

ORDINANCE NO. 1495

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, COMPREHENSIVELY AMENDING THE HILLSIDE ZONING DISTRICT, AMENDING SECTIONS 6.801 THROUGH 6.809 AND ADDING NEW SECTION 6.810 OF ORDINANCE NO. 455, AS AMENDED, AND DECLARING AN EMERGENCY.

IT IS HEREBY ORDAINED by the Council of the City of Scottsdale, Arizona, as follows:

SECTION 1. Sections 6.801 through 6.809 of Ordinance No. 455 are amended to read:

Section 6.801 Purpose

The purpose of this district is to conserve mountains and protect their surrounding hillsides. The Hillside District is intended to:

- A. Preserve the natural character and aesthetic value of mountains;
- B. Protect people and property from hazardous conditions particular to mountains and hillsides;
- C. Accommodate development on the hillsides while protecting the area's natural character, resources and aesthetic value.
- D. Encourage innovative hillside development by allowing the flexibility necessary to produce unique, environmentally sensitive projects;
- E. Minimize hillside disturbance and problems such as construction scars, erosion, increased runoff and downstream flood hazards.
- F. Minimize the costs to the City of providing public services and facilities to developable hillside areas and prevent development where public services and facilities cannot be feasibly provided.

Section 6.802 Definition

- A. The Hillside District shall include mountains and the surrounding hillsides. This district shall be superimposed over all other underlying zoning districts. The Hillside District shall contain two major parts: The mountains shall be designated as "Hillside Conservation Area (HC)" and the surrounding hillsides as "Hillside Development Area (HD)." These two areas shall be separated by a "no-development" line.
- B. Within the Hillside Conservation Area (HC) the land shall be set aside for the conservation of permanent natural open space.
- C. The Hillside Development area (HD) is established to protect the hillsides while accommodating development, subject to the special provisions and standards of this district.

Section 6.803 Approvals Required

No structure or building shall be built or remodeled upon land in the Hillside District until:

- A. Zoning has been approved for any proposed development which may achieve the higher densities made available through density credit transfer.
- B. Development Review Board approval has been obtained as outlined in Article I, Section 1.400 and in conformance with the provisions of Section 6.806 of this district, except that single family detached units shall require approval as outlined in "C" below.
- C. Site development approval has been obtained for all single family detached dwelling units. Site development shall be approved by Planning as delegated by the Development Review Board, and shall consider only those criteria in Section 6.807 of this district. Site development approval administration shall be the same as that outlined in Article 1, Section 1.405. The Planning Department's decision may be appealed to the Development Review Board.

Section 6.804 "No Development" Line Determination

- A. THE INITIAL LOCATION OF THE "NO DEVELOPMENT" LINE SHALL BE DETERMINED BY THE OCCURRENCE OF ANY ONE OF THE FOLLOWING CONDITIONS THAT DEFINE THE MOUNTAINS:

- 1. UNSTABLE SLOPES SUBJECT TO BOULDER ROLLING, ROCKFALLS, LANDSLIDES;
- 2. BEDROCK AREAS;
- 3. SLOPES OF 15 PERCENT OR GREATER;
- 4. SHALLOW, ROCKY MOUNTAIN SOILS SUBJECT TO SEVERE EROSION.

- B. "No Development" Line Adjustment Procedure

Adjustments to the "no development" line delineating the Hillside Conservation area (HC) are subject to the following:

