

North Scottsdale
State Trust Land Rezoning
(Second Submittal)



Exhibit G:
Land Use & Proposed Zoning

- Natural Open Space

- COS Zoning

- R1-190 Zoning
- Resorts/Tourism

- R-4R Zoning
- Rural Neighborhoods

- R1-35 Zoning

- R1-43 Zoning

- R1-70 Zoning

- R1-130 Zoning

- R1-190 Zoning
- Suburban Neighborhoods

- R1-7 Zoning

- R1-10 Zoning

- R1-18 Zoning

- R1-35 Zoning

- R1-43 Zoning
- McDowell Preserve

- COS Zoning

x-# Parcel Number
R1-# Parcel Zoning
xxx AC Parcel Acreage

*1 - Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.
*2 - Lots abutting the eastern boundary of parcel S-7 shall be sized at a minimum of 190,000 square feet and are not to be eligible for any size reduction.



Date Last Updated: February 2016

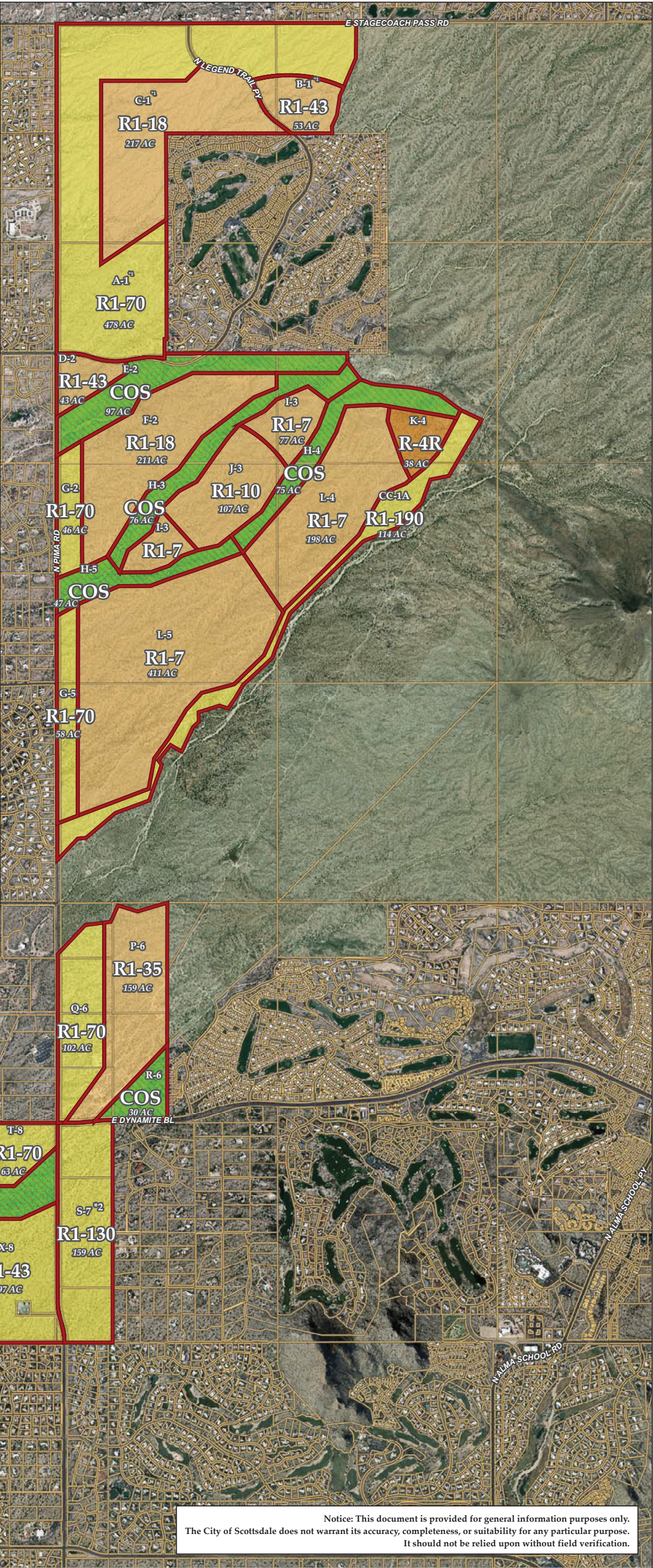


EXHIBIT H: Parcel Sizes and Maximum Densities

19-ZN-2014 - ReSubmittal Document - Parcel Sizes and Maximum Densities for ASLD State Trust Land North Scottsdale Rezoning - February 2016

