

ŞEGOİ OİDAG SUBDIVISION

PROPOSED DESIGNATION OF LAND USE (2026-D001)

Presented by SRPMIC Community Development Department,
Economic Development Division

PLANNED DEVELOPMENT OVERLAY DISTRICT (26-ZN-02)

Presented by SRPMIC Community Development Department,
Planning Services Division

PROPOSED ROW EASEMENT AND NATIVE STREET NAMES

Presented by SRPMIC Engineering & Construction Services Department,
Design Division

Land Management Board – Public Hearing
May 26, 2026



AGENDA

1. Overview

- Introductions
- Why Are We Here?
- Project History
- Location Map

2. Proposed DOLU

- Designation of Land Use ("DOLU") Overview
- Project Details
- Floor Plans
 - Entry Level Homes
 - Intermediate Homes
 - Prime Homes
- Interior - Conceptual
 - Kitchens
 - Living Rooms
 - Bedrooms



AGENDA CONT'D

- Subdivision – Conceptual Design
 - Roofing, Entrances & Landscaping; Streets
 - Shared Areas and Basins
- DOLU Details
 - Land Use, Environmental, and Cultural Reviews

3. Proposed Planned Development Overlay District (26-ZN-02)

- What is a Planned Development Overlay District (PD)
- Requirements for a Planned Development Overlay District
- Şegoi Oidag PD Overlay District Ordinance
- Key components of the proposal
- Relationship to Surrounding Uses
- Development Scenarios
- Standard, Base and PD Comparison Table
- What the Overlay and Development Aim to Deliver



AGENDA CONT'D

4. Proposed Right of Way Easement and Native Street Names
 - Why This Public Hearing?
 - Background
 - Policy Guidance
 - Proposed Street Names
 - Subdivision Street Map
 - ROW Details
 - Typical Road & Utility Cross-Section
 - ROW Process
5. Half-Mile Radius – Public Notice
6. FAQ (Frequently Asked Questions)
7. What Are Your Questions?
8. Public Comments
9. Thank You



INTRODUCTIONS

Community Development Department ("CDD")

- Christi Andrews, Director
- Quannah Dallas, Assistant Director
- Suzanne Nunn, Assistant Director

Economic Development Division ("EDD")

- Karshannon Gene, Manager
- Allyson Collins, Economic Development Analyst
- Holly Barton, Economic Development Analyst

Planning Division ("PSD")

- Adam DeCook, Manager
- Britania Esparza, Planner I
- Nicholas Moreno, Planner I

Engineering & Construction Services Department ("ECS")

- Scott Thigpen, Director
- Aaron Mattingly, Design Division Manager

Housing Division

- Heather Swanson, Sr. Construction Project Manager
- Normalinda Sidney, Construction Project Manager

Right of Way ("ROW")