- 1. APPLICATIONS FOR ADJUSTMENT OF THE "NO DEVELOPMENT" LINE SHALL INCLUDE:
 - a. A COMPOSITE FACTORS MAP AT THE SAME SCALE AS THE DEVELOPMENT PROGRAM FOR THE OVERALL DEVELOPMENT APPLICATION WHICH INDICATES THE FIRST, SECOND AND THIRD CONDITIONS; THE 25% SLOPE LINE; AND THE PROPOSED NO DEVELOPMENT LINE.
 - b. A REPORT WHICH DESCRIBES THE CONCEPTUAL SITE AND BUILDING DESIGN TECHNIQUES AND CONSTRUCTION METHODS FOR ALL DEVELOPMENT PROPOSED IN THE ADJUSTED AREAS. THE REPORT SHALL INCLUDE RECOMMENDATIONS TO MINIMIZE BEDROCK EXCAVATION TO INDICATE THE COMPATIBLE RELATIONSHIP OF BUILDINGS TO THE TERRAIN, TO RESOLVE POTENTIAL EROSION AND UNSTABLE SLOPE HAZARDS, AND TO REDUCE THE VISUAL IMPACT OF CUTS AND FILLS.
- 2. The Development Review Board may deny or limit such proposed adjustments, in order to achieve best the purpose of the Hillside District, as set forth under Section 6.801.
- 3. The Hillside Development Area (HD) shall not be extended to include areas which contain three (3) of the CONDITIONS which define the mountains, EXCEPT THAT IN NO CASE SHALL SLOPES EQUAL TO OR STEEPER THAN 25 PERCENT BE INCLUDED IN THE HILLSIDE DEVELOPMENT (HD) AREA.
- 4. THE DEDICATION OF OR EASEMENT ON THE CONSERVATION AREA SHALL BE RECORDED WITH OR PRIOR TO CITY COUNCIL APPROVAL OF THE PLAT OR BEFORE ISSUANCE OF A BUILDING PERMIT, WHICHEVER OCCURS FIRST, OVER THE ADJUSTED AREA.

5. IN NO CASE SHALL THE CONSERVATION AREA (HC) BE REQUIRED TO BE MORE THAN 80 PERCENT OF ANY LAND HELD AND RECORDED IN SINGLE COMMON OWNERSHIP ON THE DATE THE HILLSIDE DISTRICT ZONING IS ADOPTED ON THE PROPERTY.

Section 6.805 Hillside Conservation Area (HC)

A. General Provisions

1. Although development shall not be allowed EXCEPT AS PROVIDED IN SECTION "B" BELOW in the Hillside Conservation area, density credit may be transferred to adjacent Hillside Development land contained within the application, subject to:
 - a. Density credit derived from existing underlying zoning in the HC area, at the following rates:
 - (1) R1-190: .20 units per acre
 - (2) R1-130: .33 units per acre
 - (3) R1-70: .50 units per acre
 - (4) R1-43: 0.80 units per acre
 - (5) R1-35: 1.00 units per acre
 - b. Regulations of this ordinance and other applicable City ordinances AND CODES which will apply to development in the HD area;
 - c. Density limitations of the zoning in the HD area as ultimately approved by the City Council:
 - d. The ownership pattern on record on the date of the COUNCIL ADOPTION of the zoning ordinance amendment to establish the Hillside District ON A PROPERTY OR PROPERTIES.
2. Rezoning of the HD area to achieve the higher densities made available through density credit transfer shall result in removal of the underlying zoning in the HC area.
3. The land within the Hillside Conservation area shall be legally secured for the conservation of permanent natural open space through easements or dedication.
4. No grading, filling, clearing or excavation of any kind shall be allowed in the Hillside Conservation area.
5. THIS ORDINANCE SHALL NOT BE CONSTURED TO REQUIRE ANY EASEMENTS OTHER THAN FOR SCENIC OR CONSERVATION PURPOSES IN HILLSIDE CONSERVATION (HC) AREAS, EXCEPT AS PROVIDED IN SECTION "B" BELOW.
6. IF NO ADJUSTMENT TO THE "NO DEVELOPMENT" LINE IS PROPOSED AS PROVIDED IN SECTION 6.804 B., THE DEDICATION OF TITLE OR EASEMENT ON THE HILLSIDE CONSERVATION AREA (HC) SHALL OCCUR PRIOR TO ADOPTION OF THE DENSITY TRANSFER ZONING OR BUILDING PERMIT APPROVAL, WHICHEVER COMES FIRST, ON THE PROPERTY UNLESS THE APPLICANT SUBMITS A PHASING PLAN AND SCHEDULE AT THE TIME OF THE DENSITY TRANSFER ZONING WHICH CLEARLY DESIGNATES WHEN AND BY WHOM THE DEDICATIONS SHALL OCCUR. THIS PLAN AND SCHEDULE SHALL BE REVIEWED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL.

