

RESOLUTION NO. 2017-33

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, AMENDING THE TOWN OF FOUNTAIN HILLS 2010 GENERAL PLAN LAND USE PLAN.

WHEREAS, the Town of Fountain Hills 2010 General Plan (the “General Plan”) was adopted by the Mayor and Council of the Town of Fountain Hills (the “Town Council”) on January 7, 2010 and ratified by the qualified electors of the Town on May 18, 2010; and

WHEREAS, Figure 11 of the General Plan, “Land Use Plan”, sets forth the land use designations for all real property within the corporate limits of the Town; and

WHEREAS, the Town Council desires to amend the “Land Use Plan” with respect to the privately-owned parcels of land, as depicted in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, public hearings were advertised in the November 22, 2017 and November 29, 2017 editions of the *Fountain Hills Times* pursuant to ARIZ. REV. STAT. § 9-461.06; and

WHEREAS, public hearings were held by the Fountain Hills Planning and Zoning Commission on December 7, 2017, and by the Town Council on December 19, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. That the General Plan “Land Use Plan” is hereby amended with respect to the privately-owned parcels of Adero Canyon, as depicted in Exhibit A.

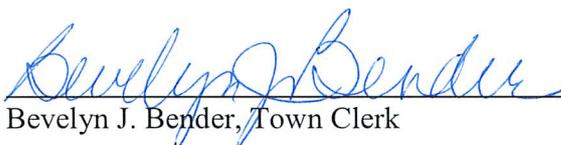
SECTION 2. If any provision of this Resolution is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED BY the Mayor and Council of the Town of Fountain Hills, Arizona, December 19, 2017.

FOR THE TOWN OF FOUNTAIN HILLS:

ATTESTED TO:


Linda M. Kavanagh, Mayor


Bevelyn J. Bender, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:


Grady Miller, Town Manager

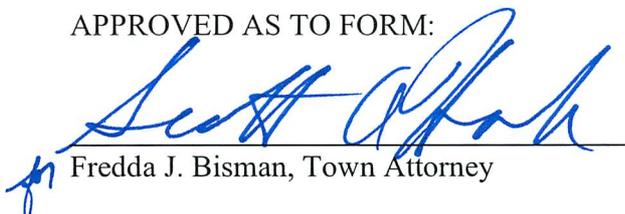

Fredda J. Bisman, Town Attorney

EXHIBIT A
TO
RESOLUTION NO. 2017-33

[Adero Canyon Phase II Major General Plan Amendment]

See following pages.



A D E R O C A N Y O N

PHASE II Major General Plan Amendment

August 28, 2017
2nd SUBMISSION: September 19, 2017
3rd SUBMISSION: September 21, 2017



Town of Fountain Hills, Arizona

Toll Brothers
America's Luxury Home Builder®


SWABACK PARTNERS pllc
Architecture • Planning • Interior Design



Applicant

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Contact: Mr. Jeffrey Denzak, Design Partner
- Sustainability Engineering Group, LLC (Civil Engineering)
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T: 480.588.7226
Contact: Ali Fasih

All included photographs, graphic exhibits, precedent photographs, illustrations, and / or sketch imagery are conceptual in nature and not intended to be specific design. They are intended to provide visual examples and aspirations of the intended design and development outcome.

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1. INTRODUCTION

a. The Applicant

Toll Brothers has entered into an agreement with Adero Canyon II, LLC (the current property owner) to purchase the remaining undeveloped lands within Adero Canyon. This agreement is contingent on all associated approvals and Town agreements necessary to allow Toll Brothers to secure new entitlements based on the following refined development plan for the community. As such, Adero Canyon II, LLC has legally granted Toll Brothers the authority to submit this General Plan Amendment (GPA) as well as the associated documentation.

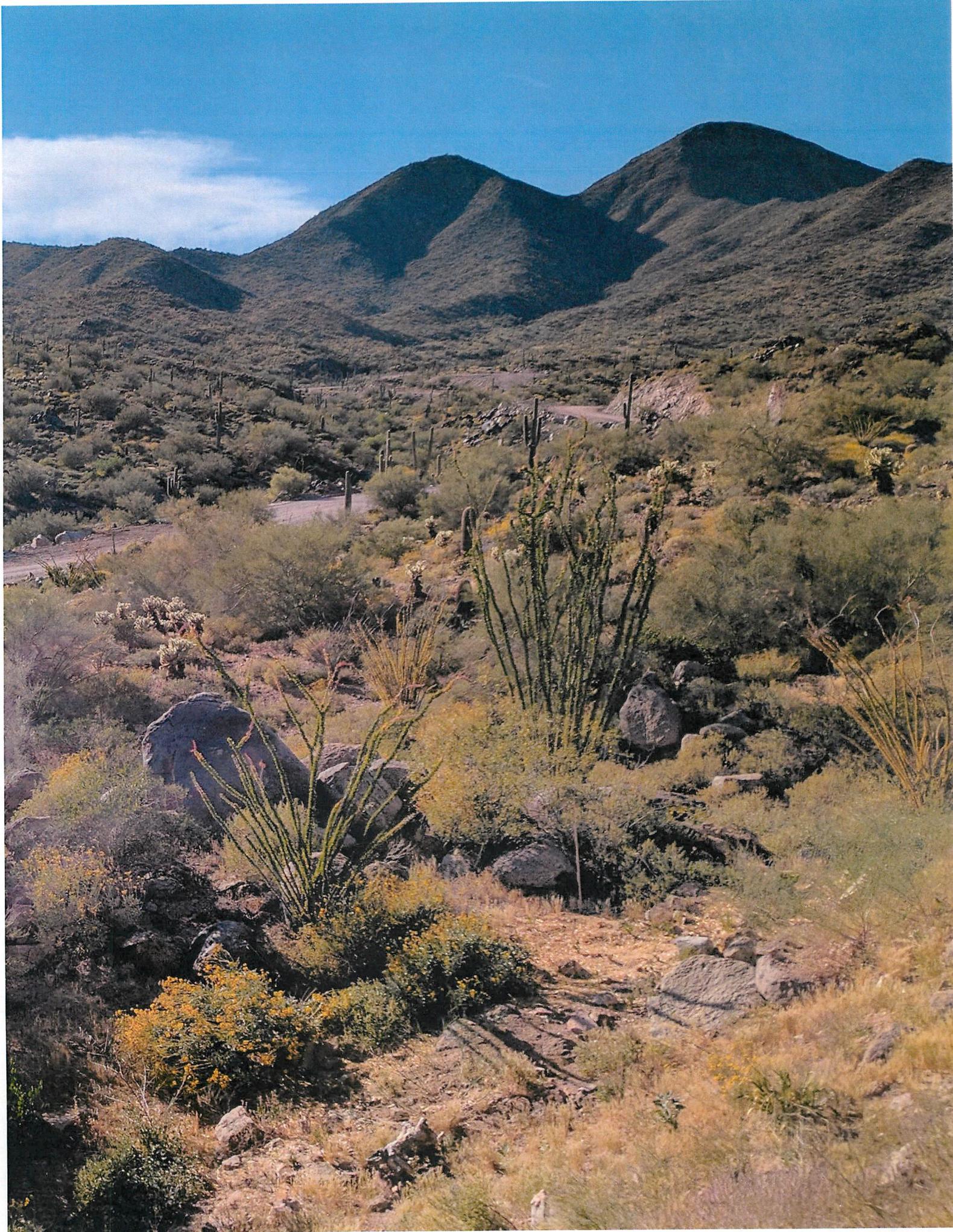
Based on the above parameters, Toll Brothers is the identified "Applicant" of this GPA document. Toll Brothers, a publicly traded company on the New York Stock Exchange (NYSE), is a national industry leader in building high-end luxury oriented master plan communities. This award winning Fortune 500 company is well known for embracing a dedicated commitment to quality, customer service and design excellence. For the past three years in a row, Toll Brothers has been ranked the #1 home builder Worldwide on the Fortune Magazine "World's most admired companies" list.

Toll Brothers has developed numerous successful and award winning communities throughout the Phoenix Valley over the past two decades. Lead by Bob Flaherty, Division President, Toll's core focus has been in North Scottsdale and the northeast valley and has resulted in several celebrated communities such as Windgate Ranch, Saguaro Estates and most recently Talon Ranch. Toll Brothers is very familiar with Adero Canyon. Over the past three years, Toll Brothers has contracted with Adero Canyon II, LLC on the purchase of two key parcels within Adero Canyon (Parcels 1 and 7). These two neighborhood enclaves (Hawkeye and Stoneview) are currently being developed by Toll brothers, including several active home sales. The initial development effort has been very successful. Toll Brother's model home at Stoneview- "The Sullivan" (a new residence designed specifically for the Adero project) was recently awarded the Home of the Year Award by the Pacific Coast Builders Conference for planning, home design and construction excellence. "The Parker", Toll's second model at Adero was also awarded a Grand Award. The winners were selected from over 600 entries worldwide.

"This Home of the Year should be applauded and serve as a standard for all as an example of not compromising design and showing what's possible in housing today".

PCBC Design Jury, July 2017

Toll Brothers looks to expand on this success with the proposed refined development strategy for Adero Canyon.



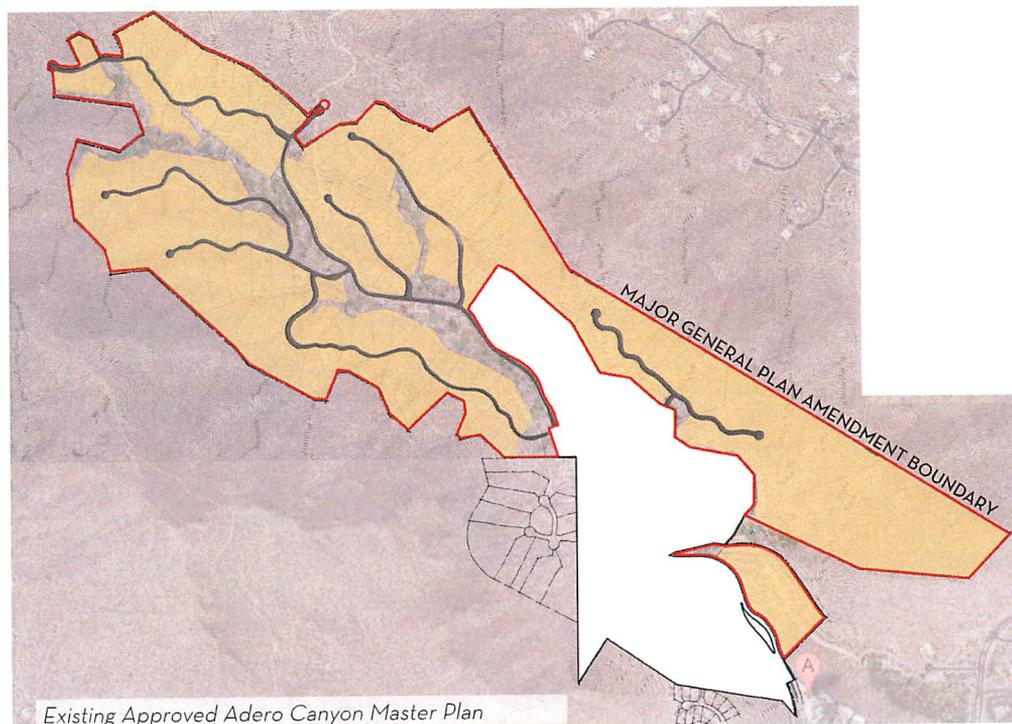
b. Adero Canyon

Adero Canyon (formerly referred to as Eagle Ridge North) is a 432 acre box canyon adjacent to the McDowell Mountains with exceptional views of the southeast valley.

In 2014, MCO Properties coordinated with the Town of Fountain Hills and submitted a redevelopment plan, that was approved by the Town and became the basis for the recently completed initial phase of site improvements on the property as well as the first three neighborhood enclaves currently being built-out (two Toll Brothers neighborhoods and a Camelot Homes neighborhood of single family attached homes).

Over the past three years, the elite custom home buyers continued to evade the housing market. National housing trends continue to show that the market for large custom estates has dwindled and concurrently, new home buyers are looking for smaller homes, homes with less maintenance and lock and leave housing options. These trends also align with what's been occurring in the Phoenix Valley.

Based on Toll Brothers' national experience, particular knowledge of Phoenix housing trends and their current commitment to Adero Canyon, Toll believes that the proposed development plan will position Adero Canyon for significant success over the coming years and become an important brand asset for all of Fountain Hills.



c. Proposed Major General Plan Amendment (GPA)

The proposed Major GPA encompasses 325 acres, (because it is greater than 80 acres, it triggers a major general plan amendment - this includes an overall reduction in density - with shifting units from one part of the property to another) or 75% of the total Adero Canyon property area. The accompanying exhibits visually show the extent of the proposed amendment area highlighted in red. The majority of the "core" area of the property (in white) is not part of the Major GPA area and represents those areas that have been recently improved and part of current Toll Brothers and Camelot Homes development and sales efforts. The Major GPA will again refine the residential product mix within the boundaries identified and go from large custom hillside lots to a mixture of more traditional housing products.

