

Town Triangle – Existing Conditions

Site Characteristics:

The property consists of 5.2 acres of the Camelback Golf Club property and a triangular site of 4.4 acres. The golf course property consists of a portion of the golf cart path and some of the green. The triangular site is devoid of much vegetation. It is generally isolated from the nearby residential homes. It borders the City of Scottsdale and Scottsdale Road along its east side. There is an existing block wall and landscaping along Scottsdale Road. This block wall is located within the jurisdiction of the City of Scottsdale. The south side of the site borders the unimproved right-of-way of Northern Avenue and the Indian Bend Wash. The northwest side of the site borders the Camelback Golf Club and part of the Indian Bend Wash. Presently, approximately two-thirds of the triangular site and all the golf course portion lies within the floodway of Indian Bend Wash. Although in the floodway, the triangular site was graded and raised in elevation sometime between the years of 1997 and 2000 based on aerial information. The site itself is relatively flat and drops in elevation along its south and northwest sides. Development on the site will require a letter of flood map revision through the Federal Emergency Management Agency (FEMA) and review by the City of Scottsdale and the Town of Paradise Valley. The map revision is in process with FEMA.

General Plan:

The 2012 General Plan Land Use Map designates the triangular site as “Low Density Residential” at up to one single-family home per acre. The golf course portion has a designation of “Private Open Space.” The subject area is not located within a Development Area. The adjoining properties south and northwest of this site are designated as “Private Open Space” per the Town’s General Plan. This adjoining land consists of the Indian Bend Wash, a portion of the Camelback Golf Club fairway, and a landscape tract of Cheney Estates located in the floodway.

Zoning:

The triangular property is currently zoned “R-43” and is limited to one single-family house per acre. The golf course property is zoned “Special Use Permit – Country Club-Golf Course” for use by the Camelback Golf Club. The subject area is not designated hillside.

The adjacent property to the south is Cheney Estates which has both R-35 and R-18 Cluster Plan (CP) zoning. The R-18 zoning has a Special Use Permit. The lot sizes vary between 16,464 square feet to 1.1 acre in size. The average lot size in Cheney Estates is 25,718 square feet.