B. Permitted Uses

Buildings, structures or the placement of any impermeable surfaces shall not be permitted within the boundaries of the Hillside Conservation area. Uses allowed shall be limited to those compatible with the conservation of natural open space, as approved by the City Council.

Section 6.806 Hillside Development Area (HD)

All development of the land in the Hillside Development area shall be regulated by the provisions of this section and the requirements of the underlying zoning district, except that in the event of conflict, the provisions of the Hillside District shall prevail.

A. Design Criteria and Development Standards

1. NATURAL AREA OPEN SPACE

All development proposals shall include a portion of the site within the Hillside Development Area which is to be retained in NATURAL AREA OPEN SPACE.

- a. The percent of the total site required to be retained in NATURAL AREA OPEN SPACE shall be based on the average slope of the land surface. The following NATURAL AREA OPEN SPACE requirements shall apply:

<u>Slope Unit</u>	<u>Percent Slope</u>	<u>Minimum % of Slope Unit To Remain As NATURAL AREA OPEN SPACE</u>
I	0 - 2	20
II	2 - 5	25
III	5 - 10	35
IV	10 - 15	50
V	15+	50

The NATURAL AREA OPEN SPACE requirement for each slope category shall be fulfilled within the area of that land slope.

- b. THE NATURAL AREA OPEN SPACE REQUIREMENT MAY BE COMPOSED OF TWO TYPES: I.E., UNDEVELOPED NATURAL AREAS AND RESTORED DESERT AREAS. THE SCHEDULE WITH WHICH THESE TYPES MAY APPLY TO THE NATURAL AREA OPEN SPACE REQUIREMENT IS:
 - UNDEVELOPED NATURAL AREAS SHALL CONSITUTE A MINIMUM OF 75% OF THE REQUIRED OPEN SPACE. NATURAL AREA ACREAGE SHALL COUNT AT A RATE OF 1.0 TOWARD THE REQUIREMENT.
 - RESTORED DESERT AREAS MAY MEET A MAXIMUM OF 25 PERCENT OF THE REQUIRED OPEN SPACE. RESTORED DESERT AREA ACREAGE SHALL COUNT AT A RATE OF .5 TOWARD THE REQUIREMENT.
- c. The following shall be used as guidelines in location of natural areas:
 - (1) Contiguous areas along drainage channels;
 - (2) Ten foot minimum widths adjacent to roadway improvements;
 - (3) Areas contiguous with other natural areas of adjacent properties;
 - (4) Areas containing rock outcroppings;
 - (5) Areas containing soils with high permeability;
 - (6) Significant stands or clusters of native vegetation, including such species as ironwood, palo verde, mesquite and saguaro;
 - (7) Known or discovered archaeological sites.
- d. THE FOLLOWING SHALL BE USED AS GUIDELINES IN LOCATING RESTORED DESERT AREAS:
 1. IN REQUIRED SETBACKS;
 2. ADJACENT TO COMMON RECREATION FACILITIES.
 3. ALONG ROADWAY IMPROVEMENTS OR OVER UTILITY EASEMENTS.
- e. Natural area designations may apply toward the open space requirements of the underlying zoning district.
- f. No grading, excavation or construction EXCEPT PLANNING PROGRAM APPROVED LANDSCAPING WITH NATIVE DESERT ORGANIC OR INORGANIC MATERIALS shall be allowed within areas designated as "natural areas".

WHERE ON-SITE CONSTRUCTION HAS INADVERTENTLY SCARRED DESIGNATED NATURAL AREAS, THE APPLICANT SHALL SUBMIT A DESIGN AND PROGRAM TO THE PLANNING DIRECTOR FOR THE RESTORATION OF THE AFFECTED SITES. IF SCARRED AREAS EXCEED TEN PERCENT (10%) OF THE TOTAL REQUIRED FOR THE SLOPE UNIT ON THE PROPERTY, THE APPLICANT SHALL DEDICATE ADDITIONAL NATURAL AREA EASEMENTS TO BRING THE TOTAL NATURAL AREA BACK TO WITHIN NINETY (90 %) PERCENT OF THE BASE REQUIREMENT.