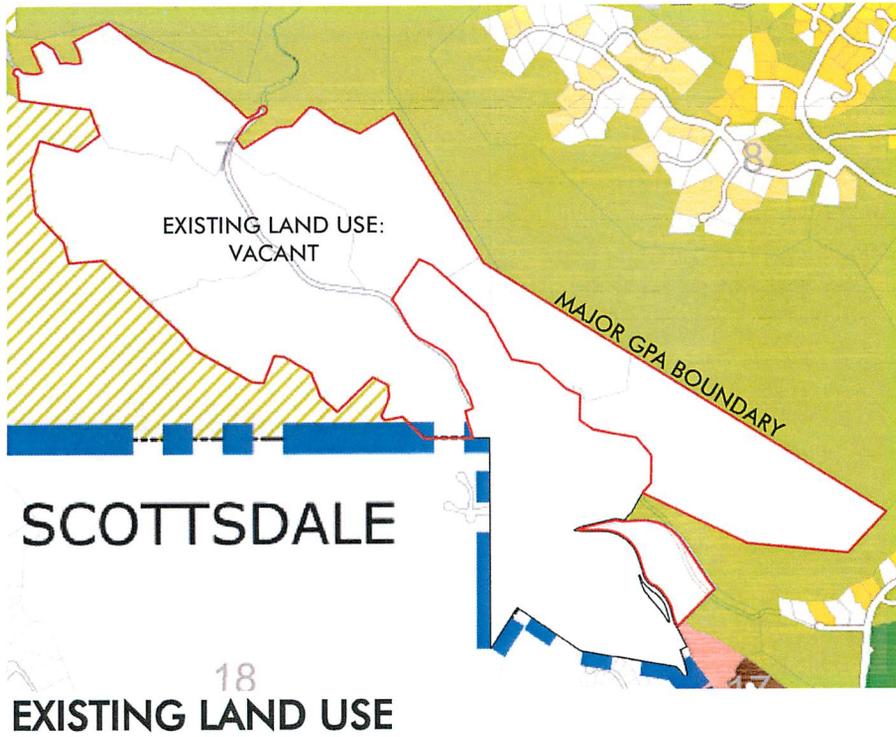
Specifically, this request is to amend the following:

1. Go from a currently approved unit count of 238 down to 235 units. A portion of these units are shifting to the northwest area of the property where buildable areas are more conducive (the total unit count, for both the Phase I PAD and the Phase II PAD (Phase II PAD is tied to this GPA submittal) goes from 343 previously approved units down to 340 units).
2. Remove all the proposed custom lots up along the ridges (in the most difficult hillside terrain) and place the majority of that land area within an open space category to remain natural desert- totaling 167 acres, almost 51% of the PAD area (40% of total development area) would go from privately held land to preserved open space.
3. Reconfigure and reclassify residential land uses (including the semi-custom designation and the townhome designation approved with the previous PAD) to better fit within the physical context of the land as well as better align with home buyer preferences and market conditions.

The resulting plan puts in place a "**Conservation Community**", a strategy to group **development areas more closely together** and, at the same time, dedicate a substantial amount of perimeter property area (which in the case of Adero Canyon had been previously planned for private ownership and development) to **protected open space which allows for the use as part of community trails and connectivity**.

Conservation Communities are a fairly recent trend in the development industry and we think this refined strategy for Adero Canyon aligns very well with the targeted buyer profile who is passionate about living in special environments that include a significant amount of protected open space.

4. Change Adero Parcel 9 and 10 totally to Open Space.

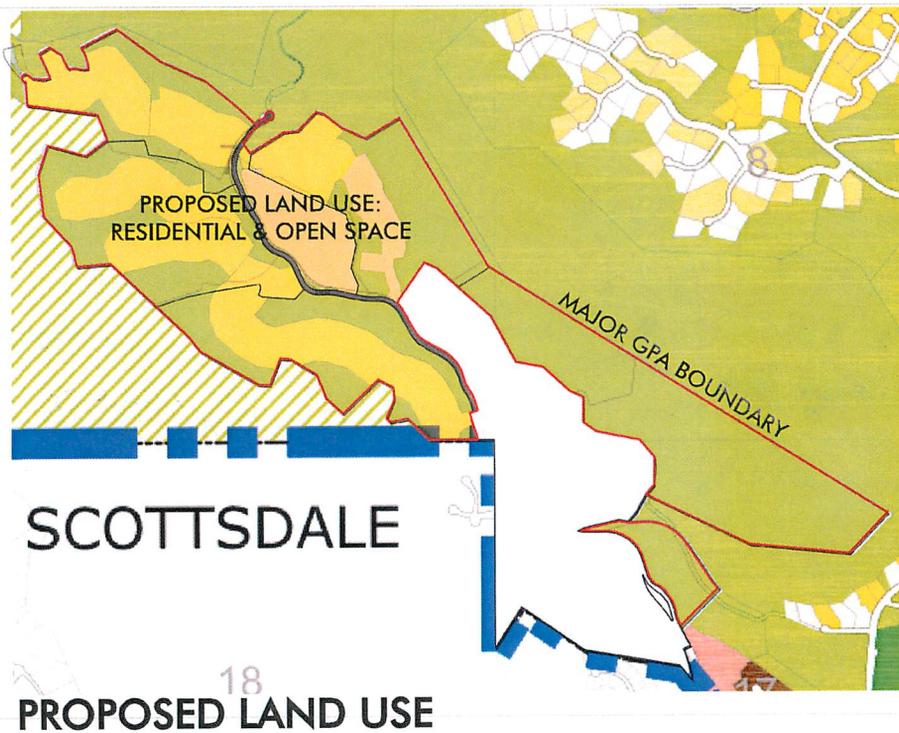


Fountain Hills

General Plan 2010

Existing Land Use

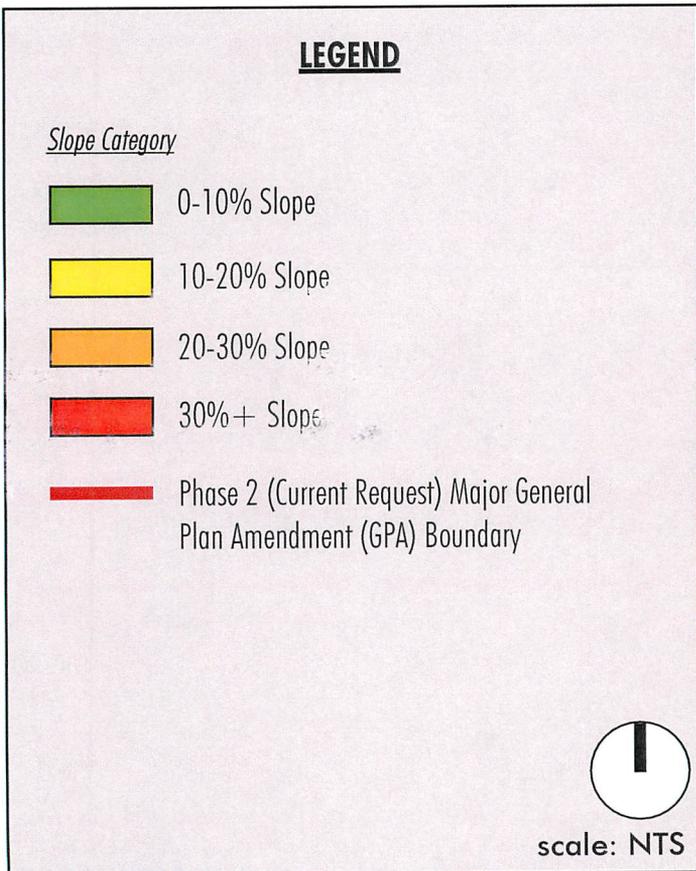
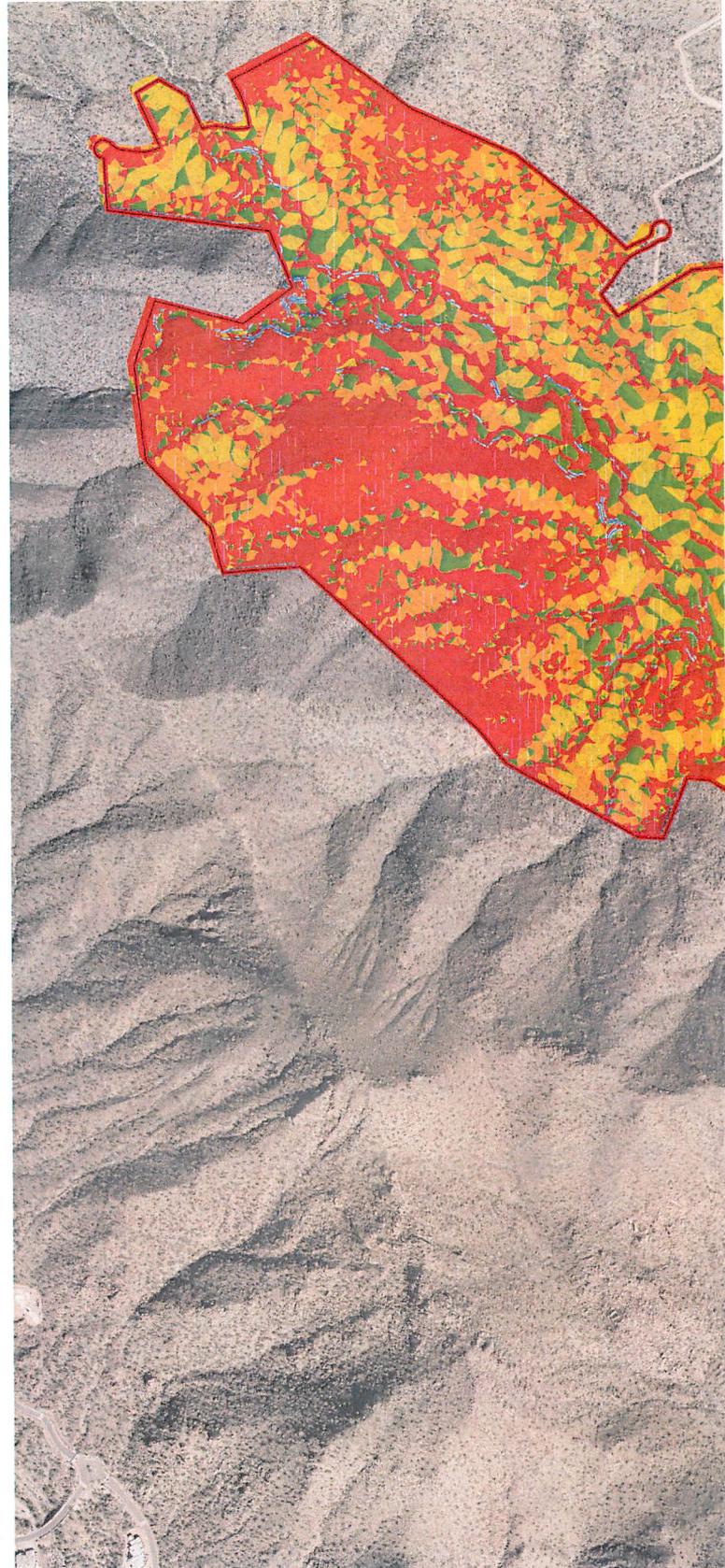
	SF/L - Single Family/Low
	SF/M - Single Family/Medium
	MF/L - Multi-Family/Low
	MF/M - Multi-Family/Medium
	MF/H - Multi-Family/High
	MF/C/L - Multi-Family/Condo Low
	MF/C/M - Multi-Family/Condo Medium
	MF/C/H - Multi-Family/Condo High
	C/R - Commercial/Retail
	MU - Mixed Use
	Churches
	L - Lodging
	I - Industrial
	U - Utility
	G - Government
	S - Schools
	P - Park
	GC - Golf Course
	OS - Open Space
	OS - Scottsdale Owned Land
	Vacant
	Fountain Hills Boundary
	Jurisdictional Boundaries
	Arterial ROW
	State Highway

