

**THE VILLAS AT CHENEY ESTATES PROJECT NARRATIVE
MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT,
REZONING, SPECIAL USE PERMIT FOR GUARD GATE,
CONDITIONAL USE PERMIT FOR PRIVATE ROAD, AND PRELIMINARY PLAT**

INTRODUCTION

Geoffrey Edmunds and Rod Cullum are preparing to purchase an approximately 4.4-acre parcel for the purpose of developing a residential project. The parcel is currently owned by Town Triangle, LLC and is located at the northwest corner of the alignment of Northern Avenue and Scottsdale Road, adjacent to Camelback Country Club Golf Course and across the Indian Bend Wash from Cheney Estates.

During the last few years there have been a number of proposals for non-residential uses and churches. One developer worked on the project for over a year to revise the zoning for a multi-story Continuing Care Retirement Community – that effort was not successful. Several of the prior potential buyers have been attempting to build large commercial projects that are not the best use of the property. Schools and sober homes can also be permitted as a matter of state and federal law.

Geoffrey Edmunds lives on the north side of Cheney Estates and is one of the closest neighbors to this long-vacant parcel. Mr. Edmunds has watched the various proposals come and go over the years—none of these proposed uses were appropriate for this property. So, Mr. Edmunds decided to move forward with a project that fits the site and has the full support of The Cheney Estates Homeowner’s Association and the Camelback Golf Course/Marriott. As proposed it is also far less dense than the homes directly across Scottsdale Road, in Scottsdale. Mr. Edmunds has a long history in the Town and the City of Scottsdale and has a reputation as a quality and conscientious homebuilder. Likewise, Mr. Cullum is a long-time Town resident and top-tier homebuilder. His most recent project in the Town is The Village at Mountain Shadows.

An 8-lot, single-story residential subdivision is proposed on this 4.4-acre parcel, for an overall density of less than two lots per acre. There will be no access to any Town street; access will be limited to Scottsdale Road. That’s what makes this site unique. There are no one-acre lots adjacent to The Villas at Cheney Estates. A single-story residential solution for the property has a number of benefits to the Town of Paradise Valley and the immediate neighborhood.

1. Less impact on Cheney Estates and Camelback Country Club – the closest neighbors.
2. Better for the Camelback Golf Course to have single-family residential along the golf course.
3. Residents in the Town of Paradise Valley are looking to downsize their lifestyle. Some residents want a smaller home on a smaller lot with less maintenance. This project will meet that demand.
4. The project may provide common amenities (e.g. ramada, spa, barbeque, etc.) for the use of all residents, eliminating the need for residents to maintain separate amenities.
5. Traffic from a residential community will be less than a commercial use.
6. The homes will be restricted to single story with a maximum height of 24 feet.

7. It forever eliminates less desirable uses, which the Town has little to no ability to impede as a matter of state and federal law.
8. Resolving key flood control issues that have negatively impacted some nearby homeowners.

One of the concerns of rezoning this parcel in the Town of Paradise Valley is that it may set a precedent for future zoning changes. Following is a list of reasons why approving this proposal will not set a precedent for future zoning in the Town.

1. All of the land adjacent to this parcel of land is either Golf Course or Open Space (the Indian Bend Wash).
2. Changing the zoning in an area of developed one acre lots is quite different than rezoning an isolated, undeveloped parcel which abuts Scottsdale Road. For example, the lots in the area from Scottsdale Road west along Doubletree Road toward Invergordon Road are previously platted, 165-foot wide, one-acre lots abutting and utilizing several other Town roadways.
3. This parcel is unique since it does not use any street in the Town of Paradise Valley. The entrance and exit will be from Scottsdale Road. Therefore, the parcel will be very little burden to the Town. Fire will be paid by the residents. Sewer will be paid by the residents. The Town will provide police. The streets are private and will not require any maintenance from the Town.
4. There are not any one acre lots adjacent to this parcel.
5. Cheney Estates is the closest development to the site and the homes in Cheney Estates are built on less than one acre lots.
6. The golf course lots of Camelback Country Club were platted as one acre lots and gave an easement back to the golf course for approximately a half acre. Therefore, the golf lots are built on less than one acre useable lots.
7. The homes to the east of the parcel in Scottsdale are very dense and probably built at four or five units per acre.
8. The triangular shape of the parcel and the fixed location of the entry and exit on Scottsdale Road make it difficult to develop.
9. This parcel is different from other parcels in the Town since it has not been previously platted.