HISTORICAL - Approved 10/29/2002					Revised 2/2016 - PROPOSAL 19-ZN-2014			
Baseline Data established in case 4-GP-2002 - Council Approved Oct. 29, 2002					Proposed Parcel Sizes and Maximum Densities for ASLD North State Trust Lands Rezoning Case			
Parcel designations from 4-GP-2002	GP Category approved in 4-GP-2002 case	Estimated Dwelling Units from 4-GP-2002 case	Acres from 4-GP-2002 case	Updated - Acres	Zoning Case Parcel designation	Zoning Case Acres	Proposed Parcel Zoning district	Proposed Maximum Allocation of Unit Counts for each parcel in the Zoning Case
A	Rural (1/2-1 du/ac.)	390	470	478	A - 1	478	R1-70 (*1)	252
B	Suburban (1-2 du/ac.)	65	35	53	B - 1	53	R1-43(*1)	45
C	Suburban (2-4 du/ac.)	608	195	217	C - 1	217	R1-18 (*1)	440
D	Suburban (1-2 du/ac.)	52	28	43	D - 2	43	R1-43	37
E	Rural and Open Space (1/5 du/ac.)	25	118	97	E - 2	97	COS	0
F	Suburban (1-2 du/ac.)	389	208	211	F - 2	211	R1-18	385
G	Rural (1/2-1 du/ac.)	70	84	46	G - 2	46	R1-70	24
H	Rural and Open Space (1/5 du/ac.)	53	251	76	H - 3	76	COS	0
I	Suburban (2-4 du/ac.)	206	66	77	I - 3	77	R1-7	206
J	Suburban (1-2 du/ac.)	318	170	107	J - 3	107	R1-10	270
	Rural and Open Space (1/5 du/ac.)	0	0	75	H - 4	75	COS	0
K	Resort/Tourism (LOCATION TBD)	573	76	38	K - 4	38	R-4R	287
L	Suburban (2-4 du/ac.)	1716	550	198	L - 4	198	R1-7	530
	Rural (1/2-1 du/ac.)	0	0	58	G - 5	58	R1-70	30
	Rural and Open Space (1/5 du/ac.)	0	0	47	H - 5	47	COS	0
	Suburban (2-4 du/ac.)	0	0	411	L - 5	411	R1-7	1140
N	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	126	600	0	N/A	0	N/A	0
O	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	118	560	0	N/A	0	N/A	0
P	Suburban (1-2 du/ac.)	398	201	159	P - 6	159	R1-35	155
Q	Rural (1/2-1 du/ac.)	98	100	102	Q - 6	102	R1-70	54
R	Rural (1/5 du/ac.)	4	20	30	R - 6	30	COS	0
S	Rural (1/3 du/ac.)	53	160	159	S - 7	159	R1-130 (*2)	45
T	Rural (1/3-1 du/ac.)	20	20	63	T - 8	63	R1-70	20
U	Rural (1/3-1/2 du/ac.)	37	74	82	U - 8	82	R1-130	23
V	Rural (1/2-1 du/ac.)	190	190	195	V - 8	195	R1-43	168
W	Rural (1/5 du/ac.)	27	126	104	W - 8	104	COS	0
X	Rural (1/2-1 du/ac.)	154	154	197	X - 8	197	R1-43	154
	Resort/Tourism (LOCATION TBD)	0	0	38	K - 9	38	R-4R	286
M	Neighborhood Center (Retail Use has been removed from zoning request)	na	40	0	N/A	0	n/a	0
Y	Rural (1/2-1 du/ac.) Parcel size reduced by introduction of resort and COS Fire site acquisition	370	370	287	Y - 9	287	R1-43	247
Z	Rural (1/2-1 du/ac.)	146	146	162	Z - 9	162	R1-35	146
AA	Rural (1/2-1 du/ac.)	50	50	78	AA - 9	78	R1-35	50
BB	Rural (1/2-1 du/ac.)	17	20	18	BB - 9	18	COS	0
CC	Natural Open Space Parcels acquired by COS 2010, 2011 and 2012	0	11,391	114	CC -1A	114	R1-190	6
Totals		6273	16473	4020	Totals	4020		5000

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