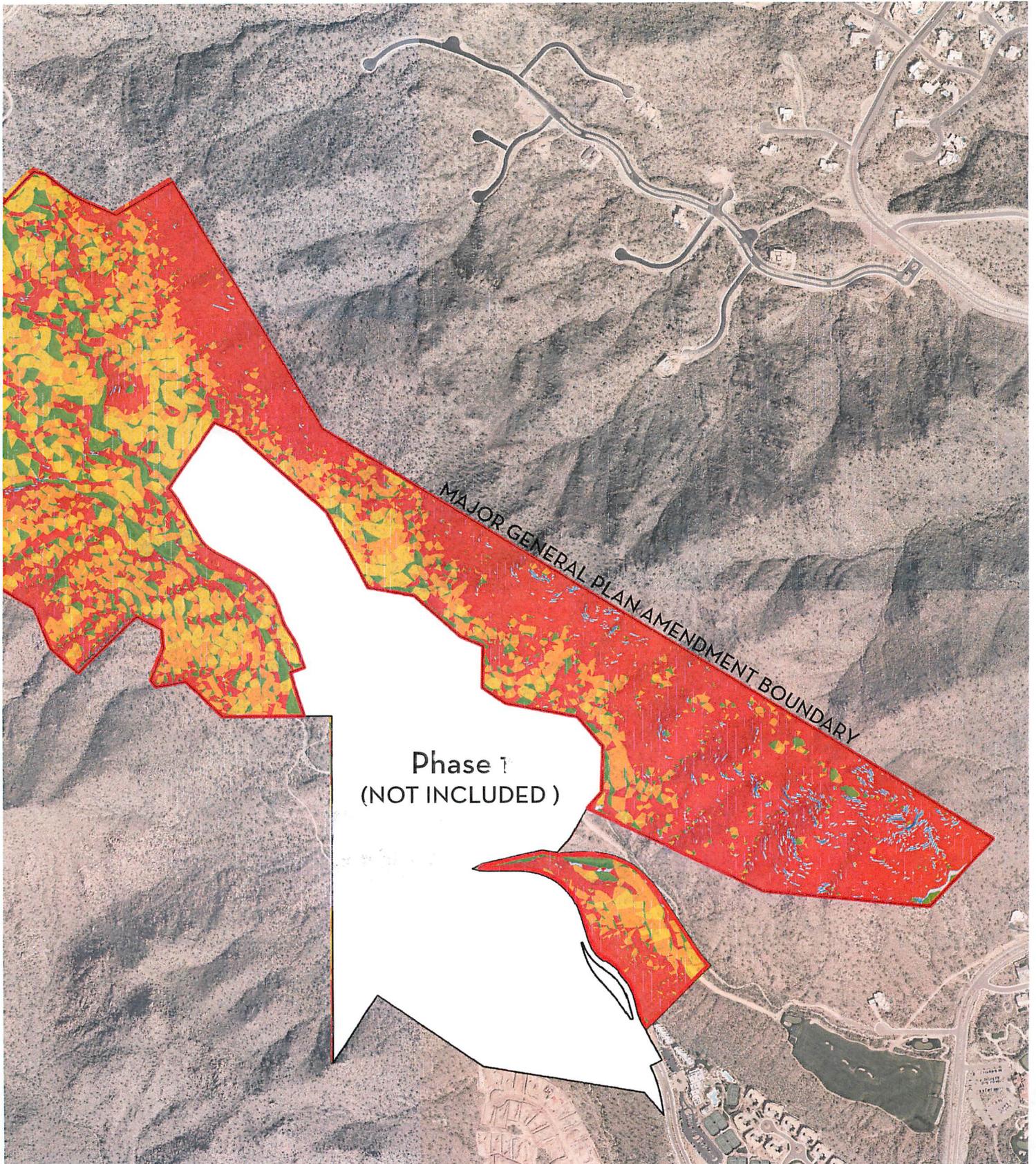


2. SITE CONDITIONS

a. Slope Analysis

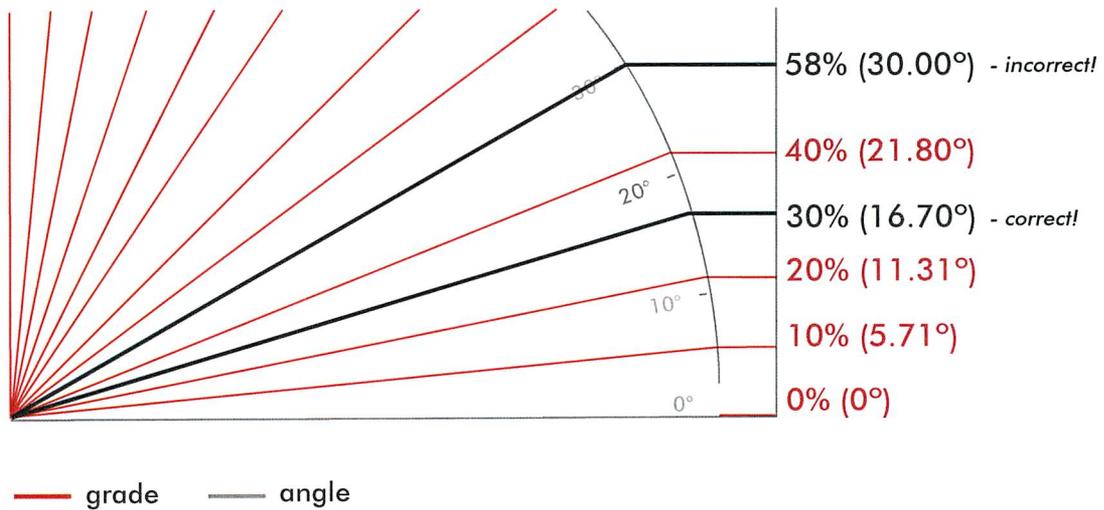
The "Conservation Community" development strategy provides a more sensitive approach to limiting impacts and focusing disturbance to the least significant slopes. The accompanying slope analysis identifies the range of slope categories throughout the Major GPA area. The flattest land areas are in green and yellow and make up a significant portion of the newly proposed development plan. The majority of the orange and red areas (with the most severe slopes) were previously planned for large private custom lots-but in the new development strategy, will be part of the open space framework.





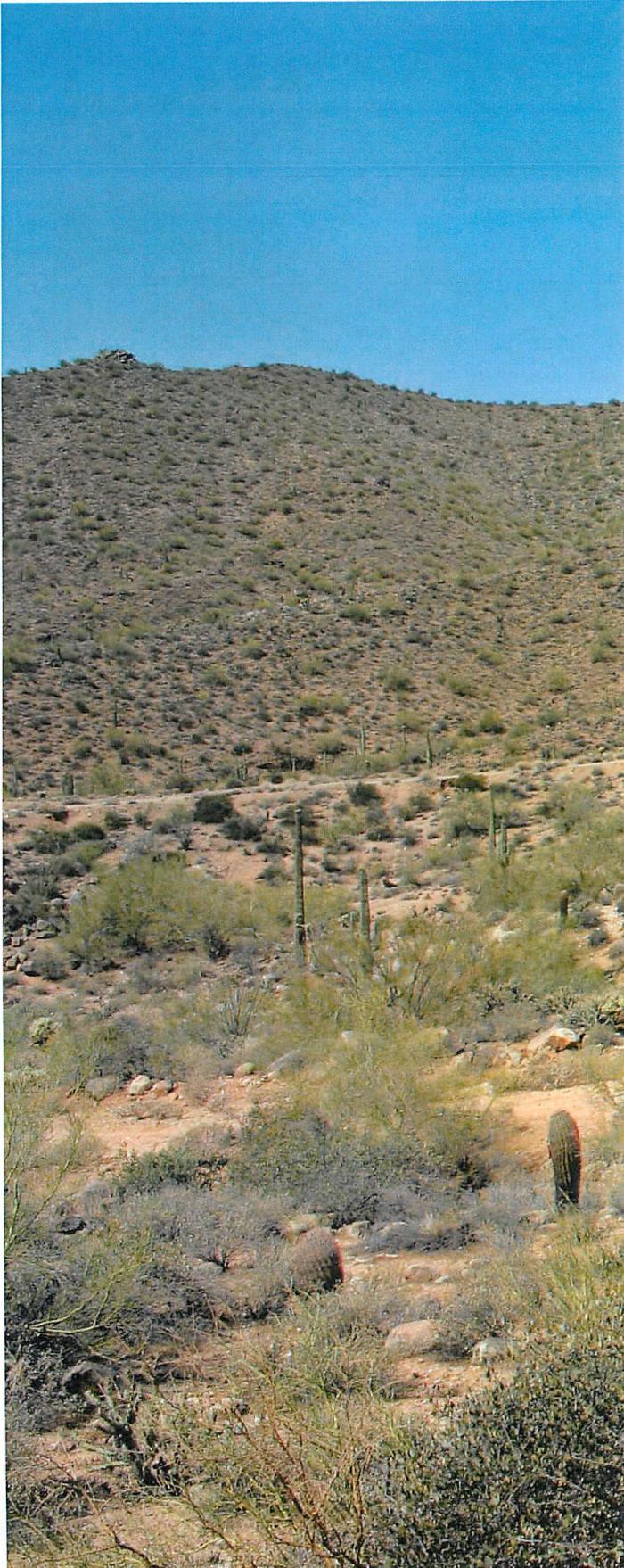
To put the associated slopes within the Major GPA Area into the proper frame of reference, it is instructive to mention two important points of how they are determined and quantified across the master plan.

First, a slope expressed as a percentage is a measure of the rise in feet over a given horizontal length. For example, a 30% slope would be ground that changes in elevation 3 feet for every 10 feet ($3/10 = 30\%$). A common misconception is equating a 30% slope to a 30° angle; they are not the same as depicted below:



The graphic above illustrates the difference between nomenclature for slopes and angles.

While we present slopes in 10% increments, it is important to understand that these areas equate to numeric angles roughly half the numeric percentages and are, in fact, much closer to level ground than many perceive.

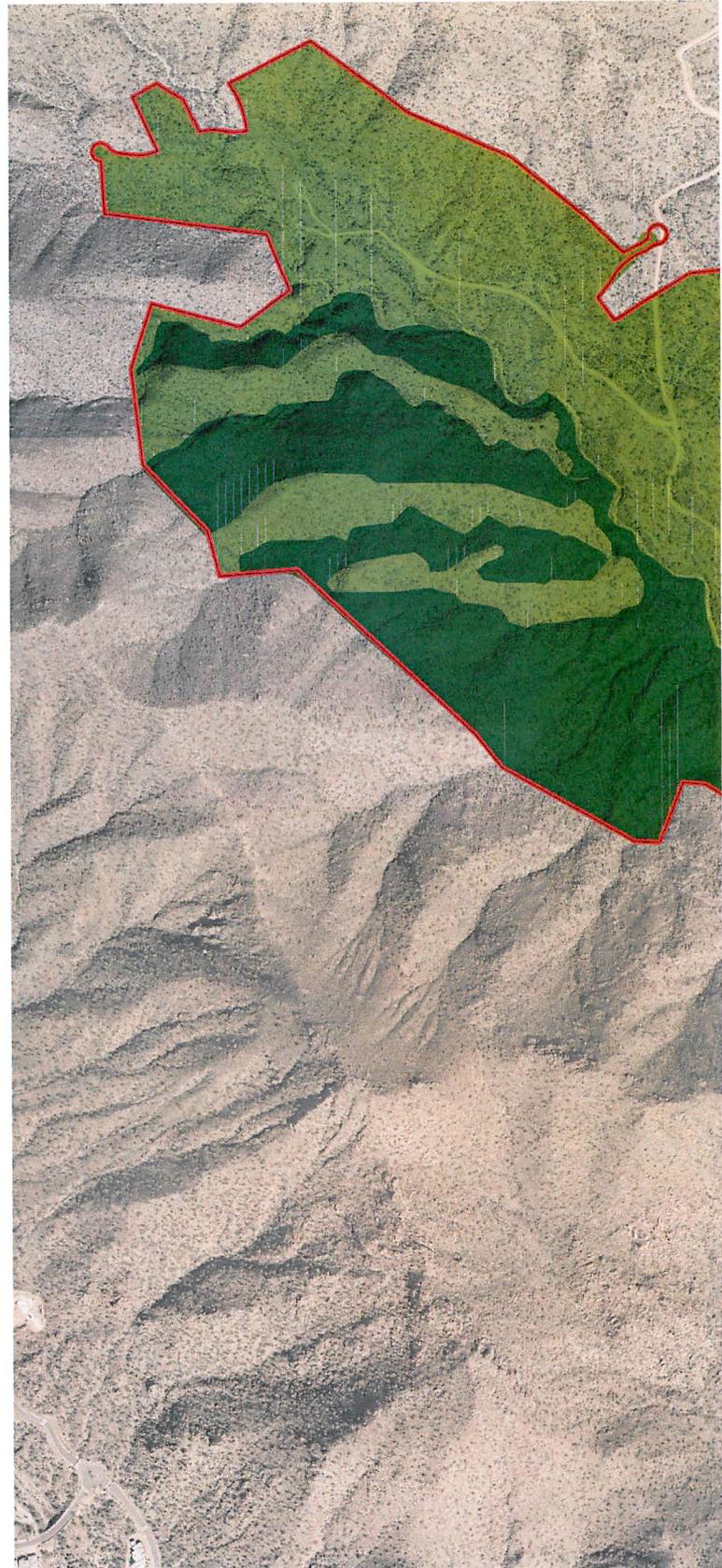


This image captures the spectrum of slope conditions on the property.

Second, natural terrain in all slopes are full of small slope anomalies. Swales, rock outcroppings, erosion channels and the like create isolated variances in slopes everywhere. These anomalies are evident on the slope analysis map. These natural anomalies can create isolated areas where development appears to encroach into higher slope areas, where in fact, a portion of overall disturbance quantities in these areas are actually higher-slope anomalies and landform undulations in flatter areas. It is impossible to quantify every anomaly, but it is important to recognize their abundance across the entire property.

b. Major Vegetative Cover

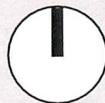
Per Article 1 of the Subdivision Ordinance, all saguaro cacti over three (3) feet in height as well as significant vegetation and rock outcroppings will be identified. Landscape plans will call for the use of all salvage plants along rights of way, trails and sidewalks, neighborhood entries and common areas as a critical component of the overall project execution. The Applicant has taken great care to identify special site features and incorporate them into the overall design framework.



