

CITY COUNCIL REPORT



Meeting Date: December 7, 2020
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Stagecoach & Windmill Rezoning 12-ZN-2019

Request to consider the following:

1. Adopt Ordinance No. 4478 approving a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 30-acre parcel located at the southwest corner of E. Stagecoach Pass Road and N. Windmill Road.

Goal/Purpose of Request

The applicant's request is to rezone to develop a 13-lot single-family subdivision.

Key Items for Consideration

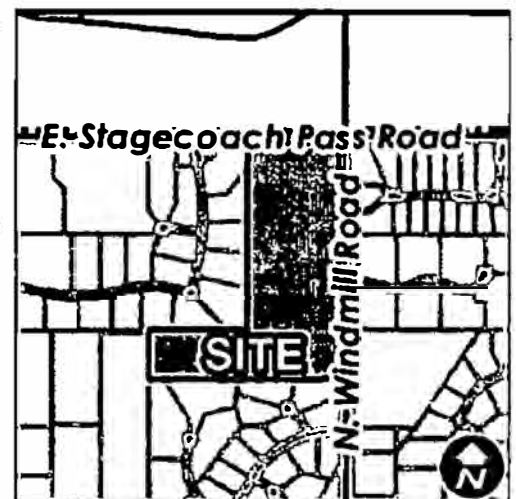
- Hillside protected in a NAOS tract
- Stipulated to minimum lot size of 70,000 square feet
- Significant public involvement
- Planning Commission heard this case on 10/14/2020 and recommended approval with a vote of 6-0.
- Stipulation for traffic calming added after Planning Commission meeting

OWNER

CAS Stagecoach Pass Windmill, LLC
 608-234-0847

APPLICANT CONTACT

John Berry
 Berry Riddell, LLC
 480-385-2727



Action Taken _____

LOCATION

Southwest corner of E. Stagecoach Pass Road and N. Windmill Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This land use category includes relatively large lot, single-family neighborhoods with densities of usually one house per acre (or more) of land.

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL). The R1-190 zoning district allows for single-family homes.

Context

The subject property is located at the southwest corner of E. Stagecoach Pass Road and N. Windmill Road which is surrounded by single-family subdivisions. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: E. Stagecoach Pass Road and vacant land located in the Town of Carefree zoned Rural -70.
- South: Sand Flower II subdivision zoned R1-43 ESL (HD) Single-family Residential, Environmentally Sensitive Lands (Hillside District).
- East: Encanto Norte, Windmill subdivisions and single-family home zoned R1-35 ESL Single-family Residential, Environmentally Sensitive Lands
- West: Vacant land zoned R1-190 ESL Single-family Residential, Environmentally Sensitive Lands and Tecolote Montana subdivision zoned R1-70 ESL Single-family Residential, Environmentally Sensitive Lands.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning Ordinance

2008 Transportation Master Plan

1-GP-2004: Desert Scenic Roadways

APPLICANT'S PROPOSAL

Development Information

The development proposal includes to rezone to develop a 13-lot subdivision.

- Existing Use: vacant land
- Proposed Use: 13-lot single-family subdivision
- Parcel Size: 30 +/- gross acres

- Building Height Allowed: 24 feet measured from natural grade
- Building Height Proposed: 24 feet measured from natural grade
- NAOS Required: 8.99 acres
- NAOS Provided: 13.67 acres
- Density Existing Zoning: .21 DU/AC
- Density Allowed: .55 DU/AC
- Density Proposed: .43 DU/AC

IMPACT ANALYSIS

Land Use

The proposed zoning designation of Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) on the 30+/- acre property will allow .55 dwelling units/acre (16 dwelling units). The proposed plan is for 13 dwelling units with a stipulated minimum lot size of 70,000 square feet. The existing R1-190 ESL on the subject property zoning will allow .21 dwelling units/acre (6 dwelling units). The site plan protects a portion of the hillside located at the southwest corner of the property in a NAOS tract.

Transportation/Trails

The proposed zoning district map amendment is anticipated to generate 159 daily vehicle trips compared to the current zoning which anticipated 66 daily vehicle trips. The developer will be constructing a 6-foot-wide sidewalk along their frontage on E. Stagecoach Pass Road and a trail along their frontage on N. Windmill Road.

Water/Sewer

The City's Water Resource Department has reviewed the application and finds that the proposed water and wastewater is adequate to service the development. The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development. The proposal is to provide a water and sewer easement on the adjacent vacant property to the west (216-34-009M) to route the proposed gravity sewer system and to provide for a future water line.

Public Safety

The nearest fire station is within 1.4 miles of the site and located at 9320 E Cave Creek Road. The subject site is served by Police District 4, Beat 20. The proposed development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The applicant sent a letter of notification to the Cave Creek Unified School District and determined that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

Natural Area Open Space

The subject property is required to dedicate 8.99 acres of Natural Area Open Space (NAOS) based on the slope and landform under the Zoning Ordinance. The development will provide 13.67 square feet of NAOS. The hillside located at the southwest corner of the property will be protected in a tract that will be dedicated as NAOS and stipulated to no disturbance on that tract. Desert Scenic buffers of NAOS will be provided adjacent to E. Stagecoach Pass Road and N. Windmill Road.

Community Involvement

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site on April 11, 2019 and a Project Under Consideration sign was posted on the site on April 12, 2019. The Open House meeting was held on April 23, 2019 from 5:00 – 6:00 pm at Christ the Lord Lutheran church located at 9205 E Cave Creek Road. Fifty-nine neighbors attended the Open House meeting. The rezoning application was revised based on neighborhood concerns and the applicant had another virtual open house meeting on May 28, 2020 providing an on-line link to the project information with the notice for the meeting sent out on May 15, 2020. The applicant's public outreach report is attached to this report.

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

Staff has received correspondence on the original proposed rezoning (Attachment #11) and the revised rezoning application (Attachment #12).

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case 10/14/2020 and recommended approval with a vote of 6-0.

Staff's Recommendation to Planning Commission:

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

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4478 approving zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 30-acre parcel located at the southwest corner of E. Stagecoach Pass Road and N. Windmill Road.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)


Doris McClay

Senior Planner

480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov


APPROVED BY


Doris McClay, Report Author

10/26/2020
Date


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

11/3/2020
Date


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

11/6/20
Date

ATTACHMENTS

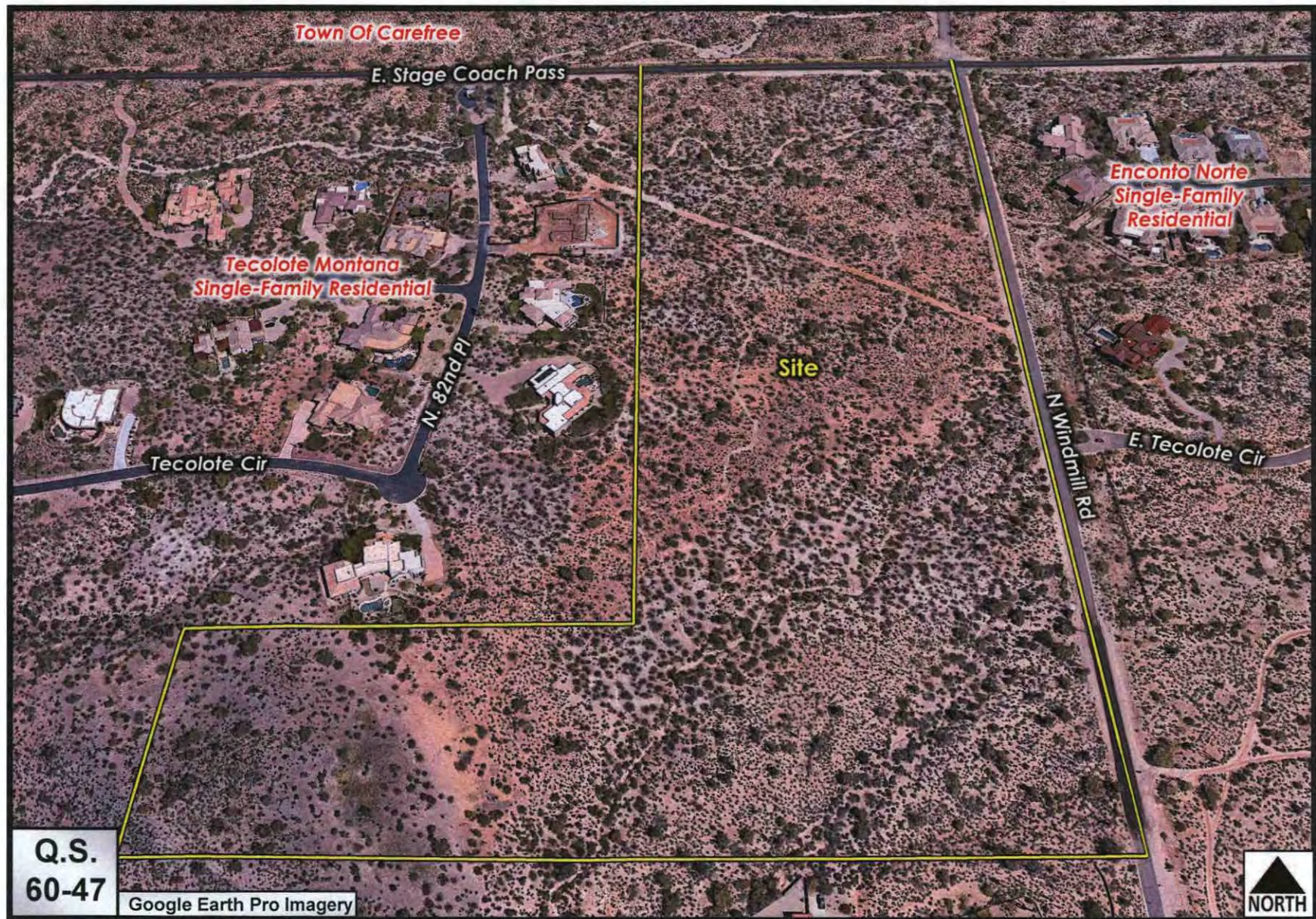
1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance 4478
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Subdivision Plat
 - Exhibit 2: Zoning Map
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. NAOS plan
9. Traffic Impact Summary
10. Citizen Involvement
11. Citizen Correspondence (original proposed R1-43 ESL)
12. Citizen Correspondence (revised proposed R1-70 ESL)
13. City Notification Map
14. October 14, 2020 Planning Commission Meeting Minutes



Context Aerial

ATTACHMENT 1

12-ZN-2019



Q.S.
60-47

Google Earth Pro Imagery



Close-up Aerial

ATTACHMENT 1A

12-ZN-2019

ORDINANCE NO. 4478

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 12-ZN-2019 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-190 ESL) TO SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-70 ESL) ZONING, ON A +/- 30 ACRE SITE, LOCATED AT THE SOUTHWEST CORNER OF E. STAGECOACH PASS AND N. WINDMILL ROAD.

WHEREAS, the Planning Commission held a hearing on October 14th, 2020;

WHEREAS, the City Council held a hearing on November 30th, 2020; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 12-ZN-2019

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-30-acre site located at the southwest corner of E. Stagecoach Pass and N. Windmill Road, and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning.

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

ATTACHMENT 2

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ of _____, 2020.

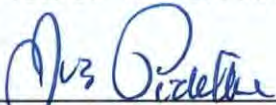
ATTEST:

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:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:
Stagecoach & Windmill Rezoning
Case Number: 12-ZN-2019**

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

CHANGES AFTER THE PLANNING COMMISSION MEETING SHOWN IN BOLD CAPITAL LETTERS AND STRIKE-THROUGHS.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAT. Development shall conform with the conceptual subdivision plat submitted by Landcor Consulting and with the city staff date of 8/19/2020, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual subdivision plat prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units shall not exceed 13 units.
3. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
4. LOT SIZE: Minimum lot size shall be 70,000 Square feet.
5. LOTS ADJACENT TO LESS INTENSIVE ZONING. Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks of 60 feet which is equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s). The minimum lot width of a lot on the perimeter of the site shall not be reduced by amended development standards.
6. HILLSIDE TRACT: The hillside tract located at the southwest corner of the site shall be Natural Area Open Space (NAOS) and there shall be no disturbance in this NAOS tract.
7. NATURAL AREA OPEN SPACE (NAOS): There shall be a minimum of 13.67 acres of Natural Area Open Space (NAOS).
8. SCREEN WALL: The cul-de-sac and subdivision road located adjacent to the southern boundary of the property shall have a four-foot high screen wall on the south side.
9. 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.
10. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.
11. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

12. **RIGHT-OF-WAY DEDICATIONS.** Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. **INTERNAL LOCAL RESIDENTIAL STREETS.** Forty (40) feet total right-of-way width.
13. **SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY.** A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
14. **MULTI-USE TRAIL EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum Twenty (20) foot wide Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail to be constructed in accordance with the infrastructure requirements below, should the trail not be able to be contained within city right of way. The alignment of the easement shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication.
15. **DESERT SCENIC ROADWAY SETBACKS LOCATION, EASEMENT, AND IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum 50-foot wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's E. Stagecoach Pass and N. Windmill Road frontage. The width of the Scenic Corridor Easement shall be measured from E. Stagecoach Pass and N. Windmill Road right-of-way. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
16. **PUBLIC NON-MOTORIZED ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

INFRASTRUCTURE

17. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
18. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
19. **CIRCULATION IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. **N. WINDMILL ROAD.**

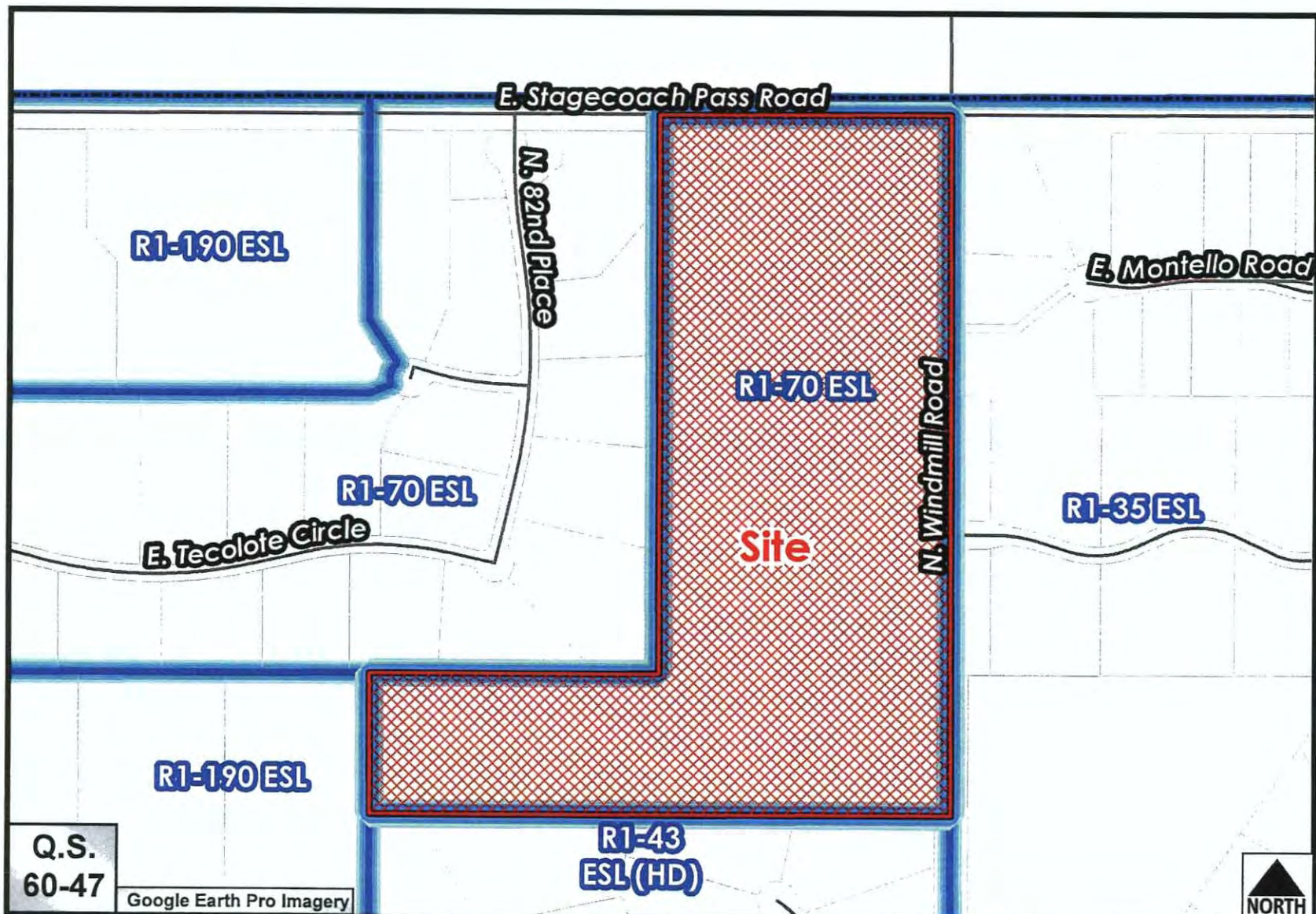
1. Construct street improvements (curb, gutter, trail, pavement, etc.) along project frontage in accordance with the Local Collector – Rural/ESL With Trails as specified in the DSPM and to include the following:
 - i. Centered pavement cross slope.
 - ii. Minimum twenty-eight (28) feet pavement width, not needing to be centered on monument line, with rolled curb.
 - iii. Transition to existing pavement past project southern boundary.
 - iv. Widen cross section at intersection with E Stagecoach Pass Rd to provide separated north bound right turn and left turn lanes, one each.
 - v. Eight (8) foot wide multi-use unpaved trail along west side.
- VI. FOUR TRAFFIC CALMING DEVICES BETWEEN STAGECOACH PASS ROAD AND HAWKNEST ROAD. THE LOCATION AND TYPE OF TRAFFIC CALMING DEVICES SHALL BE DETERMINED BY THE TRANSPORTATION & STREETS DIRECTOR, WITH THE TOTAL COST NOT TO EXCEED \$35,000.00.**
- b. E. STAGECOACH PASS ROAD.
 1. Construct street improvements (curb, gutter, sidewalk, pavement, etc.) along project frontage in accordance with the Local Collectors - Rural/ESL figure of the DSPM and to include the following:
 - i. Centered pavement cross slope.
 - ii. Minimum twenty-four (24) feet of pavement width with rolled curb.
 - iii. Six (6) foot, curb separated, sidewalk along south side.
 - iv. Transition to existing pavement past project eastern and western boundaries.
- c. INTERNAL STREETS.
 1. Construct street improvements (curb, gutter, sidewalk, pavement, etc.) within project development in accordance with the Local Residential – Rural/ESL figure of the DSPM and to include the following:
 - i. Centered pavement cross slope.
 - ii. Five (5) foot wide sidewalk on at least one side of the street with a six (6) foot wide shoulder on the other, should sidewalk only be provided on one side.
 - iii. No median islands within cross section.
20. **WATER PAYMENT.** Prior to issuance of any permit for the development project or recordation of final plat, the property owner shall submit full payment of water line reimbursement obligation per city waterline payback agreement no. 11-CP-2017-18.
21. **WATER LINE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction document to construct a pressure reducing valve if water system pressure is to exceed one hundred twenty (120) pounds per square inch.

22. **WATER FINAL BASIS OF DESIGN REPORT.** Prior to preliminary plat approval, the property owner shall submit and obtain approval of a water final basis of design report compliant with Design Standards and Policies Manual criteria.
23. **WASTEWATER LINE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct any off-site waste water system improvements required to provide city system capacity to project as determined by a water resources department approved wastewater final basis of design report.
24. **WASTEWATER FINAL BASIS OF DESIGN REPORT.** Prior to preliminary plat approval, the property owner shall submit and obtain approval of a wastewater final basis of design report compliant with Design Standards and Policies Manual criteria to include field survey data of sewer manhole invert elevations and pipe slopes, full sewer system design and sewer flow monitoring as determined by the water resources department.
25. **WATER AND WASTEWATER IMPROVEMENTS.** The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
26. **FIRE HYDRANT.** The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
27. **UTILITY LINES.** All existing above ground utility and cable lines within the E. Stagecoach Pass and N. Windmill Road adjacent to the property, and any new or relocated utility lines, shall be place underground.

REPORTS AND STUDIES

28. **DRAINAGE REPORT.** With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
 - a. Compliance with the City DS&PM and Chapter 37 design guidelines.
 - b. Engineer shall develop HEC-1 model for 2, 10 and 100 year storm events.
 - c. Proposed grading for all offsite and on-site washes and swales shall be developed and may impact some of the building envelopes.
 - d. Basin outfall structures shall use a minimum opening of 6 – inches to drain detained volume.
 - e. Required stormwater retention basin volume will be further optimized using HEC-1 analysis. If any increase in required stormwater storage volume will result in the larger easement area required for the basin increases, tracts will be required.

12-ZN-2019
8/19/2020



Zoning

Ordinance No. 4478
Exhibit 2
Page 1 of 1

12-ZN-2019

Additional Information for:
Stagecoach & Windmill Rezoning
Case: 12-ZN-2019

PLANNING/DEVELOPMENT

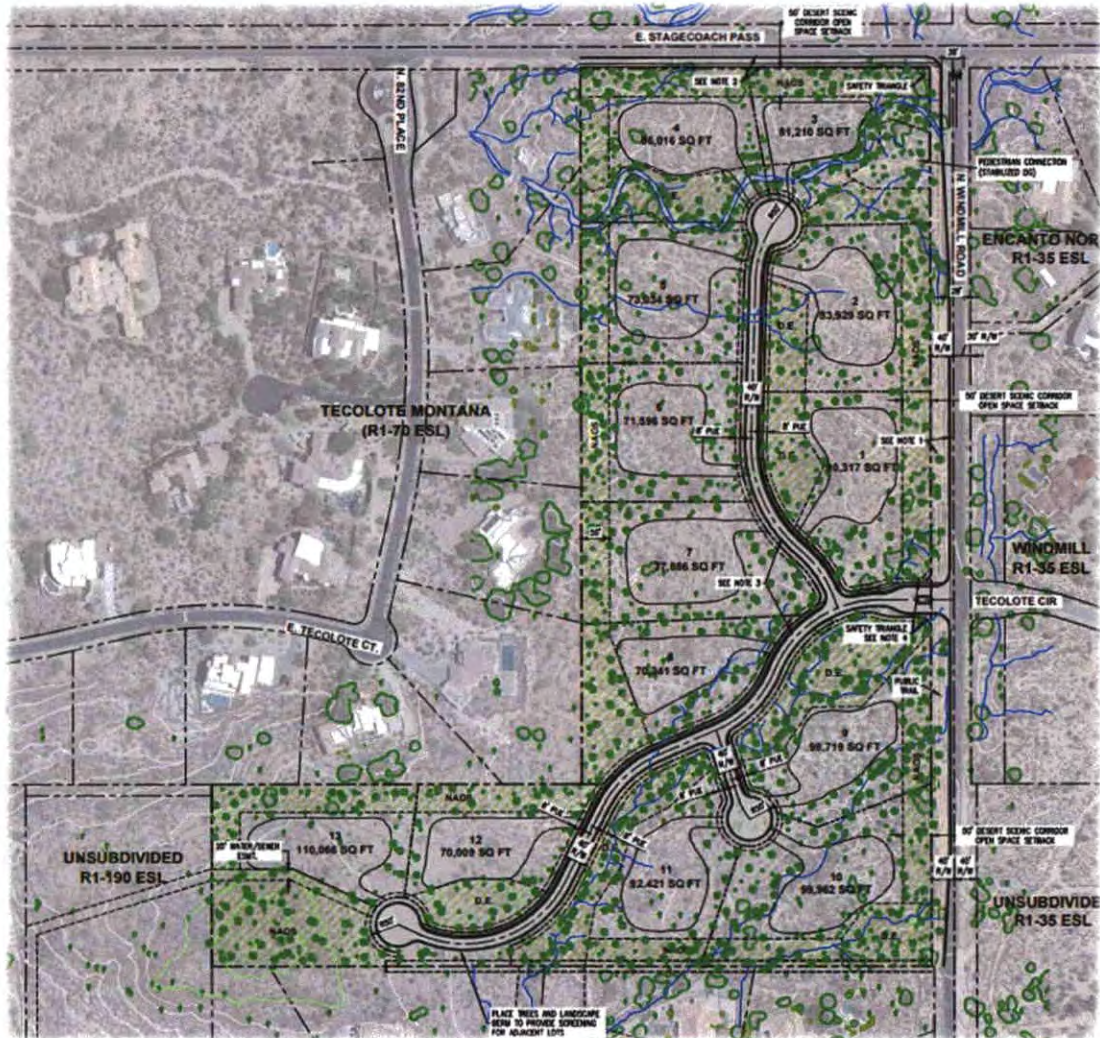
1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to NAOS tracts and corridors, and
 - i. signage
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **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.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Zoning Project Narrative

Stagecoach Pass Road & Windmill Road

12-ZN-2019



Prepared by:
Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
Revised: June 16, 2020

ATTACHMENT 4

12-ZN-2019
6/16/2020

Table of Contents

I. Purpose of Request.....3

II. Surrounding Context.....4

III. Conformance with General Plan Principles, Goals and Policies6

 ~Scottsdale Sensitive Design Principles..... 11

IV. Environmentally Sensitive Lands Ordinance.....25

V. Native Plant Ordinance.....29

I. Purpose of Request

The request is for rezoning on an approximately 30+/- gross acre site located at the southwest corner of Stagecoach Pass Road and Windmill Road (the "Property"). The Property is currently zoned R1-190 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-70 ESL zoning. Proposed is a large lot single-family residential community, with NO amended development standards, with a total of 13 lots and an overall density of 0.43 dwelling units per gross acre. (Note that the pre-application was filed for 40+/- acres but this zoning application is for the northern 30 acres+/- only).

The previous zoning application filed with the City included a request for R1-43 ESL with amended development standards for reduced lot sizes (up to 32,250 s.f.) and setbacks. Working directly with the neighbors over the course of several months, we believe the current proposal reflects what we heard from all parties. This updated request includes all R1-70 ESL lots, resulting in a reduction from 23 lots (as originally filed in June 2019 with R1-43 ESL) to only 13 lots with a minimum lot size of 70,000 s.f. per lot and NO amended development standards. This is a 44% reduction in the number of lots. The request for R1-70 ESL is consistent with the adjacent Tecolote zoning designation and the lot sizes of the adjacent Sandflower homes to the south of our site.