- g. RESTORED DESERT AREAS SHALL BE GRADED TO BLEND IN WITH THE NATURAL TERRAIN AND LANDSCAPED WITH ROCK AND PLANT MATERIALS WHICH ARE NATIVE TO LOCAL DESERT AREAS.
- h. All natural areas shall be legally secured by natural area easements prior to the issuance of building permits.
- i. ALL NATURAL AREAS AND RESTORED DESERT AREAS SHALL BE CLEARLY SHOWN ON ALL DEVELOPMENT REVIEW PLANS AND BUILDING PERMIT SITE PLANS UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL. A LANDSCAPING PROGRAM FOR RESTORED DESERT AREAS SHALL BE APPROVED BY THE PLANNING PROGRAM PRIOR TO ISSUANCE OF BUILDING PERMITS.
- j. EXISTING ROAD SCARS, EXCAVATIONS, ROAD CUTS AND DUMP SITES WHICH ARE RESTORED TO DESERT MAY COUNT TOWARD NATURAL AREAS AT TWICE THEIR AREA.

2. Landscaping

- a. Existing vegetation shall be retained in any part of the total development which is not designated for grading or construction.
- b. Existing vegetation which cannot be preserved in place but is suitable for transplanting shall be relocated on the site.
- c. Unimproved disturbed areas shall be landscaped within 180 days following issuance of a grading permit and/or within 30 days of the issuance of a Certificate of Occupancy, or utility "turn-on".
- d. All required plans for landscaping shall be approved prior to issuance of building permit, and all installations shall be in accordance with the approved landscape plan.
- e. All landscaping within public easements or areas to be dedicated to the City shall be low maintenance, low water consumptive desert vegetation.
- f. An open space network shall be designed to provide contiguous linkages throughout the development parcel, and between adjacent parcels where major public trail systems or vista corridors are designated.

3. Grading

- a. Man-made slopes shall conform to patterns of the natural terrain.
- b. All cut and fill slopes shall be landscaped and shall be stabilized to control erosion.
- c. Any cut or fill slope which is to be revegetated shall not be steeper than a 3:1 slope.
- d. The maximum vertical dimension of any cut or fill shall be:

1. a. EXPOSED FILLS ADJACENT TO ANY BUILDING: 8 FEET;
b. EXPOSED FILLS ALONG ROADWAYS: 4 FEET;
2. FILLS ENCLOSED BY RETAINING WALLS: 8 FEET;
3. EXPOSED CUTS: 4 FEET;
4. OPEN CUTS SHIELDED BY BUILDINGS DOWNSLOPE: THE HEIGHT OF THE ROOF EAVE OR PARAPET OF THE ADJACENT BUILDING UP TO 8 FEET;
5. CUTS ABUTTING BASEMENT OR EARTH SHELTERED BUILDING WALLS: 16 FEET;
6. OR AS OTHERWISE APPROVED BY THE DEVELOPMENT REVIEW BOARD.
- e. All excess excavated material shall be removed or otherwise placed so as to become an integral part of the site development.
- f. During construction, measures such as sediment traps or terracing shall be used around all graded areas to minimize erosion.
- g. Whenever archaeological sites are discovered during excavation, the Planning Department shall be notified and mutually agreeable precautions taken to preserve the artifacts. IN NO CASE SHALL CONSTRUCTION BE DELAYED BEYOND 30 DAYS AFTER NOTIFICATION TO THE CITY.
- h. THERE SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING SERVICES DIRECTOR PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, A REPORT INCLUDING TEXT AND DESIGNS WHICH INDICATES HOW THE DESIGN AND CONSTRUCTION OF IMPROVEMENTS SHALL MITIGATE THE SPECIFIC CONDITIONS FOUND IN AREAS IDENTIFIED AS UNSTABLE SLOPES.