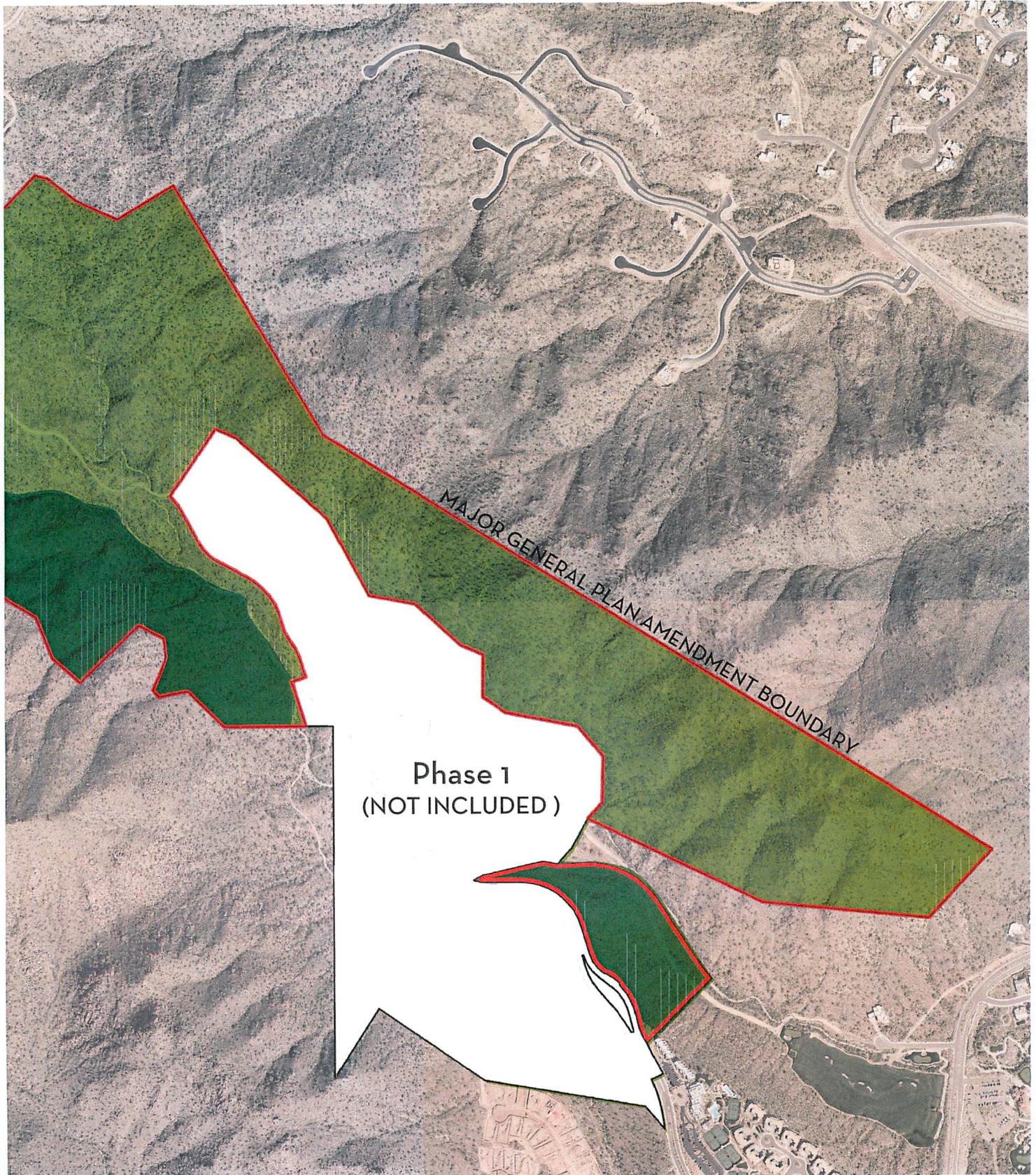
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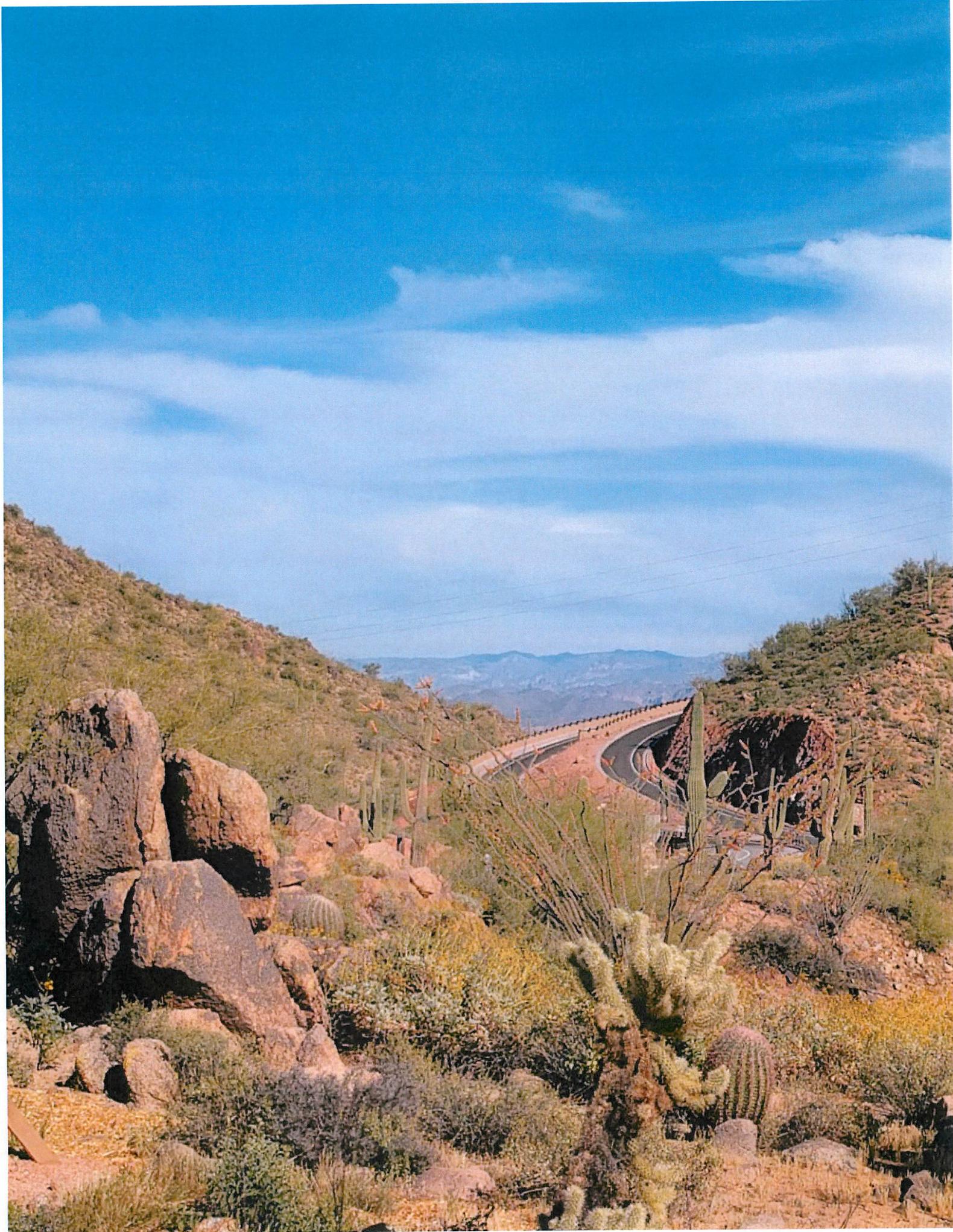
-  Saguaro - Paloverde mixed scrub Association
-  Brittlebush - mixed scrub Association
-  Phase 2 (Current Request) Major General Plan Amendment (GPA) Boundary

The adjacent exhibit is a Major GPA area view of the Biotic Communities of Eagle Ridge North Subdivision, Adero Canyon II, LLC Properties, Fountain Hills, Arizona, Prepared by Southwestern Field Biologists - October 1996



scale: NTS





c. Drainage, Streams & Water Ponding

The Applicant will work closely with the Town on an updated Drainage strategy for the project that best aligns with the previous work done on the property. All agreed upon drainage strategies and solutions will be incorporated in the detailed engineering documents to be submitted at time of pre-plat and final plat.

Existing major drainage channels shall remain as historically located except that roads and utilities may be installed across such channels as approved by the Town. Minor draws and drainage channels that do not require US Army Corps of Engineers permits may be modified or impacted. Where channel modifications are planned, the Applicant shall obtain applicable Arizona Department of Environmental Quality (ADEQ) and federal Environmental Protection Agency (EPA) permits through the US Army Corps of Engineers. Structures and or lots shall be arranged so as to minimize impacts to all drainage channels. The 100-year storm shall be the basis for calculating setbacks. All best practices shall be utilized for the design and integration of drainage associated with storm water management.

Facilities for the collection of storm water shall be designed so as to retain water safely and adequately for the maximum expected storm water runoff volume equal to the difference between the pre-development condition and the post-development condition for a 100-year storm (or for a small storm if that results in a higher difference). No discharge shall exceed demonstrated predevelopment historical flows from any drainage, and such facilities will be constructed in the typical sequence of construction following the installation of utilities.

The following exhibit identifies the locations and extents of intermittent streams and proposed water ponding areas within the Major GPA area. In addition the exhibit shows the overall existing drainage, including the illustrated arrows that indicate flow direction.



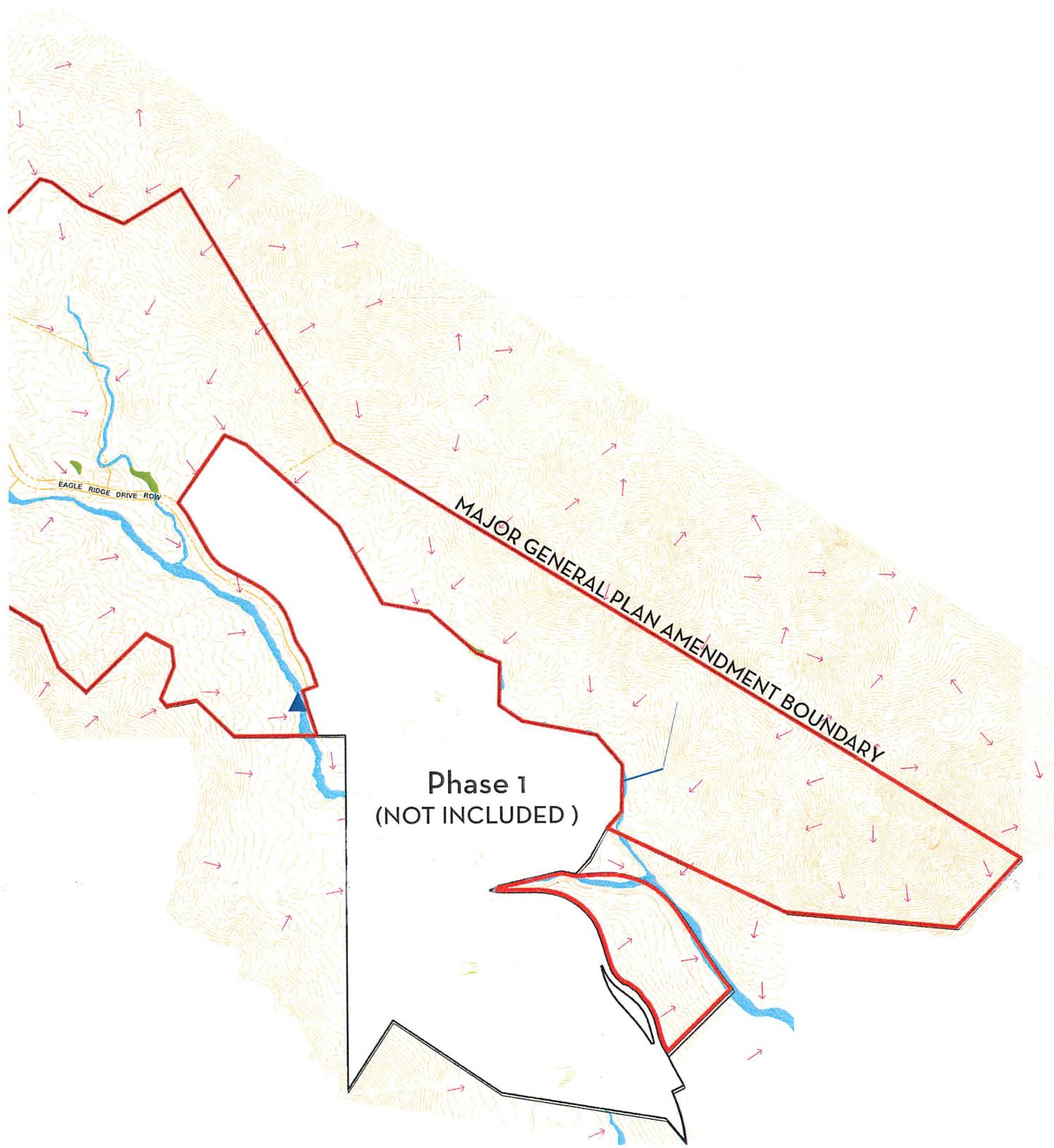
LEGEND

-  Phase 2 (Current Request) Major General Plan Amendment (GPA) Boundary
-  Intermittent Streams
-  Drainage Direction
-  Proposed Detention Area
-  Potential additional detention area, if needed.
-  Potential Drainage Area

Note: Detention basins to be sized only on specific drainage requirements for Adero Canyon. Basins will not be oversized and no land area will be set aside for additional uses.



scale: NTS



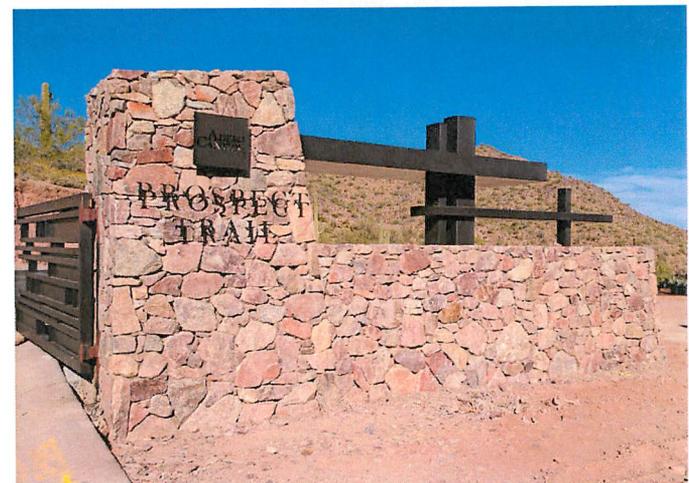
3. DEVELOPMENT OBJECTIVES

Overview

The proposed Major GPA meets the standards as set forth in the General Plan, Zoning Ordinance and previous Settlement Agreement, except those items identified herein. A Major GPA is triggered due to the PAD being greater than the 80 acre size threshold (this includes an overall reduction in density - with shifting units from one part of the property to another).

a. Design Philosophy

The refined direction for Adero Canyon will continue to focus on incorporating a broader spectrum of housing types. The reality moving forward is that the market for large lot custom home subdivisions will not be viable for several more years. Recent development models in desert hillside environments such as DC Ranch, Silverleaf, and FireRock have shown that a careful mix of varied residential product types can help elevate the quality of a community as well as ensure financial stability and sustainability appealing to a broader market. The “conservation community” plan for Adero Canyon moves away from the exclusive custom lot scenario to one with a mixture of unique and identifiable products in neighborhoods that celebrate the best aspects of diverse community building.