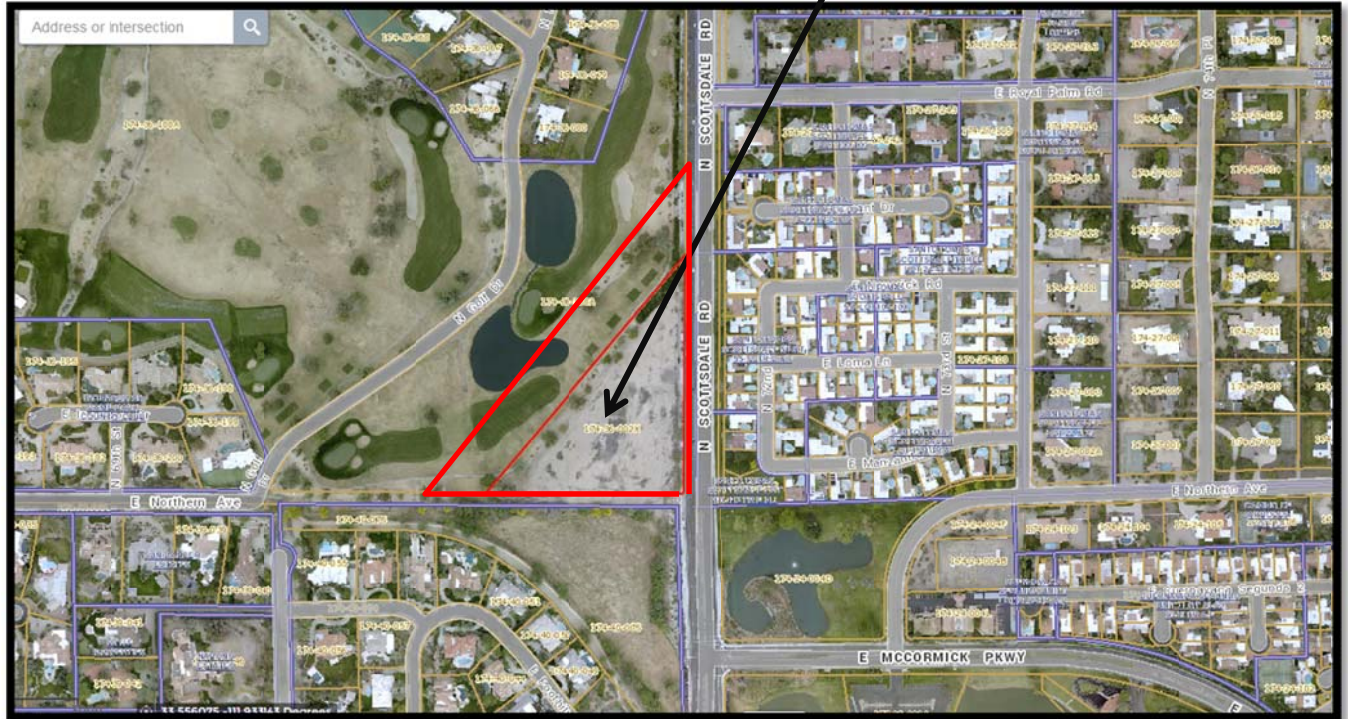
The zoning of the property to the northwest of this site is “Special Use Permit – Country Club-Golf Course”. It is the golf course of Camelback Golf Club. Surrounding this golf course are the homes in the various phases of Camelback Golf Club Estates zoned R-43. The lots in Camelback Golf Club Estates meet the R-43 District minimum size of one-acre. Yet, many of these lots have easements across them. These easements cover up to half of the lot and restrict construction, resulting in essentially half-acre lots.

The Scottsdale development of Santo Tomas due east of this site is zoned R1-10 PRD, allowing a minimum lot size of less than 10,000 square feet since it is a planned residential development. The lots in this plat vary between 5,800 square feet to 37,000 square feet. The average lot size is 6,920 square feet.