The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance ("ESLO") requirements. Both the lot and street layouts have been planned to preserve natural features and native vegetation on site as well as respect the existing terrain.

II. Surrounding Context

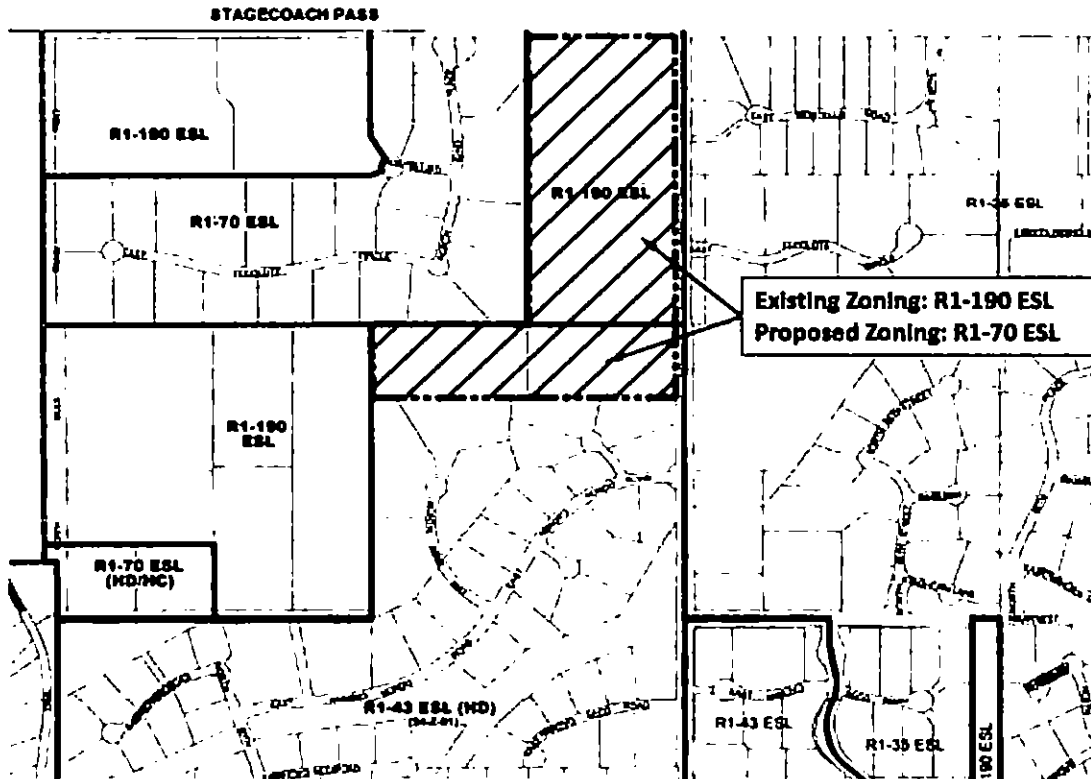
The Property is in an area of single-family residential developments with a range of zoning designations. Zoning to the east is R1-35 ESL (Encanto Norte), to the west is R1-70 ESL (Tecolote Montana), to the north/northeast is Rural-70 and Rural-43 (Town of Carefree), and to the south is R1-43 ESL (Sandflower).

Property Context



Zoning Map

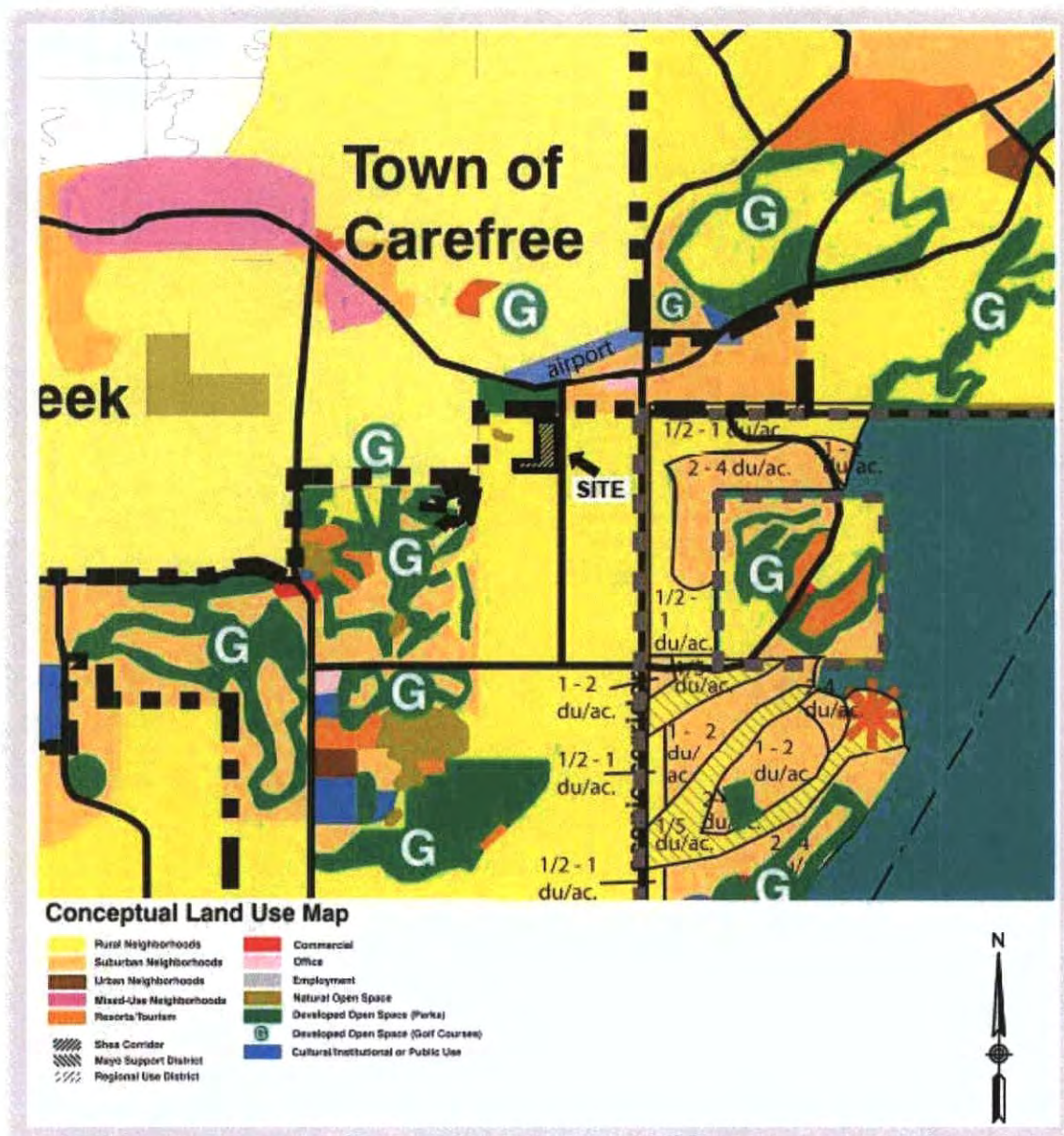
TOWN OF CAREFREE



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The Property falls within the Rural Neighborhood land use designation. The proposed development, at 0.43 units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre, 57% decrease).

Existing General Plan Land Use Map



The Guiding Principles of the General Plan

Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

There are twelve "elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further break down into goals and approaches established in each chapter, for the purpose of integrating the Guiding Principles into the planning process, and to determine if the City's Guiding Principles are being achieved in the context of general land use planning.

Following this section is a description of how this application and corresponding development of the Property satisfies and is emblematic of the relevant Guiding Principles found within the City's General Plan.



➤ CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites, structures, and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element

(2001 General Plan Page 43):

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

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

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

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

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

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

Response: The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed 13-lot residential community will be a luxury low-density residential neighborhood (0.43 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the site and desert vegetation throughout, with Natural Area Open Space ("NAOS") that exceeds the amount required by ESLO; 32.2% required and 35.8% provided (an 11% increase from the required NAOS amount). The required NAOS is 8.99+/- acres and the provided NAOS is 9.98+/- acres, which equates to approximately 1 acre of surplus NAOS. A minimum 50' wide

NAOS buffer is provided along the west. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

Lot sizing, placement and orientation are designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surroundings by thoughtful integration of open space and natural features resulting in environmental sensitivity to enrich the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will further a seamless integration into neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type. However, the subject Property is not within a designated Character Area.

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

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

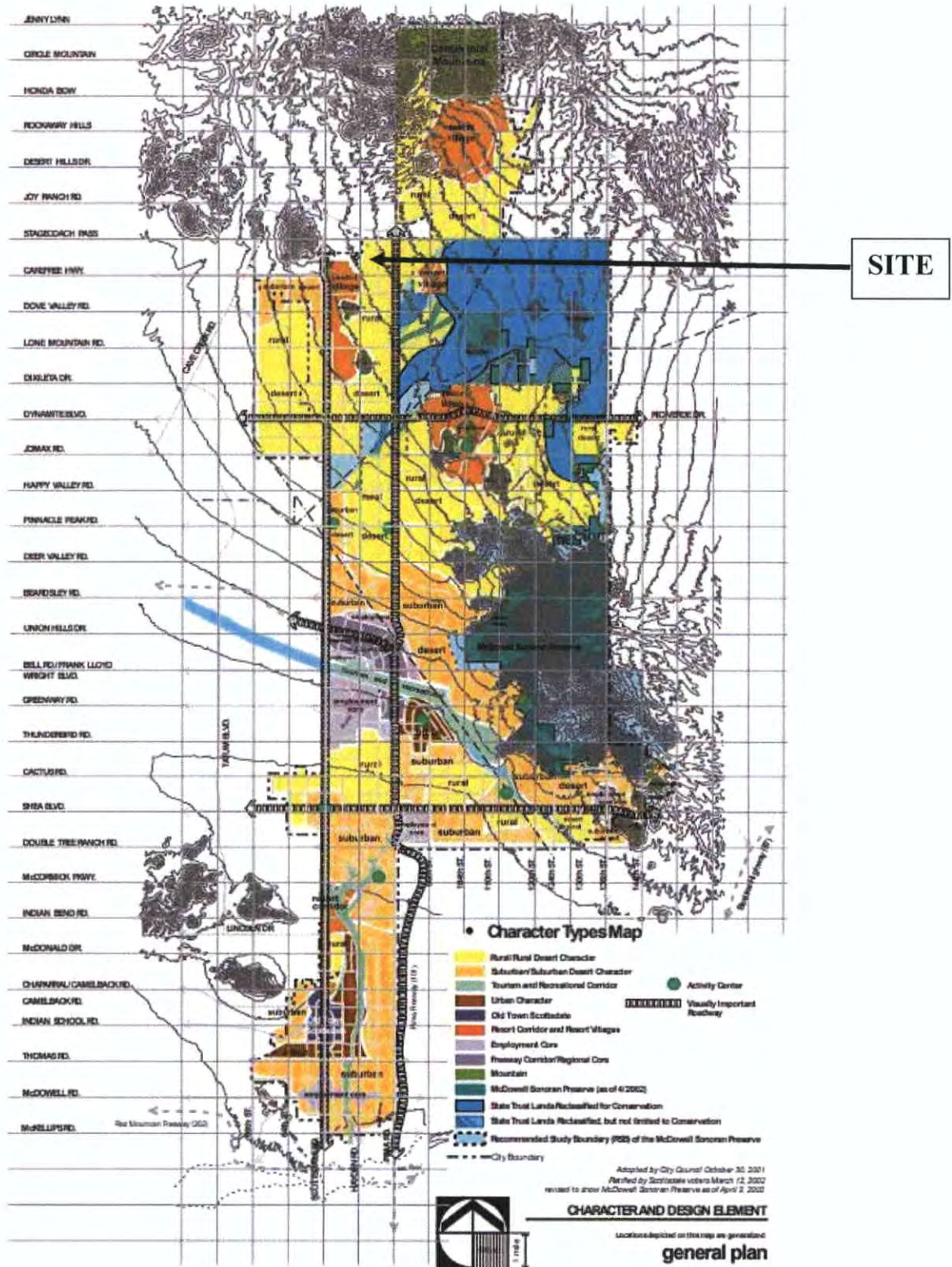
Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

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

Response: The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. The development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and high level of design quality associated with north Scottsdale.

This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Following are responses to Scottsdale's Sensitive Design Principles.

General Plan – Character Types Map



Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy "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."

Source:

<http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

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

Response: The proposed lot layout is respectful of the natural topography, environmental features and vegetation. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs may achieve this in the following ways: desert contemporary architecture, low-scale structures (maximum 24 feet above natural grade required by ESLO), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and natural features.

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

- Scenic views of the Sonoran Desert and mountains***
- Archaeological and historical resources***

Response: Following fieldwork and analysis, the lot layout and NAOS areas have been designed to protect environmental features and wash corridors on the Property. As a result, the major features will be placed within easements as a means of protecting their current locations. Preservation of NAOS and vista corridor (if deemed appropriate) over the wash alignments will preserve views of environmental features within the Property and enhance the surrounding views through revegetation where appropriate. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

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

Response: The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO requirements.

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

Response: The proposed site plan sets aside NAOS exceeding ESLO requirements (32.2% required; 35.8% provided, which equates to 9.98 acres of NAOS). The development will preserve and restore natural habitats and ecological processes by preserving wash corridors and preserving/enhancing native vegetation and desert appropriate plant materials throughout the development. The open space corridors will protect and enhance the existing wildlife habitat found in this area.

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

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain.

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

Response: The development will maintain the appropriate half-street right-of-way widths (40' along both Stagecoach and Windmill). The Property is located approximately one-half mile west of Pima Road, which provides regional access. The McDowell Sonoran Preserve is approximately two miles to the east and provides ample recreational and community interaction opportunities for the residents.

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

Response: Within the Property, walking and recreation will be encouraged through provision of native vegetation such as Ironwood, Mesquite and Palo Verde trees that can shade pathways and streets. Existing vegetation will be preserved and enhanced in conformance with ESLO and the Native Plant ordinance.



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

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes. Maximum building height will be limited to 24 feet.

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

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

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

Response: Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

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

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

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

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

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

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

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

-Continuation of the CHARACTER AND DESIGN ELEMENT-

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

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No significant historic, archaeological or cultural resources have been identified on the Property.

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

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

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.

Bullet 10: Other visually significant roadways include roadways with buffered setbacks and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.

Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Desert landscaping along the streetscape will meet these standards. Classified as Desert Scenic Roadways, a 50’ wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road. Utilities will be underground, and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls outside of the individual development envelopes. Landscape character will be a combination of preserved natural and revegetated types consistent with ESLO requirements. Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City’s “dark sky” guidelines.

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

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

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

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

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

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

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

Response: The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent residential properties. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique character and quality of the natural desert. With all landscape design, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features will be retained, as feasible.

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

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

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

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

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

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

➤ LAND USE ELEMENT

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other aesthetically, socially, and economically. The Property is within the land use area designated “Rural Neighborhoods”, which anticipates overall community density at a maximum of one unit per acre. Proposed density of the development is 0.43 units per acre, a 57% decrease. See *General Plan map on page 5*.

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 dominates 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.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

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

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

Response: The surrounding mix of existing land uses in the immediate area includes zoning ranging from R1-35 ESL to R1-190 ESL See the “Existing Zoning” map on page 4. The R1-70 ESL zoning proposed for the Property is consistent with the General Plan and represents a compatible transition to the developments around it by utilizing natural features on the site. The proposed zoning meets the requirements of the adjacent setback along the perimeter of the property to further the goal of providing an appropriate transition to the surrounding developments and the Town of Carefree to the north.

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

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential community will provide context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space (35.8% NAOS, 9.98 acres) and preserving view corridors.

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

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

Response: A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this development. From a recreational standpoint, the McDowell Sonoran Preserve is located less than two miles east of the Property and offers abundant

trail options with the closest improved trailhead located at Dynamite Boulevard and Pima Road.

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

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

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

Response: The site plan for the Property has been designed with careful consideration given to the natural terrain/washes, environmental features, native vegetation and view corridors as well as to the existing built environment of single family residential to the east, west and south. Land use transitions will be provided as discussed in Goal 3 above. The home sites have been thoughtfully integrated with the terrain to protect significant environmental features.

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

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

Response: The proposed development is consistent with the surrounding uses and rural residential character with a proposed density of 0.43 du/ac. The development team will continue to work closely with the adjacent communities and have made significant changes in response to community requests and concerns.

➤ ECONOMIC VITALITY ELEMENT

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

Response: The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in North Scottsdale.

➤ COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component for the successful planning of new development within a community. Citizens and property owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. Door-to-door outreach commenced in November 2018. A neighborhood open house meeting was held on April 2019 and subsequent individual meetings and telephone conferences occurred between the outreach team and surrounding neighbors. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback. The original proposal for R1-43 ESL with 23 lots has been modified to R1-70 with 13 lots with no amended development standards. A follow up neighborhood meeting was held on May 28th to inform neighbors of the updated proposal (via weblink and telephone due to COVID 19).

2001 General Plan Page 90

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

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

Response: Neighborhood outreach began early and will continue throughout the entitlement process. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent over 10 days prior to the neighborhood open house meeting to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held in April 2019. After the zoning request changed from R1-43 ESL to R1-70 ESL a subsequent open house (virtual) was held on May 28th. A complete Neighborhood Outreach Report is provided with the application detailing these outreach efforts.

➤ HOUSING ELEMENT

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

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

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

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

Response: This development will uphold North Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage but may likely include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. Design will be consistent with the Scottsdale Sensitive Design Principles.

➤ **NEIGHBORHOOD ELEMENT**

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

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

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

➤ **OPEN SPACE AND RECREATION ELEMENT**

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors through the site provides

continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This requested zoning is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

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

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

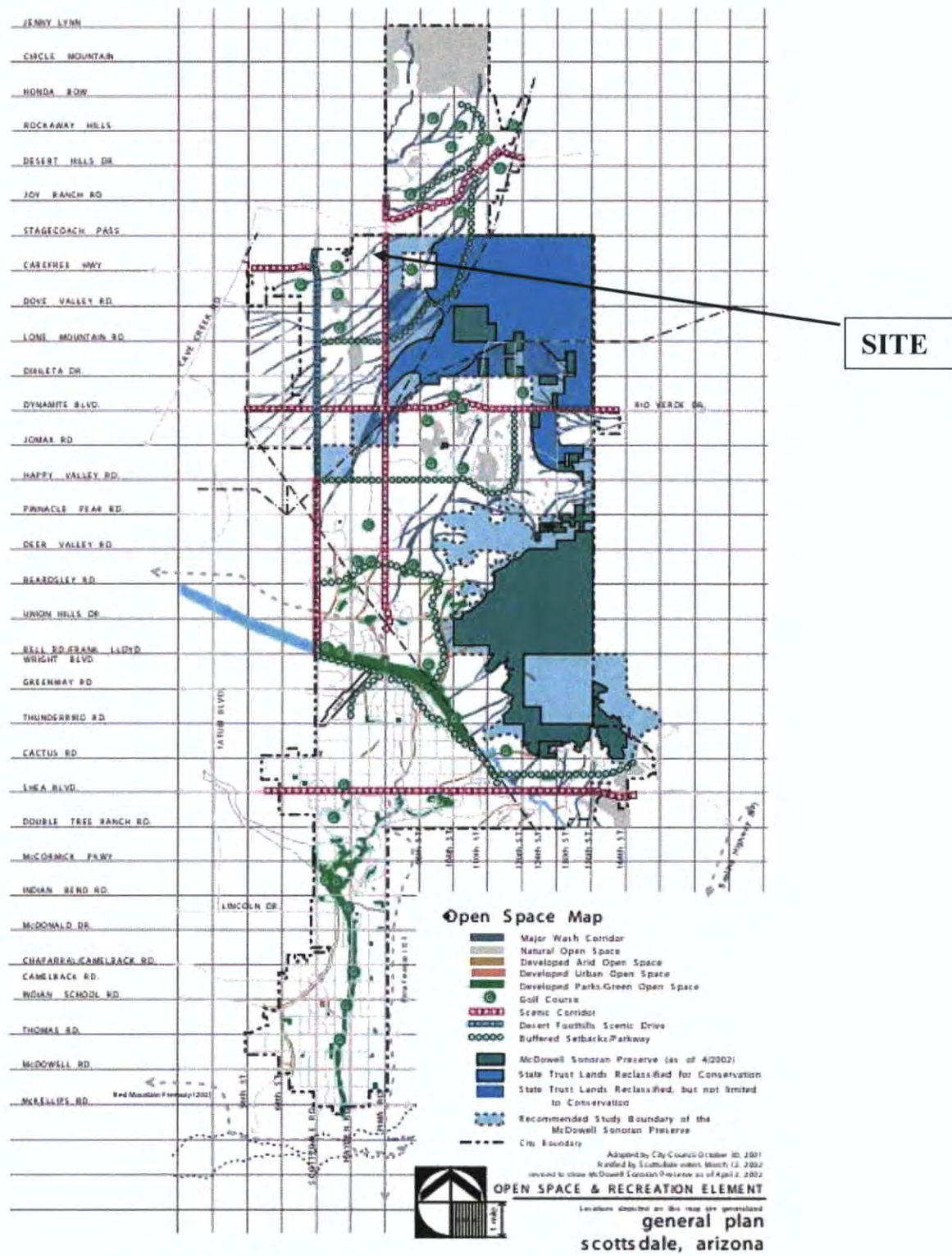
Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

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

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

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of abundant NAOS. Approximately 35.8% (9.98 acres) of the Property will be preserved as NAOS and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road. Additionally, as with the development envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout. As noted previously, the site benefits from close proximity to the McDowell Sonoran Preserve, less than two miles to the east.

General Plan - Open Space Map



➤ **PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT**

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme of this development is the ability to create a seamless integration of natural resources, environmental quality and the lifestyle associated with this part of our community.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain, in a scenic setting. Site design and development envelope placement will respond to the terrain and environmental features of the site. The proposed home sites are respectful of the terrain, boulders and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design. Also, a 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Future development will promote sustainable building techniques and materials, provide both natural and man-made shading, promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran Desert character.

-and-

Goal 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation and environmental features as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. The development team is committed to creating a uniquely designed environment that has elegant desert responsive architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates and expands on the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices including water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

➤ COMMUNITY MOBILITY ELEMENT

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

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

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

Response: Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values as streets create the first impression of the development quality and integrated design elements. Stagecoach Pass Road, Windmill Road and the internal street system will be designed to meet all City criteria.

VI. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

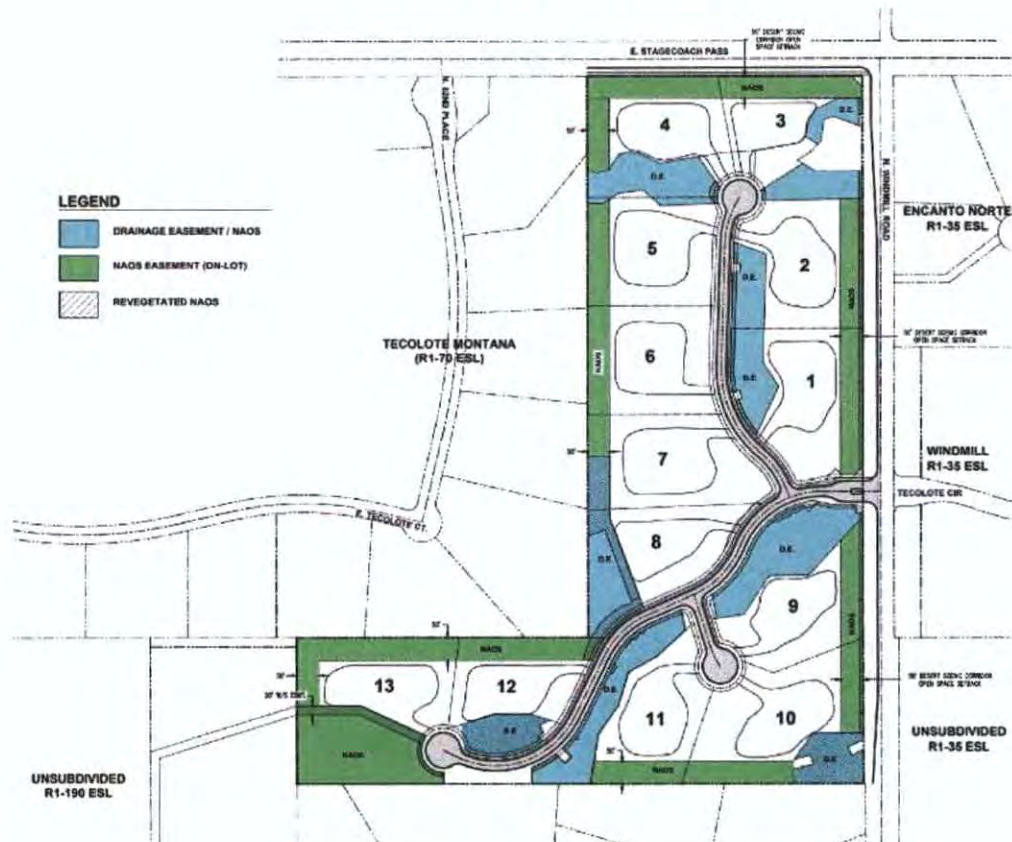
The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. 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.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***
- D. Minimize the costs of providing public services and facilities in ESL District 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.***
- E. Conserve the character of the natural desert. 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 District areas.***

Response: The Environmentally Sensitive Lands Ordinance was established "to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands." The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS above the required amount (32.2% or 8.99 acres required, and 35.8% or 9.98 acres provided) with a minimum 50' buffer along the western edge.
- A 50' wide Desert Scenic Corridor setback is provided along both Stagecoach Pass and Windmill Road.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Natural Area Open Space Plan



Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. *Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.***

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. *Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.***

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. *Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.***

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. *Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.***

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. *Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.***

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. *Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.***

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. *No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.***

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. *Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.***

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*

- i. Justification for the request.*
- ii. Plans showing:*
 - (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage*

conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: 50+ cfs washes are present on the site and will be incorporated into the site layout. Washes will remain undisturbed to the extent possible.