The following principles will continue to guide the planning, design and execution of the community:

Focus on Quality

- Incorporate authentic timeless architecture that reinforces the community brand.
- Maintain a consistent design theme
- Create a unique community identity that further elevates the reputation of Fountain Hills



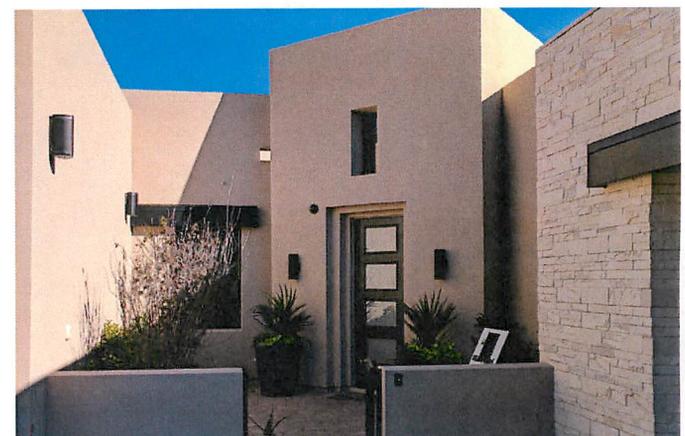
Light Touch on the Land

- Carefully balance development with open space conservation
- Highly sensitive to natural topography and landforms
- Maximize view corridors
- Limit disturbance into the native desert landscape



Living Well Over Time

- Focus on long-term stewardship of the land
- Integrated healthy living opportunities with the outdoors
- Create lasting positive impressions for homeowners and visitors
- Establish a financial model that's based on long term success



Flexible Framework

- Introduce a more diverse product type to meet market segmentation
- Anticipate future market changes and trends
- Understanding changing buyer demographics

b. Land Use Description

Land uses have been refined and sited for the proposed Major GPA by balancing three key objectives:

1. Remove all large lot custom home sites along the ridges and perimeter of the property and replace the majority of that area with a designation of open space.
2. Infill additional buildable areas on the property in and around the basin floor, closest to Eagle Ridge Drive. This will include a range of semi-custom homes as well as the townhomes which will likely take the form of duplexes similar to the Camelot paired homes being constructed on the property now as well as similar paired homes that Toll has developed at the Overlook at Firerock.
3. Remove the planned multi-family unit parcel adjacent to the Ridge House Welcome Center and put that land area into the open space conservation easement. Associated units will be re-distributed to planned areas associated with the semi-custom units and the townhome units.

SINGLE-FAMILY/LOW DENSITY RESIDENTIAL (1.0-2.0 DU/AC)

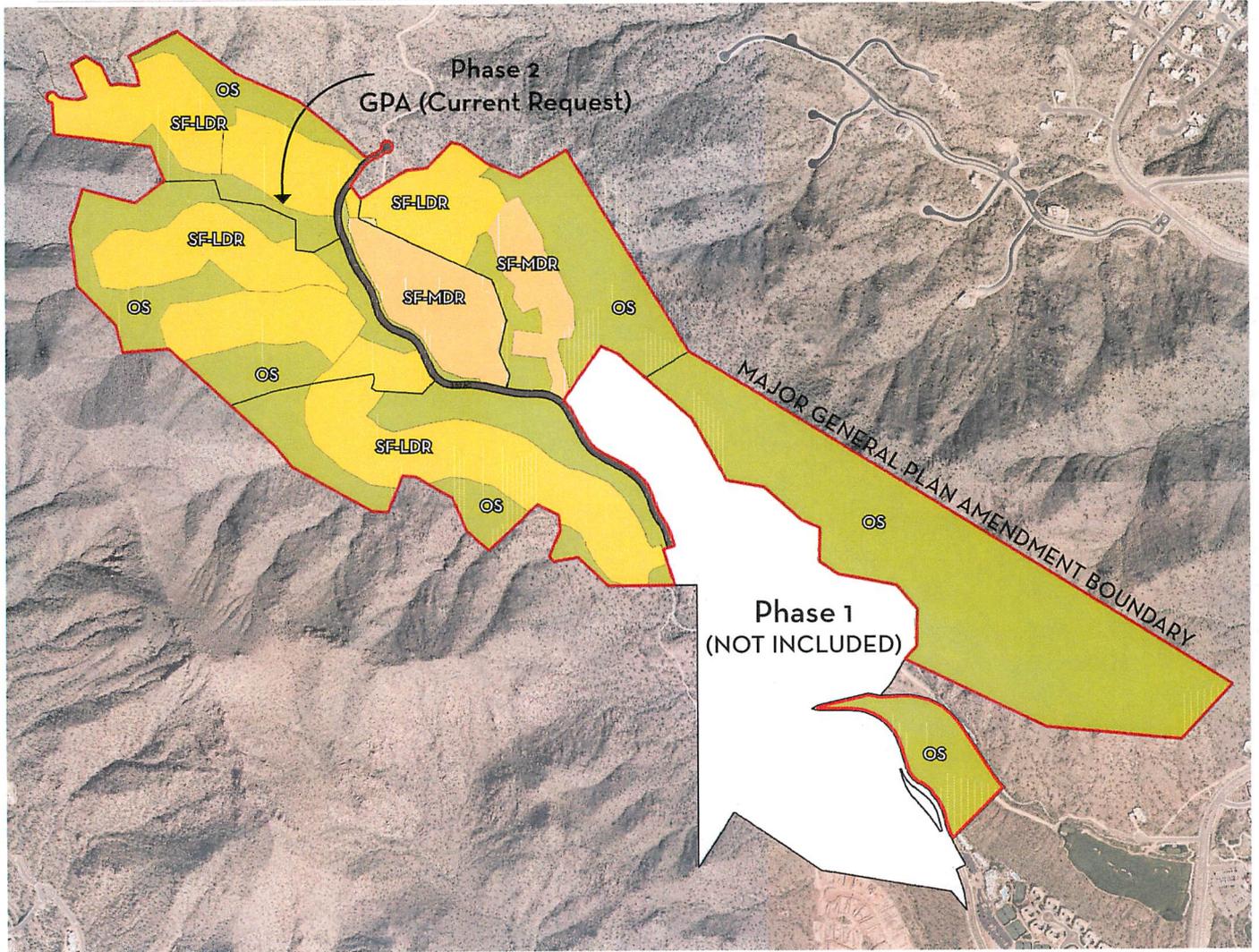
The Single-Family/Low Density Residential category denotes areas where single-family neighborhood residential development is desirable and all urban services are available or can be provided.

SINGLE-FAMILY/MEDIUM DENSITY RESIDENTIAL (2.0-4.5 DU/AC)

The Single-Family/Medium Density Residential category denotes areas where single-family neighborhood residential development is desirable and all urban services are available or will be provided.

OS - OPEN SPACE

This land use category includes most drainage corridor/wash areas and dedicated or proposed open space areas, including the Open Space areas proposed.



scale: NTS

c. Grading Standards

Each newly proposed neighborhood enclave has been walked by the Applicant, the Land Planner and the project Civil Engineer. The organization of roadway layouts and associated building pads has been carefully crafted to limit impacts to significant landforms throughout the development. The "Conservation Community" development strategy, which results in removing a substantial part of the property from private ownership and moves it into open space and also entails located development in more central locations. Like the PAD previously approved, some degree of cut and fill waivers will be required to execute the Conservation Community development strategy. The Applicant will coordinate with the Town as part of the Development Agreement to establish the parameters of the necessary waivers for cut and fill. Note, between terraced walls, the "terraced" area can be up to a 3:1 slope for fills and a 2:1 slope for cuts. Maximum cut of a natural slope up to 10' or greater dependent on the stability of the materials excavated, and shall be as prescribed by the Town Engineer.

The applicant will work closely with the Town on an updated Grading strategy for the project that best aligns with the previous work done on the property. All agreed upon grading strategies and solutions will be incorporated in the detailed engineering documents to be submitted at time of pre-plat and final plat.

d. Sewer System

The Town is in possession of the Master Wastewater Plan dated November 6, 2013; prepared by the civil engineers. As part of the associated improvement strategies for the new PAD, the Applicant will coordinate with the Town on the preparation of an updated Master Wastewater plan based on current as built conditions. The updated Plan and associated system will be designed per the specifications of the Fountain Hills Sanitary District (based upon 100 gallons per person per day) for gravity fall with SDR 35 PVC pipe at flow velocities at or below 10FPS. No ductile iron pipe or lift stations are currently anticipated based on preliminary review. The Fountain Hills Sanitary District and the City of Scottsdale have confirmed that Adero Canyon is within their service areas and that existing plant capacities are sufficient to serve the wastewater plan for Adero Canyon and the total number of units previously approved.

The applicant will work closely with the Town on an updated Sewer strategy for the project that best aligns with the previous work done on the property. All agreed upon sewer strategies and solutions will be incorporated in the detailed engineering documents to be submitted at time of pre-plat and final plat.

e. Water System

The Applicant will work closely with the Town on an updated Water strategy for the project that best aligns with the previous work done on the property. All agreed upon water strategies and solutions will be incorporated in the detailed engineering documents to be submitted at time pre-plat and final plat. Adero Canyon contains four pressure zones which will be served by two reservoirs.

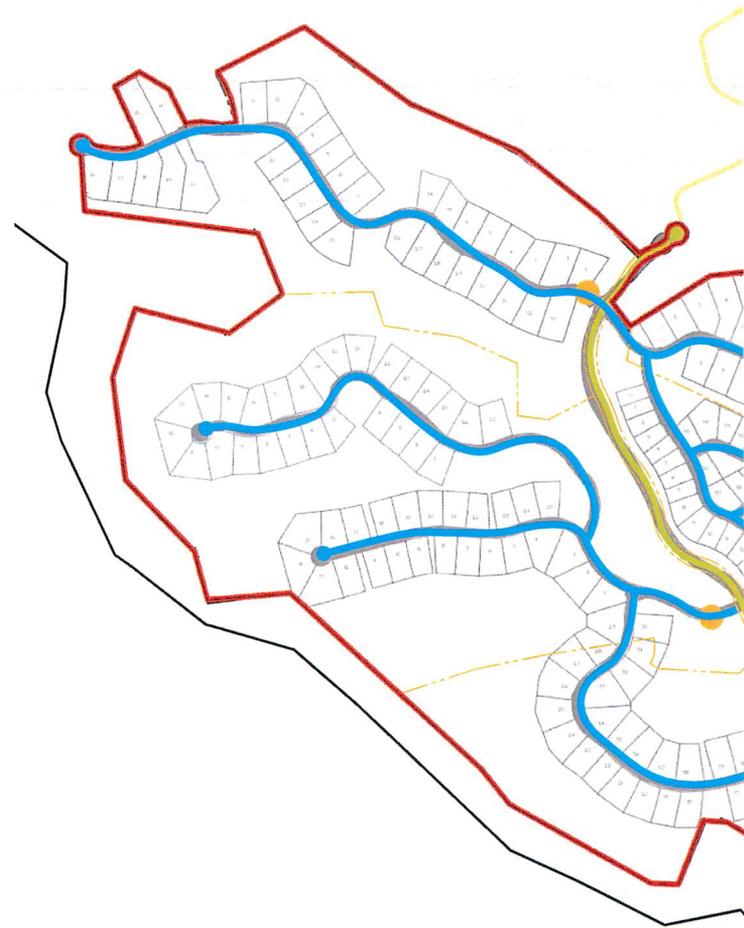
- Existing Reservoir
- Future Eagle Ridge North Reservoir

Along with booster pump stations and pressure reducing valves to regulate minimum and maximum system pressures, each reservoir will serve maximum daily demand and peak hourly demand based upon design criteria established by EPCOR, including fire flow demand at 2 hours for residential uses and at 3 hours for non-residential uses. Hydrants will be placed in accordance with appropriate regulations and will be reviewed and confirmed with the Fountain Hills Rural/Metro Fire Department.

The final design of the water system will be prepared per design specifications of EPCOR (and the IBC Plumbing Code) and subject to the approval of the Town.

f. Circulation/Streets Plan

A traffic impact study was prepared previously in 2013 when the project’s overall density was proposed (and subsequently approved by the Town) to increase from 171 units up to 343 units. The new PAD area consists of a total of 238 existing units and a proposed total number of units at 235. This overall decrease in density does propose a shift in the location of a significant portion of the units to the northwest portion of the property where land areas are more conducive for development. The Applicant will prepare a new traffic study as part of the overall planned development in order to clearly understand any associated impacts on traffic, street design and overall circulation. The following exhibit has been highlighted with the proposed locations of new roadways. The Eagle Ridge Drive extension will be designed as a public right-of-way and the technical data (out puts) from the new Traffic Study and coordination with the Town will determine its street classification as well as its proposed design speed. All other roads planned for direct neighborhood access will be private roads maintained by a property owner’s association and will be designed to standards based on the Traffic Study and Town’s input.



Wash crossings shall be shown on plats and bridges may be con-arch design and/or culverts so long as designs incorporate concrete bottoms or sandy bottoms with rip-rap under the sand and along the sides as necessary.