AERIAL

Subject Property



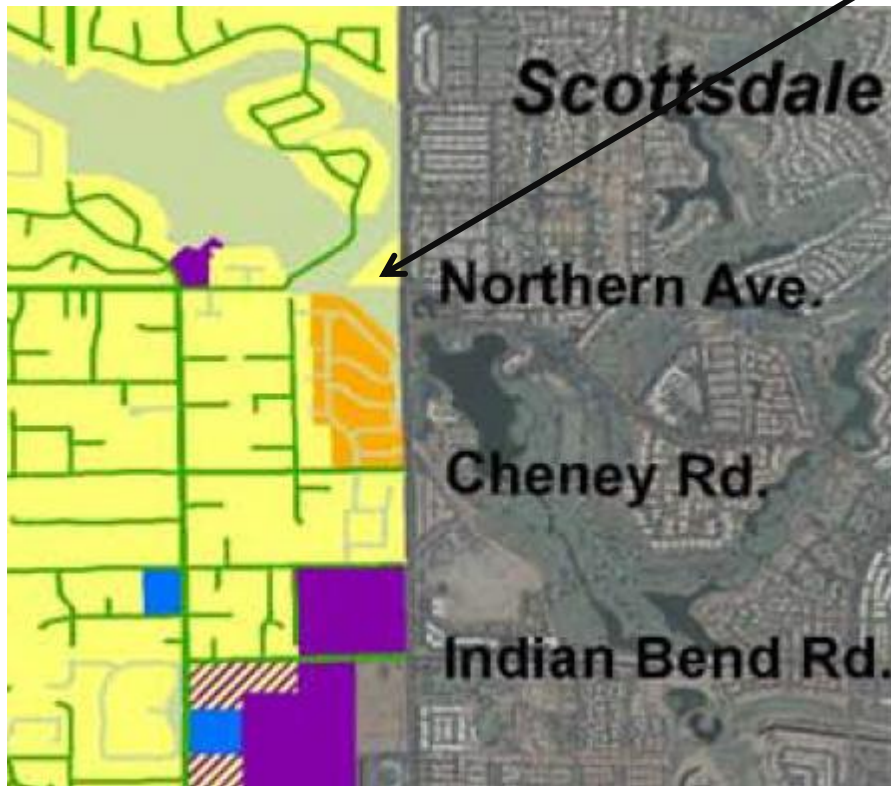
Town Triangle, LLC

Northwest Corner of Northern Ave Alignment and Scottsdale Rd



GENERAL PLAN

Subject Property



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

Town Triangle, LLC

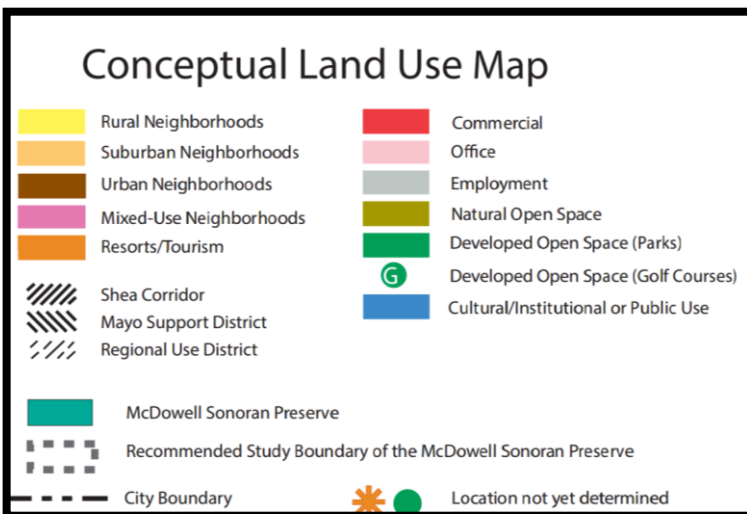
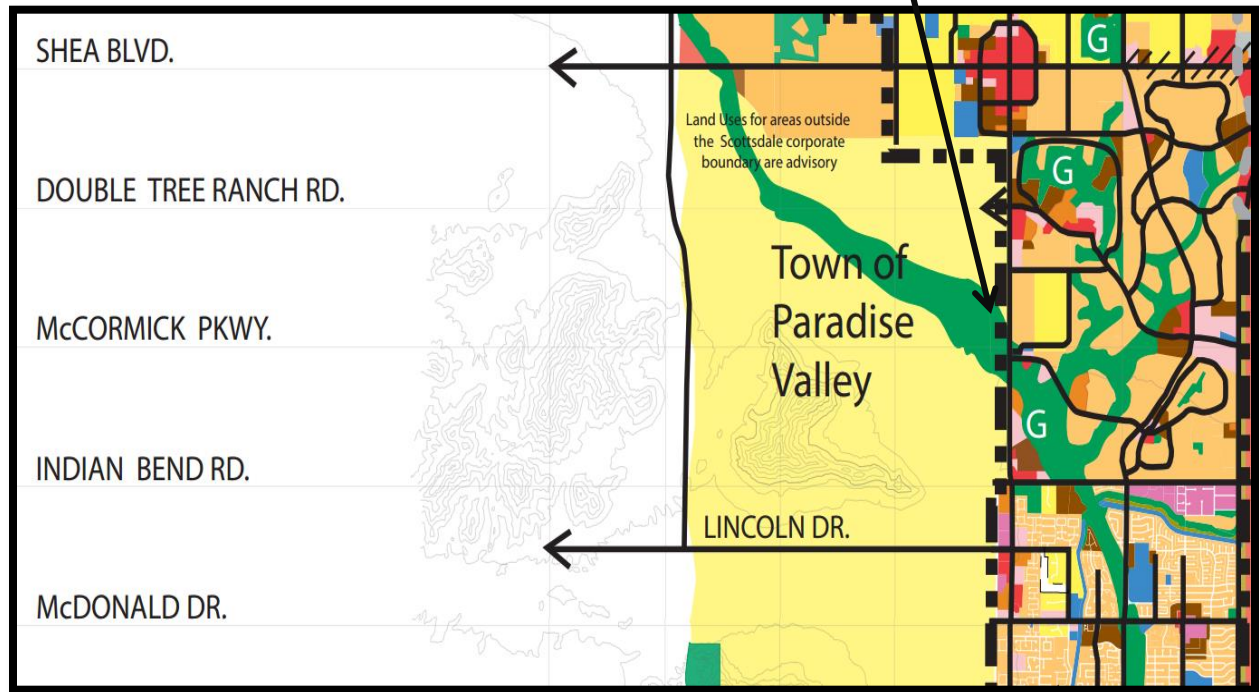
Northwest Corner of Northern Ave Alignment and Scottsdale Rd



