

E S P I R I T U L O C I  
The Spirit of the Place

09 April 2013

Dear Sir,

We are writing to inform you that to address issues raised at the open house we had in January, meetings with the DC Ranch Covenant Commission, the DC Ranch Association Board, and members of the DC Ranch Association Staff, as well as meetings with many individual residents of DC Ranch, we are submitting revised plans for the Sterling at Silverleaf to the City of Scottsdale for Development Review Board review and approval. It will be City of Scottsdale Project No: 431-PA-2012 and Case No: 78-DR-2005#2 known as DC Ranch Parcel T4b, Lot 30 & 31 – The Sterling at Silverleaf.

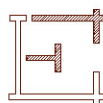
The property is located just east of Thompson Peak Parkway and Legacy Boulevard; it is the 5.78 acres of graded, undeveloped land just east of Canyon Village and the Village Club. The property has been planned and envisioned as a community core within DC Ranch. The property is currently zoned Planned Commercial Center (PCD) as part of the DC Ranch Planned Community District (PCD) within the Town Center Generalized Design Concept (TC GDC). The existing City approved zoning allows for approximately 213 residential units and 225,000 square feet of commercial uses in buildings up to fifty-six feet tall with mechanical enclosures up to seventy-five feet tall. However, our revised site plan does not utilize these maximums permitted by existing zoning.

In September 2005, plans for the property were previously submitted and approved by the Scottsdale Development Review Board (DRB). That approval included twenty-nine single-family lots and buildings up to five (5) stories with 213 condominium units and 23,200 square feet of commercial space. A subsequent staff approval (August 2006), which was reviewed with the DRB in study session, included changes to the site plan and building elevations. The twenty-nine (29) single-family lots have been developed along with the backbone infrastructure including an internal private street and the neighborhood park; however, DRB approval for the condominium and commercial portions of the neighborhood has expired. This submission is for the expired portion of the previous DRB approval and is in conformance with existing City approved zoning.

The revised submission includes 213 luxury condominium units and 14,100 square feet of commercial space in five (5) buildings. The access, size and elevations of these buildings has been revised based on community comment; is similar to previous approvals; and will complete Canyon Village. The revised site plan will also include a manned vehicular gate and secured pedestrian connections between Canyon Village and this project.

Based on extensive community discussion, the revisions we will be submitting to the City include:

- Relocating the access from the Canyon Village to a more prominent location directly off of the extension of Legacy Boulevard to address access concerns



- Providing a manned guardhouse at the vehicular entrance, as a result of meeting with and hearing from a number of NVM's and their constituents and permitted by Andy Andrews of the DC Ranch Association
- Reducing the buildings from five (5) stories to four (4) stories as a result of input expressed by a number of DC Ranch NVM's and the individuals they represent
- Significantly reducing the amount of enclosed roof area above fifty-six (56) feet thereby reducing the overall amount of building over fifty-six (56) feet in height.
- Breaking up the ridge line of each building and providing more diversity in the roof form
- Combining buildings K and J and combining buildings L and E

In addition to this submission, City Staff have asked us to concurrently submit for review and approval of a preliminary plat to clean up the legal boundary between this property and Canyon Village.

As suggested by the Covenant Commission, we are hosting two additional open houses:

Wednesday, April 17<sup>th</sup>, 2013 from 5:30 to 7:30 in the evening  
at DC Ranch's Homestead Community Center (18600 N 98<sup>th</sup> Street, Scottsdale Arizona 85255)

Tuesday, April 23<sup>rd</sup>, 2013 from 7:30 to 9:00 in the evening  
at DC Ranch's Desert Camp Community Center (9260 E Desert Camp Drive, Scottsdale Arizona 85255)

We will be available to answer any questions you may have and to allow you an opportunity to review the revised concepts for the Sterling at Silverleaf. Please drop by. If you have any questions and can not attend the open house please feel free to contact Kathleen Donahoe, Project Development Liaison at (602) 617-1951 or [kmdonahoe@aol.com](mailto:kmdonahoe@aol.com) or Keith Neiderer, City Staff Contact at (480) 312-2953.

We look forward to seeing you at the open house and have included a site plan, elevations and illustration for your information.

Sincerely,

Trevor Barger, AICP  
President/CEO  
Espiritu Loci Incorporated  
Applicant

and

Nathan Day  
Sterling Collection Development Group, LLC  
Owner and Developer