LEGEND

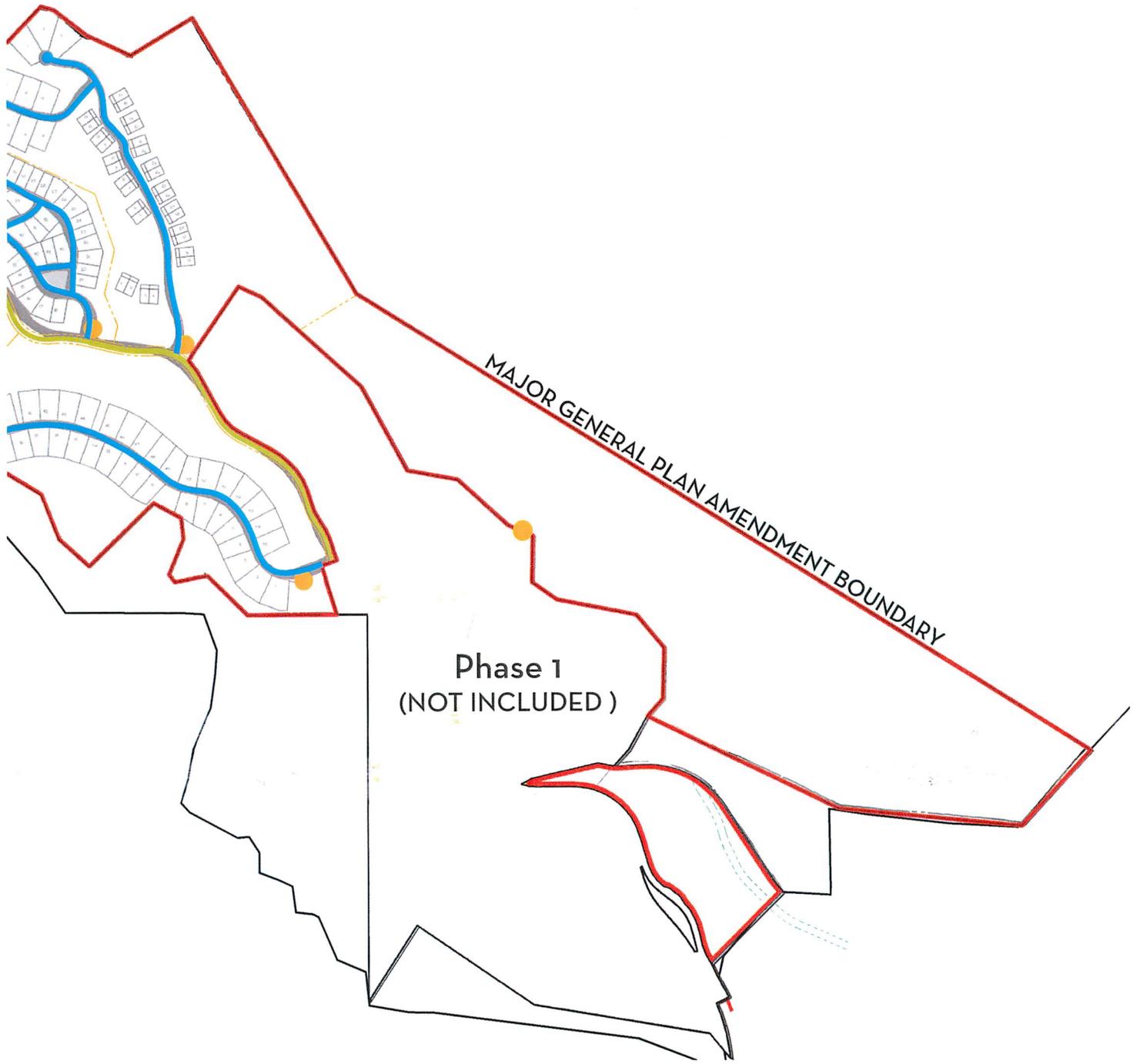
- Phase 2 (Current Request) Major General Plan Amendment (GPA) Boundary
- Private Road
- Public Road
- Neighborhood Entry Gate

Access to Scottsdale Mountain Estates
Public Access Easement

Note: To Enhance community aesthetics and avoid unnecessary concentrations of storm water collection, roadway curbs may be rolled or 12", 18" or 24" ribbon style on all public and private streets at the discretion of the Applicant except where rolled or vertical curbs are necessary for storm water management. Temporary on-street parking shall be permitted on all private streets on the non-sidewalk side of the street so as to permit the safe passage of emergency vehicles. For Hillside Local Roads, minimum horizontal curve length shall be 50'. New street names to be provided by Applicant and shall replace previously submitted. On street 90 degree parking shall be provided on private streets within the townhomes.



scale: NTS





g. Open Space Improvements

The most significant amenity throughout the community is the natural setting of the McDowell Mountain Preserve. The master plan will incorporate natural open space as a major land component with approximately 40% of the land to be left in its natural state. Future improvements to the property will focus attention on landscape treatments and consider impacts to the environment.

The “conservation community” plan identifies the general strategy for integrated paths and trails throughout Adero Canyon and how they may link to existing facilities outside the property. The final implementation of paths and trails will balance privacy issues associated with homeowners and accessibility opportunities for the public. The plan on the following pages presents three small private neighborhood amenities and three notable public facilities as follows:

Eagle Ridge Trail

Meandering natural trail of stabilized decomposed granite extending from the end of current improvements to a future trailhead at the northern end of Adero Canyon and will generally follow the large natural wash through Adero Canyon.

Adero Canyon Trailhead

A public trailhead complete with water and restroom facilities will be constructed and maintained by the Town of Fountain Hills at the northern end of the Eagle Ridge Drive extension in the McDowell Mountain Preserve. The construction of Eagle Ridge Drive will be done in multiple phases. The Applicant will provide public access to the trailhead cul-de-sac following completion of the next phases of Eagle Ridge Drive. This access will include a paved extension of Eagle Ridge Drive from the end of current improvements to the trail head cul-de-sac, as defined by the Development Agreement.

Open Space Improvements

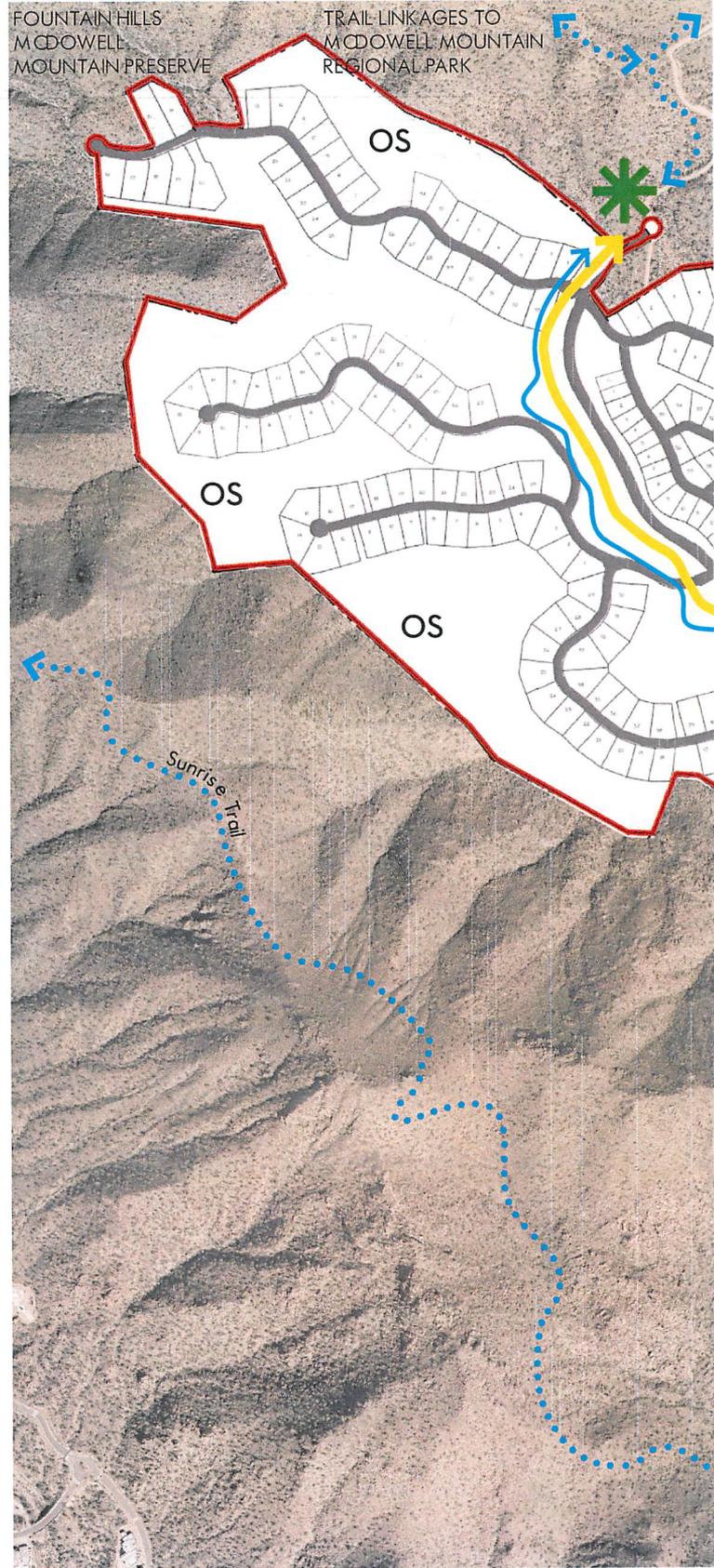
LEGEND

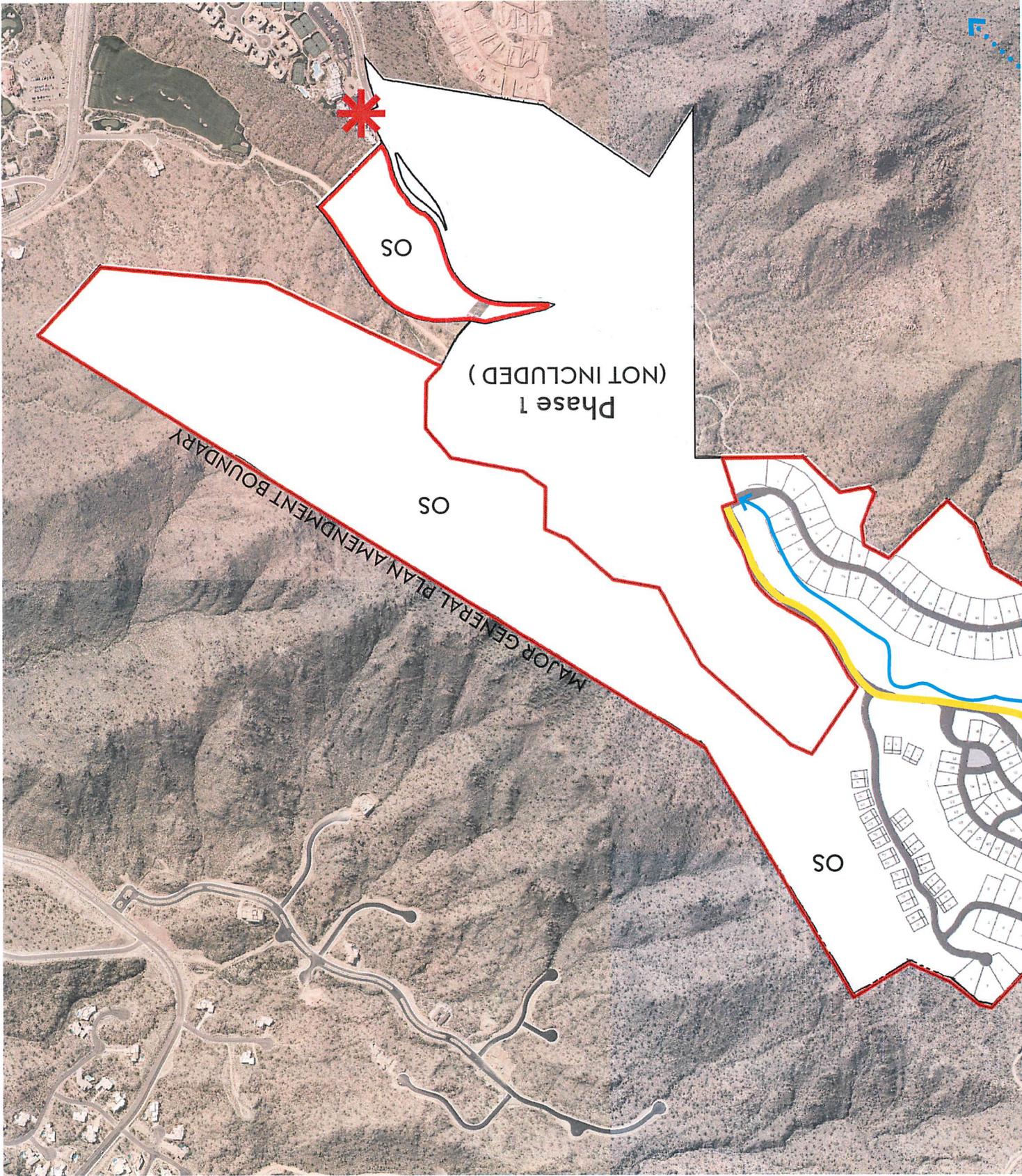
-  Neighborhood Gateway & Southern Trailhead Access
-  Trailhead
-  Eagle Ridge Dr. Paved Improvements
-  Eagle Ridge Trail
(on one side of Eagle Ridge Dr. meandering class A concrete, 6' wide)
(meandering path, with street connections at bridges & intersections)
-  Regional Trail Access
- OS Open Space

Note: All other hillside local roads to have 6' concrete sidewalks on one side only. Provide S/W due to road steepness, curves, reduced lot areas, road lengths per Development Agreement.



scale: NTS





4. POSITIVE IMPACT ON FOUNTAIN HILLS

The projected residents/home owners associated with the “conservation community” development plan will be more socially and economically diverse attracted to the mix of housing product in the new plan rather than the single custom-home product in the original plan. The new plan will appeal to a broader age bracket with some working professionals, some families, some active empty nesters and some retirees.

Population & Schools

Based on the target markets for each product type, it is estimated that the population within the Adero Canyon development upon completion will increase Fountain Hills resident population by approximately 750 +/- people. It is anticipated that the market for these household units will be mature families with some young children generally. The impact to child population in the Fountain Hills School District will be minimal (70+/-).

Traffic and Streets

As part of the proposed GPA and associated PAD, the Applicant will complete Eagle Ridge Drive to the “top” of the property where the Town’s proposed trailhead is envisioned.

Public Utilities

Conversations with managers at EPCOR, the Fountain Hills Sanitary District, Southwest Gas, and Salt River Project indicated that existing utility infrastructure capacities are sufficient to serve the revised Adero Canyon master plan without negative impacts to offsite plant capacities or existing transmission lines. The project also contemplates extending services from Cox Communications and Qwest.