VII. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.*

Response: Native plant protection and salvage has given special consideration as part of the site planning process for the proposed residential community. The development team has a high regard for the natural environment and preservation of native plants. The development of this property will provide meet this criterion.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable*

construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.

Response: The site plan has been designed to protect and incorporate environmental features and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated with each homesite.

(3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.

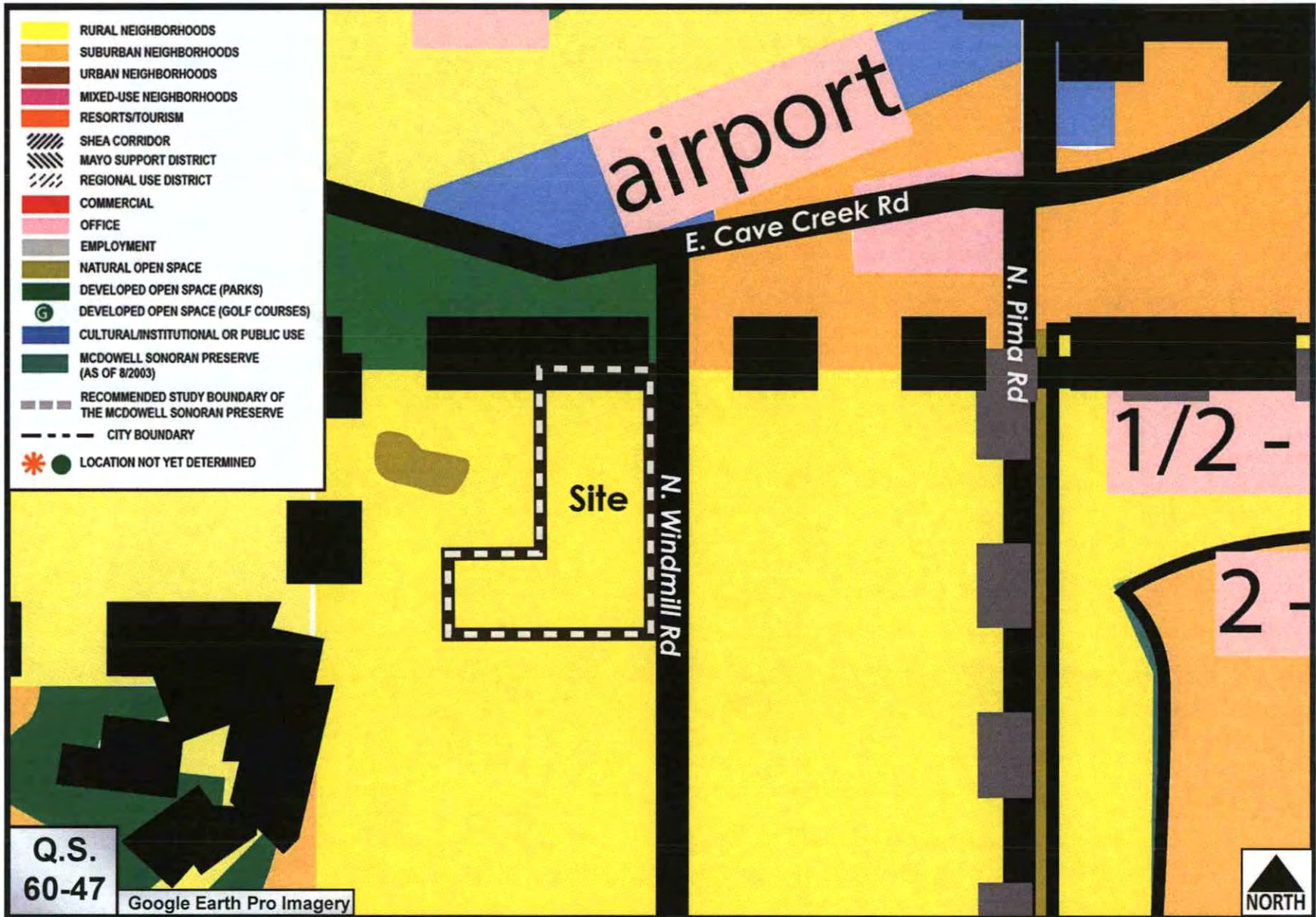
Response: A native plant plan will be provided consistent with the City's requirements.

(5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.

Response: The site revegetation and landscape enhancements will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

(6) The native plant program shall include a relocation program for excess salvageable plants.

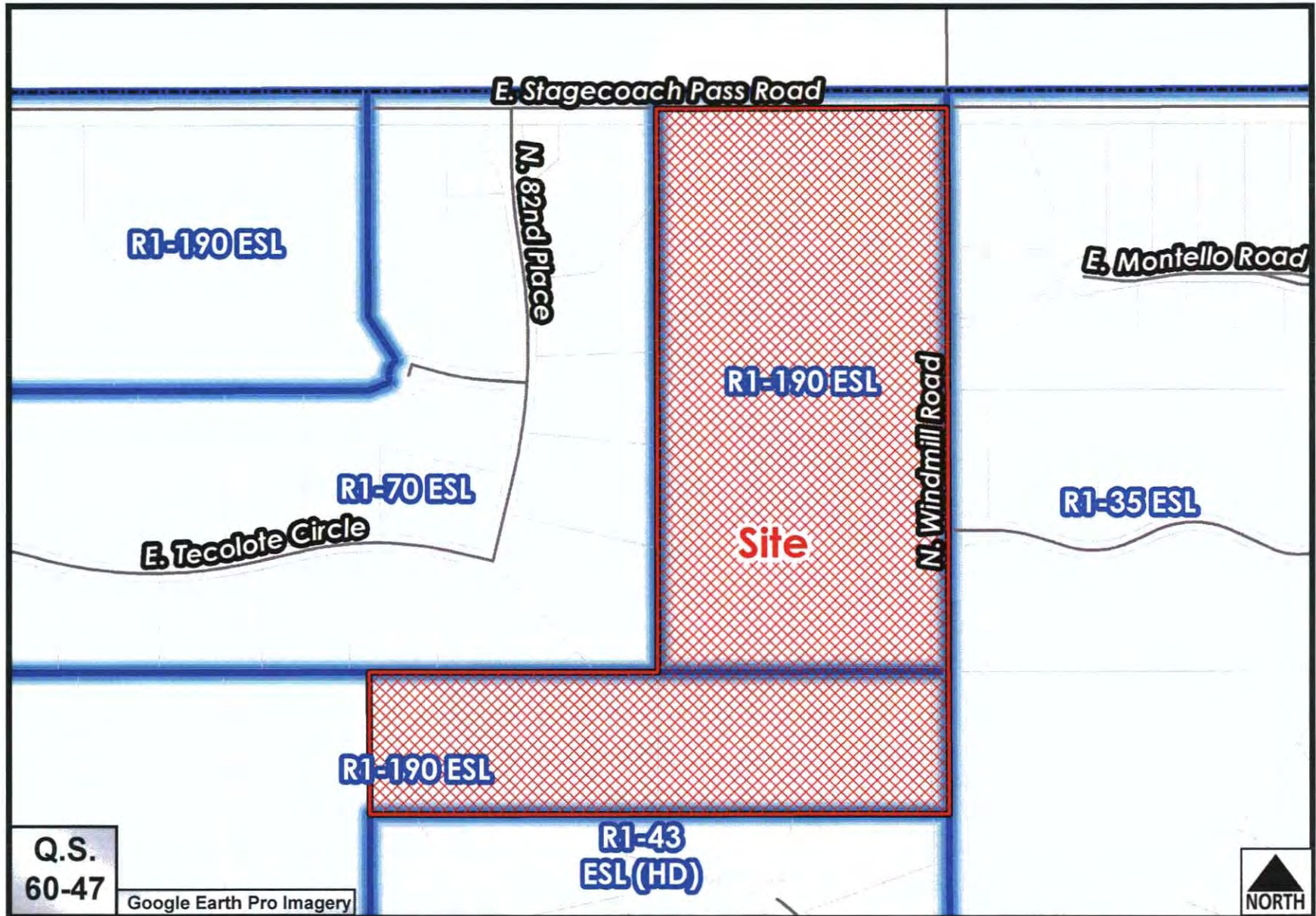
Response: A relocation program for excess salvageable plants will be provided if deemed necessary.



Land Use

ATTACHMENT 5

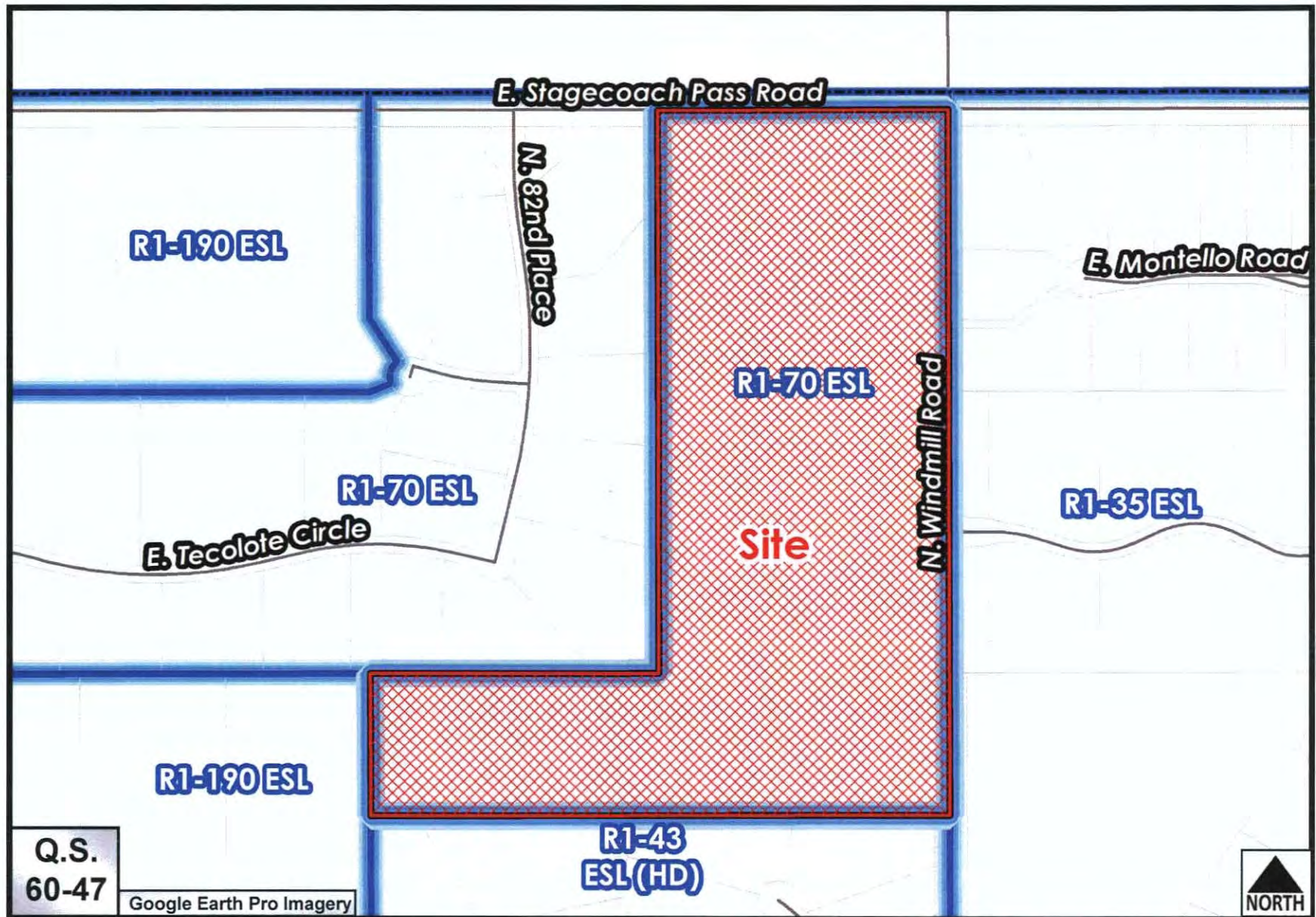
12-ZN-2019



Existing Zoning

ATTACHMENT 6

12-ZN-2019



Proposed Zoning

ATTACHMENT 7

12-ZN-2019

NAOS CALCULATIONS





NET SITE AREA:	27.90 AC
TOTAL NAOS REQUIRED:	8.99 AC (32.2%)
TOTAL NAOS PROVIDED:	
NAOS ESMT. (ON-LOT)	12.70 AC
NAOS TRACT	0.79 AC
TOTAL	13.67 AC (49.0%)

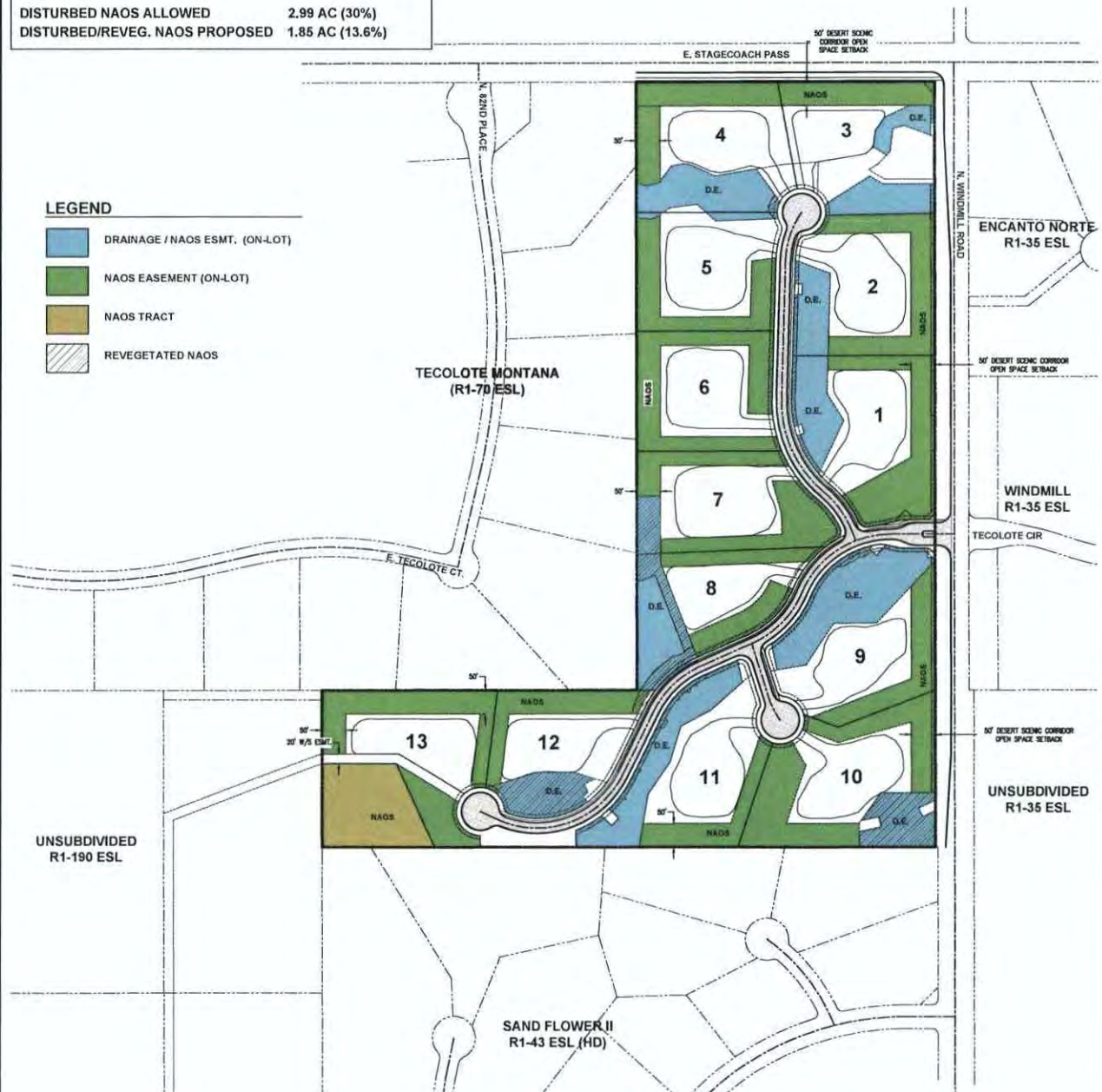
SURPLUS NAOS PROVIDED: 4.68 AC

DISTURBED NAOS ALLOWED 2.99 AC (30%)

DISTURBED/REVEG. NAOS PROPOSED 1.85 AC (13.6%)

LEGEND

	DRAINAGE / NAOS ESMT. (ON-LOT)
	NAOS EASEMENT (ON-LOT)
	NAOS TRACT
	REVEGETATED NAOS



STAGECOACH & WINDMILL NATURAL AREA OPEN SPACE PLAN

ATTACHMENT 8



JOB NO.: 1544 DATE: 8/13/20

12-ZN-2019
8/19/2020



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

June 10, 2020

Mr. Tom Loftus
CAZ
PO Box 2053
Carefree, AZ 85377

RE: TIMA Category 1 – SWC Stagecoach Pass and Windmill Road in Scottsdale, Arizona

Dear Mr. Loftus:

This letter is to serve as a Traffic Impact and Mitigation Analysis (TIMA) Category 1 report as outlined in the City of Scottsdale's *Design Standards & Policy Manual (DS&PM)*. This report is to provide a trip generation comparison reviewing the highest trip generation potential of the site under the existing and proposed zoning, review the site's proposed access locations, and provide a basic assessment of overall traffic operations within the property.

Proposed Site and Site Characteristics

Figure 1 provides a vicinity map of the subject area. The property is located at the southwest corner of Stagecoach Pass and Windmill Road with a portion of site extending into the surrounding residential developments to the south and west. The 3 parcels comprising the site include Accessor Parcel Numbers 216-34-011A, 216-34-009K, and 216-34-009H, having a combined net total area of approximately 27.92 acres. A 4th ownership parcel, APN 216-34-009M, is located southwest of the planned southwest development corner, but is not being considered for improvement at this time.

The property is currently unimproved having approximately 620 feet of frontage along Stagecoach Pass (minor rural collector) and 1,610 feet of frontage along Windmill Road (rural local collector). The Maricopa County Assessors website indicates all 3 parcels are zoned R1-190. The site is proposing a zoning change to R1-70 for all parcels, planning a total of 13 single-family residential dwelling units.

The site is proposed having a single access located on Windmill Road approximately 980 feet south of Stagecoach Pass, aligned with an existing gated local roadway serving 8 residential lots, Tecolote Circle. The alignment of the two local roadways is a preferable condition to avoid opposing left-turn conflicts. Gated access is not planned for the community; however, if access to the site is to be gated, a minimum 75-foot spacing from the back of curb/traveled way to the call box is required following Figure 2.1-2 in the COS DS&PM. A right-turn deceleration lane or left-turn lane on Windmill Road at the site access point is not warranted due to low volume and low speed (25 mph posted speed limit) conditions. Per City recommendation, the site plan indicates roadway widening on northbound Windmill Road at the approach to Stagecoach Pass to include separate left- and right-turn lanes (38 feet minimum width).

SWC Stagecoach Pass and Windmill Road
TIMA Category 1

recommendation, the site plan indicates roadway widening on northbound Windmill Road at the approach to Stagecoach Pass to include separate left- and right-turn lanes (38 feet minimum width).

A copy of the conceptual site layout plan is shown as Figure 2. The site plan shows a single spine road (40-foot wide ROW with an 8-foot PUE on both sides) serving the residential lots with an internal roadway offshoot terminating in an individual cul-de-sac (50-foot radii). As noted on the figure, all internal streets will follow the City's Local Residential, Rural/ESL Character cross-section design (Figure 5-3.19) with a 5-foot wide sidewalk on one side of the roadway. The notes section of Figure 2 also indicate the adjacent roadway cross-section of Stagecoach Pass and Windmill Road will be designed to the City's full Local Collector, Rural/ESL Character cross-section (including sidewalk and roll curb where applicable) and include a 50-foot desert scenic corridor open space setback. A non-paved public trail is proposed for construction on the west side of Windmill Road and a pedestrian connection of stabilized decomposed granite (DG) is indicated for the cul-de-sac between lots 2 and 3 and Windmill Road. Dedicated safety triangles at the site entrance and at the intersection of Windmill Road and Stagecoach Pass are also shown on the site plan. Other half-street improvements along the property frontage of Stagecoach Pass and Windmill Road will be provided in conjunction with the development, if required.

The City of Scottsdale identifies a 2018 daily traffic volume (latest City Volume Map) on Stagecoach Pass east of Pima Road of 2,500 vehicles per day (bidirectional). No volume is identified for Windmill Road, but is estimated to be lower than Stagecoach Pass. A review of the Town of Carefree and MCDOT websites did not identify any recent count data for the immediate area. Based on the above, it is estimated that the two-lane cross-section for each roadway is appropriate to accommodate the existing daily traffic demand at an acceptable level of service.

Existing and Proposed Zoning Characteristics

A change to the underlying zoning for the subject parcels is being requested from an existing R1-190 zone to a proposed R1-70 zone as presented below:

- **Existing Zoning:** R1-190 (Single-family Residential, 27.9 acres) – Intended to promote and preserve residential development with large lots to maintain low density population. The principal land use is single-family dwellings and uses incidental or accessory with required recreational, religious and educational facilities. Minimum lot area of 190,000 SF.
- **Proposed Zoning:** R1-70 (Single-family Residential, net 27.9 acres) – Intended to promote and preserve residential development with large lots to maintain low density population. The principal land use is single-family dwellings and uses incidental or accessory with required recreational, religious and educational facilities. Minimum lot area of 70,000 SF.

Overall, the permitted and conditional land use regulations for both the R1-190 and R1-70 zones are exactly the same, the only difference being the minimum lot size. Because of the intent of the two zonings are to promote low density residential development, similar to the adjacent residential properties, a trip generation comparison of the existing and proposed zoning are based on the number of dwelling units each parcel could contain, as indicated in Table 1. It has been assumed that the net development area is equal to 83% of the gross area.

Table 1. Existing/Proposed Development Schedule

Parcel Numbers	Parcel Area (SF)	Existing Condition				Proposed Condition			
		Zoning	Min. Lot Size (SF)	Net Area	DU's	Zoning	Min. Lot Size (SF)	Net Area	DU's
216-34-011A	793620	R1-190	190000	0.83	3.47	R1-70	70000	0.83	9.41
216-34-009K	204601	R1-190	190000	0.83	0.89	R1-70	70000	0.83	2.43
216-34-009H	217800	R1-190	190000	0.83	0.95	R1-70	70000	0.83	2.58
Totals =	1216021				5.31				14.42

Trip Generation Comparison

Trip Generation, Tenth Edition, published by the Institute of Transportation Engineers (ITE) 2017, was used to calculate the trip generation potential for the site under existing and proposed zoning using the provided site layout plan. The Trip Generation Manual is the industry standard used by traffic and transportation engineers to provide trip generation characteristics for different types of land uses. The trip generation data provided by ITE is segregated into individual land uses and provides an estimate to the number of trip ends similar land uses would generate. A trip end is defined as one entering or one exiting trip during a designated time period. For the purposes of this analysis, all trip ends are assumed to be made via automobile. Some land uses generate a portion of their activity from traffic already on the adjacent roadways, identified as pass-by traffic, and therefore only a percentage of the site's total trips may be new vehicles that were not previously on that roadway. For the purposes of this analysis and based on the site's land use, all site-generated trips are assumed to be new vehicular trips.

Table 2 presents the results of the ITE Trip Generation comparison. Under the existing zoning (shaded column), the subject site could accommodate a total of 5 dwelling units while under the planned conceptual site layout with revised zoning (right column, no shade), the site is proposed for 13 dwelling units. Utilizing the ITE fitted curve equations to estimate the trip generation potential of each scenario, the 24-hour, AM peak hour, and PM peak hour for the two zoning conditions are presented.

The results of Table 2 indicate that the residential land use assuming either the existing or proposed zoning category would generate a very low number of trip ends during all time periods. Overall, the proposed site is estimated to generate 159 daily trips (inbound plus outbound vehicles), 14 AM (4 in, 10 out) and 14 PM (9 in, 5 out) peak-hour trip ends.

Table 2. Trip Generation Estimate Comparison

Zoning Condition		Existing Zoning (R1-190 ESL)	Proposed Zoning (R1-70 ESL)
Description	Land Use	Residential	Residential
	ITE Land Use Code	210	210
	ITE Land Use Title	Single-Family Detached Housing	Single-Family Detached Housing
	Land Use Variable	Dwelling Units	Dwelling Units
	Variable Amount (X)	5	13
Trip Rates	Weekday	$\ln(T) = 0.92 \ln(X) + 2.71$	$\ln(T) = 0.92 \ln(X) + 2.71$
	AM Peak Hour	$T = 0.71 (X) + 4.80$	$T = 0.71 (X) + 4.80$
	PM Peak Hour	$\ln(T) = 0.98 \ln(X) + 0.20$	$\ln(T) = 0.98 \ln(X) + 0.20$
Inbound %	Weekday	50%	50%
	AM Peak Hour	25%	25%
	PM Peak Hour	63%	63%
Total Trips	Weekday	66	159
	AM Peak Hour Inbound	2	4
	AM Peak Hour Outbound	6	10
	PM Peak Hour Inbound	4	9
	PM Peak Hour Outbound	2	5

Source:
1. Trip Generation Manual, 10th Ed, ITE, 2017

Traffic Distribution and Assignment, Turn Lane Need, Traffic Control

For the purposes of this analysis, it is assumed that all site-generated vehicles entering and exiting the site will be via Windmill Road, distributed in a 50/50 manner to and from the north and south. Northbound travel would provide access to Carefree, Cave Creek and Carefree Highway via the Stagecoach Pass intersection, while southbound travel would provide a more direct travel path to and from the Scottsdale/Westland or Pima/Hawknest intersections.

Calculating the additional number of peak-hour turn vehicles the site is anticipated to contribute at the Stagecoach Pass/Windmill Road intersection, a total of 7 AM and 7 PM peak-hour vehicles (inbound plus outbound) are anticipated. When considering the ingress/egress percentages, the site is expected to add a maximum hourly turn volume of 3 vehicles to any one movement (1 additional vehicle every 20 minutes).