4. Aesthetics

- a. All mechanical equipment, including but not limited to air conditioning and pool equipment, shall be SCREENED A MINIMUM OF ONE FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING.
- b. All lighting shall be low scale and low intensity and directed downward and away from the view of others, as set forth in Article 5, Section 5.106.
- c. BUILDING HEIGHTS SHALL BE LIMITED BY A PLANE MEASURED 30 FEET VERTICALLY ABOVE THE EXISTING NATURAL TERRAIN ELEVATION (prior to grading).
- d. THE SURFACE MATERIALS OF RETAINING WALLS SHALL BE OF MATERIALS WHICH ARE EITHER SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS OR WHICH BLEND WITH THE NATURAL TERRAIN.

5. Roadways/Circulation

- a. Road alignments, driveways and parking areas shall conform as closely as possible to natural topography.
- b. Existing vegetation shall be preserved to the greatest extent possible in the location of roads and shall be retained as medians or buffers wherever possible within the unimproved right-of-way.
- c. Variations in road design and construction may be permitted in order to keep grading and cut slopes to a minimum.
- d. One-way loop roads may be constructed where appropriate for the terrain.
- e. Combinations of collective private driveways, cluster parking areas and off-street parking bays are encouraged in order to minimize paved areas.

6. Fire Protection

- a. Prior to Development Review approval, the Fire Chief shall inspect the site to identify any unique conditions that may require special fire prevention precautions, and shall communicate the findings and recommendations to the Development Review Board.

b. NATURAL AREA OPEN SPACE DENSITY Incentive

A 20 percent density incentive shall be allowed for cluster housing projects where the approved plan contains 20 percent more NATURAL AREA OPEN SPACE in the Hillside Development (HD) areas.

The maximum density allowed shall not exceed the density that is set forth as follows:

<u>ZONE</u>	<u>MAXIMUM DU'S PER GROSS ACRE</u>
R1-7	5.5
R1-10	4.0
R1-18	2.4
R1-35	1.2
R1-43	1.0
R1-70	.6
R1-130	.4
R1-190	.25

WITH NATURAL AREA OPEN SPACE DENSITY INCENTIVE, THE FOLLOWING NATURAL AREA OPEN SPACE REQUIREMENTS SHALL APPLY:

<u>Slope Unit</u>	<u>Percent Slopes</u>	<u>Maximum % to Remain As NATURAL AREA OPEN SPACE</u>
I	0 - 2	40
II	2 - 5	45
III	5 - 10	55
IV	10 - 15	70
V	15+	70

c. DESIGN INCENTIVE

A DENSITY INCENTIVE SHALL BE ALLOWED FOR THE R1-190 AND R1-130 ZONES FOR SPECIAL CLUSTERED HOUSING PROJECTS WHERE THE APPROVED PLAN MEETS THE NATURAL AREA OPEN SPACE REQUIREMENTS OF THE NATURAL AREA OPEN SPACE DENSITY INCENTIVE (SECTION 6.806 c.) AND THAT THE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, THE DWELLING UNIT, TENNIS COURT, SEPARATE GARAGE, OR PRIVACY WALLS HAVE BEEN APPROVED BY THE CITY.

THIS APPROVAL SHALL INCLUDE THE REVIEW OF THE LOCATION AND SITING, HEIGHT, LANDSCAPING, AND EXTERNAL MATERIALS AND COLORS OF THE IMPROVEMENTS. THE GOAL IS TO MINIMIZE THE DISTURBANCE OF IMPROVEMENTS ON THE CHARACTER AND FORM OF THE NATURAL TERRAIN AS WELL AS MAINTAIN THE RURAL, LOW DENSITY CHARACTER OF SURROUNDING NEIGHBORHOODS.