We have previously initiated the process to request to change the General Plan designation from Low Density Residential to Medium Density Residential to allow the property to be rezoned and developed in accordance with the Town's existing R-10 zoning district regulations. This "Medium Density Residential" designation is the same as Cheney Estates. In addition to the General Plan amendment, five distinct applications will be required:

1. A text amendment to Paradise Valley Zoning Ordinance to allow the Town's R-10 Single-Family Residential District to be applied to the site (Text Amendment).
2. A rezoning to establish R-10 residential zoning (Rezoning).
3. A special use permit to allow guard gates at the entrance to the development (SUP).

4. A conditional use permit for a private road to serve the project (CUP).
5. A preliminary plat to create the 8-lot subdivision (Preliminary Plat).

The applications for the Text Amendment, the Rezoning, the SUP, the CUP, and the Preliminary Plat will be processed simultaneously with the previously-submitted Major General Plan Amendment application.

TEXT AMENDMENT

The proposed residential project will require a text amendment to two sections of the Paradise Valley Zoning Ordinance, (i) Article II, Section 201, and (ii) Article VIII, Section 801, to allow the Town's R-10 Single-Family Residential District to be applied to the project. The text for the proposed amendment is set forth below.

Section 201.

R-10 District: This district applies to previously annexed subdivisions known as Mountain Shadows East, Mountain Shadows West, and Colonia Miramonte AND THE VILLAS AT CHENEY ESTATES. This district is intended for single-family dwellings and uses incidental or accessory thereto, with a lot size of at least 10,000 square feet.

Section 801. Purpose:

This district applies to previously annexed subdivisions known as Mountain Shadows East, Mountain Shadows West, and Colonia Miramonte AND THE VILLAS AT CHENEY ESTATES. This district is intended for single-family dwellings and uses incidental or accessory thereto, with a lot size of at least 10,000 square feet.

REZONING

The proposal includes an application to rezone the property from R-43 to R-10 to accommodate the development of the proposed 8-lot subdivision in accordance with the Town's single-family residential regulations.

SPECIAL USE PERMIT/CONDITIONAL USE PERMIT

Since the only access to The Villas at Cheney Estates will be from busy Scottsdale Road, access-control gates and a private road are appropriate. After turning off of Scottsdale Road, a cul-de-sac meeting all Town criteria will provide a safe location from which vehicles can access the lots to the north and south of the cul-de-sac. The location of the gate meets the criteria set forth in the Town's Special Use Permit Guidelines and the City of Scottsdale's requirement that the call box be 75 feet from the back of curb on Scottsdale Road. The applicant acknowledges and agrees that the Town Council adoption of a Statement of Direction for the Special Use Permit based on an 8-lot subdivision will not obligate the Town Council to approve the other applications.

PRELIMINARY PLAT

The application is for a preliminary plat for an 8-lot single story, detached residential community. Developing the site with single-family homes will finally provide a solution for this long-vacant property. Single-story homes built on this parcel will enhance the area, provide an attractive community from the Camelback Golf Course, and for those driving on Scottsdale Road.

MAJOR GENERAL PLAN AMENDMENT APPLICATION

PARCEL NO.: 174-36-002X
(County Tax Assessor Number)

DATE: May 31, 2016

NAME OF SUBDIVISION OR PARCEL: Approx. 4.4 acre parcel owned by Town Triangle, LLC

ADDRESS OR LOCATION OF PROPERTY: Approx. 500' north of McCormick Parkway on west side of Scottsdale Road

OWNER: Town Triangle, LLC

NAME c/o Jarrett Jarvis
5436 East Lafayette Boulevard
Phoenix, AZ 85016

()
PHONE #

ADDRESS

EMAIL

See attached authorization letter.
SIGNATURE OF OWNER

AUTHORIZED AGENT: Doug Jorden
NAME

7272 East Indian School Road, Suite 360, Scottsdale, AZ 85251
ADDRESS

(480) 505-3909
PHONE #

(480) 505-3901
FAX #

EMAIL djorden@jordenbischoff.com


SIGNATURE OF AUTHORIZED AGENT

TOWN TRIANGLE, LLC
5436 EAST LAFAYETTE BOULEVARD
PHOENIX, AZ 85015

August 23, 2016

Doug Jorden
Jorden Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-002X, located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