Based on low projected traffic volume conditions at the Stagecoach Pass Road and Windmill Road intersection, with or without the site-related traffic, and low speed conditions on Stagecoach Pass (35 mph posted speed limit) the need to add an exclusive left or right-turn lane at this intersection is not warranted. The site plan does indicate widening of the northbound Windmill Road approach to accommodate separate left and right-turn lanes to Stagecoach Pass Road as requested by the City of Scottsdale. At the site access point, low volume and low speed conditions do not warrant a left or right-turn deceleration lanes to be installed on Windmill Road.

No change to the existing traffic control at the intersection of Stagecoach Pass/Windmill is recommended. At the site's access point to Windmill Road, the roadway approach should be STOP controlled.

Sight Visibility Review

A cursory review of sight visibility was conducted along Windmill Road indicating no visibility restrictions in the general area as Windmill Road has a relatively straight roadway alignment without significant vertical grade changes, as indicated in the images below (taken 160 feet north of the Tecolote Circle/Site Access alignment). Assuming a 30 mph roadway design speed on Windmill Road (25 mph posted speed limit), AASHTO/COS indicates 335 feet of intersection sight visibility is needed for drivers to safely enter the roadway, which can be provided following the City required 25-foot by 25-foot traffic safety triangle (maximum 2.5-foot height limitation area). Safety triangles are indicated on the conceptual site plan.



Image 1 (left). Estimated driver's eye position 15 feet from edge of Windmill Road looking north.



Image 2 (right). Estimated driver's eye location 15 feet from edge of Windmill Road looking south.

SWC Stagecoach Pass and Windmill Road
TIMA Category 1

Conclusion

In comparing the trip generation characteristics of the site under the existing and proposed zoning for the property, the subject site will generate about twice as many trip ends, but will still generate a relatively low number of AM, PM and daily trip ends. Additionally, no sight visibility concerns are identified at the site's Windmill Road access and no left or right-turn deceleration lanes warranted at the site driveway. Overall, little to no vehicular impacts are anticipated in the immediate area as a result of the site zoning change.

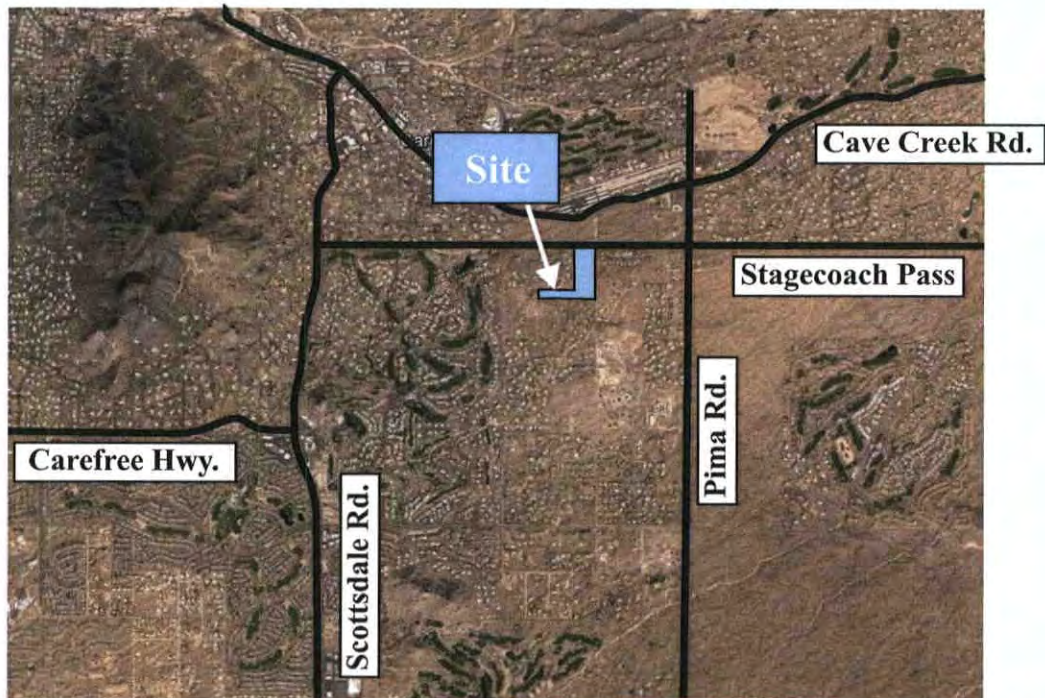
If you have any questions or comments, please feel free to contact me at (602) 955-7206.

Respectfully submitted,

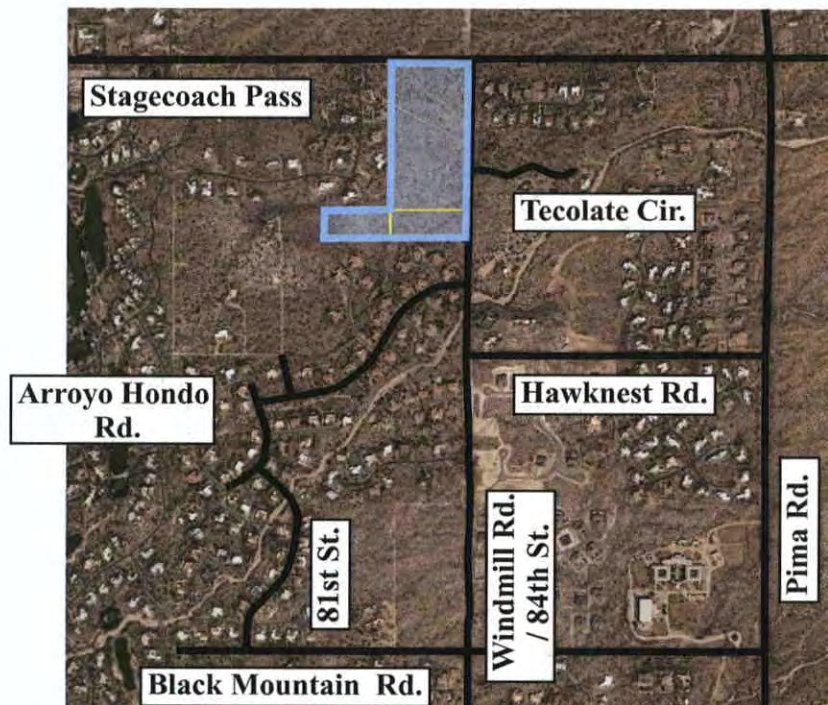


Paul Guzek, PE, PTOE
Lee Engineering, LLC
attachments





Site Location



Note:

Ex. R1-190 Zoned Parcels (3), Proposed R1-70 (27.9 acres total)

Enlargement



Not to scale

TIMA Cat. 1 - SWC Stagecoach Pass and Windmill Rd.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Windmill Road and Stagecoach Pass
June 11, 2020

Overview

This Citizen Review Report is being performed in association with an initial request for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL of an approximately 30+/- acre property located at the southwest corner of Windmill and Stagecoach Pass. The request now reflects a request to rezone from R1-190 ESL to R1-70 ESL. The proposed project would result in a low-density, luxury residential community. This Citizen Review Report will be updated throughout the process.

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

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since November of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide,

ATTACHMENT 10

as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on April 23, 2019 at Christ the Lord Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

Fifty-nine interested people attended the Open House. Neighbors who attended the Open House advised us that they had been instructed not to sign anything, including the sign-in attendance sheet. Consequently, the sign-in sheet does not reflect the actual attendance. Attendees expressed concern about density and potential impacts to existing flooding that occurs to the south of our site. There were also concerns expressed by the property owner immediately to the east of the proposed entry to the site about car lights exiting our project impacting their home. These questions were addressed at the Open House with need for additional follow up as site plan changes are made.

Prior to the 2019 neighborhood meeting an individual meeting was held with the Encanto Norte neighbors to discuss the proposed site plan. In addition, several meetings were held with neighborhood leaders from the Tecolote and Sandflower neighborhoods.

As a result of neighborhood input, the project has undergone a number of significant modifications. The initial pre application was for a 40-acre parcel utilizing R1-35 ESL zoning. The changes to the current plan now include the elimination of approximately ten+/- acres from the zoning application, a modification to the zoning designation change to R1-70 ESL, a realignment of the driveway entrance, the removal of a proposed lot and lots now aligned with Tecolote lot lines, and additional buffering adjacent to Tecolote. These changes were done in order to respond to neighborhood concerns.

Prior to holding a second neighborhood meeting to inform neighbors of the significant changes to the request, the development team attempted to hold a ZOOM meeting, given COVID 19 constraints, with the neighborhood leadership to preview the revised plan. Unfortunately, one of those leaders shared with us she could not use ZOOM and would prefer we simply e-mail the plan to the group. Given that, we did distribute that to the neighborhood leadership by e-mail for one more round of input prior to setting our second neighborhood meeting.

Surrounding property owners, HOAs and other interested parties were again noticed via first class mail about the revisions to the plan and were provided with information about a virtual open house that was held on Thursday, May 28, 2020 via an online link to project information. A dial-in phone number and email address were provided to give the opportunity to ask questions and provide comments to the development team to accommodate COVID-19 concerns. The online information was accessible from May 28th through June 1st and several neighbors called and emailed with questions and comments for the development team. Neighbors were very appreciative of the revised zoning request and the site plan limited to thirteen lots. Neighbors had questions about drainage, the interior roadway within the community, and cul-de-sac design.

The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

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

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



May 15, 2020

Dear Neighbor:

We are pleased to tell you that the property owner of the approximately 30+/- acre parcel at the southwest corner of Windmill Road and Stagecoach Pass has spent time visiting with surrounding neighbors and has revised the request that he had previously submitted to the City of Scottsdale. They are now amending their request (12-ZN-2019) to a new low density, residential community that is consistent with the adjacent Tecolote zoning designation and the lot sizes of the adjacent Sandflower homes to the south of the site. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-70 ESL zoning. The rezoning request would result in a total of 13 homes on approximately 30+/- gross acres with an overall density of .43 du/ac and no amended development standards. This amended request is a significant reduction from the initial request for 23 lots. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

In accordance with public safety procedures during the COVID-19 crisis, we will be hosting a virtual open house, by putting the proposed new site plan and project information on a website link and having the project team available during a scheduled time, for questions and comments, just as they would be if there were an in person open house.

The web link www.technicalsolutionsaz.com/open-house.html be accessible on Thursday, May 28, 2020. The project team will be available on May 28, 2020 from 5 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionsaz.com during that time to talk to the project team.

If you have any questions throughout the zoning review process, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or DMcClay@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

12-ZN-2019
6/16/2020

Early Notification of Project Under Consideration

Virtual Open House Meeting:

Date: Thursday, May 28, 2020

Time: 5:00 - 6:00 PM

Location: www.technicalsolutionnaz.com/open-house.html
Open House Contact- (602) 957-3434

Location: SWC of Windmill Road and Stagecoach Pass Project Overview:

- Request: This request is for a Zoning District Map Amendment from R1-190 ESL to R1-70 ESL that would result in 13 homes on approximately 30+/- acres (overall density of .43 du/ac)
- Site Acreage: 30+/-
- Site Zoning: R1-190 ESL

Applicant Contact:

John Berry 480-385-2727
MH@berryriddell.com

City Contact:

Doris McClay 480-312-4214
DMcClay@ScottsdaleAZ.gov

Case #: 254-PA-2018 Available at City of Scottsdale: 480-312-7000

Posting Date: 5/18/2020

Project information may be researched
at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

5/18/20 09:57:33



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 254-PA-2018

Project Name:

Location:

SWC of Windmill Road and Stagecoach Pass

Site Posting Date:

May 18th, 2020

Applicant Name:

John Berry

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

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

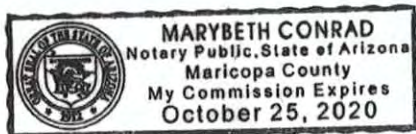
Applicant Signature

5/18/2020

Date

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

Acknowledged before me this the 18th day of May, 2020



Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, April 23, 2019
Time: 5:00P.M. - 6:00 P.M.
Location: Christ the Lord Lutheran Church
(9205 E. Cave Creek Road)

Location: SWC Windmill Road and Stagecoach Pass Project Overview:

- Request: This request is for a Zoning District Map Amendment from R1-190 ESL to R1-70 ESL and R1-43 ESL that would result in approximately 27 homes on a 39.8+/- acre parcel (overall density of .68 du/ac).
- Site Zoning: R1-190 ESL
- Site Acreage: 39.8+/- acres

Applicant Contact:

John Berry
480-385-2727
MH@berryriddell.com

City Contact:

Doris McClay 480-312-4214
DMcClay@ScottsdaleAZ.gov

Posting Date: 4/12/2019

Case #: 254-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

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

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

4/12/19 08:52:58



Affidavit of Posting

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



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 254-PA-2018

Project Name: _____

Location: SWC Windmill Rd and Stagecoach Pass

Site Posting Date: 4/12/19

Applicant Name: John Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

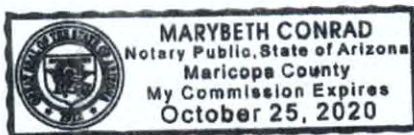
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Figgitt
Applicant Signature

4/12/19
Date

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

Acknowledged before me this the 12th day of April 2019



Marybeth Conrad
Notary Public
My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



April 11, 2019

Dear Neighbor:

We are pleased to tell you about an upcoming request (254-PA-2018) for a new low density, residential community on approximately 39.8+/- acre parcel located at the southwest corner of Windmill Road and Stagecoach Pass. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-70 ESL and R1-43 ESL. The rezoning request would result in a total of approximately 27 homes on approximately 39.8+/- gross acres with an overall density of .68 du/ac. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Tuesday, April 23, 2019 from 5 p.m. to 6 p.m. at Christ the Lord Lutheran Church, located at 9205 E. Cave Creek Road.

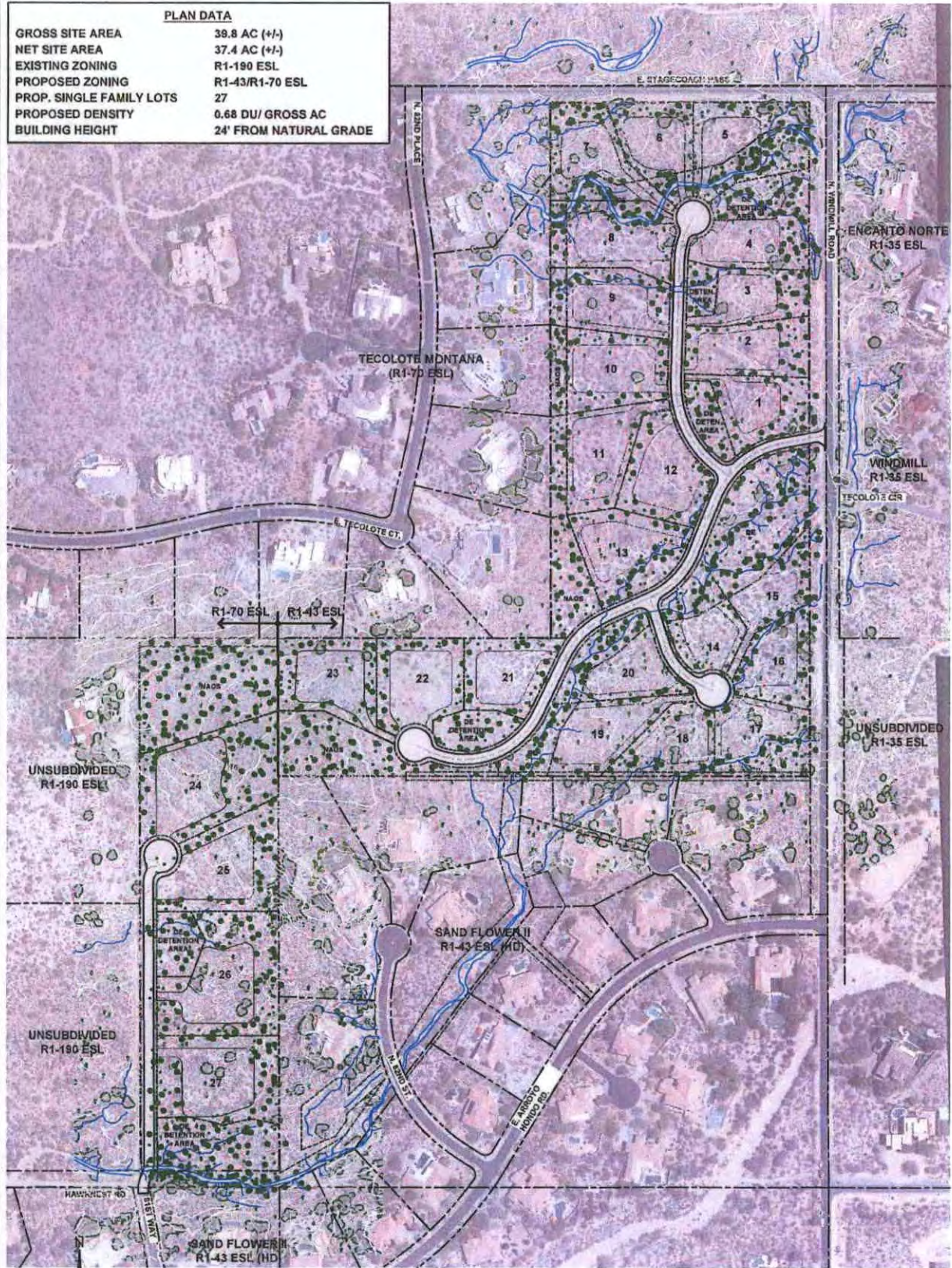
If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or DMcClay@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President

PLAN DATA	
GROSS SITE AREA	39.8 AC (+/-)
NET SITE AREA	37.4 AC (+/-)
EXISTING ZONING	R1-190 ESL
PROPOSED ZONING	R1-43/R1-70 ESL
PROP. SINGLE FAMILY LOTS	27
PROPOSED DENSITY	0.68 DU/ GROSS AC
BUILDING HEIGHT	24' FROM NATURAL GRADE



STAGECOACH & WINDMILL CONCEPTUAL SITE PLAN



The Coalition of Greater Scottsdale
8924 E Pinnacle Peak Rd, suite G-5 PMB 518
Scottsdale, AZ 85255

www.COGSaz.net
cogsboard@cogsaz.net

To: Mayor Jim Lane
Councilman Guy Phillips
Councilwoman Virginia Korte
Councilwoman Solange Whitehead
Councilwoman Kathy Littlefield
Councilwoman Suzanne Klapp
Councilwoman Linda Milhaven
City Manager Jim Thompson
Project Coordinator Doris McClay
Scottsdale Planning Commission

From: Board of the
Coalition of Greater Scottsdale

Date: Jan 14th, 2020
Ref: Case 12-ZN-2019

Honorable Mayor and City Council

The Coalition of Greater Scottsdale (COGS) is in complete support of the Tecolote and Sandflower II neighborhoods and their request to deny the rezoning case, 12-ZN-2019, which attempts to rezone 30 acres, on the southwest corner of Stagecoach and Windmill, from R1-190 to R1-43, a 5 times increase of the current entitlement.

The neighborhood would be satisfied with an approximate 2.5 times increase to R1-70, but is highly opposed to the current request. The Coalition of Greater Scottsdale believes the neighborhood's request is more than fair for the following reasons.

- R1-70 would closely match the surrounding homes and subdivisions and therefore be appropriate for the area. See the attached graphic.
 - The Tecolote subdivision to the west and north is already R1-70.
 - The Sandflower II subdivision was developed under the hillside ordinance (R1-43 HD) so most of their properties exceed 1 acre and when added to the open space are well below a gross density of 1 DU/acre.
 - All the surrounding properties are developed at a density appropriate for R1-70 *regardless of how they might be zoned.*
- R1-43 would be a higher density than any of the surrounding neighborhoods with the exception of the small Encanto Norte subdivision in the northeast corner.
 - Encanto Norte has large lots on its western perimeter (adjacent to the subject parcel) that more closely match R1-70.

We therefore agree with the neighborhood that R1-70 might be appropriate but R1-43 is not. The developer may agree to lower the number of houses but ***the zoning is critical*** and what the neighborhood seeks to make sure the number of units can't be increased in the future to approach the 30 units allowed with R1-43. Rezoning it to R1-70 instead provides the guarantees the neighborhood seeks and is a very reasonable and fair compromise.

We therefore ask that you deny 12-ZN-2019 and convince the applicant to resubmit a plan with R1-70 zoning if they still want to increase the density. It is the reasonable thing to do and protects the existing residents.

Thank You for your attention to this matter.

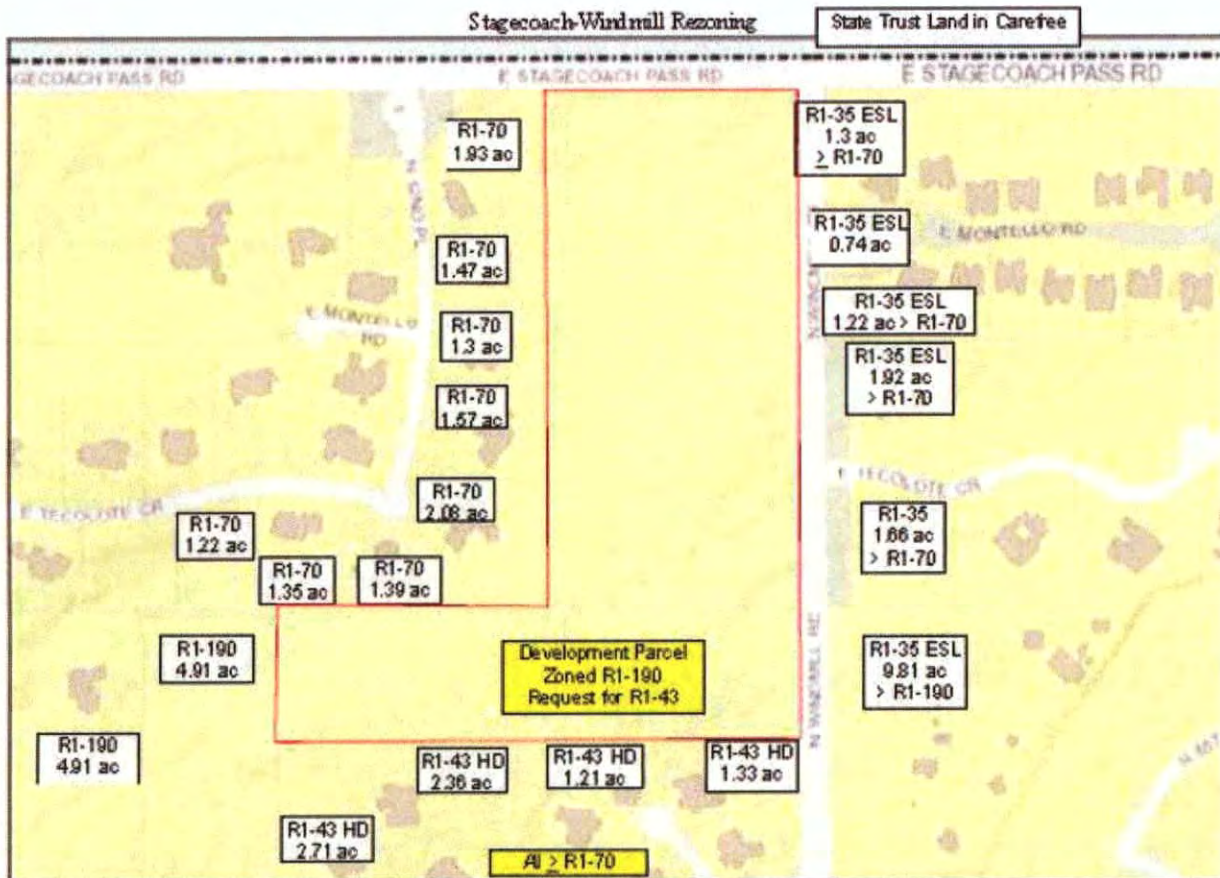
The Board of the Coalition of Greater Scottsdale

ATTACHMENT 11



The Coalition of Greater Scottsdale
8924 E Pinnacle Peak Rd, suite G-5 PMB 518
Scottsdale, AZ 85255

www.COGSaz.net
cogsboard@cogsaz.net



McClay, Doris

From: Kuester, Kelli
Sent: Wednesday, December 04, 2019 2:17 PM
To: Chris Frank
Cc: Carr, Brad; McClay, Doris
Subject: RE: South Bridge 2--Important

Ms. Frank,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane who appreciates you taking the time to share your input.

Kelli Kuester

Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Chris Frank <ccfrank@sbcglobal.net>
Sent: Wednesday, December 4, 2019 1:14 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: South Bridge 2--Important

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor Lane,

My neighbors in the 100-home Sand Flower HOA in far north Scottsdale appreciate your long commitment to community service. We hope your legacy will include controlling the economic development of our city in a reasonable way that maintains the character of Scottsdale's unique neighborhoods for the benefit of its residents.

South Bridge 2

We would appreciate your careful consideration for saying "no" to South Bridge 2. It does not fit the character of the heart of Old Town, and there are just too many exceptions being requested to the design and planning standards. Old Town should be reserved for low-rise, and benefit our vital tourist economy. There is no place for a mid-rise, modern-looking office building in the proposed location near Marshall Way and the canal. The office buildings should be grouped elsewhere.

Stagecoach & Windmill

We also will appreciate your voting "no" and supporting a compromise on an upcoming case called, Stagecoach & Windmill, which is a request to dramatically up-zone a 30 acre parcel in the far northeast corner of Scottsdale, in our backyards. Tom Loftus, the land owner, bought 40 acres opportunistically during the Great Recession. Now, with the help of John Berry, Loftus wants to up-zone and sell to a developer to maximize his profit--but at the expense of everyone in the neighborhood!

The property is zoned for one house on five acres (R1-190), and he want to put 23 houses on the property (R1-43), mauling the last, dense, beautiful stand of saguaros in northern Scottsdale. There is an adjacent 10 acres under the same owner, which is outside the project boundaries but on which the owner has proposed a sewer line and service road *to serve the project*. The 10 acres will be scarred and the owners on the perimeter cannot launch a legal protest because the area was cleverly excluded from the project boundaries.

I jointly leading all of the neighbors on the perimeter of the 30 acre project to protest the up-zoning. We are proposing a compromise of R1-70 which is still a tripling of potential houses and profits--and more than fair! When I bought my house in the area two years ago, I thought the current zoning would protect the character of the neighborhood and the value of my property, but now I find out that re-zoning in the northern part of Scottsdale is routine--at the expense of the existing neighbors.