Trails & Trailhead Access

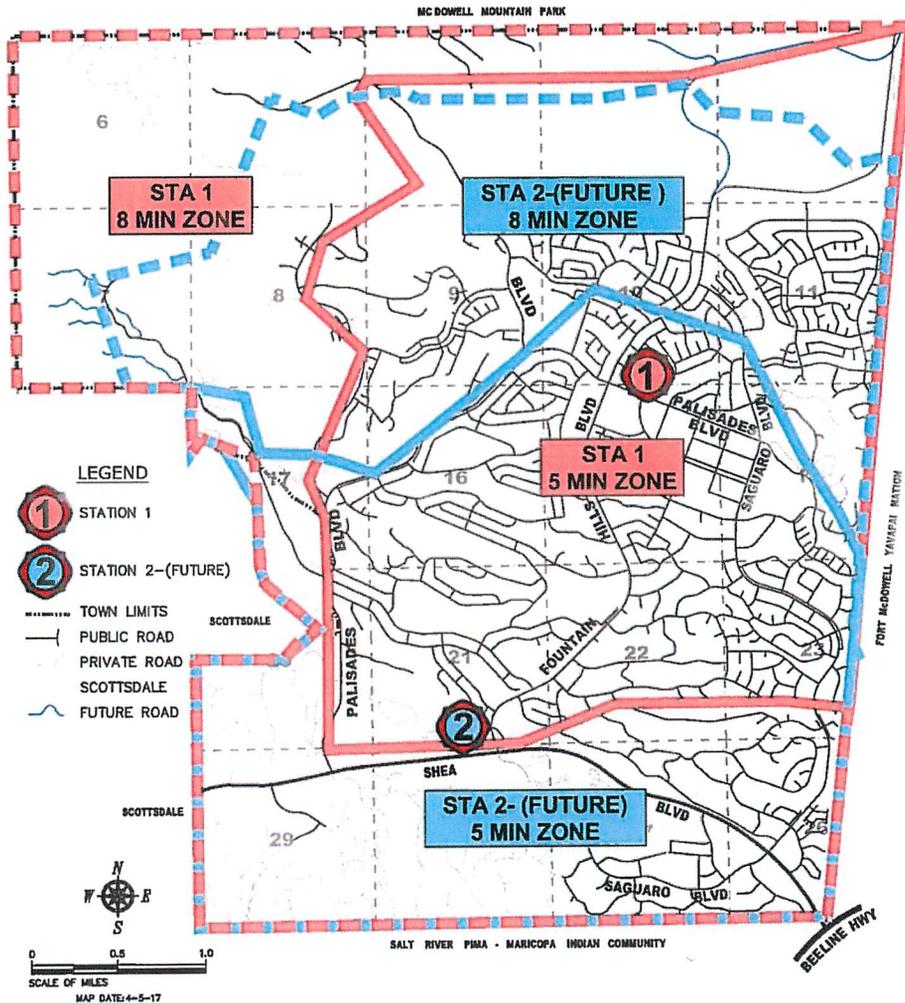
The Major GPA will enable Adero Canyon to commence sooner than it otherwise would with the existing land plan. This will ensure that financial resources presently available to the Town will not be lost before they expire. The addition of the Eagle Ridge concrete trail will dedicate an additional public amenity not provided in the existing plan.

Fire & Life Safety

Fire and ambulance service can reach all of Adero Canyon, including Phase II, within an 8-minute response time, serviced by the existing Fire Station 1. The new Fire Station 2, located at the northwest corner of Shea Boulevard and Fountain Hills Boulevard on land that was provided by the current owner of Adero Canyon Phase II, will place the entrance to Adero Canyon within a 5-minute response zone and will provide additional service to all of Adero Canyon.



TOWN OF FOUNTAIN HILLS FIRE STATION 1 & STATION 2-(FUTURE) 5 MIN & 8 MIN ZONE

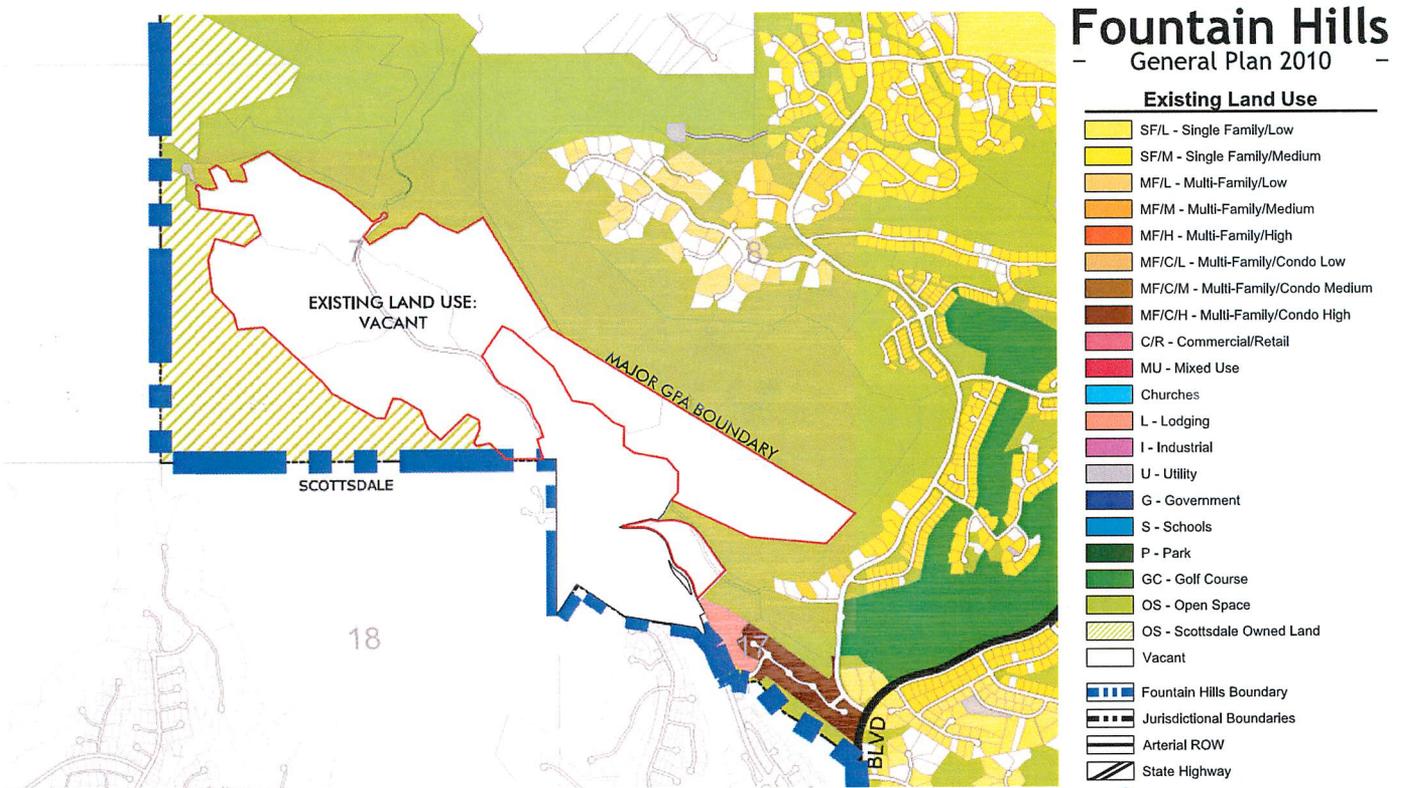


5. COMPATIBILITY WITH GENERAL PLAN

Role of the General Plan and Relationship to Adero Canyon

The Fountain Hills 2010 General Plan provides a focused and comprehensive vision for guiding community growth through meaningful development. In many ways, the Adero Canyon Phase II development will directly promote many of the long-term goals and objectives outlined in the General Plan.

Pursuant to the guidelines established by the General Plan, any proposed amendment to the General Plan 2010 may not result in an adverse impact to the community as a whole. Public participation shall be encouraged for any proposed amendment to the General Plan 2010 and all legal requirements shall be met. Through the achievement of many of the goals and objectives of the General Plan, these criteria are met and will ensure positive impact of the development on the community.



Specific examples of how the proposed Major GPA aligns with the Town's General Plan includes the following references to the major elements, goals, and objectives highlighted in the Town's guiding document.

Land Use Element

Goal Five: "Protect and preserve existing neighborhoods from incompatible adjacent land uses."

Objective 5.2: "The Town should continue to preserve open space and natural washes as buffers between and within zoning districts."

Adero Canyon is surrounded by open space except for an intended connection to Copperwynd. This proposed Major GPA will further accommodate the preservation of open space.



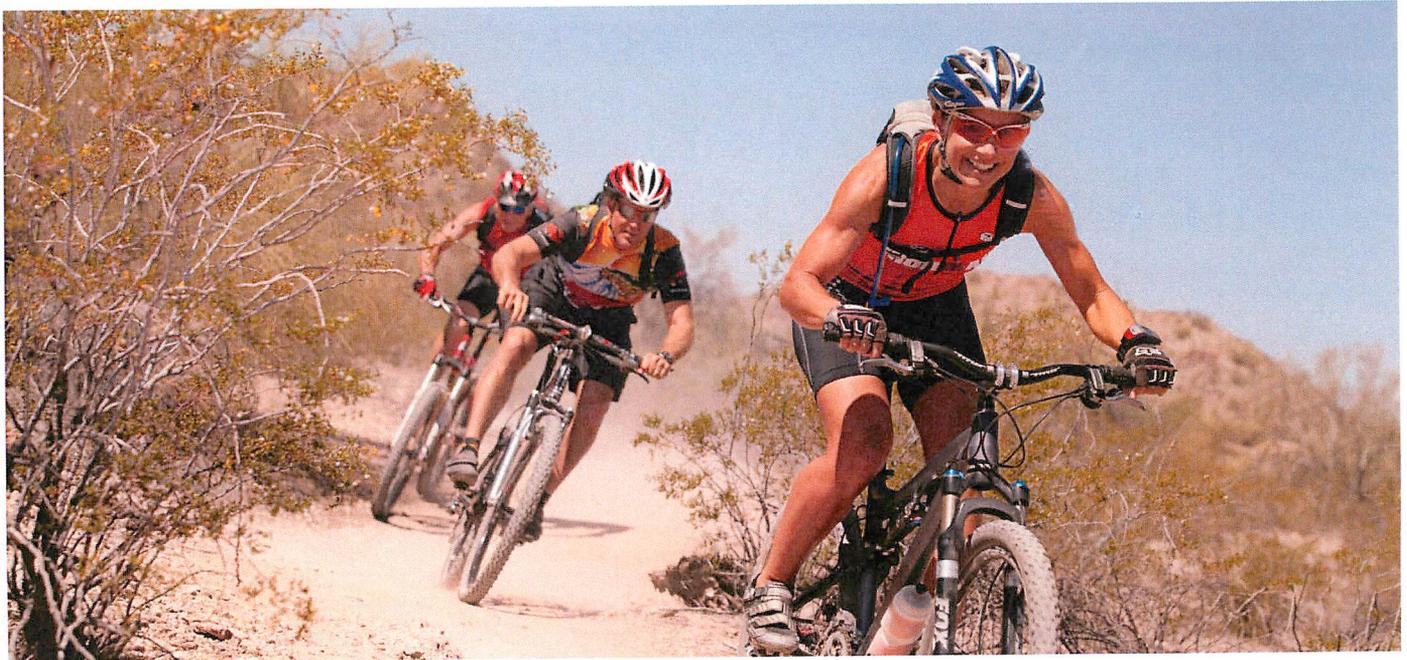
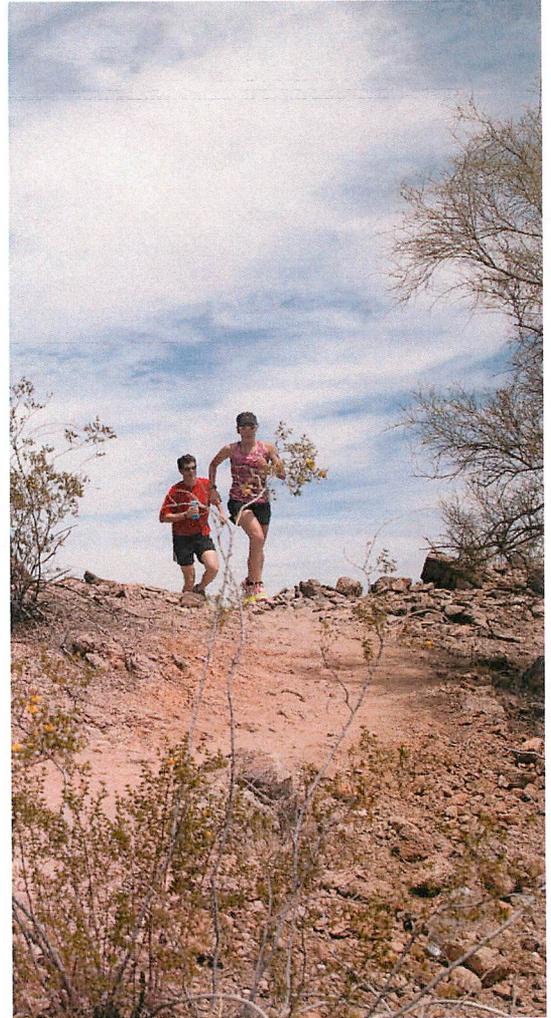
Goal Six: "Continue to preserve open space and maintain strict guidelines for the conservation of natural resources."

Objective 6.1: "The Town should continue to preserve steeply sloping hillsides, wash areas, and tracts of contiguous open space."

Objective 6.3: "The town should maintain linkages in the form of pedestrian paths, visual corridors, and interconnection to public art."

Objective 6.4: "The Town should continue to consider additional opportunities to connect its open space/trail system with the Maricopa County McDowell Mountain Regional Park regional trail system in a manner that protects natural assets, minimizes potential environmental degradation and discourages motorized vehicular traffic."

