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The DC Ranch Community Council, representing the 8000 residents within DC Ranch, has reviewed the preliminary plat narrative for the 94<sup>th</sup> and Bell residential development. The land abuts DC Ranch's southern border.

The applicant has gathered a strong team to implement land planning and architecture for the project. The current R1-7 zoning will be used, providing the 'neighbor' that was expected by adjacent homeowners. Lots will be larger than required, which will enhance the look and feel of the area, create less traffic, and increase property values. We thank the applicant for their insight and consideration in these areas.

In review of the applicant's materials, DC Ranch is requesting a few minor changes, suggestions and/or clarifications to their application:

1. While the applicant is not required to hold a public Open House to inform neighbors of their plans, it would be greatly appreciated if they did.
2. Preliminary Site Plan drawing and Wall Plan – No path or gate should be built for pedestrian use on the northern border. That area is meant to provide privacy between this development and the existing neighborhood to the north. Its natural desert landscape should not be compromised by pedestrian usage.
3. Page 2 – States that on the north side of the development, there will be a "proposed" setback of a minimum of 30 feet from the property line. DC Ranch is grateful the applicant plans for this extra 5 ft. of setback and asks that it be guaranteed verses proposed and revegetated as stated to provide a buffer for the existing homes to the north.
4. Page 4 – States the applicant is requesting the Development Review Board approval of amended R1-7 development standards as permitted in the ESL overlay. Clarification is needed to assess the impact on the adjacent existing homes.
5. Page 7 – States the applicant is requesting a datum elevation adjustment to determine roof height and establish floor elevations of at least 2 ft. above the highest adjacent grade of the structure per FEMA (with no floor terracing). Clarification is needed to assess the impact on the adjacent existing homes.
6. Page 9 – States that the applicant is seeking exemptions related to building height and subdivision perimeter walls and that these exemptions allow the development to be compatible to the homes on the north and east. Existing homes to the north are one story (except for 1). Clarification is needed to understand if this means the new development will also have one-story homes on the north ensuring privacy for both neighborhoods.
7. In addition, DC Ranch is participating in the City of Scottsdale Firewise program and requests that the new community participate too.