Please help stem the tide of the city council's practice of up-zoning in the only part of Scottsdale that still has the character of open space.

Sincerely,

Christine Frank
8350 E Arroyo Hondo Rd
Scottsdale AZ 85266
312-399-5986

McClay, Doris

From: Curtis, Tim
Sent: Wednesday, October 16, 2019 4:08 PM
To: McClay, Doris
Subject: FW: Planning Commission Public Comment (response #150)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, October 16, 2019 2:19 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #150)

Planning Commission Public Comment (response #150)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/16/2019 2:18:10 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Non-agendized item, Case 12-ZN-2019
COMMENT	
Comment:	Regarding Case 12-ZN-2029, Stagecoach and Windmill RE-Zoning: The neighbors are generally in agreement with an R1-70 compromise (a tripling of lots and profits) but the landowner is still trying to get R1-43 (a quadrupling of lots and profits). The landowner wants to re-zone 30 acres from R1-180 to R1-43 at the expense of the existing neighbors. The neighbors to this project promote the R1-70 Compromise, (essentially 2-acre lots) because the average lot size of 17 existing properties adjacent to the project is 2.08 acres, two times the average project lot size. Further, the neighbors want NAOS buffer between the developments and repositioning of a proposed internal road away from adjacent properties so as not to blast

	<p>headlight into the neighbors backyards in the Sand Flower community to the south. R1-70 will still allow for more than triple the houses, and huge profits, but will be a better blend with the existing neighboring properties, and maintain more desert which defines the character of the existing neighborhood, and is good for Scottsdale's economy. Further, there is a second serious issue associated with the neighborhood. The owner also owns an adjacent 10 acres on which he has applied to build a sewer line and accompanying service road to serve the 30 acre project, but the 10 acres is not included in the project boundaries. The sewer line and road will cause a huge scar in pristine desert adjacent to 6 property owners who, because the 10 acres is not within project boundaries, cannot legally protest the sewer project, despite the fact that the sewer line is part and parcel to the project. That seems to be an unfair end-run around the existing neighbors whose property values are likely to suffer, and should not have been allowed.</p>
--	---

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Christine Frank
--------------------	-----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	ccfrank@sbcglobal.net
Phone:	(312) 399-5986
Address:	8350 E Arroyo Hondo Rd, Scottsdale AZ 85266

Example: 3939 N, Drinkwater Blvd, Scottsdale 85251

SANDY AND WILL WORTHINGTON
35555 North Mule Train Road
Scottsdale, Arizona

October 8, 2019

City of Scottsdale Planning Commission

Paul Alessio, Chair

Larry S. Kush, Commissioner

Kevin Bollinger, Commissioner

Renee Higgs, Commissioner

Prescott Smith, Vice Chair

Ali Fakih, Commissioner

Christian Serena, Commissioner

Re: 12-ZN-2019 Proposed Rezoning at Stagecoach Pass and Windmill Road

We have been residents of Scottsdale since 1972, and for the past 22 years, have lived in the rural area which includes the parcel identified for proposed rezoning. Our home is located on property that is zoned R1-190 and we have developed in accordance with that zoning, as have several neighbors. We feel our 47 years as residents of Scottsdale have given us considerable understanding and appreciation of the values most important to citizens of Scottsdale, and we ask that you consider our views on the subject rezoning proposal.

Located at the southwest corner of Stagecoach Pass and Windmill Road, the site is currently zoned R1-190 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking a zoning district map amendment to R1-43 ESL zoning with *amended development standards*. We strongly oppose this proposed rezoning. Such drastic changes would be entirely inappropriate in this pristine desert area, one of the very few such remaining in Scottsdale. Moreover, the proposal shows insensitive disregard for values articulated by the citizens of Scottsdale in their adoption of the 2001 Scottsdale General Plan.

We add our voice to many others who are raising objections to this proposal that include adverse impact of additional traffic with resulting pollution and noise, irreparable harm to native vegetation which includes a magnificent stand of giant Saguaros, and damages that could be inflicted on surrounding properties by drainage problems.

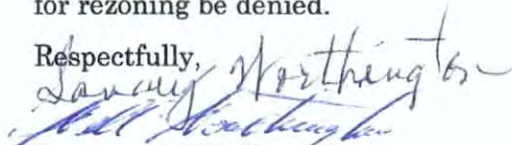
Additionally we point out two unique characteristics of this area that should be considered:

1) as currently zoned (1 home per 5 acres), this area provides excellent wildlife habitat and wildlife corridors. (See attached photos). Greatly increased density of structures would result in significant loss of habitat and grave negative impact on the diverse population of native animals, and

2) Stoneman Trail, which runs through the subject property, is a historically significant asset to Scottsdale and Arizona, and at least some part of what remains should be preserved and commemorated appropriately.

We urge you to hold the best interests of the residents above those of a non-resident investor. Scottsdale can best assure this area remains unique and desirable for present and future generations by retaining the current zoning. Please recommend this application for rezoning be denied.

Respectfully,


Sandy and Will Worthington

Sample of Wildlife Photographed Adjacent to Subject Parcel
12-ZN-2019 Proposed Rezoning



Bobcat 2007



Pigmy Owl & Roadrunner 2015



Coyotes 2019



Mule Deer & Fawn 2018



Mule Deer 2007



Javelinas 2007

James W. Ikard
President
WM Ranch, Inc
122 Wahackme Rd.
New Canaan, CT 06840

phone: 203-966-7783
cell: 203-253-4005
email: jim@windmillscottsdale.com

October 3, 2019

Ms. Doris McClay
Senior Planner
City of Scottsdale
7447 E. Indian School Rd.
Suite 105
Scottsdale, AZ 85251

Dear Ms. McClay:

I'm Jim Ikard President of WM Ranch, Inc, the owner and developer of the Windmill property immediately to the east of the property under consideration for rezoning in your Case Number 12-ZN-2019.

Our Windmill property has R1-35 zoning but due to the sensitive nature of the environment, I chose to develop the project with 8 lots averaging over 2 acres each. The development and the eight homes were designed by Bob Bacon, the who also designed the Boulders resort. Our approach has been to maintain the best relationship between the exquisite natural landscape and the to-be-built community of homes. In our view, this could not be accomplished by maximizing the number of homes to be built under the allowable one home per ¼ acre zoning. That being said, I have been in communication with Mr. Loftus, the representative of the owner of the rezoning property and have expressed to him certain concerns some of which have been addressed such as the orienting of their project entry with our existing entry at Tecolote Circle.

The other major concerns we have include the design treatment of the project entry. We hope the developer will commit to a simple rustic design that utilizes combinations of real stonework, ironwork or other non-polished metals in combination with natural desert vegetation. We would not support out-of-character designs such as stucco concrete walls, monuments, large signage and bright lighting. We would be most supportive of an

approach whereby our residents leaving and entering our property would view on the rezoning property's entrance a similar approach to what we have constructed.

Lighting, in general, is also a major concern. Our residents treasure the dark desert sky and night. Future design should minimize any type of pole lighting and upward facing spotlighting on the rezoning property. Care should be taken to respect the dark night sky desires of the rezoning property's neighbors. There should also be a minimization of exterior floodlighting emanating from elevated portions of the buildings on the rezoning property.

We do not support the erection of perimeter boundary stucco or concrete block walls. Wall construction on the building envelopes should be designed to be as unobtrusive as possible through height sensitivity and plantings. Landscaping and planted vegetation should be limited to the natural desert vegetation as found on the property and other natural Sonoran Desert species. The planting of palm trees, eucalyptus trees, elm trees and other non-Sonoran species is something we hope can be controlled both voluntarily by the developer and through the City's design standards.

We will continue to follow the progress of this project with these concerns in mind. We have been in contact with the developer's representative and with your department and will continue to go forward in this manner until the rezoning application has been decided upon. To be clear, this is not a definitive statement of support or disapproval of this application and should not be referred to as such by either the department or the property owner. We consider this an on-going process and shall act in accordance with any new developments that arise in this matter that may jeopardize the substantial investment we and our residents have made and the commitment we have shown to quality development in the City of Scottsdale.

We invite you, your department, the members of the Planning and Zoning Commission and the Council and Mayor to come up and tour this wonderful property and see first-hand how fine even a smaller-scale development can be well planned and executed. Our Windmill development has an impressive model home which is open for viewing most afternoons.

My best regards,



James W. Ikard

Cc: John DiTullio, Titus Brueckner & Levine PLC

McClay, Doris

From: Brock Plumb <bplumb99@gmail.com>
Sent: Thursday, October 03, 2019 10:22 AM
To: McClay, Doris
Subject: Stagecoach/Windmill Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Dear Doris :

We have had a few conversations but let me reintroduce myself.

I am a resident of Sand Flower and I own lot #71 along 82nd Way. Rainwater run-off from the proposed Stagecoach Windmill development will come directly on my property. As I review the latest map version dated 10 Sept., 2019, I am greatly concerned that the drainage easement and basin on my lot will not hold any additional flows and still stay within the appropriate banks.

During the most recent storms, my wash flowed well and the basin functioned as it was designed. But, inspecting the DE in an upstream direction revealed a VERY large area of many inches of standing (puddling) water just north of Sand Flower. This would indicate to me that changing the designated flow and natural basins, will cause more volume in my direction.

The City has already put my house in FLOOD PLAIN and the new development will make my situation worse and possibly resulting in flooding of my home. Retaining the current zoning would not create the potential increase in the concentration of rainwater run-off contemplated by the increased density and rerouting of storm water etc. Accordingly, I am against the up zoning on the basis of creating negative impacts on me (and my property) and my neighbors. There are insufficient basins in their design to protect me!

I am also against the destruction of the 30 or more saguaro that are too massive to survive transplant."

Thanks,

Brock Plumb

Brock Plumb
bplumb99@gmail.com
313-919-3145

McClay, Doris

From: Dr. Beth Farmer <drbethfarmer@gmail.com>
Sent: Monday, September 30, 2019 1:48 PM
To: McClay, Doris
Subject: Windmill-Stagecoach Pass Development

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

My name is Beth Farmer. My husband, Chris, and I have lived in the Sand Flower subdivision since 2013. We are greatly disturbed by the proposed development at Windmill and Stagecoach Pass. It poses a direct threat to the neighborhood's water runoff infrastructure and to the Sonoran Desert.

After the heavy rains on Monday, September 24, 2019, my husband walked to the proposed development area behind our property and found that much of that area was covered by several inches of standing water. This was caused by nothing more than a heavy (but not unusual) rainstorm. If the development continues as planned, much of that water would fall on impervious surfaces such as rooftops, driveways and patios. It would then be funneled towards our home and those of our neighbors, putting those homes at risk of flooding. A picture is worth a thousand words, so I would be happy to share the video my husband took of the flooding.

The quiet, secluded nature of the Sonoran Desert is a city treasure, and should be preserved. Indeed our knowledge of the zoning restrictions of the adjoining properties as well as the reputation of the City of Scottsdale for honoring the natural beauty of the desert and protecting the welfare of its citizens hugely influenced our decision to purchase our home six years ago. The proposed development would greatly increase the number of homes in the area resulting in an increase in traffic, a decrease in the wildlife habitat, and destruction of native landscape.

Beyond the above objections, we have watched with increasing alarm the Planning Commission's and the City of Scottsdale City Council's failure to address our concerns and those of our neighbors in the Sand Flower and Tecolote subdivisions. We urge you to protect the legacy you have built over the years: to protect the Sonoran Desert and to put the welfare of taxpaying citizens ahead of reckless development.

Please circulate my email to all the members of the Planning Committee and of the City Council. If my husband or I can be of further help, please do not hesitate to contact us.

Thank you for your time and for your service to our city.

Margaret Elizabeth (Beth) Farmer, M.D.
Joseph Christopher (Chris) Farmer, M.D.
Lot 74
35517 N 82nd Way
Scottsdale, AZ 85266
Cell phones:
210-378-9978 (Beth)
210-885-1911 (Chris)

Sent from my iPad

McClay, Doris

From: Chris Frank <ccfrank@sbcglobal.net>
Sent: Monday, September 30, 2019 12:53 PM
To: McClay, Doris
Subject: R1-70 Compromise--Case 12-ZN-2019
Attachments: R1-70.Compromise.pdf

 **External Email: Please use caution if opening links or attachments!**

Doris,

I am writing to make clear the details of a compromise generally supported by the neighbors to the project. I have embedded the verbiage below and attached it in a PDF.

My neighbor, Jim Schmidt, who met with you last Monday, told me you said that while you have a thick file of complaints, you said no one had offered a *solution*. Below is the solution generally supported by the neighbors on all sides of the project.

Jim also said that he did not think you agreed with the idea that the average lot size proposed by the Applicant is significantly smaller than the average existing neighborhood lot size. The facts are that the average proposed lot size is 1 acre which is less than half the size of the average existing neighborhood lot. See data below and please let me know if you need my supporting spreadsheets to make this clear.

I will follow up with you by telephone after you have had a chance to review this.

Regards,

Christine Frank
312-399-5986

“R1-70 Compromise”

The neighbors to the project generally agree with a compromise of *R1-70 throughout the 30 acre development*, meaning two-acre lots throughout, (the “R1-70 Compromise”). R1-70 is more consistent with the average adjacent lot size of 2.08 acres, or 2.30 acres including the properties surrounding the adjacent 10-acre parcel on which the sewer line and service road is proposed. (See “Lot Sizes” below.)

Objectives of the R1-70 Compromise

- First the The R1-70 Compromise would allow a responsible developer to build a high quality development with favorable economics for the owner/developer and the city, while helping to maintain existing, neighboring property values, and precious open-desert that defines the character of the existing neighborhood.
- Second, the neighbors want a NOAS buffers between the developments, especially on the southern perimeter of the project. This would buffer views and ameliorate the interruption of a

large existing swath of NAOS and animal paths running north-south through the Sand Flower development immediately south of the project.

- Third, the neighbors want any roads that are internal to the project to be visible only to owners within the project, and not to be visible from the backyards of the existing neighbors, nor to be blasting headlights into the neighbors backyards and homes.

Lot Sizes (Spreadsheet available by request)

The average project lot size is significantly smaller than the existing lots in the neighborhood. The average lot size proposed for the development is *one acre*, whereas:

- The average size of 23 existing properties adjacent to the project is 2.08* acres, two times the average project lot size;
- The average size of the lots adjacent to the development, plus the sewer project, is 2.30** acres, more than two times the average project lot size; and
- The average size on the six properties that surround the adjacent sewer project alone, is 2.92*** acres, about three times the average project lot size.

Sewer Line Issue

Please note that contributing to the neighbors's concerns is the proposed development of a sewer line and service road on a 10-acre parcel adjacent to the project—having the same ownership as the project, but not included in the project boundaries. The parcel of pristine desert land will be scarred, compromising beautiful views, and potentially affecting adjacent property values. While the adjacent property owners have been compromised, they unfortunately cannot legally protest this related development on private land.

Footnotes

*35.35 areas divided by 17 lots = 2.08 acres per lot,

**52.85 acres divided 23 lots = 2.30 acres per lot

***17.50 acres divided by 6 lots = 2.92 acres per lot

Lot Sizes proposed in Application for Re-Zoning

This 23 proposed lots can be categorized as follows:

of lots average size

7 about 3/4 acres

10 1 acre

6 1.25 acre

McClay, Doris

From: Patricia Rhymer <rhymera@icloud.com>
Sent: Sunday, September 29, 2019 1:49 AM
To: Planning Commission; McClay, Doris
Subject: 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

I strongly object to the proposed development at Windmill and Stagecoach Pass. Input from the surrounding communities has not been incorporated into the plan, i.e., no larger lots (2 acres) adjacent to the larger lots in Sandflower and Tecolote.

The Open House was an exercise in "box checking". There was no presentation or introduction of those persons proposing the zoning change. The meeting was well attended and I was not aware of anyone in favor of the proposed plan and zoning change.

The proposed 1500 foot sewer easement across over 10 acres of pristine Sonoran desert shows a callous disregard of the uniqueness of our desert. The better solution would be to use the sewer line on Windmill.

The wildlife corridor through this parcel will be destroyed. A solution to this concern would be to maintain the current zoning or to have the homes on 2 acre lots and have a NAOS buffer. This solution would also maintain the rural character of our neighborhood which is also being destroyed by allowing homes on less than an acre adjacent to the larger lots in Sandflower and Tecolote.

I hope the city recognizes the concerns of its citizens who will be affected by this development and addresses our issues.

Anthony Rhymer
8158 E. Arroyo Hondo Road
Scottsdale 85266

Sent from my iPhone

McClay, Doris

From: Dennis Edwards <dmedwards@sbcglobal.net>
Sent: Saturday, September 28, 2019 9:41 AM
To: McClay, Doris
Subject: N40 Stagecoach/Windmill Development

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

We are writing to you to voice our objection to the N40 Stagecoach/Windmill Development. As residents of the Sand Flower community, the proposed development would have a major negative impact on us. The proposed density is far too high, which will result in traffic and safety issues in the neighborhood. Windmill is already a dangerous street and the suggested development will further compromise the safety of pedestrians, bikers, and dog walkers.

We are strongly against this development.

Dennis and Buffy Edwards
Sand Flower Residents
405-642-4085

McClay, Doris

From: Madhavi Rangachar <madhavi100@gmail.com>
Sent: Friday, September 27, 2019 3:55 PM
To: McClay, Doris
Subject: Opposed to upzoning of the N40 Stagecoach/Windmill Deveopment

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

I am deeply against the proposed development at Windmill and Stagecoach Pass. The designers of Sand Flower deliberately proportioned the Northern perimeter lots to be greatly in excess of the R1-43 provisions BECAUSE the lots needed to be consistent with the nearest zoning. This is now being reversed by a developer who has no regard for his neighbors and is asking to up-zone his acreage. The latest map for the Stagecoach Windmill development does NOT reflect the hours spent with John Berry, Susan Bitter-Smith, Paul Basha, Scott Anderson and others. My neighbors have been VERY vocal and we are not seeing any adjustments to modify their April plan.

Please circulate my email to all members of the Planning Commission and the City Council.

Regards,
Madhavi Rangachar
8392 E Arroyo Hondo Rd
Scottsdale, AZ 85266

McClay, Doris

From: Ed Stolbof <estolbof@yahoo.com>
Sent: Friday, September 27, 2019 8:25 AM
To: McClay, Doris
Cc: Jeff Nielsen; Carr, Brad; Chris Frank
Subject: Proposed rezone of land at N. Windmill Road and Stagecoach Pass

⚠ External Email: Please use caution if opening links or attachments!

Hi Doris,

Jeff Nielsen and I are reaching out to you regarding the proposed re-zone of the land at N. Windmill Road and Stagecoach Pass. We have been in contact with all the border properties who live in Tecolote. Jeff and I are two of those properties. I live at 35967 N. 82nd Place and Jeff lives at 35895 N. 82nd Place.

We are in the process of drafting an opposition petition. All the Tecolote border properties have agreed to sign the petition. In the petition, all the Tecolote border properties will oppose the current R1-43 plan. We strongly believe that the land needs to be re-zoned at R1-70, which is the same as Tecolote's current zoning. We also believe that many of our surrounding neighbors will support the petition. We are hoping to get the petition designated as a Legal Protest. In addition, the current plan has a road touching Jeff Nielsen's property. We don't want the future road touching any of the Tecolote properties.

Please let us know if you need further information from us.

Thank you in advance for your help.

Regards,

Edward Stolbof
35967 N. 82nd Place
Scottsdale, AZ 85266
(480) 264-2578

McClay, Doris

From: Quinn Gombert <quinnhg@hotmail.com>
Sent: Tuesday, September 24, 2019 5:35 PM
To: McClay, Doris
Subject: Against the up-zoning of N40 Stagecoach/Windmill development

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

I am writing as a resident of the Sandflower Community against the up-zoning of N40 Stagecoach/Windmill development. I am very impacted by the zoning of this area since my home directly backs to this property. I have many concerns that include high density, drainage and the negative effects on the spectacular wildlife in our area. The current attempt to up-zone the density of homes in this area is simply inappropriate for this North Scottsdale community which values our natural desert surroundings and all of the wildlife in the area.

Thank you for your consideration,

Quinn Gombert
8308 E Arroyo Hondo Road
Scottsdale, AZ 85266
281-630-7333

McClay, Doris

From: Mike Gombert <mgombertsr@gmail.com>
Sent: Tuesday, September 24, 2019 5:50 PM
To: McClay, Doris
Subject: Against the up-zoning of N40 Stagecoach/Windmill development

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

I am writing as a resident of the Sandflower Community against the up-zoning of N40 Stagecoach/Windmill development. I have many concerns that include high density, drainage and the negative effects on the spectacular wildlife in our area. It will also impact several saguaros which are hundreds of years old, they will not survive the relocation process. The current attempt to up-zone the density of homes in this area is simply inappropriate for this North Scottsdale community which values our natural desert surroundings and all of the wildlife in the area.

Thank you for your consideration,

Michael Gombert
8308 E Arroyo Hondo Road
Scottsdale, AZ 85266
281-630-7333

McClay, Doris

From: Grace Braese <GBraese@msn.com>
Sent: Monday, September 23, 2019 8:05 AM
To: McClay, Doris
Subject: Windmill Road

⚠ External Email: Please use caution if opening links or attachments!

Hi Doris,

as a resident of Sandflower I wanted to touch base with you re. development off Windmill Rd. as of right now the road is used as a shortcut and people race down the street as fast as 50 mph. It would be recommended to get some speed bumps to slow people down and some sidewalks for the walkers, of which there are quite a few.

I also feel it would be a shame to destroy more of the desert. We have enough houses in this corner of Scottsdale!

Thanks for your consideration,
Grace Braese

McClay, Doris

From: Doug Kaplan <dkaplan@infoarmor.com>
Sent: Monday, September 23, 2019 9:05 AM
To: McClay, Doris
Subject: Development at Windmill and Stagecoach

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay

I realize you may have received a number of correspondence related to the development. I wanted to express my support for these efforts

I as well am against the proposed development at Windmill and Stagecoach Pass. I have a 1.3 acre lot in Sandflower that is right up against the new planned community. I too will be negatively impacted by a poorly planned housing lot.

You received an email from Mike Trogan who said it best..."The designers of Sand Flower deliberately proportioned the Northern perimeter lots to be greatly in excess of the R1-43 provisions BECAUSE the lots needed to be consistent with the nearest zoning. This is now being reversed by a developer who has no regard for his neighbors and is asking to up-zone his acreage for a singular motive: MONEY."

Please consider these statements as a plea to ensure that this new community retains the beauty of our neighborhood and the nature it supports.

DOUG KAPLAN / Vice President Operations
Employee Protection Solutions
InfoArmor / www.infoarmor.com
T: 480.405.8800 / **C:** 480.619.8876

McClay, Doris

From: rgcalandra@gmail.com
Sent: Sunday, September 22, 2019 1:50 PM
To: McClay, Doris
Subject: Traffic flow at Sand Flowers community and the N40 stagecoach and windmill development

⚠ External Email: Please use caution if opening links or attachments!

Hi Doris,

I am writing you, as a resident of Sand Flower, regarding the up-zoning of N40 @ stagecoach/windmill development.

My concerns are traffic and safety, rainfall problems, and wildlife.

My wife and I moved to this area to enjoy the desert, not to deal with density issues I thank you in advance for looking into this for our community.

Thank You,

Ron Calandra


McClay, Doris

From: McClay, Doris
Sent: Monday, September 23, 2019 7:15 AM
To: peter fisher
Subject: RE: N40 Stagecoach/Windmill Zoning

Hi Peter


This case is in review now and hasn't been scheduled for a public hearing yet. The City has a native plant ordinance and the property owner is allowed to start that process by inventory the native plants on the property which includes tagging those native plants. Salvaging those native plants will not occur until a native plant permit is issued which is much later in the process.

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
Subscribe to [Scottsdale P & Z](#) Link newsletter

 follow us on Facebook

 twitter

From: peter fisher <pff1937@gmail.com>
Sent: Sunday, September 22, 2019 8:35 AM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: N40 Stagecoach/Windmill Zoning

 **External Email: Please use caution if opening links or attachments!**

Dear Ms McClay,

Thank you for responding to my earlier e/mail with regard this Development. I am always grateful when people like yourself in Government respond to the citizens concerns.

This morning as I was walking the area in question I noticed that all the Saguaros have been tagged! I hope this is not harbinger of things to come. I was under the impression that this project was still under review!? Am I correct ? If so is this the usual procedure?

I write as one concerned about the Density, the impact on the neighboring locations,etc but also of one who is deeply concerned in preserving the area for the wildlife as well as the beautiful desert irreplaceable plants,trees,etc.

There is not much left of this beauty in Scottsdale...lets all work hard to preserve it.

Thank you once again.

Peter Fisher

8230 E Arroyo Seco Rd. Scottsdale,Az85266

McClay, Doris

From: Steven Kiester <skie856328@msn.com>
Sent: Saturday, September 21, 2019 9:57 PM
To: McClay, Doris
Subject: Regarding the proposed upzoning of the STAGECOACH/WINDMILL DEVELOPMENT PROJECT

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

My name is Dr. Steven R. Kiester and I am a resident in the SANDFLOWER COMMUNITY living at 8126 E. Arroyo Seco Rd, SCOTTSDALE, AZ 85266.

I am writing to you expressing my serious concerns about the proposed project mentioned above.

Specifically, I am concerned about the effects that the project will have, on and along Windmill. Specifically, I believe that the project will only increase the current safety issues for pedestrians, as well as negatively impacting wildlife; desert spaces; flora and fauna.

These changes will result from increased density and usage in the pristine areas surrounding us.

I am hereby officially objecting to this project.

Sincerely,
Dr. Steven R. Kiester

McClay, Doris

From: Lynne Sullivan <sully1858805620@aol.com>
Sent: Saturday, September 21, 2019 8:53 AM
To: McClay, Doris
Subject: Windmill / Stagecoach 4 questions.

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

1. Why has there been so little change in the last map? Did the staff ask nothing from them?
2. There is a road setback planned off their 84th/ Windmill frontage. Is there a walking path planned consistent with the path at the other 2 new developments? (The Reserve at Black Mountain and Sierra Highlands.)
3. It is well documented that Windmill/ 84th is a dangerous speedway where police rarely (never) are seen. Can there be a stipulation that speed tables be required in order to be consistent with the others on Windmill? There are 2 speed tables at Sand Flower and 2 more at Sierra Highlands.
4. Is there a dedicated wildlife corridor and if not, why not? There are known game trails between Black Mountain / Boulders area and the open lands east of Pima that will be cut off.