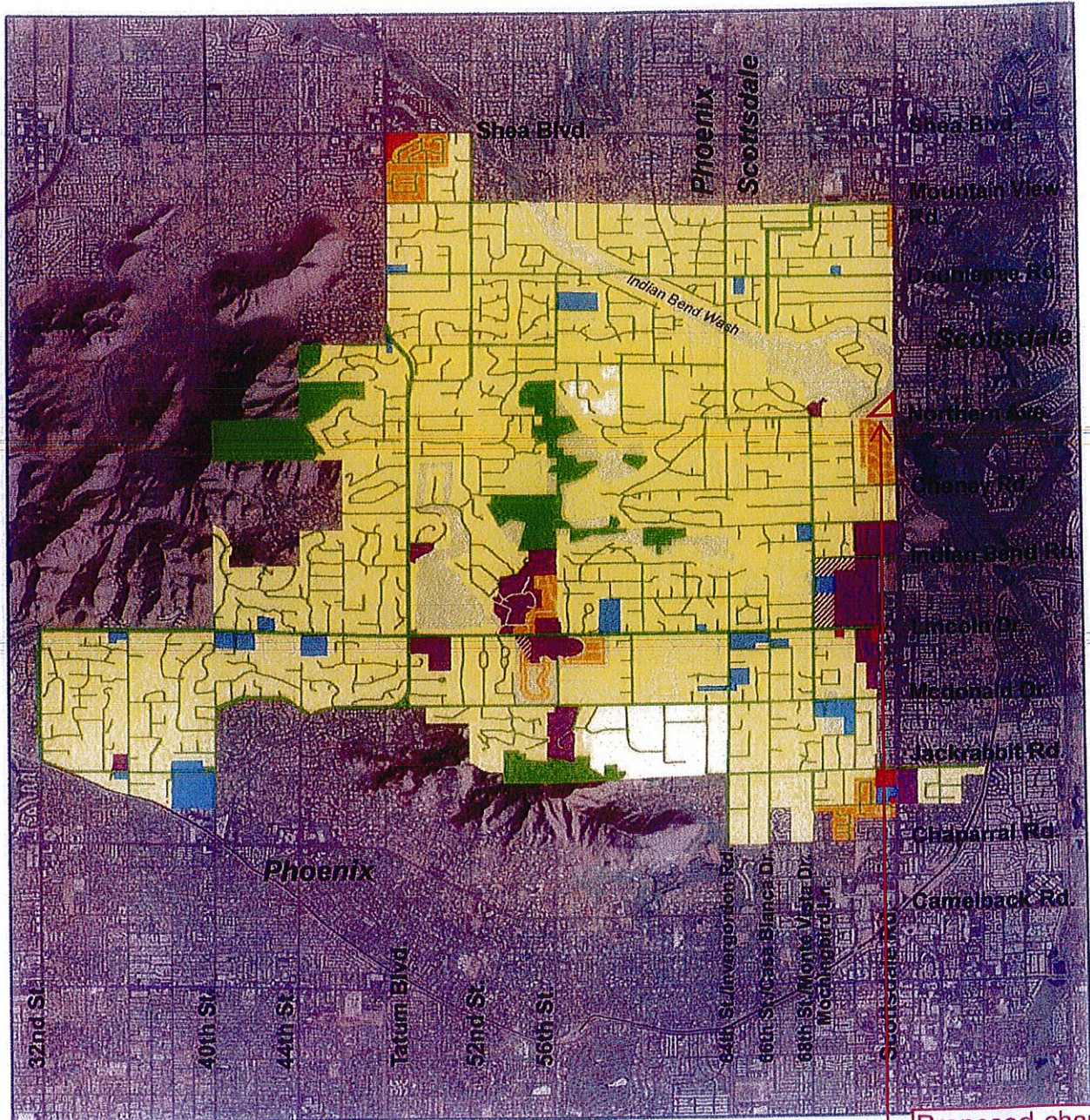
Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process applications with the Town of Paradise Valley for a major General Plan amendment, text amendment, rezoning to R-10, special use permit for a guardgate, conditional use permit for a private road, and preliminary plat for the Property.

