

June 13, 2017

Re: Estates on Hayden – Neighborhood Meeting

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for an 8-lot community near your home/property. The site is comprised of 10 acres and is currently vacant with surrounding residential homes.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 ESL (Single Family Residential) to R1-35 ESL (Single Family Residential). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Rural Neighborhoods (average of 0-1 dwelling units per acre). The current R1-43 zoning allows for 8 homes on the site. Our request would not seek to increase the allowed number of homes, but the rezoning will allow the large wash corridor to be placed in a protective tract, instead of on-lot.

The requested zoning change will allow for large lot, single story private homes, natural desert open space with preservation of a wash that bisects the property, and a single gated vehicular access from Hayden Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Wednesday, June 28, 2017

TIME: 6:00pm-7:00pm

**LOCATION: Christ the Lord Lutheran Church
(9205 E. Cave Creek Rd. Carefree, AZ 85377)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or jmurillo@scottsdaleaz.gov. Please reference project case number 987-PA-2016. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Planning Manager

LVA Urban Design Studio

Email: astedman@LVAdesign.com

**SUNFLOWER ESTATES
(R1-43 ESL)**



| LEGEND | |
|---|--------------------------------------|
| | GROSS SITE BOUNDARY (10.0 AC +/-) |
| | NET SITE BOUNDARY (9.2 AC +/-) |
| SITE AREA (GROSS): 10.0 AC (+/-) | |
| SITE AREA (NET): 9.2 AC (+/-) | |
| CURRENT ZONING: R1-43 ESL | |
| PROPOSED ZONING: R1-35 ESL | |
| PROPOSED # OF LOTS: 8 | |
| DENSITY: 0.8 DU/AC | |
| REQUIRED N.A.O.S.: 3.35 AC | |
| PROPOSED DEVELOPMENT STANDARDS: | |
| R1-35 ESL | |
| MINIMUM LOT AREA: 26,250 SQ. FT. | |
| MINIMUM LOT WIDTH: 101' | |
| FRONT SETBACK: 30' | |
| SIDE SETBACK: 11' | |
| REAR SETBACK: 26' | |
| MAX. BLDG. HEIGHT: 24' | |

**CROSSING AT
THE BOULDERS
(R1-18 ESL)**

WHITEHORN CIR.

(R1-43 ESL)

OLSEN RD. (ALIGN) - 20' R/W

**VERDANTE
(R1-43 ESL)**

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**ESTATES ON HAYDEN
CONCEPTUAL SITE SUBDIVISION PLAN**

APPROX. SCALE: 1"=50'
NORTH
1667 DRANN BY: PR 5/18/17

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