If you would like to hear more about my point of view on the above, let me know, please.

Lynne Sullivan
Sand Flower HOA Vice Pres,

McClay, Doris

From: Gerry Sewell <gerrysewell@hotmail.com>
Sent: Saturday, September 21, 2019 7:49 AM
To: McClay, Doris
Subject: Upzoning N40 (windmill and Stagecoach)

 External Email: Please use caution if opening links or attachments!

Dear Mrs./Ms. McClay,

As a resident of Sandflower, I'm deeply concerned with the proposed rezoning of the property at Windmill and Stagecoach. Decreasing the required lot size will detrimentally affect traffic and the wildlife is that make our neighborhood their home. This overdevelopment is slowly but surely destroying the natural habitat and will ultimately make our neighborhoods far less desirable. I urge the council to reject this project. Thanks,

Gerard Sewell
8347 E Arroyo Hondo Rd
Scottsdale AZ 85266

Sent from my iPad

McClay, Doris

From: Mike.Trogan@discounttire.com
Sent: Friday, September 20, 2019 5:13 PM
To: McClay, Doris
Subject: Development at Windmill and Stagecoach

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

I am deeply against the proposed development at Windmill and Stagecoach Pass. Having purchased one of the larger premium lots in Sand Flower that is directly adjoining this poorly planned community, I am one of the people MOST negatively affected. The designers of Sand Flower deliberately proportioned the Northern perimeter lots to be greatly in excess of the R1-43 provisions BECAUSE the lots needed to be consistent with the nearest zoning. This is now being reversed by a developer who has no regard for his neighbors and is asking to up-zone his acreage for a singular motive: MONEY.

The latest map for the Stagecoach Windmill development does NOT reflect the hours spent with John Berry, Susan Bitter-Smith, Paul Basha, Scott Anderson and others. My neighbors and I have been VERY vocal and we are not seeing any adjustments to modify their April plan. I am quite sure that they will claim the opposite. No one signed their Open House clipboard because WE, MY NEIGHBORS AND I, DO NOT APPROVE.

Please circulate my email to all members of the Planning Commission and the City Council. If I can be of any further assistance, please contact me.

Mike and Susan Trogan
Lot72
35534 N 82nd Way
Scottsdale, AZ 85266
Cell, 602-885-4429

Thank you
Mike Trogan
Sr Vice President
DISCOUNT TIRE CO

To: City of Scottsdale Planning and Development Services Division

RE: Case 12-ZN-2019

Objections to the Stagecoach and Windmill Re-Zoning

From: Christine Frank, 8350 E Arroyo Hondo Road, Scottsdale, AZ 85266 (312-399-5986)

The following are my objections to the proposed development which I believe are shared by the neighboring community, and disqualify the project from approval by the Plan Commission and the City Council.

Character and Design Element, and Land Use Element

The plan for the proposed development violates the Character and Design Element and the Land Use Element because does not reflect the character of the area and the values of the neighbors. It violates the Land Use Element because it does not preserve vista corridors and there is no integration with the existing Sand Flower development immediately south of the project.

The project is too dense to sufficiently preserve the natural desert character of the area, maintain vista corridors and provide meaningful open space. Contributing to the economics and well-being of the community depends on maintaining larger areas of natural desert, consistent with no less than 2-acre lots for all three parcels within the project boundaries. Anything more dense than 2-acre lots in this neighborhood will detract from character of the area and from the values, economics and well-being of the existing neighborhood. Density higher than the equivalent of 2-acre lots would bring too much density and the attendant negative consequences of reducing enjoyable open space, blocking existing NAOS corridors, increasing traffic, burdening city services including schools and potentially causing problems with hydrology. Ultimately, property values would be likely to suffer causing economic loss to existing neighbors and the community.

The surrounding community is focused on keeping more natural desert, including one of the last large stands of saguaros, home to abundant wildlife, while providing attractive, high-quality housing opportunities. No amount of moving plants or revegetation, either inside or outside lots, can make up for the lost economic and aesthetic benefits of this existing open space were it to be developed with less than 2-acre lots. A vibrant Scottsdale economy depends on maintaining open space, not eliminating open space.

Further and of primary importance, the plan shows insufficient integration with the properties in the neighboring area. That and the lack of NAOS buffer between the proposed development and existing Sand Flower development degrades the lives of the neighbors in violation of the Character and Design Element (goals 1 and 2), the Land Use Element, and the Open Space and Recreation Element.

The lot sizes do not transition well across the neighboring developments. The proposed lot sizes are substantially smaller those in existing neighboring developments such as Telocote, Sand

Flower, Windmill Estates and the lots to the southwest. Neighboring and nearby lots are 1+, 2+ and 5-acre lots. The Telocote lots to the west are all 2 acres. There are 5 acre lots adjacent to parcel #216-34-011A which as been excluded from the project boundaries, but are nearby and essentially within the scope of the project given that the applicant has applied for a sewer line to be built on the property to most likely serve the project. Further, the plan shows six lots sandwiched up against two lots in Sand Flower to the south with no NAOS buffer. This is NOT “seamless integration,” as touted by the Applicant. It cannot even be considered acceptable to the owners of adjacent lots in Sand Flower which are 1.2 acres, 1.3 acres, 2.36, and 2.7 acre lots—exclusive of an additional acre NAOS tract between the lots.

Further, the proposed lot sizes are far inferior to six lots bordering the adjacent parcel on which the sewer line is proposed. Those lots are 1.04, 2.2, 2.07, 2.37, 4.91 and 4.91 acres. On the east side of Windmill there are three lots that are 1.66, 1.92 and 9.81 acres. The zoning may not be inconsistent—but the lot sizes are—and that is what matters to the character and economics of the community! Unfortunately the only way to assure sufficient lot sizes is with zoning, and that is why the community will argue for R1-70 which would be a reasonable compromise, more consistent with the character of the area and the values of the community.

Further, the General Plan states that “desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of development.” The plan shows insufficient NAOS buffer between developments, and interruption of a large NAOS corridor and vistas extending through the existing Sand Flower north/south. Further the site plan shows a road, only feet from the border of Sand Flower lots, which interrupts the NAOS corridor and vistas, including known animal paths. This violates the Land Use Element requirements that 1) the neighborhood edges “transition”, and 2) that natural systems are protected (without saying anything about wildlife). It remains to be seen whether or not the natural drainage system will be protected and not overwhelm systems in Sand Flower below.

Further, the proposed internal road and cut de sac on the southern perimeter of the project are located on what was once a Hillside Conservancy—rules which prevented development before they were undermined by the newer ESLO rules. Despite the new rules, this violates Goals #1 and #2 of the Character and Design Element and the Land Use Element. It is not in keeping with the requirement that “...placement and orientation...designed in a manner that *respects the natural terrain* and native plants,” stated by the applicant. The applicant’s statement is should be discounted. Further, once the vegetation on the hillside is removed to accommodate a road, no amount of revegetation can enhance the views of the hill as they are today, despite what the applicant says in response to Goal #2 regarding preservation.

The applicant’s site plan does not preserve the vista corridor through a large swaths of NAOS in Sand Flower. Instead it interrupts the vista corridor with a road on the border of the Sand flower lots allowing headlights blasting into the backyards of many Sand Flowers lots. Further there is no NAOS buffer in the plan on the south end of the project, detracting from and reducing the enjoyment of the properties on the border in Sand Flower and ultimately reducing relative property values. The positioning of the internal road is wrong. It should be internal—not along

the Sand Flower border only feet from the Sand Flower backyards, degrading the lives of the surrounding neighbors. And that is why the community will argue for better road placement and NAOS buffer between the developments.

McClay, Doris

From: Lynne Sullivan <sully1858805620@aol.com>
Sent: Sunday, September 15, 2019 9:49 AM
To: McClay, Doris; citycouncil@scotsdale.gov
Cc: ABDalways@gmail.com
Subject: Stagecoach and Windmill rezoning 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

Stagecoach and Windmill rezoning 12-ZN-2019

Dear Doris McClay,

I am a board member in Sand Flower, a community that abuts this proposed development. I have heard from many residents here who oppose this up-zoning attempt. The City does not have control over the developments already underway. I have recently spoken before the City Council about this in specific regard to The Reserve at Black Mountain (just east of Sand Flower) not staking their property corners and then having their subcontracted tractor operator drive 40 feet onto a Sand Flower private lot, destroying the NAOS. How is it possible that a new development hasn't had a land survey? Simple. No one is "on duty" to question the owner. You see, there were plenty of stakes installed all around the area in question, but NOT ONE represented the true delineation of the end of their property!

I did contact the project manager who dismissed the incident even though the tire tracks were clearly visible. I contacted the City Inspector who seconded the idea that I could not PROVE which tractor was responsible even though the tractor path was clear and there really was no reasonable excuse. After speaking at City Hall, I did receive a phone call from another City Inspector who pleaded "overwork" and challenged that I needed more evidence...BUT that he would try to work something out with the parties involved.

My issue is not simply the destruction of adjoining property. My issue is that the new development is not being held accountable for the most basic requirement - to know where their property ends. And, when there is trouble, the inspectors act dismissively.

Now comes a new development that has asked to get rezoned right next to Sand Flower to our north. The property has a Protected Hillside Conservancy designation that no one seems to have a bead on. All the storm water that falls on this acreage comes to Sand Flower and Tecolote. There are insufficient studies, as you know, to truly predict the additional flows when all the impermeable surfaces replace the natural desert environment. In the same breath, the City Planners recently put Sand Flower homes inside the flood zone AND will be considering approval for new construction on the same elevation. The City does not have recent topographical studies that, I would think would be essential. Did I understand that the property owners are responsible for a new topographical study that no one verifies?

I urge you to disallow any further rezoning in view of the negative consequences we, who have lived here for years, will suffer. As a community, we are not against development. We are against it being done irresponsibly.

Sincerely,
Lynne Sullivan
Vice President Sand Flower HOA

cc. Paul Bongiorno
President Sand Flower HOA

McClay, Doris

From: peter fisher <pff1937@gmail.com>
Sent: Saturday, September 14, 2019 8:10 PM
To: McClay, Doris; Lane, Jim; citycouncil@scottsdale.gov
Subject: Re: Stagecoach and Windmill rezoning 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

Case # 254-PA-2018

We are writing with the hope that our concerns may be viewed as genuine care for our environment and not necessarily as against all reasonable growth.

We live in the far corner of North Scottsdale bordering Stagecoach Pass and Windmill Road...the area referred to in the case number above. This area, up until a couple of years ago, was undeveloped. Now, however, all corners from Windmill Road at Stagecoach, south to Black Canyon Road are either built out or under construction. This leaves this corner...the one under review..the LAST of its kind!

All other considerations relative to noise, air and water contamination, runoff concerns, density, etc are real and we know you take seriously. This a "Desert" which implies specific and unique climate related vegetation and wild life. As a last request we would challenge any of you to walk this area as sunrise breaks and ask yourself if more homes is a better choice over leaving this pristine area just as it has been and ..with your help..could be for at least our grandchildren to experience.

Thank you for your consideration

Peter and Jeanne Fisher
8230 Arroyo Seco Rd
Scottsdale, Az
602-421-4667

pff1937@gmail.com

cc:Paul Alessio, Chair Planning Comm.
Tammy Caputi, Vice Chair, Development Review Board

On Thu, Sep 12, 2019 at 11:26 AM McClay, Doris <DMcClay@scottsdaleaz.gov> wrote:

Hi Peter

Please send me any comments or concerns you have with this rezoning case. Here is the link to the case fact sheet:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50017>

Doris McClay

Senior Planner

Current Planning

7447 E. Indian School Road

Scottsdale, AZ 85251

Tele: 480-312-4214

Subscribe to [Scottsdale P & Z](#) Link newsletter

 follow us on Facebook



McClay, Doris

From: Kuester, Kelli
Sent: Thursday, September 05, 2019 2:22 PM
To: Patricia Rhymer
Cc: Lane, Jim; Smetana, Rachel; McClay, Doris
Subject: RE: opposition to 12-ZN-2019

Mrs. Rhymer,

Thank you for emailing Mayor Lane and for taking the time to share your input. Senior Planner Doris McClay is copied on this email and can include your comments in the case file for the project at Stagecoach and Windmill, [12-ZN-2019](#).

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Patricia Rhymer <rhymera@cox.net>
Sent: Thursday, September 5, 2019 12:59 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: opposition to 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor Lane,

Re: Proposal 12-ZN-2019 / 254-PA-2018 (Stagecoach Pass and Windmill Road)

I oppose the above proposal to rezone acreage in North Scottsdale from R1-190 to R1-43 as it:

- 1) negatively impacts on the Rural Neighborhood character of the area
- 2) destroys more pristine Sonoran Desert than is necessary
- 3) reduces wildlife habitat in an area already undergoing extensive habitat destruction because of rapid development with small lot homes
- 4) eliminates a wildlife corridor without providing an alternative
- 5) removes an option for housing diversity
- 6) destroys further Sonoran Desert by running a sewer line through an adjacent undeveloped pristine Sonoran Desert 10 acre lot rather than using the sewer line on the adjacent street

My husband and I moved to North Scottsdale almost 20 years ago drawn to this area by the beauty of the Sonoran Desert and the wildlife. To wake up in the morning and see mule deer in our yard, have bobcats walk through our backyard and hear coyotes yipping at night is a special experience. We love the Sonoran Desert and our rural neighborhood and feel we need to be careful stewards of this rich landscape that we enjoy. However, the last few years

have seen rapid development in North Scottsdale. Within a mile of two of our home, I counted 12 developments having been just approved, underway or just completing with destruction of around 200 acres of pristine Sonoran Desert. Not only is this destroying the land itself, but also the habitats for wildlife. We cannot let this continue.

I am not sure if the City of Scottsdale approves zoning changes on an individual basis looking just at the immediate surrounding area or takes a larger overview of what is happening to an area. What you will find in this rural neighborhood is a range of recently approved housing options from urban communities to suburban developments primarily on less than one acre lots. Only one small development offers homes on large lots (in this case, 2 acres) but these homes start at \$2 million. Where is the housing diversity? What is this doing to the rural character of our neighborhood? There are many of us who want to live in the desert in a rural environment on a larger lot. When we purchased our home, we paid a premium to have a 2 acre lot. We would have paid more to have an even larger lot but none were available. These large lots sold quickly. Doesn't Scottsdale want to have rural neighborhoods? Doesn't Scottsdale want to have residents who love the desert and the wildlife and want to buy a home on a lot larger than one acre? If it does, why do you continue to approve rezoning in this area that puts yet another cookie cutter large home on a half or three quarter acre lot? Our neighbors share with us the love of the desert and want to welcome similar minded neighbors who want to share the desert with our wonderful wildlife and protect it for future generations. This new development is yet one more with homes on less than one acre. In addition, the wildlife corridor running through it is completely gone. What happens to our wildlife? Do they not matter?

To make matters even worse, the proposal includes a proposed sewer easement going through the 10 acres of untouched Sonoran Desert to the east of the parcel in order to connect with the sewer line on 81st Way. These 10 acres are not part of the development but they too will have native Sonoran Desert habitat destroyed as a line through over 1500 feet of desert is dug and a road established. They have an option of connecting to the sewer line on Windmill which runs adjacent to the property but have decided to destroy even more Sonoran Desert to avoid using a lift station (which they may still need to do on 81st Way as the proposed sewer line must pass under a wash). They state that there will be revegetation but it is pretty well known that few of the boxed trees survive, most of the cactus is not saved and all of the bushes that provide habitat for the small animals and birds are destroyed. Shouldn't we all be trying to save as much of our beautiful, native Sonoran Desert as possible? Once it is gone, it is gone.

We are all stewards of the beautiful desert we live in and as much as possible, we need to protect our unique Sonoran Desert and the wildlife it supports. Maintaining the current R1-190 zoning on this parcel will allow development while protecting more of the land, provide housing diversity in the area and help keep our rural neighborhood rural. I hope you agree and will vote **No** to this zoning change.

Sincerely,

Patricia Rhymer
8158 E. Arroyo Hondo Road
Scottsdale, AZ 85266

McClay, Doris

From: Kuester, Kelli
Sent: Tuesday, September 03, 2019 9:12 AM
To: Joy Sabol
Cc: City Council; McClay, Doris
Subject: RE: Stop Expanding North Scottsdale

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Joy,

Thank you for emailing Mayor Lane and the City Councilmembers and taking the time to share your input. Senior Planner Doris McClay is copied on this email and can include your comments in the case file for the project at Stagecoach and Windmill.

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

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

From: Joy Sabol <joybsabol@gmail.com>
Sent: Monday, September 2, 2019 1:43 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Stop Expanding North Scottsdale

 External Email: Please use caution if opening links or attachments!

Too much construction in north Scottsdale is hurting the community — our native animals and plants as well as the quality of life of us humans! We all move to north Scottsdale for the natural beauty of the Sonoran Desert desert. Don't ruin our investment and turn off other potential residents by more and more housing communities with houses all jammed together. Stop the development at Stagecoach and Windmill!

Joy Sabol
joybsabol@gmail.com

McClay, Doris

From: John D. DiTullio <jditullio@tbl-law.com>
Sent: Monday, July 22, 2019 4:42 PM
To: McClay, Doris
Subject: Windmill and Tecolote Rezoning 254 PA 2018

⚠ EXTERNAL Email with links or attachments. Please use caution!

Hello Doris. I represent Jim Ikard the developer of the Windmill development east across the street from the proposed rezoning at the SWC of windmill and Stagecoach.

We have been in contact with the Applicant a number of times and have been pleased with a shift of the prior entrance location which came out directly in front of one of our homeowner residences to the new location which puts their entrance in-line with our existing Windmill entrance.

I think the main issues now for us are the development standards for the design, lighting and landscaping of their new entry location and the eastern property boundary in general. If you look at our entry it is an outstanding example of a dignified, sensitive approach with minimal lighting, natural vegetation and rustic stonework. We would be very hopeful that the developer and the City promote the continuity of sensitivity to the natural environment and the look and feel of our neighboring development. This is especially important to us on the eastern boundary of their property and the entry. We are hopeful for suitable native Sonoran tree, bush and other flora and away from the watered grass and non-native palm and other non-Sonoran species.

Can you give me a sense of the Scottsdale requirements for the use of natural, native desert plants versus the common use of palms, eucalyptus and other non-Sonoran desert trees and bushes?

Same thing for lighting. We would love to see low-level, non-wide broadcast of lighting and certainly not anything on poles or tall monuments. If you get a chance to see Windmill, you will see one of the finest examples of preservation of the natural desert vegetation, low-impact lighting, monuments, signage, etc.

If you can link to me 1) the current submittal plan(s) you have and 2) the schedule for planning commission and council that would be helpful.

Bets regards, John DiTullio

John D. DiTullio, Esq.
TITUS BRUECKNER & LEVINE PLC
8355 East Hartford Drive, Suite 200
Scottsdale, Arizona 85255
Phone: 480.483.9600 | Fax: 480.483.3215
Email: jdittullio@tbl-law.com
Website: www.tbl-law.com

TITUS BRUECKNER & LEVINE PLC
A T T O R N E Y S A T L A W


This email message contains information from the law firm Titus Brueckner & Levine PLC that may be confidential or privileged. Such information is intended only for the personal and confidential use of the designated recipient(s), and use by any other party is not authorized. If you are not an intended recipient, any review, disclosure, copying, distribution or use of this message, its contents, or any attachments is strictly prohibited. No responsibility is accepted by the sender for any loss or damage arising in any way from the use of this message or any attachments. If you have received this message in error, please notify the sender immediately, delete the message, and destroy all copies. Unless otherwise indicated in the body of this message, nothing in this communication is intended to operate as an electronic signature under applicable law.

McClay, Doris

From: Ruenger, Jeffrey
Sent: Thursday, July 18, 2019 4:51 PM
To: McClay, Doris; Perone, Steve
Subject: FW: Input for Case Number 12-zN-2019

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

From: Margaret Watson <margetme@cox.net>
Sent: Thursday, July 18, 2019 12:48 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Input for Case Number 12-zN-2019

 EXTERNAL Email with links or attachments. Please use caution!

This is input for Case Number 12-ZN-2019

I am concerned about the drainage affect this project will have for the surrounding neighborhoods (Sandflower to the south and the Boulders to the West). I would like to request than an independent study be done to confirm that there will be no damage to other properties.

thank you,

Margaret Watson

McClay, Doris

From: Castro, Lorraine
Sent: Monday, July 01, 2019 9:05 AM
To: McClay, Doris
Subject: FW: projectinput@scottsdaleaz.gov.
Attachments: projectinput@scottsdaleaz.gov..vcf

FYI

From: Robert M Morrill <rmmbam9667@icloud.com>
Sent: Monday, July 01, 2019 7:37 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: projectinput@scottsdaleaz.gov.

The parcel should remain as it was originally rezoned. Current residents bought and built with original zoning in place and it should stay that way.

This is regarding case number 12-ZN-2019

Sent from my iPad

McClay, Doris

From: Ruenger, Jeffrey
Sent: Monday, July 01, 2019 1:52 PM
To: McClay, Doris; Perone, Steve
Subject: FW: Rezoning on Windmill Rd and Stagecoach

From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Sunday, June 30, 2019 10:30 AM
To: COGS--The Coalition of Greater Scottsdale <cogs@cogsaz.net>; City Council <CityCouncil@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Rezoning on Windmill Rd and Stagecoach

⚠ EXTERNAL Email with links or attachments. Please use caution!

I want to say that I am **against** any rezoning of the property near Stagecoach and Windmill Rd off Pima in North Scottsdale.

These areas have to be kept the way they were planned as there is so much traffic on Pima now that any more density will just add to this congestion and make more problems and cost the city of Scottsdale more money on infrastructure and services like fire and police.

Also in any planning the city and planning board have to look at the existing homes and property near by as it is not in the planning to have roads end and traffic highlights aim at existing homes and there have to be good setbacks and open land.

Open land and views is what Scottsdale is all about and we are destroying all of what Scottsdale is known for. Let's keep Scottsdale beautiful.

We need to stop the rezoning and stop the high density development.

Paula Rudnick

McClay, Doris

From: Castro, Lorraine
Sent: Monday, July 01, 2019 9:04 AM
To: McClay, Doris
Subject: FW: The development at Windmill and Stagecoach Pass / Case Number 12-ZN-2019

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Pete Womochil <petewomochil@q.com>
Sent: Sunday, June 30, 2019 11:12 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: The development at Windmill and Stagecoach Pass / Case Number 12-ZN-2019

From: "Pete Womochil" <petewomochil@q.com>
Sent:

Subject: Re: The development at Windmill and Stagecoach Pass/ Case Number 12-ZN-2019

S.A. Womochil, 8080 E. Hawknest Rd.

I refer you to page 13 and page 31 of the "proposal". No where do I see any attempt to preserve one of the last remaining segments of the Stoneman Military Trail that ran from Fort McDowell to Fort Whipple in Prescott in the 1800's. On page 13 the city's response to "Goal 3" and "Bullet 3" is - No significant historic resources have been identified on the Property. The trail is clearly shown on page 31, the satellite photo, across the northern portion of the Project. This is just one more thing the city is trying to ignore with all the "boiler plate" and "BS" in the proposal.

From: [Robert M Morrill](#)
To: [Projectinput](#)
Subject: projectinput@scottsdaleaz.gov.
Date: Monday, July 01, 2019 7:37:55 AM
Attachments: [projectinput@scottsdaleaz.gov..vcf](#)

EXTERNAL Email with links or attachments. Please use caution!

The parcel should remain as it was originally rezoned. Current residents bought and built with original zoning in place and it should stay that way.
This is regarding case number 12-ZN-2019

Sent from my iPad

McClay, Doris

From: Steven Kiester <skie856328@msn.com>
Sent: Sunday, June 30, 2019 4:03 PM
To: McClay, Doris
Subject: The Development at Windmill Stagecoach Pass

⚠ EXTERNAL Email with links or attachments. Please use caution!

Dear Ms. McClay,

My name is Dr. Steven R. Kiester , and my wife and I reside at 8126 E. Arroyo Seco Road in the Sand Flower Association area.

I am writing to you to express our concerns regarding the proposed development north of us at Windmill and Stagecoach Pass in north Scottsdale.

We have multiple concerns, including the following:

- ✧ The Hillside Conservancy [protected area] is probably at risk.
Pedestrian paths/ sidewalks ?
- ✧ Traffic on Windmill is already an issue . We observe speeding continually, and this is a safety issue. This will only worsen.
- ✧ Wildlife habitat and corridors will likely be destroyed. This is very concerning.
Stormwater planning/ water runoff ?
- ✧ These are just some of my concerns, and I feel strongly that other issues are existing also.

Please consider these points and seek input from the residents surrounding the area.

Sincerely,
Dr. Steven R. Kiester

McClay, Doris

From: Kuester, Kelli
Sent: Wednesday, June 26, 2019 4:06 PM
To: Myrna Levin
Cc: City Council; McClay, Doris
Subject: RE: Opposed to zoning change
Attachments: RE: Opposed to zoning change

Thank you Myrna, your comments have been added to the case file for 12-ZN-2019.

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Myrna Levin <myrna@myrnalevin.com>
Sent: Wednesday, June 26, 2019 10:47 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>
Subject: Fw: Opposed to zoning change

⚠ EXTERNAL Email with links or attachments. Please use caution!

I wrote an email to you 3 days ago. I had the wrong case number, and I did not include the cross streets. Below is the corrected information.

Please vote NO on this project.

Thank you.

Correction:

Rezoning case number is 12-ZN-2019

The cross streets are Windmill and Stagecoach Pass.

Myrna Levin

From: Myrna Levin
Sent: Sunday, June 23, 2019 9:57 AM
To: jlane@ScottsdaleAz.gov
Cc: citycouncil@ScottsdaleAz.gov
Subject: Opposed to zoning change

I am writing about Case Number is 254-PA-2018 and the rezoning case number is 12-ZN-2018.

I live in North Scottsdale because I enjoy the rural nature of the area as opposed to the more commercial, crowded conditions further south of me. I do not want to see more houses in my neighborhood. There is

already too much development going on in North Scottsdale causing traffic problems, loss of wildlife habitat, and destruction of the beauty of the pristine Sonoran Desert.

Please vote NO on the rezoning bill.