- Adrienne Smith, ROW Manager
- Marrietta Naranjo, ROW Agent

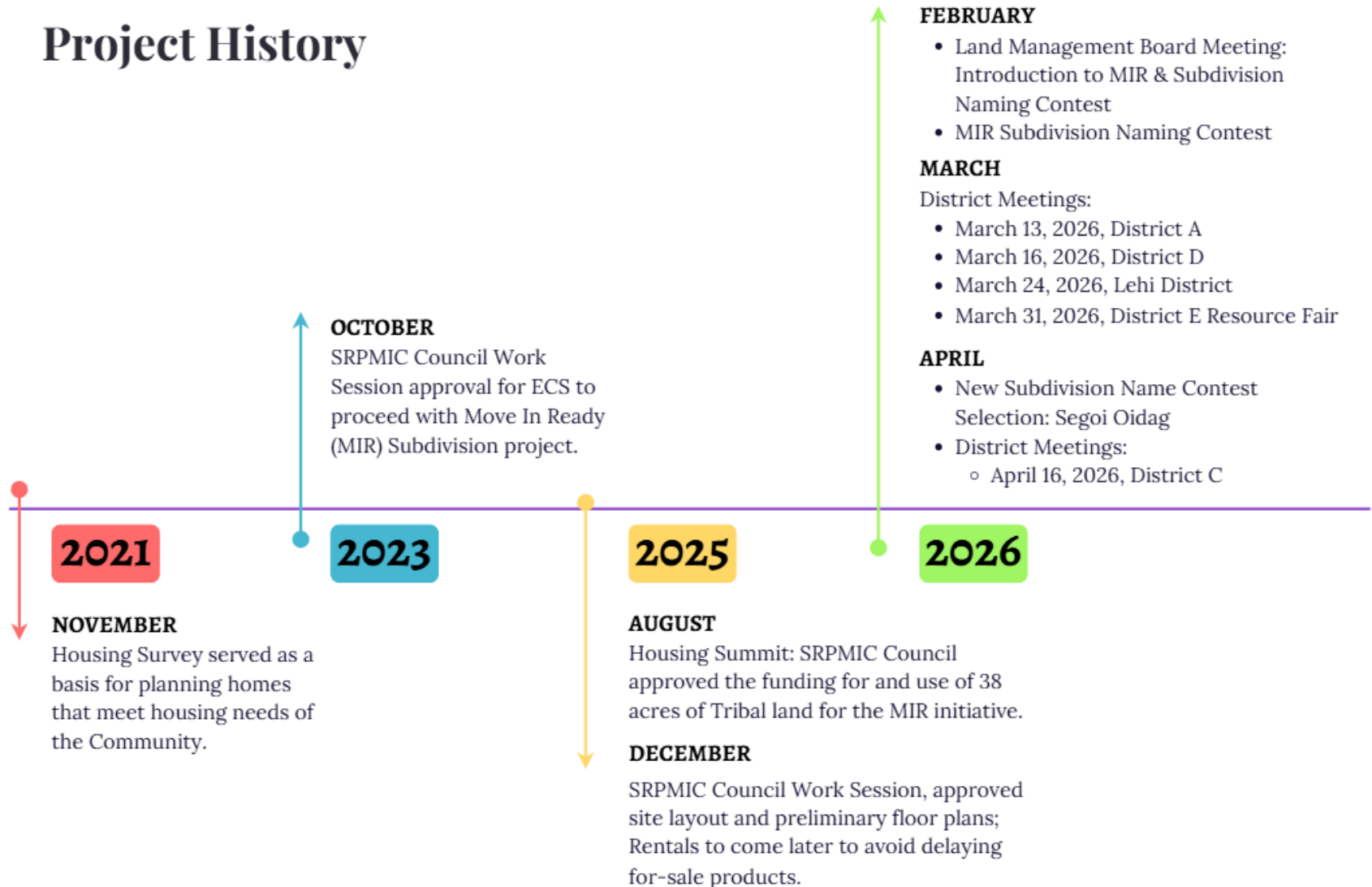


WHY ARE WE HERE? 10K FOOT LEVEL

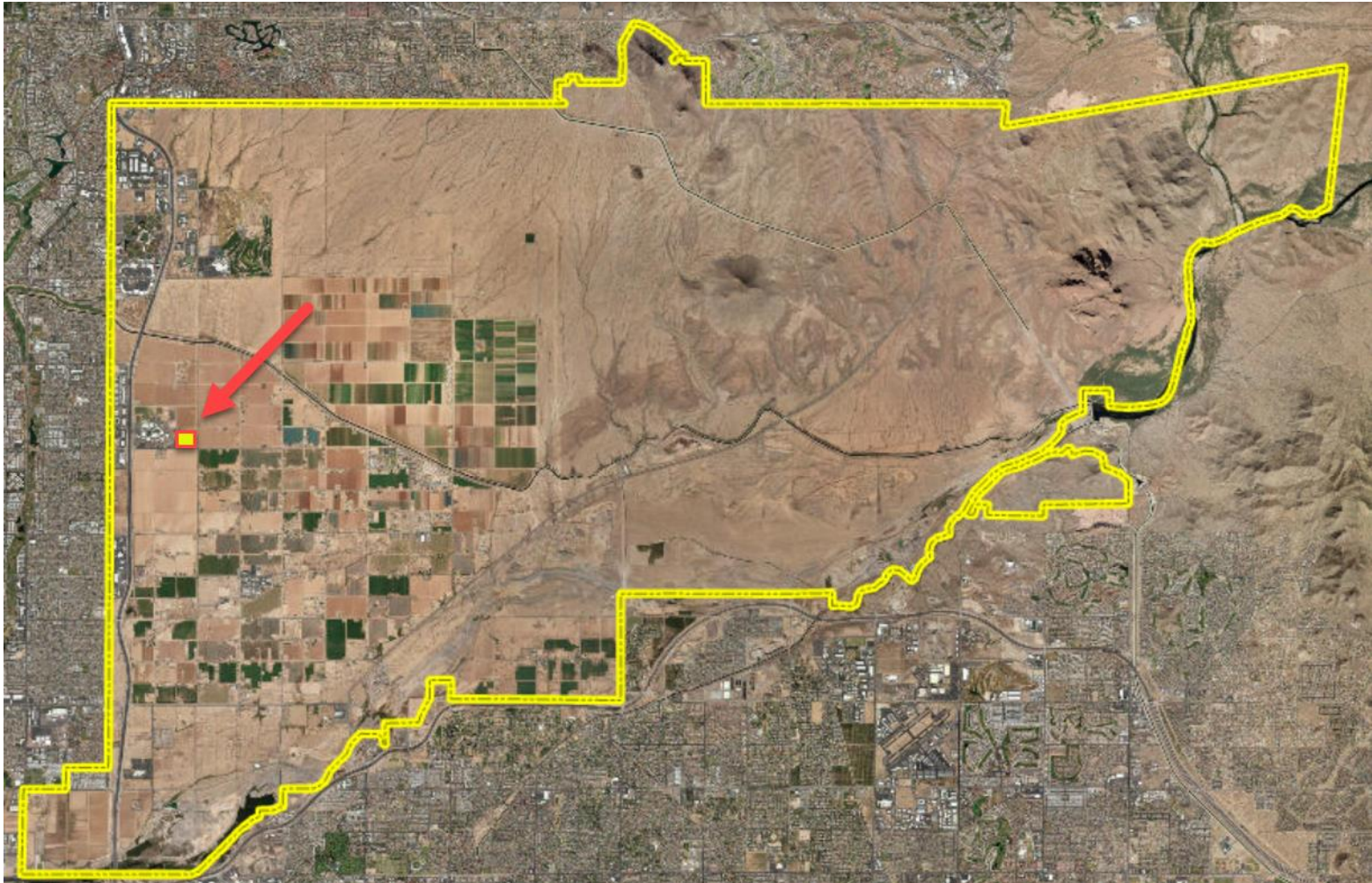
- **Who?** SRPMIC Engineering and Construction Services - Housing Project Managers
- **What?** The 36-acre Segoi Oidag residential subdivision is located on tribally owned land. The current phase includes 82 single-family homes available for purchase by Community Members.
- **Where?** Located in the northwest corner of Dobson/Chaparral directly east of Scottsdale Community College.
- **When?** Proposed construction to begin in Fall 2026, with houses ready for sale late 2027.
- **Why?**
 - DOLU: Required by the SRPMIC Code of Ordinances to memorialize the land use for the Segoi Oidag Subdivision.
 - PD Overlay: To allow modifications from the Agricultural Residential zoning standard, such as lot size, open space, and parking.
 - ROW: Designate Native Language Street Names and complete the associated public Right of Ways.



