Preserve One-Acre

- Site not in SUP resort
- Site not located in a Development Area (Development areas allows for alternative land use & intensity)
- Lots less than one-acre exist nearby
- The gross density as a cluster plan will comply with the minimum one home per acre

- **(LU 2.1.1.1) Preserve Residential Character.** The Town shall preserve and maintain the community's primarily one-acre-lot, single-family residential character.
- **(LU 2.1.1.2) Minimum One-Acre Lots.** The Town shall maintain low population density by requiring a minimum of one acre per residence outside of Special Use Permit resort properties and encouraging the preservation of lots currently in excess of one acre.
- **(LU Implementation Measure 1)** Maintain the Town's primarily owner-occupied, low-density residential character by continuing to require a minimum of one-acre per residence except on new and existing Special Use Permit properties where single-family owner resort housing and assisted living projects may be considered. No timeshare or fractional ownership residences shall be allowed anywhere in the Town.
- **(CC&H 3.2.1.1) One-acre lots.** The Town shall require a minimum of one acre per residence and encourage the preservation of lots in excess of one acre in all areas of town except Special Use Permit resort properties.
- **(Figure 2-3) Site not located within a Development Area**
  - Development areas allows for alternative land use & intensity

New Development

- Development of the site will require a letter of map revision from FEMA to remove most of the site from the floodway
- Applicant requests a text amendment for smaller lot sizes and reduced setbacks
- Being on the edge of the Town limits and the limitation to single-story, impact to mountain views from adjacent residential lot owners will be minimal.
- Impact is outside town, only access is onto Scottsdale Rd
- No commercial proposed
- Development will maintain part of wash corridor

- **CC&H 3.1.1.3 Residential Character.** The Town shall ensure the continued residential character of the Town by limiting the development of new commercial land uses to Special Use Permit properties.
- **LU 2.1.3.1 Visual Openness.** The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights.
- **(LU 2.1.3.4) Control Disturbances.** The Town shall minimize disturbances to the residents during construction by ensuring that new development and additions do not cause or result in unnecessary outdoor light, dust, noise, and odor.
- **(OS 5.1.8.1) Mountain Views.** The Town shall continue to monitor the effect of, and adjust where necessary and possible, Special Use Permit guidelines and building

codes intended to minimize the impact of new development on mountain views from both the public rights-of-way and neighboring properties, recognizing that those mountain views are both a community and an individual asset.

- **(WR 6.2.3.6) On-Site Retention**. The Town shall continue to require adequate on-site retention for new development and redevelopment and require the provision of appropriately-sized facilities to retain and transport stormwater.
- **(S 7.2.4.4) Impervious Surface Reduction**. The Town shall limit the scope of new impervious surfaces and encourage reduction of existing impervious surfaces for all new developments in order to reduce storm water runoff.

  Design
  - Access onto Scottsdale Rd planned within the existing curb cut
  - Challenges with opening access on Northern Ave
  - Private roadway gates not out-of-character along Scottsdale Rd

- **(LU Implementation Measure 10)** Develop incentives to encourage new development and redevelopment to be located and designed to visually compliment the natural environment and setting and require site design which uses trees to shade parking facilities, streets, and other facilities.
- **(CC&H 3.1.1.2) Protect Established Neighborhoods.** The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.
- **(LU 2.1.1.5) Preserve Open Space.** The Town shall preserve public open space and public wash corridors and encourage the preservation of private open space and private wash corridors.
- **(M 4.4.1.2) Private Roadway Gates.** The Town shall discourage the installation of private roadway gates, but shall not require public access onto those created private roadways.
- **(M 4.4.1.3) Access onto Major Arterials**. The Town shall require design of new developments to avoid direct access onto major arterial roadways where possible.
- **(EP 6.1.1.3) Mature Landscape Preservation.** The Town shall require new development and redevelopment to preserve mature indigenous and compatible landscaping on-site where feasible.
- **(EP 6.1.1.6) Resource Preservation**. The Town shall encourage new development to preserve on-site natural elements that contribute to the community's native plant and wildlife species value and to its aesthetic character.
- **(EP 6.1.2.2) Manage and Enhance**. The Town shall continue to plant new indigenous and compatible trees, ensure new developments have sufficient rights-of-way width for tree plantings; manage and care for all Town-owned trees including training, maintenance, removal and replacement.
- **(EP 6.1.3.2) Visually Complimentary Development**. The Town shall encourage new development and redevelopment be located and designed to visually complement the natural environment/setting.
- **(EP 6.1.3.5) Glare.** The Town shall require, through development design features, new development avoid the creation of excessive glare that makes seeing difficult due to the presence of reflected sunlight or artificial light such as floodlights.