:**
 - Preserve the existing Rural Desert Character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.
- **Goal 2:**
 - Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.
- **Goal 3:**
 - Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

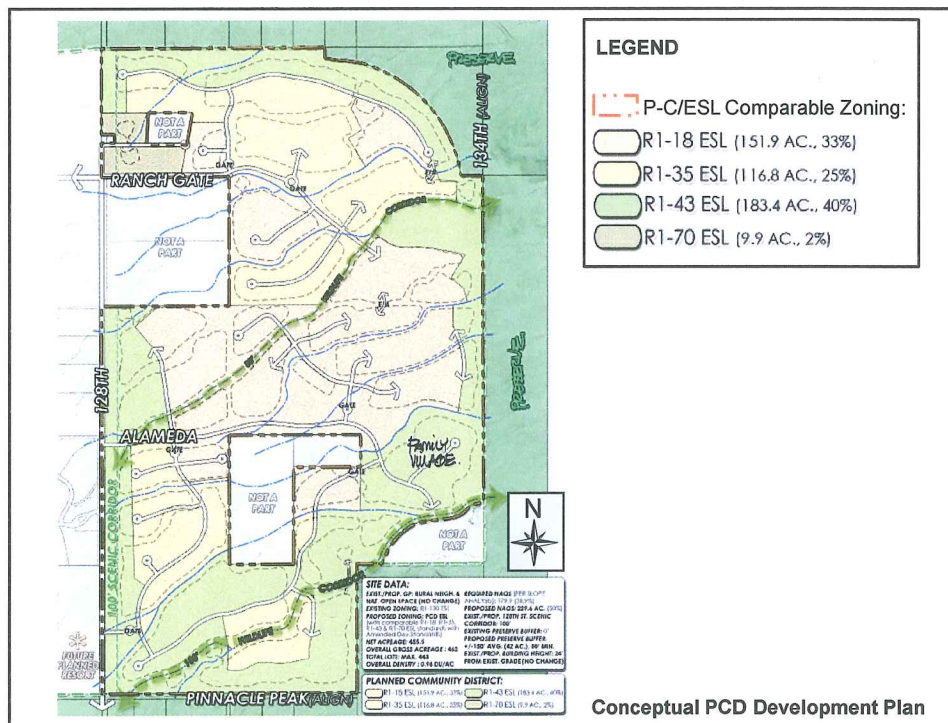


Key Considerations

- No major General Plan amendment required – maintains existing Rural Neighborhoods & Natural Open Space General Plan categories
- Project development densities proposed are at the highest end of the density range allowed under the Rural Neighborhoods land use category
- Dynamite Foothills Character Area Plan & Implementation Program recommends existing densities under current zoning and General Plan designations – the proposal is a request to change the current zoning densities, current General Plan categories are maintained

Policy Implications

- Changing existing allowable densities under current zoning and General Plan designations is a departure from the policy direction established in the Dynamite Foothills Character Area Plan adopted in 2000
- Other policy implications to be added by Jesus...



area set aside for recreation shall be not less than ten (10) percent of the gross manufactured home park area.

D. Residential trailers or manufactured homes shall be installed with the bottom flush with the ground or with a skirt matching the building or mound that shields from view the bottom space under the unit.

(Ord. No. 28920, § 3, 3/14/96)

10rd. No. 2809, § 1, 7-11-56.

Editor's note—Ch. No. 2799, § 1, adopted June 5, 1955 repeated former § 5.2000, which pertained to building permits.

Sec. 5.2109. Planned Community (P-C).¹⁰
(Ord. No. 4936, § 10 Res. No. 8847, Exh. A, § 105)
4-3-12)

Sec. 5.3101. Purpose.

This is a zoning district that may be developed only in accordance with a specific development plan. The approved development plan is an integral part of this zoning district and all development shall comply with said plan. The planned community district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic value of an area.