Project History



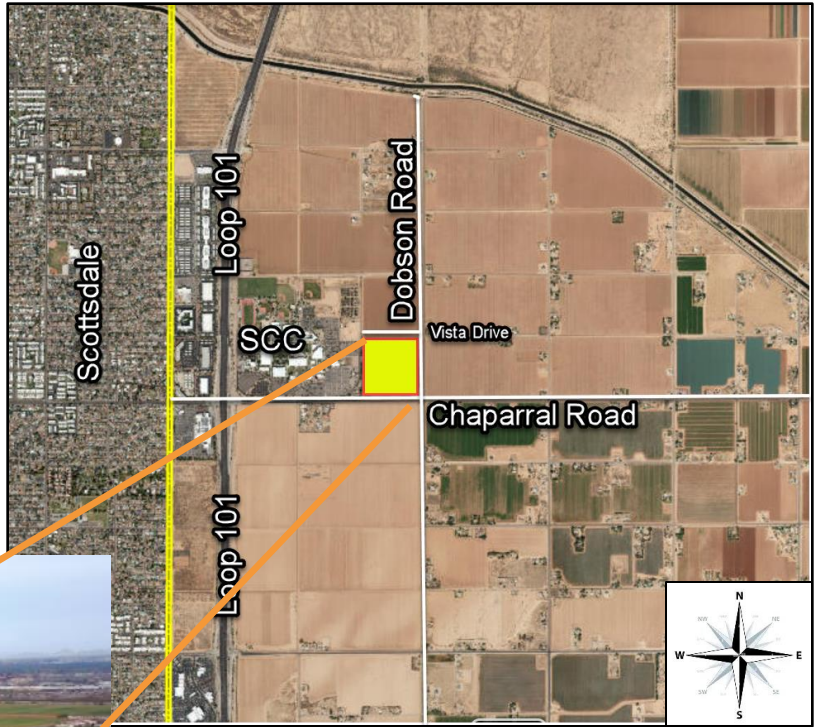
LOCATION MAP



- Western location of the SRPMIC
- Chaparral and Dobson Roads
- East of Loop 101 and Scottsdale Community College



LOCATION MAP



Looking northwesterly



Proposed Designation Of Land Use

Presented by SRPMIC CDD/EDD



CDD/ECONOMIC DEVELOPMENT DIVISION AGENDA

DESIGNATION OF LAND USE ("DOLU") OVERVIEW

PROJECT DETAILS

FLOOR PLANS

INTERIOR - CONCEPTUAL

SUBDIVISION - CONCEPTUAL DESIGN

DOLU DETAILS



DESIGNATION OF LAND USE OVERVIEW

- Designation of Land Use
 - Salt River Pima-Maricopa Indian Community (“SRPMIC or Community”) Code of Ordinances Chapter 17-1 sets forth the process
 - Community-owned land may be designated for use by a division of the Community
 - Memorialized in writing with a description of the parcel and any conditions for use
 - Process usually through a Community Council resolution
- Proposed use
 - ECS is seeking a DOLU from the Community Council for the construction, maintenance and operation of the Şegoi Oidag subdivision. The intent of the Şegoi Oidag subdivision project is to provide approximately 82 3- or 4-bedroom single family homes for homeownership and the remaining premises for a future governmental use. The Şegoi Oidag subdivision is located on tribal land at the northwest corner of Dobson Road and Chaparral Road.



PROJECT DETAILS

- Located at the northwest corner of Dobson Road and Chaparral Road
- 36.885 acres, more or less, on tribal land within SRPMIC boundaries.
- The Site will include:
 - 82 3- or 4- bedrooms single family homes for homeownership
 - Future rental area
 - Walking Trails & Sidewalks
 - Picnic Ramadas
 - Green Open Space
 - Ingress/Egress on Dobson Road, Chaparral Road and Vista Drive
 - Native language subdivision and street names



See Updates at:

[Segoi Oidag Subdivision | Salt River Pima-Maricopa Indian Community](https://srpmic-nsn.gov/community-resources/tribal-housing/segoi-oidag/)