THE DESIGN OF THESE IMPROVEMENTS SHALL BE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE MAXIMUM DENSITIES ALLOWED SHALL BE AS FOLLOWS:

<u>ZONE</u>	<u>MAXIMUM DU'S PER GROSS ACRE</u>
R1-130	.50
R1-190	.30

d. MODIFICATION PROCEDURE

If the applicant wishes to propose a modification to the design criteria and development standards of the

underlying zoning district, additional written and graphic material shall be prepared to accompany the application. The materials shall illustrate the conditions that the modified standards will produce. The material shall enable the PLANNING COMMISSION AND CITY COUNCIL to make the determination that the modification will produce a living environment, landscape quality and lifestyle equal to or superior to that produced by the existing design criteria and development standards.

Section 6.807 Application Requirements

- A. ALL ZONING, DEVELOPMENT REVIEW, AND SINGLE FAMILY BUILDING PERMIT (WHERE THE PARCEL WAS NOT SUBDIVIDED UNDER THE HILLSIDE DISTRICT) APPLICATIONS IN THE HILLSIDE DISTRICT SHALL INCLUDE THE FOLLOWING ITEMS IN ADDITION TO NORMAL APPLICATION REQUIREMENTS:
 - 1. A BASE TOPOGRAPHIC CONTOUR MAP WITH TWO (2) FOOT CONTOURS IN HILLSIDE DEVELOPMENT (HD) AREAS AND TEN (10) FOOT CONTOURS IN HILLSIDE CONSERVATION (HC) AREAS FOR ALL APPLICATION MAPS.
 - 2. A LEGAL DESCRIPTION OF THE PROPERTY.
 - 3. THE SIZE IN ACRES OF THE PROPERTY.
 - 4. THE PROPOSED NUMBER OF UNITS AND DENSITIES OVER THE ENTIRE PROPERTY AND FOR THE HILLSIDE DEVELOPMENT (HD) AREAS.
 - 5. A GENERAL LOCATION MAP SHOWING THE SITE AND ITS RELATIONSHIP TO NEARBY COLLECTOR OR LARGER STREETS.

- B. ALL ZONING APPLICATION SHALL INCLUDE THE ADDITIONAL FOLLOWING ITEMS IN ADDITION TO OTHER NORMAL APPLICATION REQUIREMENTS:
 - 1. AN ENVIRONMENTAL ANALYSIS INCLUDING THE FOLLOWING REPORTS AND MAPS (WHICH SHALL BE AT A SCALE NO LARGER THAN ONE (1) INCH EQUALS 100 FEET):
 - a. GENERAL LOCATION MAP OF HILLSIDE FACTORS INCLUDING UNSTABLE SLOPES; BEDROCK AREAS; AND 2%, 5%, 10%, 15% AND 25% SLOPE LINES.
 - b. RECTIFIED OR SEMI-RECTIFIED AERIALS AT THE SAME SCALE AS THE HILLSIDE FACTORS MAP.
 - c. A GEOLOGY AND SOILS REPORT IDENTIFYING THE GEOLOGIC STRUCTURES ON THE SITE, GENERAL GEOLOGICAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF GRADING, AND SOILS WITH HIGH SHRINK-SWELL POTENTIAL, HIGH PERCOLATION RATES, OR PARTICULARLY SUSCEPTIBLE TO EROSION.
 - d. MAP(S), AT A SCALE NO LARGER THAN ONE (1) INCH EQUALS 200 FEET, DELINEATING 100-YEAR STORM FLOODPLAINS ALONG DRAINAGEWAYS WHERE THE ESTIMATED FLOW UNDER NATURAL CONDITIONS IS EQUAL TO OR GREATER THAN 250 C.F.S.

 - 2. A DEVELOPMENT PROGRAM INCLUDING THE FOLLOWING REPORTS AND MAPS (WHICH SHALL BE AT A SCALE NO LARGER THAN ONE (1) INCH EQUALS 200 FEET):
 - a. THE PROPOSED AREA IN ACRES OF HILLSIDE DEVELOPMENT (HD) AND CONSERVATION (HC) AREAS.
 - b. A DEVELOPMENT PLAN SHOWING THE PROPOSED CONFIGURATION, SIZE IN ACRES, NUMBER OF RESIDENTIAL UNITS OR NON-RESIDENTIAL SQUARE FOOTAGE, AND UNDERLYING ZONING CATEGORIES FOR EACH USE.
 - c. A DEVELOPMENT PHASING MAP DELINEATING THE CONFIGURATION, SIZE IN ACRES, AND GENERAL SEQUENCE OF INTEGRAL DEVELOPMENT AND DEDICATION AND EASEMENT UNITS.
 - d. A CIRCULATION PLAN MAP DELINEATING THE LOCATION AND CLASSIFICATION OF ALL MAJOR PUBLIC OR PRIVATE STREETS, ALL REQUIRED PUBLIC PARKING AREAS, PEDESTRIAN WAYS, TRAILS, AND BIKEWAYS.