Myrna Levin

McClay, Doris

From: Lynne Sullivan <sully1858805620@aol.com>
Sent: Wednesday, June 24, 2020 7:54 PM
To: McClay, Doris
Subject: Fwd: Windmill & Stagecoach development 12 ZN 2019

⚠ External Email: Please use caution if opening links or attachments!

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

From: Lynne Sullivan <sully1858805620@aol.com>
To: DMcClay@scottsdaleaz.gov
Cc: SWhitehead@scottsdaleaz.gov <SWhitehead@scottsdaleaz.gov>
Sent: Wed, Jun 24, 2020 7:21 pm
Subject: Windmill & Stagecoach development 12 ZN 2019

Dear Doris McClay,

1. The "Virtual Open House" did NOT take place. An email asking for people to phone in for a private chat - or email in - does not replace the required Virtual Meeting.
2. My biggest concern and request is that the drainage plans be made available. I have spoken before council and asked that the CITY take seriously the need for basins and drainage easements that relate to the actual needs. I have spoken to many of your staff over the years. I have been to many meetings. I know that the City should not approve a new development and then turn around and place those homes in flood zone. This has happened in my community. The COS mapping system shows our basins and D.E. plan to be inadequate. Before you allow upstream development, you must make the complete drainage plan available to Sand Flower.
3. Speeding is a problem on their 84th Street frontage just as it was when Sierra Highlands was built. Four speed tables were installed by Rosewood and an additional several must be stipulated to make the street consistent.
4. The new plan does not show a walking path along their frontage on either 84th Windmill or Stagecoach. Other communities have them and some have not. But the danger to walkers sharing the road with speeders is unacceptable. Sierra Highlands has a very handsome path that would do nicely. But remaining is the patchwork of mismatched paths and cement sidewalks that look like no planning was ever considered.
5. And finally, the sewer lines seem to be planned for the pristine 10 acre desert area outside the property when there would be equal connections available towards the 84th Street frontage. Please explain.

Thank you for your time,

Lynne Sullivan
VP Sand Flower HOA

cc. Solange Whitehead

McClay, Doris

From: Kuester, Kelli
Sent: Monday, June 24, 2019 10:21 AM
To: Myrna Levin
Cc: City Council; McClay, Doris
Subject: RE: Opposed to zoning change

Hello Myrna,

Please allow me to thank you for your email and for sharing your input on behalf of Mayor Lane and the City Councilmembers. Your comments will be included in the case file for any upcoming meeting discussions and information on the case can be found [here](#). Senior Planner Doris McClay is copied on this email and is your best resource if you have specific questions regarding this project.

Thank you for taking the time to contact Mayor Lane and the City Councilmembers.

Kelli Kuester

Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Myrna Levin <myrna@myrnalevin.com>
Sent: Sunday, June 23, 2019 6:57 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Cc: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Opposed to zoning change

⚠ EXTERNAL Email with links or attachments. Please use caution!

I am writing about Case Number is 254-PA-2018 and the rezoning case number is 12-ZN-2018.

I live in North Scottsdale because I enjoy the rural nature of the area as opposed to the more commercial, crowded conditions further south of me. I do not want to see more houses in my neighborhood. There is already too much development going on in North Scottsdale causing traffic problems, loss of wildlife habitat, and destruction of the beauty of the pristine Sonoran Desert.

Please vote NO on the rezoning bill.

Myrna Levin

May 21, 2019 Regular City Council Meeting
Christine Frank's Public Comment

Good evening Mayor and City Council. I'm here separately from Lynne but I'm here to talk about some of the same issues. My name is Christine Frank, I live at 8350 E. Arroyo Hondo Road and I'm here to talk about north Scottsdale and the Windmill/Stagecoach proposed community on 40 acres immediately north of Sandflower.

It's in the **Application Phase Rezoning Request**. I'll refer to this area as North 40. It's located on the southwest corner of Windmill Road and Stagecoach Pass in the northernmost block of Scottsdale. The owner is requesting a change in zoning from R1-190 to R1-70 and R1-43, a significant increase in density potentially tripling the number of units.

Immediately south of N40 is the community called Sandflower which was built in 2002 and that's where I bought a home 18 months ago. I object to increasing the density on N40 and specifically N40, the N40 plan does not blend with the larger lot sizes on the adjacent properties at Sandflower as they should. N40 is composed of four parcels that form the Z shape that Lynne showed you. One smaller parcel adjacent to Sandflower, they're requesting R1-43. That may match Sandflower but the proposed lot sizes do not match. The plan shows 6 units on lots well under three quarters of an acre. The grouping would be alongside two Sandflower lots, 1.2 and 1.4 acres.

On another smaller parcel adjacent to Sandflower, the plan shows a road positioned adjacent to Sandflower lots which would allow lights to shine into Sandflower backyards and homes and it would cut off, and permanently disrupt known animal trails, nesting areas and dens.

When I bought my home in Sandflower, to my knowledge the R1-190 plan for N40 had been long-standing. Call me naïve in the ways of zoning, but I thought the zoning plan was at least in part there to preserve the character of the area.

I ask you to put yourselves in the shoes of the existing homeowners and take their side. Reject the current plan, and if a revised plan comes before you, I ask that you 1) stipulate that any lots bordering existing adjacent lots have a minimum size, no smaller than the average size of the adjacent lots in Sandflower. And 2) stipulate that no roads may be adjacent to existing lots in Sandflower. They should be internal to the new community. Thank you.

McClay, Doris

From: Carr, Brad
Sent: Friday, May 10, 2019 12:40 PM
To: McClay, Doris
Subject: FW: Opposition to rezoning request

Follow Up Flag: Follow up
Flag Status: Completed

Please add to your files on this project.

From: Kuester, Kelli <KKuester@Scottsdaleaz.gov>
Sent: Friday, May 10, 2019 11:27 AM
To: jfkaloski@gmail.com
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Smetana, Rachel <RSmetana@scottsdaleaz.gov>; Carr, Brad <bcarr@scottsdaleaz.gov>
Subject: RE: Opposition to rezoning request

Mr. Kaloski,

Thank you for emailing Mayor Lane. While the city has not received an application as of yet, the Mayor appreciates you taking the time to share your input.

Please let me know if you have any questions.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: jfkaloski@gmail.com <jfkaloski@gmail.com>
Sent: Friday, May 10, 2019 10:22 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: Opposition to rezoning request

Dear Mayor Lane,

I am a property owner at [36075 N. 82nd Place](#), and I write this letter in strong opposition of the E. Stagecoach Pass and N. Windmill Road Re-zone request submitted to the Scottsdale City Councilmembers as case # 254-PA-2018 (the "Application"). More specifically, the Application requests a Zoning District Map Amendment that would dramatically modify the existing land zoning from large lots (R1-190) to small lots (R1-135). This modification would result in approximately 27 homes being developed on an approximately 39.8 acre parcel (overall density of .68 du/ac).

As noted above, I am strongly opposed to the proposed development as I am concerned that it will significantly affect the surrounding area and that the density levels are not in line with the City of Scottsdale's General Plan. More specifically, I am concerned that the re-zone and ultimate development will result in increased traffic on the narrow and

dangerous E. Stagecoach pass, reduce much needed open space, eliminate a significant and crucial wildlife corridor and cause severe water run-off issues. In addition, I am also concerned that the proposed plans disregard the Environmentally Sensitive Lands Overlay. The property is currently zoned R1-190 ESL and the proposed re-zone would require modifications to natural watercourses and washes as well as damage environmentally sensitive areas. These changes are discouraged by the ESL Overlay and should be avoided at all costs.

As an abutting neighbor to the subject property, I am very concerned with the proposed request. While I am not adverse to development, I believe it is imperative that it be done responsibly and fit within the overall community plan. Unless the goal of the City Council is to convert North Scottsdale into an overdeveloped, concrete jungle with limited open space, I strongly request that the re-zoning application be denied.

Thank you for your consideration.

John F Kaloski

McClay, Doris

From: Jeff Nielsen <jeff_nielsen@yahoo.com>
Sent: Thursday, April 25, 2019 1:55 PM
To: McClay, Doris
Subject: 254-PA-2018

Hi Doris,

I sent you an email in December and had a phone conversation with you and Brad Carr along with my neighbor Ed Stolbof about the rezoning application at Stagecoach and Windmill, 254-PA-2018.

I have sent the email below to the property owners representative. We live at 35895 N 82nd Place. I am not naive to think there will be no development on the land but I cannot believe we will have a public road running adjacent to our property.

I want to state my concerns to you and please consider our thoughts as this project goes through the approval process.

Thank you,

Jeff Nielsen

Begin forwarded message:

From: Jeff Nielsen <jeff_nielsen@yahoo.com>
Date: April 25, 2019 at 12:12:21 PM MST
To: ambtomloftus@hotmail.com
Subject: Re-Zoning

Hi Tom,

I do appreciate you listening to us and providing a buffer to the back of our property but having a public road running adjacent to the south of our property is something I will never support. The public road creates a completely new crime element as well as privacy issues to our property that was never imaginable to me in any change of zoning.

I understand your options are limited to where the road goes but I will continue to voice my displeasure to the proposed site plan.

Jeff

McClay, Doris

From: ditulliolaw@gmail.com
Sent: Thursday, March 07, 2019 11:29 AM
To: McClay, Doris
Subject: Pre-application 254-PA-2018 Stagecoach and Windmill Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged



Hello Ms. McClay. I am an attorney representing Mr. Jim Ikard the owner and developer of the Windmill Development on the east side of Windmill road adjacent to the rezoning area in the pre-application Can you give me a status update on this proposed rezoning? I have an April 3, 2018, Pre-application Narrative. Has anything else been submitted to the City? Application, etc. FYI the Windmill lots we own abutting the proposal to the east range in size from 72k to 95k s.f. 602-481-9536 -- sent by John DiTullio (case# 55-DR-2018)



© 2019 City of Scottsdale. All Rights Reserved.

McClay, Doris

From: John Berry <jb@berryriddell.com>
Sent: Monday, October 26, 2020 9:23 AM
To: McClay, Doris
Cc: Curtis, Tim
Subject: Centennial/Windmill and Stagecoach Support

▲ External Email: Please use caution if opening links or attachments!

----- Forwarded message -----

From: Michael Harbin, Jr. <zrbjn@comcast.net>
Date: Sat, Oct 24, 2020 at 4:56 PM
Subject: Re: Stagecoach & Windmill Rezoning 12-ZN-2019
To: Susan Bitter Smith <sbsmith@technicalsolutionsaz.com>
Cc: Ikard, Jim <Jlkard@jplventures.com>, Karen Harbin <Karenlh23@comcast.net>, Lynne Sullivan <sully1858805620@aol.com>, Christine Frank <ccshirey70@gmail.com>

Hi Susan--Good afternoon -- Happy Saturday!

Thank you for the update -- I think this Stipulation works for us here at Windmill and should be acceptable to the Community at Sand Flower.

Thank you for listening and including this vital safety measure to the Windmill Road improvements --

Sincerely,
Michael Harbin Jr.

On 10/23/2020 8:31 PM Susan Bitter Smith <sbsmith@technicalsolutionsaz.com> wrote:

Mr. Harbin - here is the revised stip that the City has approved - which I think does insure the 4 traffic calming devices the neighborhood wants. Thanks. Susan

CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:

a. N. WINDMILL ROAD.

1. Construct street improvements (curb, gutter, trail, pavement, etc.) along project frontage in accordance with the Local Collector – Rural/ESL With Trails as specified in the DSPM and to include the following:

- i. Centered pavement cross slope.
- ii. Minimum twenty-eight (28) feet pavement width, not needing to be centered on monument line, with rolled curb.
- iii. Transition to existing pavement past project southern boundary.
- iv. Widen cross section at intersection with E Stagecoach Pass Rd to

provide separated north bound right turn and left turn lanes, one each.

- v. Eight (8) foot wide multi-use unpaved trail along west side.
- VI. FOUR TRAFFIC CALMING DEVICES BETWEEN STAGECOACH PASS

ROAD AND HAWKNEST ROAD. THE LOCATION AND TYPE OF TRAFFIC CALMING DEVICES SHALL BE DETERMINED BY THE TRANSPORTATION & STREETS DIRECTOR, WITH THE TOTAL COST NOT TO EXCEED \$35,000.00.

Susan Bitter Smith

President

Technical Solutions

*Please note new address, effective Nov. 1st

5111 N. Scottsdale Rd. #260

Scottsdale, AZ 85250

Phone: (602) 957-3434

Fax: (602) 955-4505

John V. Berry

Berry Riddell LLC

6750 E Camelback Road, Suite 100

Scottsdale, AZ 85251

Mobile: 602-690-5106

Office: 480-385-2719

E-mail: jb@berryriddell.com

www.berryriddell.com

This Berry Riddell LLC e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and permanently delete the original and any copy of this message, its attachments, and any printout thereof. Thank you.

From: PlanningCommission@ScottsdaleAZ.gov
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #187)
Date: Wednesday, October 14, 2020 3:19:42 PM

Planning Commission Public Comment (response #187)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/14/2020 3:18:50 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Item 7 - 12-ZN-2019(Stagecoach/Windmill rezoning)
COMMENT	
Comment:	We have lived in Scottsdale for the past 48 years, and since 1997 have lived on 5 acres located 1/4 mile from the proposed project. We encourage the development of the proposed parcels if done in accordance with the present zoning as we have done, and would welcome new neighbors in this case. We strongly oppose the higher density as being unnecessary and feel it will forever detract from the intrinsic and aesthetic value of this corner of the Sonoran desert.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sandy and Will Worthington
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	willw62@exede.net
Phone:	(480) 748-3578
Address:	35555 N MULE TRAIN RD PO Box 6054,

Carefree, AZ

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251
--

McClay, Doris

From: Jim Ikard <jim@windmillscottsdale.com>
Sent: Thursday, October 01, 2020 8:41 AM
To: McClay, Doris
Cc: 'Lynne Sullivan'; Michael Harbin
Subject: 12-ZN-2019 Traffic on Windmill Rd.

⚠ External Email: Please use caution if opening links or attachments!

Dear Ms. McClay,

I am the President of WMRanch, Inc, the owner and developer of the Windmill neighborhood directly east, across Windmill Rd. from the property subject to 12-ZN-2019. I am also President of the Windmill homeowner's association.

I generally support the plan put forward by the owners of the proposed Stagecoach/Windmill development, but I do have one specific concern that I hope the City Council will address. With the new development south of us on Windmill Rd, traffic on Windmill Rd. has become much heavier than in years past. The speed limit is 25 mph, but drivers routinely go at 40-50 mph along the section in front of our property. That's way too fast, and with the increasing pedestrian and dog traffic, I think it is dangerous.

There are speed bumps south of Arroyo Hondo on Windmill, and they do slow down the traffic. Please require that the Stagecoach/Windmill developer install two speed bumps one south of the entry to their property and one north of that entry. This would be a great safety feature and would allow our residents to drive out of our entry without getting run over, and the same for the future residents of the Stagecoach/Windmill development.

Thank you in advance for your consideration.

James W. Ikard
President, WMRanch, Inc.
President, Windmill Neighborhood Association



This email has been checked for viruses by Avast antivirus software.
www.avast.com

McClay, Doris

From: Lynne Sullivan <sully1858805620@aol.com>
Sent: Tuesday, September 29, 2020 8:17 PM
To: Kercher, Phillip; McClay, Doris
Cc: McClay, Doris
Subject: Stagecoach Windmill Traffic Calming

⚠ External Email: Please use caution if opening links or attachments!
Dear Mr. Kercher,

I was involved in some of the meetings that resulted in the City of Scottsdale agreeing that 4 speed tables along 84th Street/ Windmill were necessary for safety. The concerns were not simply about the corner of Windmill and Black Mountain as I recall. The lack of police presence and the attractive straight-away made for a speedway. As described at that time, adding more subdivisions and the resulting number of cars, walkers, bicyclists would require some remediation of the danger.

Now, many years later, the speed tables have some use in slowing down traffic close to Black Mountain. But now there are more new neighborhoods that add additional traffic and pedestrians. The same dangers are evident now and will be compounded when yet another subdivision opens. There are fewer and fewer places where thoughtless drivers can test their car's acceleration ability. We are dealing with them now.

I have lived in Scottsdale for 19 years and have spoken to City Council in person many times. I am the Vice President of The Sand Flower Home Owners Association. I have been to speak with Doris McClay and other staff as this Stagecoach/ Windmill project has been modified. I have asked many, many times to get a walking path and speed tables under consideration. Until just recently, I found out the speed tables were not included.

Six new developments have been added to this street's traffic load since I took up residence. There is no reason for drivers to obey the speed limit at the north stretch of Windmill. I ask you to make the same safety feature consistent by stipulating that speed tables be added.

Sincerely,
Lynne Sullivan

McClay, Doris

From: Howard Myers <howard.myers@cox.net>
Sent: Friday, September 25, 2020 4:38 PM
To: McClay, Doris
Subject: Re: Stagecoach and Windmill rezoning 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

Thanks Doris, I think they have addressed most of the issues and that hill was the last one.

Hope you are doing well.

Howard

On 9/25/2020 2:37 PM, McClay, Doris wrote:

Hi Howard

The Stagecoach and Windmill rezoning case is scheduled for the October 14th Planning Commission meeting. A portion of the Hillside is proposed to be protected in a tract of NAOS and the applicant has agreed that there will be no disturbance in that NAOS tract.

If you have comments that you would like to have included in the Planning Commission report, please send them to me by Thursday October 1st.

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
Subscribe to [Scottsdale P & Z](#) Link newsletter

 follow us on Facebook

twitter

--

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109 (home)
480-262-3502 (Cell)
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

McClay, Doris

From: Lynne Sullivan <sully1858805620@aol.com>
Sent: Wednesday, July 22, 2020 4:52 PM
To: McClay, Doris; Curtis, Tim
Cc: ABDalways@gmail.com; omiesusie@me.com; 1fasth2@gmail.com; drbethfarmer@gmail.com; jchrisfarmer@gmail.com; dougskap@gmail.com; Rhymera@cox.net; 2KORNS@cox.net; bplumb99@gmail.com; eileen2him@gmail.com; sbalser@gmail.com; jeffggardner@gmail.com
Subject: Recap of Visit with Doris McClay, Senior Planner - on July 16, 2020

⚠ External Email: Please use caution if opening links or attachments!

All-

First, we all appreciate very much the time, attention and effort Doris McClay gave to Sand Flower in its need to discuss some remaining issues and objections regarding the Windmill / Stagecoach development. I think it greatly helped her to visualize what is being asked, by visiting the site and hearing the various points of view.

The following is an overview of the major points that were discussed that day. I did not witness every conversation, so please feel free to share anything additional.

1. The issue of the new development's Drainage Plan has us worried.

The need is great for the utmost attention to be paid about the excess run-off of storm water that will damage the drainage system within Sand Flower and thereby damage property. Doris shared that the plan has been sent back to the developer to make further improvements to their storm water system. Sand Flower's hydrological engineer will review the next submission and give us his feedback.

Because the 50 plus CFS map layer located on the City Mapping System shows excessive amounts of water currently over-topping the Sand Flower channels at that side of Sand Flower, we request additional basin capacity. Several Sand Flower homes are threatened with being in flood zone. Doris shared that that map layer is being review currently. Water from the development will enter our drainage easements and basins along the Northern edges of lots 72,73. 80 , 81 and 82. But any excess flow will follow the existing drainage easements and braided wash along lots 82,81, 80 78, 77, 76, 75 74, 73,72, 71, 70,65. 64, 63, 62,61 and 60. We are also looking for assurance that debris from the build site will not clog our channels.

2. The issue of the protected Hillside Conservancy not being reviewed or acknowledged by the Planning Commission in its guidance of the new development is concerning.

Doris took note that there is important language she does not have regarding a Hillside Conservancy Easement. It is clearly recorded on the plot plan for lot 73 in Sand Flower and she accepted a copy. The contour lines (showing the protected elevation) on that map should be extended to encircle the protected hill. If nothing was allowed to be built in the protected area during Sand Flower's engineering phase, then it should be respected today. Doris said she would try to research this further. Reviewing lot 72 and its deed and plot plan should also reveal this hills designations as protected.

3. The placement of a Cul de Sac and Road within the protected conservancy area and area set-backs so close to the Sand Flower perimeter is troubling.

We were able to estimate the location of the cul de sac with Doris's help. It is located and designed too close to Lot 73 in Sand Flower. Even with a border of trees added later, the noise and headlights of vehicles will greatly affect the quality of life for the family who lives there. When lot 73 was being developed, there was only one small building envelope allowed, even though the property is over 2 acres. The City Planners required much of the lot to be restricted due to NAOS and Hillside Conservancy restraints. The house was placed the only way allowed. Now, the new development has

designed its road and cul de sac well into the Hillside Conservancy and into the setbacks. Headlights will surely destroy any "Dark Sky" or ESLO provisions for lot 73 and its NAOS. It seems that there are other options than the proposed positioning. The City requires a cul de sac to be large enough for a fire truck to turn around. But the Cul de Sac serves only one driveway to one home. It should not be accomplished by carving into a protected hillside when other concepts would suffice.

Sincerely,
Lynne Sullivan
Sand Flower HOA Vice President
480 575-1897

McClay, Doris

From: Susan Trogan <omiesusie@gmail.com>
Sent: Thursday, July 16, 2020 10:28 AM
To: Beth&Chris Farmer; McClay, Doris; Eileen Balser; Laurie Karn; Lynne Sullivan; Paul; sbalser@gmail.com
Cc: Brock Plumb; Chris and Christine Frank; Mike Trogan; Patti Rhymer; preston smith
Subject: Fwd: Re Revised Windmill/Stagecoach development proposal

⚠ External Email: Please use caution if opening links or attachments!

Below is email from Sandflower neighbor Chris Frank this morning. The Franks would've been at our site meeting with Doris this morning but are out of state. However, Chris did bring up good points of concern, questions that still need to be addressed & items needed to be incorporated in the development plan, especially about not allowing "mass grading" as we've seen happen in the other new developments off Windmill. Chris makes a valid point & many others as you can read.

Again, thank you Lynne & Paul for defending our neighborhood through your efforts in our HOA and thanks to all for voicing your concerns with Doris this morning. Thanks also to Doris for coming out on site & allowing us to show her our concerns & questions.

Hopefully our concerns will not only be heard but addressed.

Sincerely, Susan

----- Forwarded message -----

From: Chris Frank <ccfrank@sbcglobal.net>
Date: Thu, Jul 16, 2020, 7:16 AM
Subject: Re: Revised Windmill/Stagecoach development proposal
To: Susan Trogan <omiesusie@gmail.com>

Susan,

Thank you! I am in Wisconsin, or I would join you. The Balser's may want to join you. I forwarded your message to Howard. He had been urging Doris to send someone out. Hopefully, he will be there.

I know the issue of preventing the developer from cutting into the hill on any side is important. Also, walk her down the hill along the Balser's lot line to show how soft the ground is unusually soft the base of the hill--maybe due to drainage--where the cul de sac is to be put, and where the road will come within 5 feet of the Sand Flower border.

Please complain about the road coming within 5 feet of the Sand Flower lot line. The owner marked a berm and landscaping to hide the road from my view (and the Gardner's view) and the Balser's view) view on their drawing, but five feet does not allow for a berm big enough to do any good, so I don't know how they will be able to make good on the promise. They could put the berm on the Sand Flower side of the road, but that probably requires us to do it or authorize it somehow. They also should extend berm and landscape on a longer length of the road. as drawn, I am not sure it protects the Balser's view. A road interrupting the large swath of NOAS extending north through the Sand Flower development is detrimental to Sand Flower.

Also, ask her how we can get the following provision incorporated in the plan. These suggestions were provided by Bob Bacon, the architectural designer with 50+ years of experience who Jim Ikard used for his development.

"I congratulate Michele Hammond as the Principle Planner of this proposal. I agree that this is an excellent result overall, and the plan is especially sensitive with respect to Windmill. Perhaps I missed it in the narrative, but I didn't see a prohibition of 'mass grading'. I would like an assurance that the lots will be graded only after a building permit has been issued for each lot, as is being done at Windmill. Again, I may have missed it, but I would also like to see a limit of disturbance prescribed for, and maintained during, the installation of infrastructure and that enhanced desert landscape be installed immediately upon completion of the infrastructure.

These provisions are especially important in the event that the property, or groups of contiguous lots, are sold to third party spec developer(s)."

I am concerned about the Valley Fever fungus being unearthed by grading and digging and blowing towards Sand Flower on the prevailing wind. Prohibiting mass grade should be the standard to protect the health of the surrounding community.

Please ask Doris, when the "30-period for the staff's review expires. It should about now.

Regards,

Christine

McClay, Doris

From: steven lowen <riverolowen@yahoo.com>
Sent: Tuesday, July 07, 2020 2:19 PM
To: McClay, Doris
Subject: Re: Case # 12-ZN-2019/Thank you

 **External Email: Please use caution if opening links or attachments!**

Ms. McClay:

Thank you, I will study the Reports and Plan.

Steve Lowen

On Tuesday, July 7, 2020, 02:05:47 PM MST, McClay, Doris <dmcclay@scottsdaleaz.gov> wrote:

Hi Steven

Thank you for your comments. I will include them in the case file and the staff report. I have attached the revised site plan for Stagecoach and Windmill (12-ZN-2019).

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
Subscribe to Scottsdale P & Z Link newsletter

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

From: steven lowen <riverolowen@yahoo.com>
Sent: Tuesday, July 07, 2020 1:51 PM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Case # 12-ZN-2019

 **External Email: Please use caution if opening links or attachments!**

Ms. McClaine:

Good afternoon.

It was a pleasure speaking with you Monday. Frankly, you helped make my ability to contact The Planning Dept. to offer my feedback and 'take' easy.

Referencing the above Case, # 12-ZN-2019 I am disturbed that the Specifications for this Project has been changed several times, seemingly each increasing density. It now appears that there will be more dwelling units, each on a smaller parcel. My research, and available information shows that the City of Scottsdale is already stretched by changes to the infrastructure over the past six years. This Project simply compounds that. Beyond that is the already deep drought and problematic sourcing for water. At the same time it is not without possibility that Covid-19, and allied economic instability, may well render this a 'ghost' Project, i.e. a Speculation with no Buyer's. As a long time Scottsdale Resident, I have seen the cycles and they leave a 'Trail of Tears,' that takes years to remedy.