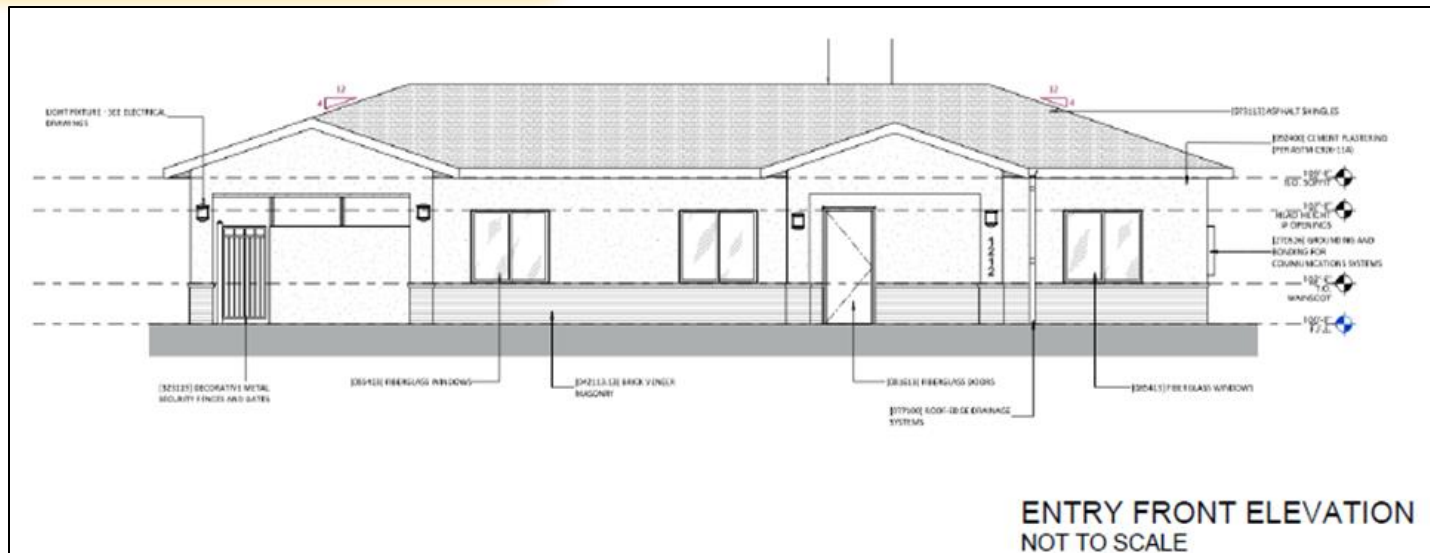
<https://srpmic-nsn.gov/community-resources/tribal-housing/segoi-oidag/>



FLOOR PLAN – ENTRY LEVEL HOMES

Entry Level Homes

- 34 Units
- 3 bedrooms/2 bathrooms
- Approximately 1,100 – 1,200 square feet of livable space
- 1-car carport
- Lot size 3,900 sf
- Price to be determined



INTERIORS – CONCEPTUAL



ENTRY LEVEL HOMES - KITCHEN



INTERMEDIATE HOMES - KITCHEN



PRIME HOMES - KITCHEN



INTERIORS – CONCEPTUAL



INTERMEDIATE HOMES - LIVING ROOM



PRIME HOMES - LIVING ROOM



INTERIORS – CONCEPTUAL



ENTRY LEVEL HOMES – BEDROOM 2



INTERMEDIATE HOMES – MASTER BEDROOM



PRIME HOMES – BEDROOM 2



SUBDIVISION – CONCEPTUAL DESIGN



Different roof colors

Same roof style and material

Entrances are focal points

Porches and patios vary in design

Landscaping

Each lot is similar but different

Subdivision – Roofing, Entrances and Landscaping

Tree Lined Streets



SUBDIVISION – CONCEPTUAL DESIGN



Shared Areas

Basin with Walkways



DOLU DETAILS

- **Land Use Review – CDD/Planning Services Division (March 05, 2026)**
 - Concluded the current Agricultural Residential (AR) zoning allows for single-family dwellings by right. Any proposed modifications to the underlying zoning shall adhere to procedures set forth in Article 2.7 of the SRPMIC Zoning Ordinance. (26-LUR-01)
- **Environmental and Archaeological Review – CDD/Environmental Protection and Natural Resources Division (March 12, 2026)**
 - Completed a review of the reference DOLU site and specified no construction shall be permitted under the CDD/EPNR Memorandum (EPNR Memo 26-282-001). Construction activities were separately permitted through CDD/EPNR Memorandum 24-202-025.
- **Cultural Review – Tribal Historic Preservation Office (February 27, 2026)**
 - Reviewed and issued a concurrence memorandum stating “no historic properties affected” and that all biological recommendations must be followed.



Proposed Planned Development Overlay District (26-ZN-02)

Presented by SRPMIC CDD/PSD



CDD/PLANNING SERVICES DIVISION AGENDA

APPLICANTS REQUEST

WHAT IS A PD OVERLAY DISTRICT?