TOWN TRIANGLE, LLC

By: *Alice Jarvis Jardine*
Name: *Alice Jarvis Jardine*
Title: *Manager*

Figure 2-2: Land Use



Legend

- | | |
|--|---|
|  Low Density Residential OR Resort/Country Club |  Private Open Space |
|  Private Open Space OR Resort/Country Club |  Public Open Space |
|  Very Low Density Residential |  Medical Office |
|  Low Density Residential |  Public/Quasi Public |
|  Medium Density Residential |  Resort/Country Club |

Proposed change to Medium Density Residential



Planning Commission -
Revised September 20, 2011

APPENDIX "F"
TOWN OF PARADISE VALLEY
APPLICATION TO REZONE FROM R-43 TO R-10

PARCEL NO.: 174 - 36 - 002X
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF PROJECT: The Villas at Cheney Estates

LOCATION OF PROPERTY: Northwest corner of Northern Avenue and Scottsdale Road

LOT: _____ SUBDIVISION: _____

APPLICANT: Doug Jorden

NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018 (480) 505-3909
ADDRESS PHONE #

ENGINEER/OTHER: Fred Fleet

NAME

4550 North 12th Street, Phoenix, AZ 85014 (602) 285-4768
ADDRESS PHONE #

ARCHITECT: N/A

NAME

ADDRESS PHONE #

OWNER: Town Triangle, LLC See attached authorization letter.

PRINTED NAME

SIGNATURE

c/o Jarrett Jarvis - 5436 East Lafayette Boulevard, Phoenix, AZ 85015
ADDRESS PHONE #


SIGNATURE OF REPRESENTATIVE

TOWN OF PARADISE VALLEY
APPLICATION FOR PRELIMINARY PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 174 - 36 - 002x
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF SUBDIVISION: The Villas at Cheney Estates

ADDRESS OR LOCATION OF PROPERTY: Northwest corner of Northern Avenue and
Scottsdale Road

OWNER: Town Triangle, LLC

NAME


c/o Jarrett Jarvis - 5436 East Lafayette Boulevard, Phoenix, AZ 85015 ()
ADDRESS PHONE #

AUTHORIZED AGENT: Doug Jordan

NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

(480) 505-3909 (480) 505-3901
PHONE # FAX #


SIGNATURE OF REPRESENTATIVE

TOWN OF PARADISE VALLEY
APPLICATION FOR CONDITIONAL USE PERMIT
FOR A PRIVATE ROADWAY

PARCEL NO.: 174 - 36 - 002X
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF SUBDIVISION OR PARCEL: The Villas at Cheney Estates

ADDRESS OR LOCATION OF PROPERTY: Northwest corner of Northern Avenue and
Scottsdale Road

OWNER: Town Triangle, LLC
NAME

c/o Jarrett Jarvis - 5436 East Lafayette Boulevard, Phoenix, AZ 85015 ()
ADDRESS PHONE #

See authorization letter.
SIGNATURE OF OWNER

AUTHORIZED AGENT: Doug Jorden
NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

(480) 505-3909 | (480) 505-3901
PHONE # FAX #


SIGNATURE OF AUTHORIZED AGENT

TOWN OF PARADISE VALLEY
APPLICATION FOR SPECIAL USE PERMIT OR AMENDMENT TO SPECIAL USE
PERMIT FOR GUARD GATE, GUARDHOUSE, OBSERVATION BOOTH, PRIVATE
ROAD

PARCEL NO.: 174-36-002X
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF PROJECT: The Villas at Cheney Estates

LOCATION OF PROPERTY: Northwest corner of Northern Avenue and Scottsdale Road

LEGAL DESCRIPTION OF PROPERTY: See attached legal description.

APPLICANT: Doug Jorden
NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018 (480) 505-3909
ADDRESS PHONE #

ENGINEER/OTHER: Fred Fleet
NAME

4550 North 12th Street, Phoenix, AZ 85014 (602) 285-4768
ADDRESS PHONE #

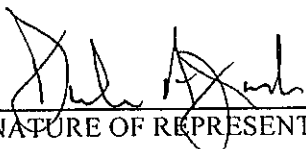
ARCHITECT: N/A
NAME

()
ADDRESS PHONE #

REPRESENTATIVE: Doug Jorden
PRINTED NAME SIGNATURE

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

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PHONE # FAX #


SIGNATURE OF REPRESENTATIVE