I speak for neighbors here in Far North Scottsdale and ask that this Project not be altered from the original precept.

Further, if you can place me on any mailing lists for this matter, those of North Scottsdale, and the City in general I would appreciate it.

Sincerely,
Steve Lowen
11108 E. Jimson Loco
Scottsdale 85262

McClay, Doris

From: Howard Myers <howard.myers@cox.net>
Sent: Thursday, June 18, 2020 4:53 PM
To: McClay, Doris; Chris Frank; Lynne Sullivan
Subject: Re: Stagecoach and Windmill revised rezoning case 12-ZN-2019

Follow Up Flag: Follow up
Flag Status: Completed

⚠ External Email: Please use caution if opening links or attachments!

Thanks Doris. The major concern is the hill on the south west corner of the property and where lot 13 is located. Staff should take a hard look at it as I don't see how they can develop that area without cuts into that hill. The coarse topo map lines sort of show that.

Thanks

Howard

On 6/18/2020 6:58 AM, McClay, Doris wrote:

Hi Howard
Yes, I will send it to you. This is a revised plan, but if the applicant has addressed the Zoning Ordinance, City Code and Design Guidelines requirements, the case will be scheduled for the Planning Commission hearing.
Doris McClay

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, June 17, 2020 8:22 PM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>; Chris Frank <ccfrank@sbcglobal.net>; Lynne Sullivan <sully1858805620@aol.com>
Subject: Re: Stagecoach and Windmill revised rezoning case 12-ZN-2019

⚠ External Email: Please use caution if opening links or attachments!

Thanks Doris. Can you send us staff's review letter when it is sent out?

Thanks again.

Howard

On 6/17/2020 10:16 AM, McClay, Doris wrote:

The revised application and plan for Stagecoach and Windmill rezoning case 12-ZN-2019 has been submitted. I have attached the revised site plan.

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251

Tele: 480-312-4214

Subscribe to [Scottsdale P & Z Link newsletter](#)

 [follow us on Facebook](#)



--

Howard Myers

Home:

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

Phone: 480-473-0109 (home)
480-262-3502 (Cell)

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

--

Howard Myers

Home:

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

Phone: 480-473-0109 (home)
480-262-3502 (Cell)

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

McClay, Doris

From: Chris Frank <ccfrank@sbcglobal.net>
Sent: Saturday, May 30, 2020 3:16 PM
To: McClay, Doris
Subject: Case: 12-ZN-2019; Recent non-Open House

⚠ External Email: Please use caution if opening links or attachments!

Doris,

Please see Lynne Sullivan's message below to the city council, about the non-open house for Stagecoach and Windmill. I am not sure that you were copied.

Regards,

Christine Frank
8350 E Arroyo Hondo Road
Scottsdale 85266

----- Forwarded Message -----

From: Lynne Sullivan <sully1858805620@aol.com>
To: ccfrank@sbcglobal.net <ccfrank@sbcglobal.net>; ABDalways@gmail.com <abdalways@gmail.com>; 1fasth2@gmail.com <1fasth2@gmail.com>; bplumb99@gmail.com <bplumb99@gmail.com>; Rhymera@cox.net <rhymera@cox.net>; eileen2him@gmail.com <eileen2him@gmail.com>; drbethfarmer@gmail.com <drbethfarmer@gmail.com>; dougskap@gmail.com <dougskap@gmail.com>; 2KORNS@cox.net <2korns@cox.net>
Sent: Saturday, May 30, 2020, 02:01:22 PM CDT
Subject: Fwd: Recent Virtual Open House Fail for Windmill/ Stagecoach

Here's a copy of my email to City Council about the less than virtual non-open house....
Lynne

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

From: Lynne Sullivan <sully1858805620@aol.com>
To: CityCouncil@ScottsdaleAZ.gov <CityCouncil@ScottsdaleAZ.gov>
Sent: Fri, May 29, 2020 9:22 pm
Subject: Recent Virtual Open House Fail for Windmill/ Stagecoach

Dear Council members,

I would like you to be aware of the status and my opinion regarding the Virtual Open House concept as it played out on Thursday Evening, May 28, 2020. I do completely understand that the intent of allowing a computer level interactive replacement for an in-person Open House because it is for the welfare and safety of presenters and attendees in consideration for the pandemic of Covid-19.

As a "Virtual" Open House, it would be expected that accommodations were to be made so that participants could interact in a "Zoom" type, audio/ visual conference or similar platform. Having many option these days for group meetings utilizing the computer, I was expecting an invitation and detail information as to how to connect. That is not what happened. That was not what was planned.

Invitees were directed by email to view the proposed map on their own by using an web link. That map had been circulated over a week before. There was no presentation or introduction at the appointed meeting time. Our method of communication was limited to sending emails or telephoning to speak to Susan Bitter-Smith privately. It was disappointing and hardly constitutes a "Virtual Open House" as I understand it. Would you hold a City Council Meeting by email alone?

I have been to other Open House events and understand that it is a requirement of the Planning Commission for the applicant to show outreach to the community. I question the decision to allow this NON-VIRTUAL and NON-INTERACTIVE replacement to satisfy the requirement since the technology exists to do it better.

There was NO advantage and no access given to anything we did not already have. I have seen the map before and I have emailed Susan Bitter Smith before. There was nothing to be gained by this event. Lost was the opportunity to hear what other attendees were asking and how their concerns were being addressed. I value the thoughts, concerns and comments of my neighbors.

Please consider whether or not you agree that an appropriate standard has NOT been met. I believe that the council should hold the applicant to a higher standard than what was done. This event was not "Virtual" and was, in fact, not even a "Meeting."

Sincerely,
Lynne Sullivan
HOA Vice President
Sand Flower Community

McClay, Doris

From: Michael Trogan <1fasth2@gmail.com>
Sent: Thursday, June 25, 2020 7:27 AM
To: McClay, Doris
Cc: Trogan Susan
Subject: Windmill/ Stagecoach Development

⚠ External Email: Please use caution if opening links or attachments!

Dear Doris McClay-

It has been a long hard road for all of us on this project. Add the current unusual situation where no virtual open house was done, I am left feeling like this new development it going to get pushed through in the dark, no matter what our community thinks.

My wife Susan and I tried to attend the announced "virtual meeting" and there was nothing there but a phone number and email address. What a waste. So much for Community Outreach!

So here's my list:

The land behind my back fence is a RECORDED and protected hillside and it extends greatly into the new development area. The map that has been emailed certainly cuts into it with the road. That is wrong. When this house was built 16 years ago, City Planners worked on positioning this house to fit the rules along with out next door neighbors. They were told that no one could destroy any part of the rest of the hillside - ever. I am not the only Sand Flower owner who thinks there is a problem here.

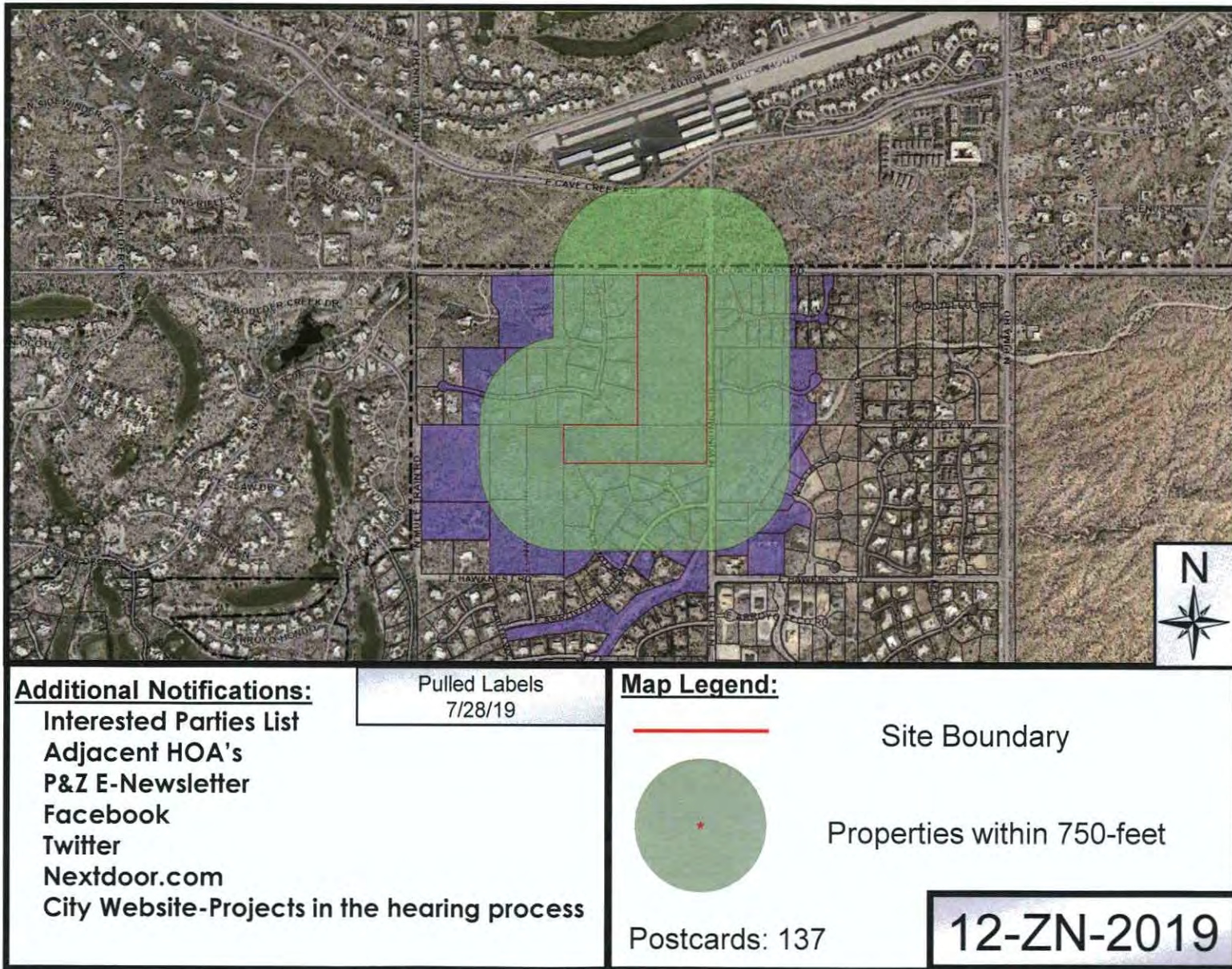
I also want to insist that the safety and well being of the dog walkers, biker and joggers etc. is vital to all of us. Having no walking path in their drawings tells me that they don't want to be bothered. There are speed tables just south of the new development that slow the speeding cars and trucks down. Why are they not being required now? The speed limit is not respected or EVER enforced along Windmill. SPEED BUMPS are a MUST!

When we moved into our house, there was a very bad monsoon storm, and I saw just how much water pours down from the acreage they are developing. The hillside washed into our back yard and the front landscape washed into the cul de sac. My landscaping had to be completely redone. If the new development doesn't get it right, Sand Flower will be damaged. The drawing doesn't really tell us much about that. The water will enter our community where the City Map already shows my neighbor in the flood plain

Michael Trogan CCO
Retail Rescue Consulting of Arizona, LLC
1fasth2@gmail.com
<https://www.retailrescuearizona.com/>

Options

City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION
ELECTRONIC REMOTE**

WEDNESDAY, OCTOBER 14, 2020

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Renee Higgs, Commissioner
William Scarbrough, Commissioner
Joe Young, Commissioner
George Ertel, Commissioner
Barry Graham, Commissioner

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Meredith Tessier
Donis McClay

CALL TO ORDER

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

ROLL CALL

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

Administrative Report and possible discussion – Tim Curtis

MINUTES REVIEW AND APPROVAL

1. Approval of September 23, 2020 Regular Meeting Minutes.

COMMISSIONER YOUNG MOVED TO APPROVE THE SEPTEMBER 23, 2020 REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER SMITH.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel.

ATTACHMENT 14

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

CONSENT AGENDA

2. 723-PA-2020 (Downtown Parking Text Amendment)

Initiate a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Article IX Parking and Loading Requirements, including any applicable sections related to the required parking for hotels, multi-family residential, and office, including the in-lieu parking program and other sections of Article IX as may be applicable. Applicant/Staff contact person is Bryan Cluff, 480-312-2258.

Item No. 2; Moved to Regular Agenda

Move to initiate 723-PA-2020, by a vote of 7-0; Motion by Commissioner Young, 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel.

3. 10-UP-2015#3 (Harvest Retail Hours of Operation Expansion)

Request by owner for a renewal and amendment of an existing Conditional Use Permit for a medical marijuana use (dispensary) with a new five (5) year term, including revision to hours of operation for the facility changing from 6am – 7pm to 6am – 10pm, on a +/- 1.08-acre site with Industrial Park (I-1) zoning located at 15190 N. Hayden Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Steve White, 480-471-6781.

4. 6-UP-2020 (Don Bluth Front Row Theatre)

Request by owner for a Conditional Use Permit for Live Entertainment in a +/- 3,000 square foot establishment located at 8989 E. Via Linda, zoned Highway Commercial, Planned Community District (C-3, PCD). Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is Rhonda Rawson, 520-490-6100.

Item No's 3 & 4; Move to make a recommendation to City Council for approval of cases 10-UP-2015#3 and 6-UP-2020, by a vote of 7-0; Motion by Commissioner Ertel, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel.

5. 17-ZN-2019 (Solitude)

Request by owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is John Berry, 480-385-2727.

6. 10-AB-2019 (Solitude Abandonment)

Request by owner to abandon twenty feet of right-of-way segment that runs east and west along the Whispering Winds alignment between N. 91 Street and N. 92nd Street, parcel #'s 217-05-008A, 217-05-008E and 217-05-008F, with Single-family Residential, Environmentally Sensitive Lands, Hillside District (R1-190 ESL HD) zoning on a +/- 20-acre site, located at the southwest corner of E. Happy Valley Road and N. 92nd Street. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is John Berry, 480-385-2727.

Item No's 5 & 6; Move to make a recommendation to City Council for approval of cases 17-ZN-2019 and 10-AB-2019, by a vote of 6-0; Motion by Commissioner Scarbrough, per the staff recommended stipulations, after determining that the proposed Abandonment and the Zoning District Map Amendment are consistent and conform with the adopted General Plan, 2nd by Commissioner Higgs, with Commissioner Smith recusing himself.

The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel, with Commissioner Smith recusing.

REGULAR AGENDA

7. 12-ZN-2019 (Stagecoach & Windmill Rezoning)

Request by owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 30-acre parcel located at the southwest corner of E. Stagecoach Pass and N. Windmill Road. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is John Berry, 480-385-2727.

Item No 7; Move to make a recommendation to City Council for approval of case 12-ZN-2019, by a vote of 6-0; Motion by Commissioner Young, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Scarbrough, with Commissioner Smith recusing himself.

Spoken Comment card from Michael Harbin Jr.

The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel, with Commissioner Smith recusing.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:03 p.m.

Castro, Lorraine

From: Castro, Lorraine
Sent: Wednesday, October 14, 2020 3:55 PM
To: Hemby, Karen
Subject: FW: City Council Public Comment Speaker Form - Michael Harbin Jr

From: notifications@cognitoforms.com <notifications@cognitoforms.com>
Sent: Wednesday, October 14, 2020 11:19 AM
To: Castro, Lorraine <lcastro@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kiva Presentation <KivaPresentation@Scottsdaleaz.gov>; Lynn, Megan <MLynn@Scottsdaleaz.gov>
Subject: City Council Public Comment Speaker Form - Michael Harbin Jr

⚠ External Email: Please use caution if opening links or attachments!

City of Scottsdale

Planning Commission Spoken Public Comment 10-14-2020

[View full entry at CognitoForms.com.](#)

Entry Details

Agenda Item

WHICH AGENDA ITEM WOULD YOU
LIKE TO SPEAK ON?

7. 12-ZN-2019 (Stagecoach & Windmill Rezoning)-
Regular Agenda

Name

FULL NAME

Michael Harbin Jr

NAME OF GROUP OR ORGANIZATION Windmill HOA

Contact Information

PHONE

(480) 272-6072

EMAIL

zrbn@comcast.net

ADDRESS

8466 East Tecolote Circle

CITY

Scottsdale

Stagecoach & Windmill Rezoning

12-ZN-2019

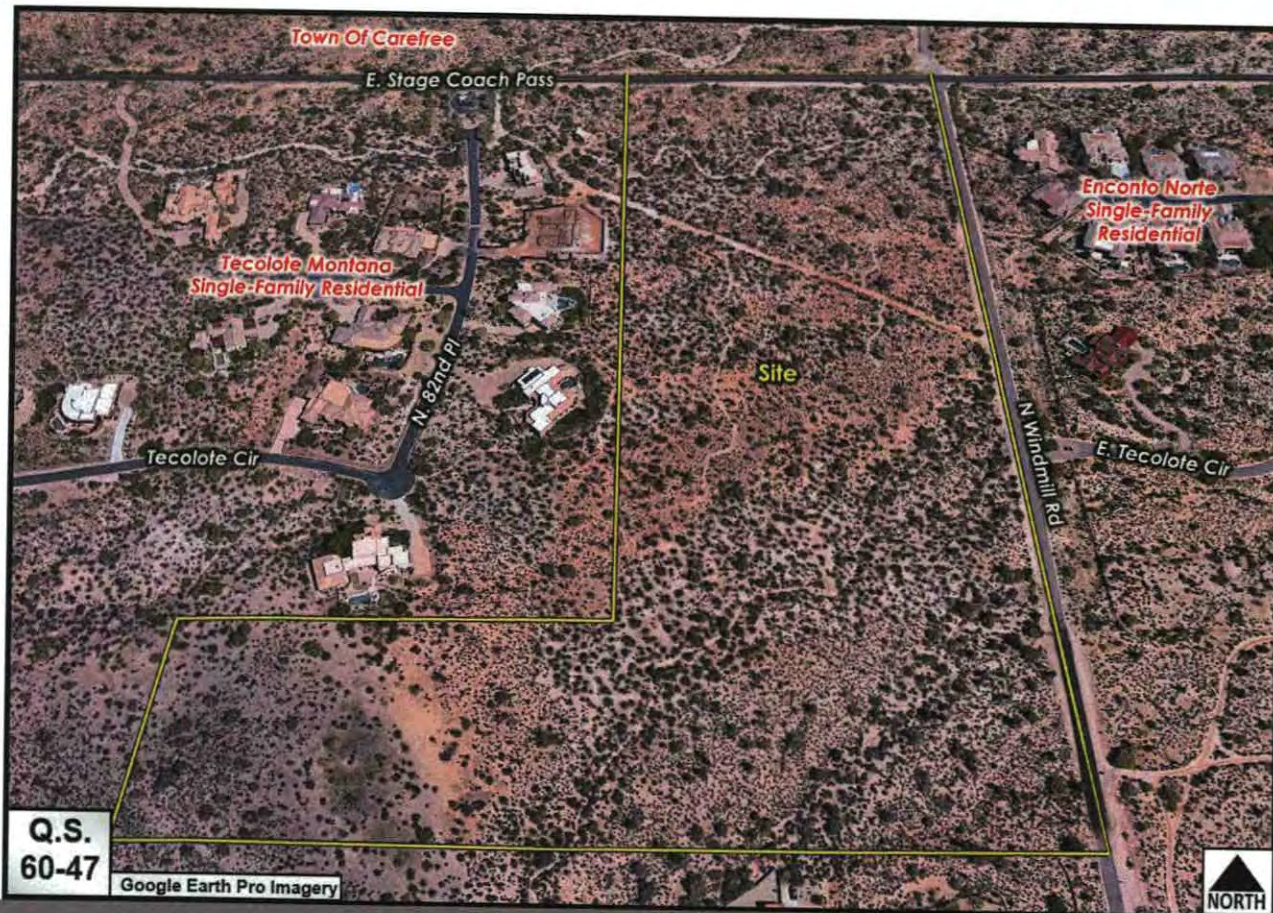
City Council
November 30, 2020

Coordinator: Doris McClay



Context Aerial

12-ZN-2019



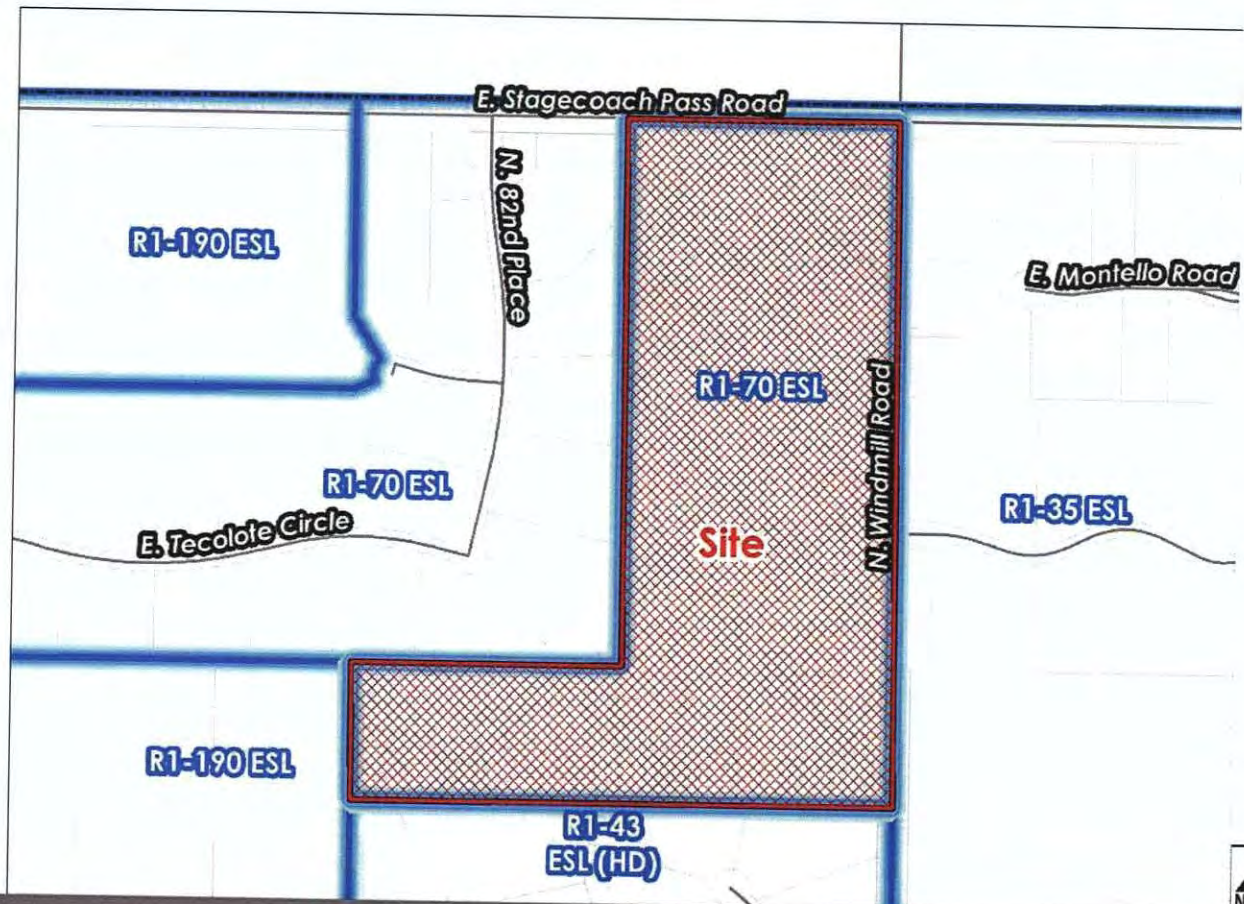
Detail Aerial

12-ZN-2019



Existing Zoning

12-ZN-2019



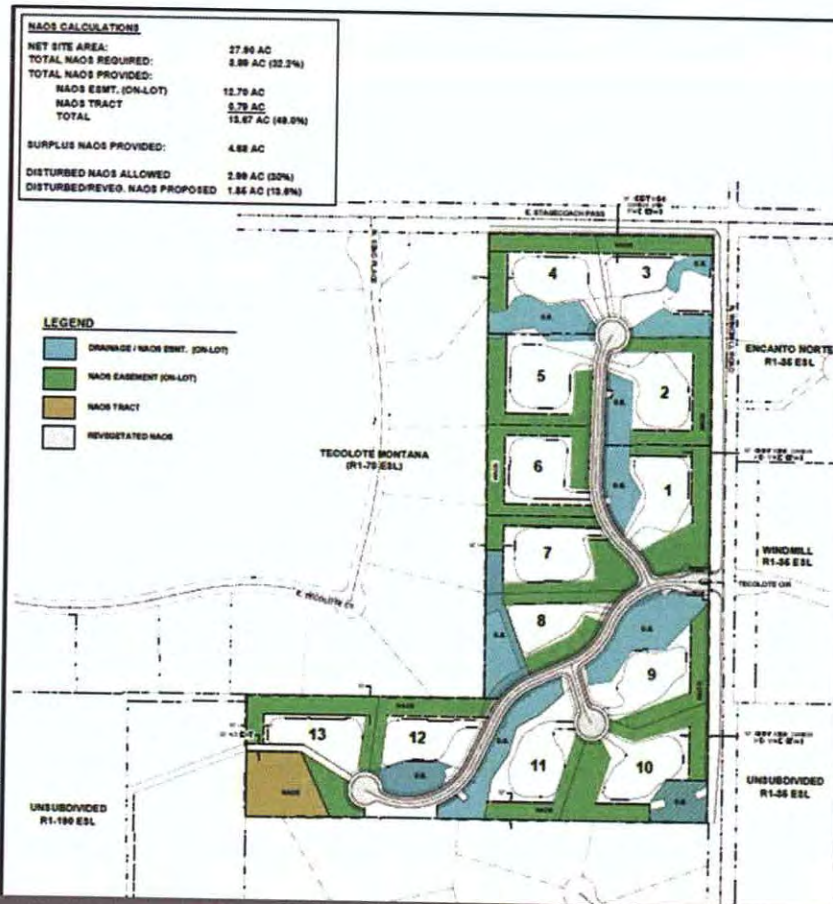
Proposed Zoning

12-ZN-2019



Site Plan

12-ZN-2019



NAOS Plan

12-ZN-2019

Stagecoach & Windmill Rezoning

12-ZN-2019

City Council
November 30, 2020

Coordinator: Doris McClay