PROJECT BENEFITS AND OUTCOMES

BASE ZONING VS. PROPOSED OVERLAY (COMPARISON)

FINDINGS: HOW THE PROPOSAL MEETS THE CODE



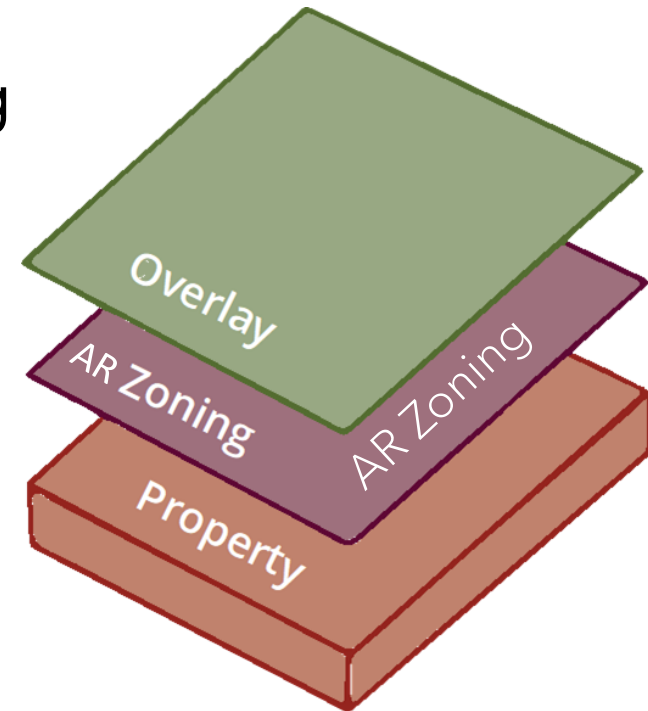
WHAT IS BEING REQUESTED?

- Request for approval of a Planned Development (PD) Overlay District
 - To allow modifications to Agricultural Residential (AR) standards
 - To support development of the Şegoi Oidag Residential subdivision



WHAT IS A PLANNED DEVELOPMENT OVERLAY DISTRICT (PD)

- Applied in addition with an underlying zoning district (AR)
- Allows adjustments to standard development requirements
- Establishes site-specific standards through an adopted ordinance



WHAT DOES THE OVERLAY AND DEVELOPMENT DELIVER?

- **Expanded Attainable Homeownership**
Supports community-identified housing needs by providing a range of home sizes and price points
- **Diverse Housing Options**
Three housing tiers (Entry, Intermediate, Prime) accommodating different household sizes and lifestyles
- **Accessible Development**
Community-led development reduces barriers related to design, permitting, and construction



ENTRY LEVEL HOMES

34 Units



INTERMEDIATE HOMES

24 Units



PRIME HOMES

24 Units



WHAT DOES THE DEVELOPMENT EXPERIENCE LOOK LIKE?

- **Enhanced Daily Living**
Tree-lined, walkable streets and connected open spaces (~24%) walking trails
- **Comfortable and Thoughtful Design**
Landscaping and site design support shade, cooling, and overall resident well-being, creating a more comfortable outdoor experience.



WHY IS A PD OVERLAY REQUESTED FOR THIS SITE?

Development Scenarios

Conventional Subdivision (AR Zoning)

- Large, Uniform Lots
- Minimal Open Space
- Standard Grid Layout

10,890 SF Minimum Lot Size



75-85 Homes

Limited Open Space

VS.

Planned Development (PD Overlay)

- Varied Lot Sizes
- Integrated Open Spaces
- Tiered Housing Mix
- Trails & Amenities