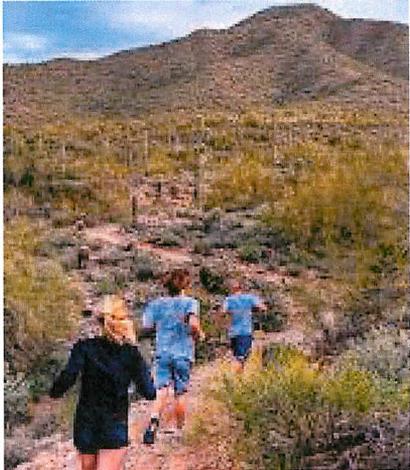
The proposed amendment enhances the provisions of open space in several ways including; expanded native desert areas, greater accessibility to open space through an interconnected trail system and special park features in close proximity to neighborhoods.



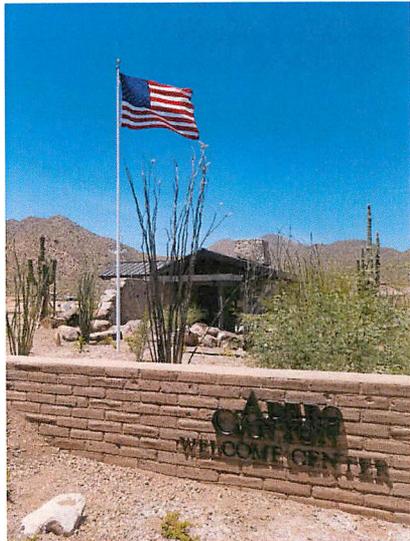
Growth Areas Element

Goal Three: "Encourage the development of a variety of housing types."

Adero Canyon Phase II is planned as a diverse set of residential options driven by an existing gap in the housing market. The current housing mix in Fountain Hills consists primarily of low and high-income homes with little in the middle. Adero Canyon Phase II will promote a balanced variety of housing types that are sensitive to the character of the community. Housing styles will include townhomes, custom home sites and semi-custom homes among a natural desert setting with an abundance of open space.



The current land use designation of the site is Single Family Low Density. Adero Canyon Phase II is designed to respect the existing land use designations through a variety of housing options that correlate with the current blend of densities on the land use map. The proposed GPA does not seek to deviate from the existing residential category, rather the goal is to seek the designation of Single Family Low/Single Family Med., which will allow for the preservation of a significant areas of open space.



Objective 3.1: "The Town should encourage creative solutions for topographically challenging sites."

The proposed amendment illustrates a thoughtful and sensitive solution for incorporating a variety of housing types within Adero Canyon including semi-custom homes and townhomes. The proposed land use has been organized in a highly sensitive manner based on careful consideration of slopes, drainage, landform, and topography.

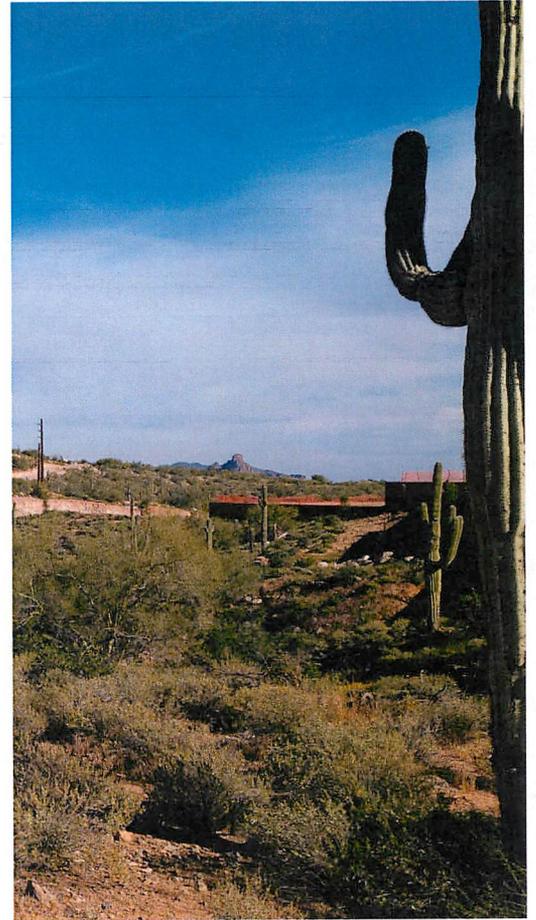


Goal Six: Encourage developments that preserve and protect natural resources.

Objective 6.1: The Town should encourage development, revitalization and redevelopment projects that set aside dedicated preservation areas.

Response: Through the preservation of several acres of dedicated open space, this proposal respects and preserves the natural resources and desert environment of the McDowell Mountain Regional Park. Accessibility to the open space will be encouraged through the development of an interconnected trail system and special park features located in close proximity to neighborhoods.

The preservation of open space is a key design theme to the Adero Canyon Phase II development and will promote the achievement of this objective. Over 167 acres of open space are incorporated into the Phase II Major GPA area, 51% of the PAD area. The open space areas will create significant, natural buffers between the homes and the adjacent McDowell Mountain Regional Park to promote land use compatibility and enhance the character of the community.

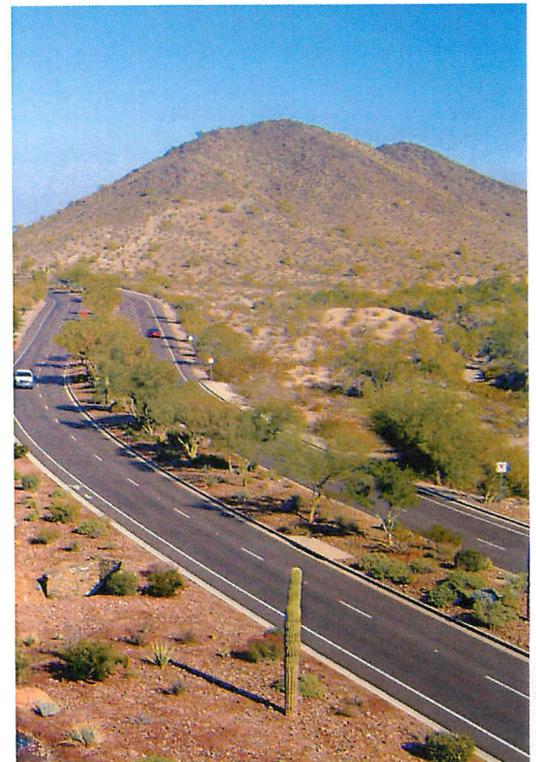


Circulation Element

Goal Three: "Provide for and encourage the use of non-vehicular modes of circulation."

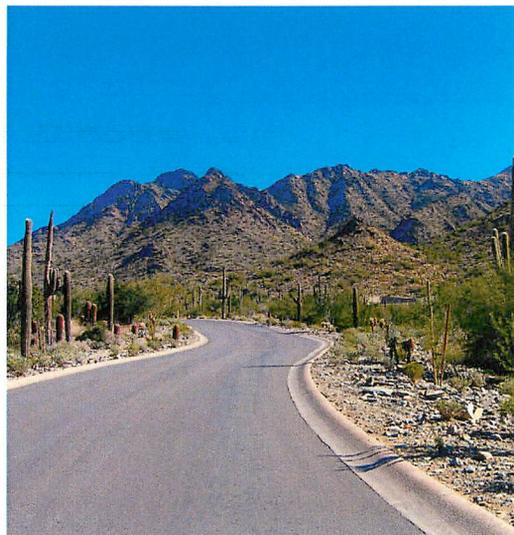
Objective 2.3: "The Town should develop standards for bikeway systems along the roadway as well as develop standards for pedestrian trails adjacent to open space corridors."

The proposed amendment provides the framework for a carefully orchestrated path and trails system that will link the specific parcel neighborhoods as well as non-motorized connectivity to the entire surrounding areas.



Objective 3.1: The Town should ensure that new developments include provisions for pedestrian and/ or bike paths where appropriate, and that those pathways are a component of development plans.

Response: The proposed Major GPA provides the framework for an interconnected trail system that will link the homes to the adjacent preserve as well as the Town center. Non-vehicular modes of transportation are encouraged through the incorporation of abundant open space and paths, which will provide the opportunity for alternative transit, recreation and fitness. The sensitive planning of open space and trails will elevate the quality of life for residents and the greater community.



Open Space Element

Goal One: "Provide and maintain an open space network throughout the community."

Objective 1.3: "...encourage the connection of major open space and contiguous open space with pathways outside the wash corridors, in the design of public and private developments."

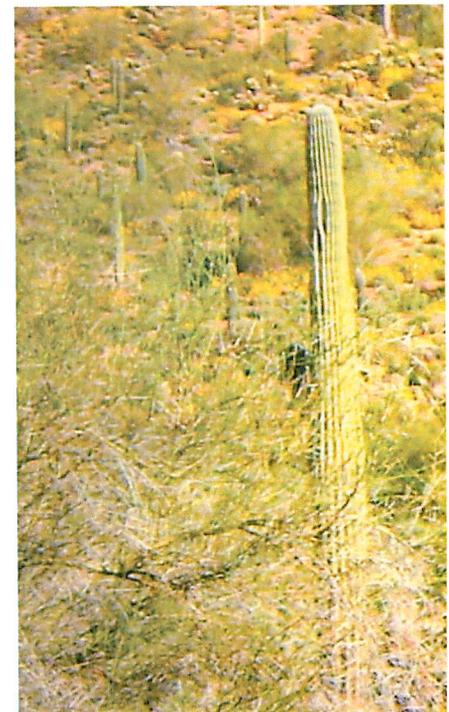
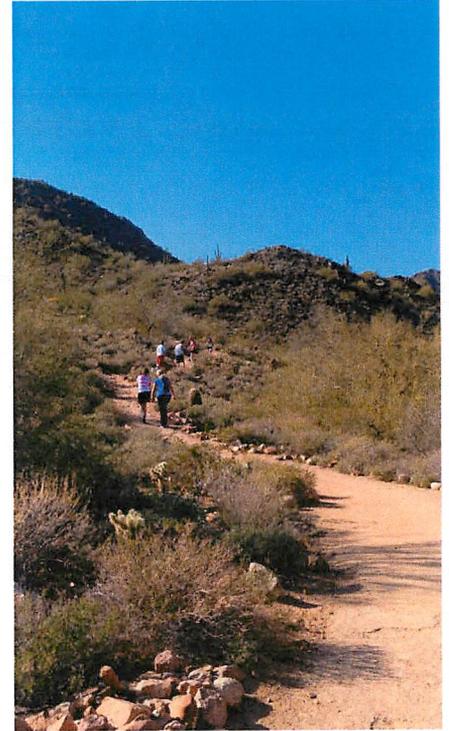
Objective 1.7: "...investigate the development of unpaved trails within the Town limits that provide opportunities for recreation, enjoyment and use of the Sonoran Desert subject to the appropriate findings and studies in places where they have little impact on residential developments and natural wildlife."

The proposed amendment includes an interconnected path and trail system that provides both internal pedestrian access and linkage to the entire Adero Canyon Community. The open space proposed will be a considerable asset for the Town and community.

Goal Five: "Provide open space linkages within the Town, and to the regional systems beyond its boundaries."

Objective 5.1: "...continue to encourage the development of trail systems that link Fountain Hills with McDowell Mountain Regional Park, the City of Scottsdale trail system and potential trail systems on both the Salt River Pima-Maricopa Indian Community and the Ft. McDowell Yavapai Nation."

The proposed amendment includes an interconnected path and trail system that provides both internal pedestrian access and linkage to the surrounding regional open space system.



Water Resources

Goal One: "Reduce water usage."

Objective 1.3: "...The Town should encourage new and revitalization projects to be designed in a manner that limits water usage."

Response: The proposed Major GPA takes careful consideration of the water usage throughout the Site. Preserving open space and implementing natural landscape and vegetation within the neighborhood parcels is a critical design theme that protects the natural environment and vegetation and thereby reduces water usage. Through the preservation of over half of the total site area as open space, the scale of the development is sensitive to the delicate desert environment and will promote the achievement of this goal.

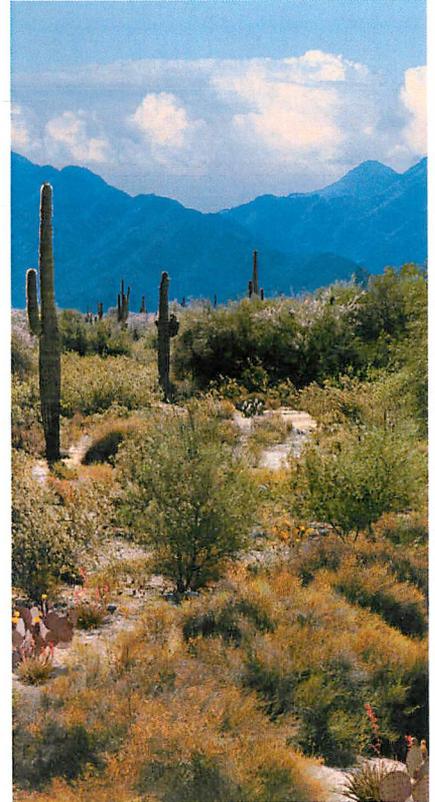
Environmental Planning Element

Goal One: "Promote the continued vigilance and guardianship of the natural desert."

Objective 1.: "The town should continually update the approved low water use plant list to ensure that all plants on the list are suitable for the community."

The Major GPA protects significant areas of open space and native vegetation and celebrates the Sonoran Desert through the integrated use of native and adaptive plants throughout the community to blend with the natural setting of Adero Canyon.

Response: This proposal directly responds to this goal through the generous open space provision and will protect the valuable resources of the natural desert. Significant areas of open space are incorporated into this design, totaling over 167 acres, and will serve a variety of functions, including recreation, drainage, preservation and alternative transportation.



"Invest wisely in beauty,
it will serve you all the
days of your life."

- *Frank Lloyd Wright*

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