GENERAL PLAN

City of Scottsdale

Subject Property



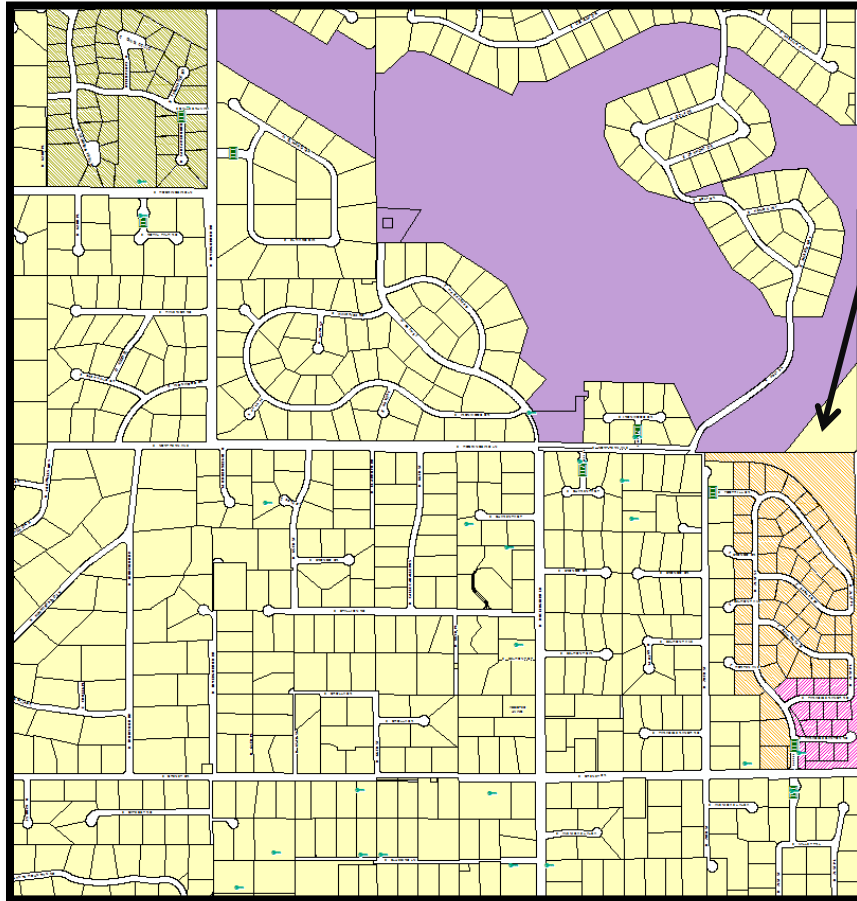
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ZONING

Subject Property



Zoning	
	R-43S
	R-10
	R-18
	R-18A
	R-18CP
	R-35
	R-35A
	R-35CP
	R-43
	R-43CP
	R-175
	SUP-O
	SUP-P
	SUP-R
	OSP

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