- e. A VISUAL ANALYSIS PRESENTATION WHICH CLEARLY PORTRAYS THE MAJOR VIEWS TO AND FROM THE SITE, THE PRINCIPAL OR UNIQUE VISUAL FEATURES ON OR ADJACENT TO THE SITE, AND THE GENERAL RELATIONSHIP AND CHARACTER OF HILLSIDE DEVELOPMENT (HD) AND CONSERVATION (HC) AREAS. THIS MAY INCLUDE SUCH MATERIALS AS SLIDES, PHOTOGRAPHS, CROSS SECTIONS, MAPS, OR MODELS.
 - f. A OPEN-SPACE/NATURAL AREAS MAP DELINEATING THE CONFIGURATION AND TYPES OF MAJOR OPEN SPACES AND INDICATING THE NATURAL AREA OPEN SPACE REQUIREMENTS IN ACRES FOR EACH USE AND DEVELOPMENT UNIT IDENTIFIED ON THE DEVELOPMENT PLAN AND PHASING MAPS.
 - g. A REPORT INCLUDING ALL PROPOSED MODIFICATIONS TO UNDERLYING ZONING CATEGORIES WITH GRAPHICS SHOWING TYPICAL APPLICATIONS OF THE STANDARDS.
- C. ALL DEVELOPMENT REVIEW BOARD APPLICATION (AS ESTABLISHED IN ARTICLE 1, SECTION 1.400) SHALL INCLUDE THE ADDITIONAL FOLLOWING ITEMS IN ADDITION TO OTHER NORMAL APPLICATION REQUIREMENTS:
- 1. AN ENVIRONMENTAL ANALYSIS INCLUDING THE FOLLOWING REPORTS AND MAPS (WHICH SHALL BE AT A SCALE NO LARGER THAN ONE (1) INCH EQUALS 50 FEET):
 - a. A LOCATION MAP DELINEATING THE HILLSIDE FACTORS INCLUDING UNSTABLE SLOPES BEDROCK AREAS: AND 2%, 5%, 10%, 15% AND 25% SLOPE LINES.
 - b. A GEOLOGY AND SOILS REPORT WHICH INCLUDES SPECIFIC RECOMMENDATIONS ON THE TYPE OF GRADING, FOUNDATION DESIGN, AND CONSTRUCTION AND DESIGN STANDARDS FOR CUTS/AND FILLS.
 - c. A MAP DELINEATING 100-YEAR STORM FLOOD PLAINS ALONG DRAINAGWAYS WHERE THE ESTIMATED FLOW UNDER DEVELOPMENT CONDITIONS IS EQUAL TO OR GREATER THAN 50 C.F.S.
 - 2. A DEVELOPMENT PROGRAM INCLUDING THE FOLLOWING REPORTS AND MAPS (WHICH SHALL BE AT A SCALE NO LARGER THAN ONE (1) INCH EQUALS 100 FEET):
 - a. THE PROPOSED LOCATION AND AREA IN ACRES OF HILLSIDE DEVELOPMENT (HD) AND CONSERVATION (HC) AREAS.
 - b. A PRELIMINARY PARCEL MAP(S) DELINEATING THE CONFIGURATION AND LOCATION OF ALL PARCELS, TRACTS, COMMON AREAS, AND ALL RIGHTS-OF-WAY AND EASEMENTS FOR STREETS, UTILITY LINES SERVING MORE THAN TWO UNITS, NATURAL AREA OPEN SPACE, TRAILS AND PATHS, VISTA AND SCENIC CORRIDORS, AND DRAINAGE.
 - c. A LANDSCAPING PLAN AND REPORT DELINEATING THE LOCATION AND TYPE OF LANDSCAPING ALONG MAJOR STREETS AND COMMON AREAS, THE LOCATION AND TYPICAL DESIGN OF DEVELOPMENT WALLS AND ENTRANCES, AND TYPICAL CONCEPTS FOR THE DESIGN OF DRAINAGE STRUCTURES AND STREET LIGHTS.
 - d. A GRADING REPORT INDICATING THE PROPOSED METHODS AND/ SEQUENCING OF GRADING, PROPOSED LOCATIONS FOR STOCKPILING DISPOSING UNUSED MATERIALS, AND RECOMMENDATIONS FOR MINIMIZING WIND AND WATER EROSION ON GRADED AREAS DURING DEVELOPMENT AND CONSTRUCTION.
 - e. VISUAL MATERIALS SHOWING THE CHARACTER OF THE SITE INCLUDING SLIDES AND PHOTOGRAPHS.
 - f. A DESIGN CONCEPT REPORT WHICH SHOWS THE TYPICAL SITE PLAN AND ACCESS FOR RESIDENTIAL UNITS.
- D. ALL SINGLE FAMILY RESIDENTIAL BUILDING PERMITS, EXCEPT FOR ELECTRICAL STRUCTURAL, OR PLUMBING ONLY, SHALL INCLUDE THE FOLLOWING MAP(S) IN ADDITION TO OTHER NORMAL APPLICATION REQUIREMENTS:

1. WHERE THE LOT WAS PLATTED UNDER THE HILLSIDE DISTRICT PROVISIONS, THE PERMIT SITE PLAN SHALL SHOW ALL PLATTED NATURAL AREA EASEMENTS, THE CONFIGURATION OF ALL BUILDINGS AND IMPERVIOUS SURFACES, BUILDING PAD ELEVATION, PARAPET OR ROOF TOP ELEVATIONS, AND THE LOCATION OF EXTERIOR MECHANICAL EQUIPMENT.
2. WHERE THE LOT WAS PLATTED OR OTHERWISE ESTABLISHED WITHOUT THE HILLSIDE DISTRICT PROVISIONS, THE PERMIT SHALL INCLUDE:
 - a. A SITE PLAN SHOWING PROPOSED NATURAL AREA EASEMENTS, THE CONFIGURATION OF ALL BUILDINGS AND IMPERVIOUS SURFACES, BUILDING PAD ELEVATIONS, PARAPET OR ROOF TOP ELEVATIONS, AND THE LOCATION OF EXTERIOR MECHANICAL EQUIPMENT.
 - b. AN EASEMENT WHICH LEGALLY DESCRIBES THE LOCATION AND CONDITIONS OF THE PROPOSED NATURAL AREAS.

Section 6.808 Off Street Parking

The provisions of Article IX shall apply.

Section 6.809 Signs

The provisions of Article VIII shall apply.

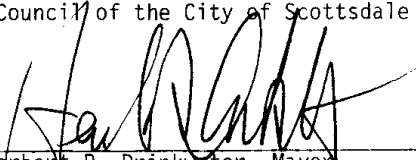
SECTION 2. Adding a new Section 6.810 of Ordinance No. 455, as amended, to read:

SECTION 6.810 ORDINANCE PRIORITY

THE REQUIREMENTS AND PROVISIONS OF ALL ORDINANCES AND CODES OTHER THAN THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE SHALL APPLY UNMODIFIED BY THIS HILLSIDE ORDINANCE.

SECTION 3. WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist, and this ordinance shall be in full force and effect from and after its final passage and adoption by the Council of the City of Scottsdale.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 29th day of June, 1982.



 Herbert R. Drinkwater, Mayor

ATTEST:

Roy R. Pederson
City Clerk

By: 

 Betty Warren, Deputy City Clerk

APPROVED:



 Richard Filler, City Attorney