To this end, there may be provided within and around a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged or designed in accordance with modern land planning principles and development techniques, in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

*Editor's note—Ord. No. 2250, § 1, adopted Oct. 5, 1978 amended § 5.5110 in its entirety. Formerly said section pertained to similar subject matter. See the Code Comparative Table.

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The planned costs are further established upon with reasonable proposed from time to time approved development to the city, and to Commission and the term proposal for the (Ord. No. 3255, § 1,

Nec. 5.210%, Genes

A. *Qualifications*
listed on parcels of
unified ownership
proximity to large p
or unusual locations
planned developments
the purposes of this

B. Minimum prop

1. In designations of minimum P₂₅ acres of grassland.
2. Not in designations of the minimum hundred non-forest acres.

C. Property development

used in a P-C district for property development and zoning district. The district's standards for the modification of the Administrator shall be based on proposed districts of this order. It is the purpose of this order to be favorable to the proposed

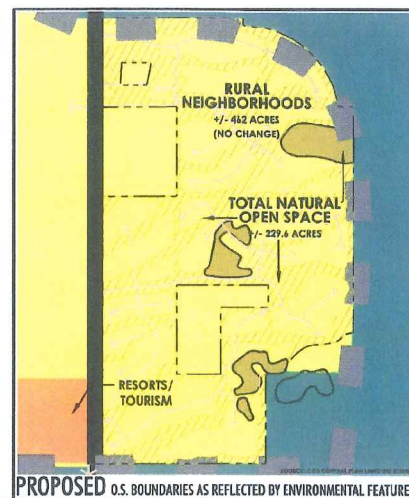
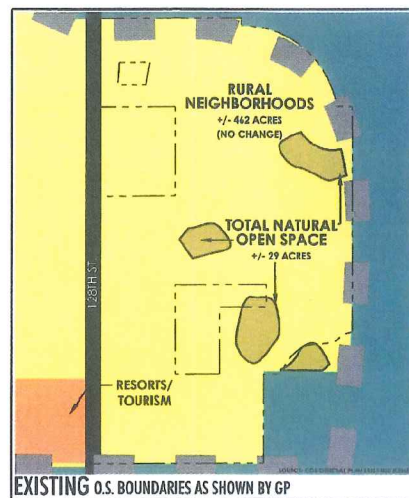
Property development procedure. Applicants followed the Development Application procedure for property development standards in the area shall first be reviewed by the Review Board. Such applications shall be accompanied by graphic material, and a statement that the modification

Sec. 5.2100. Planned Community (P-C).*

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 105),
4-3-12)

Sec. 5.2101. Purpose.

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Wyant, Erica

From: nicetang@cox.net
Sent: Wednesday, November 26, 2014 4:11 PM
To: Agenda Item Comment
Subject: Agenda Item Comment for 12/02/14 - Item 46 - Cavalliere Ranch Rezoning

Meeting Date: 12/02/14
Item Number: 46 - Cavalliere Ranch Rezoning

Contact Information (if blank, user did not provide):

Name: Michael Mayer
Address: 11157 E Greenway Road
C/S/Z: Scottsdale, Az 85255
Phone:

Comment for 12/02/14 Item 46 - Cavalliere Ranch Rezoning:

City Council,

A 4 lane expansion of Happy Valley Road is in this agenda item.

Councilmember Korte knows the City Staff presentation to widen Happy Valley Road was literally laughed off the agenda during public hearings of the defeated Bond Package....Mr Ecton terminated the presentation as a waste of the panels time.

Any vote to approve rezoning higher density construction next to the Preserve is a Gruberism....calling American's stupid. The transcripts are on record.

Council members Robbins, Klapp, Milhaven and Lane, any vote to approve this infrastructure, shortening the life of the Preserve and burden Scottsdale taxpayers with debt that was laughed at 2 years ago...will go public.

Councilmember Korte was there (as I was speaking against the Desert Disneyland Center)