82 Homes

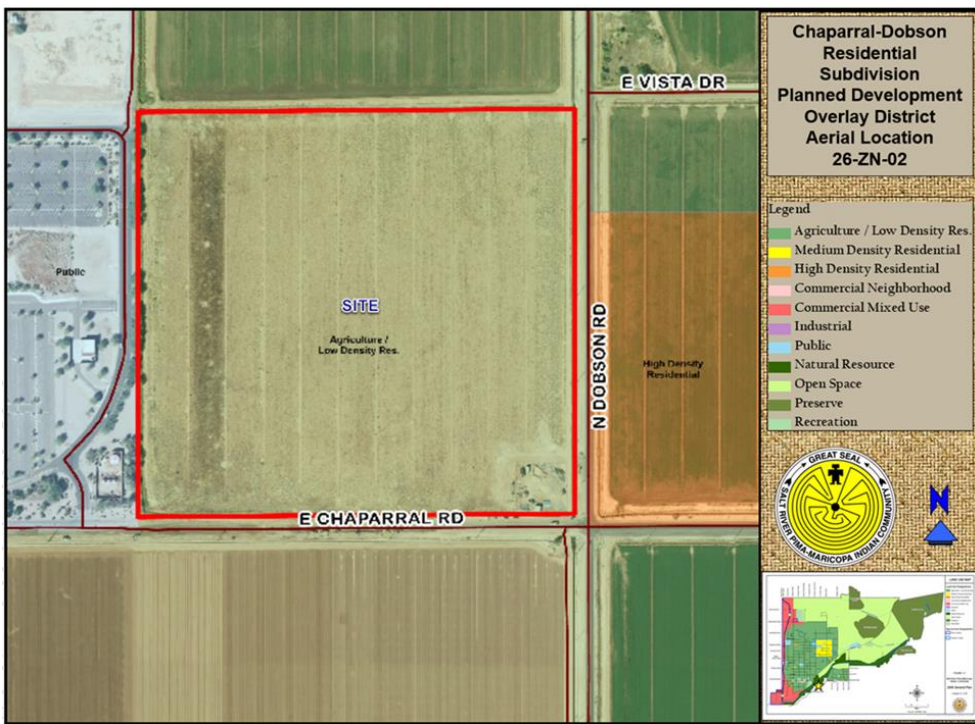
Connected Open Space

Base Zoning vs. Proposed Overlay (At-a-Glance)

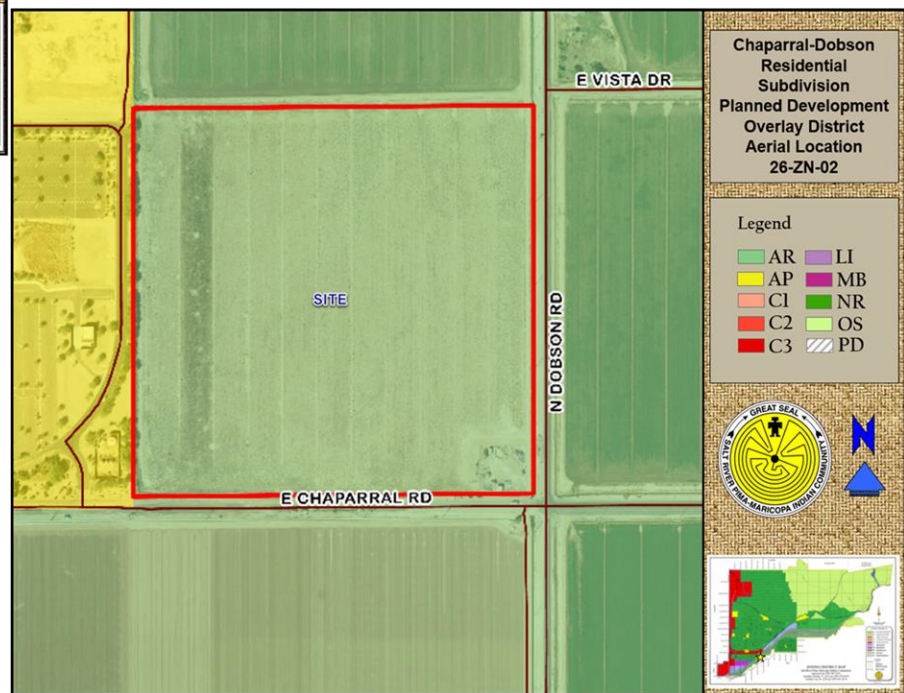
Standard	Base AR Zoning	Proposed PD Overlay
Development Pattern	Conventional subdivision	Master-planned, mixed-housing neighborhood
Lot Size	10,890 SF minimum	~3,900 - 7,300 SF
Density	~75-85 lots (typical yield)	82 units (redistributed across tiers)
Housing Types	Primarily uniform single-family	Entry, Intermediate, Prime homes
Open Space	Not required	~24% integrated throughout
Parking	Standard on-site 2 spaces/unit (164 required)	Mix of private, on-street, and overflow (289 provided)

Setback Type	AR Standard	Entry	Intermediate	Prime
Front	20	12	25	25
Street Side	20	15	22	18
Side	12	7	8	8
Rear	25	10	15	15



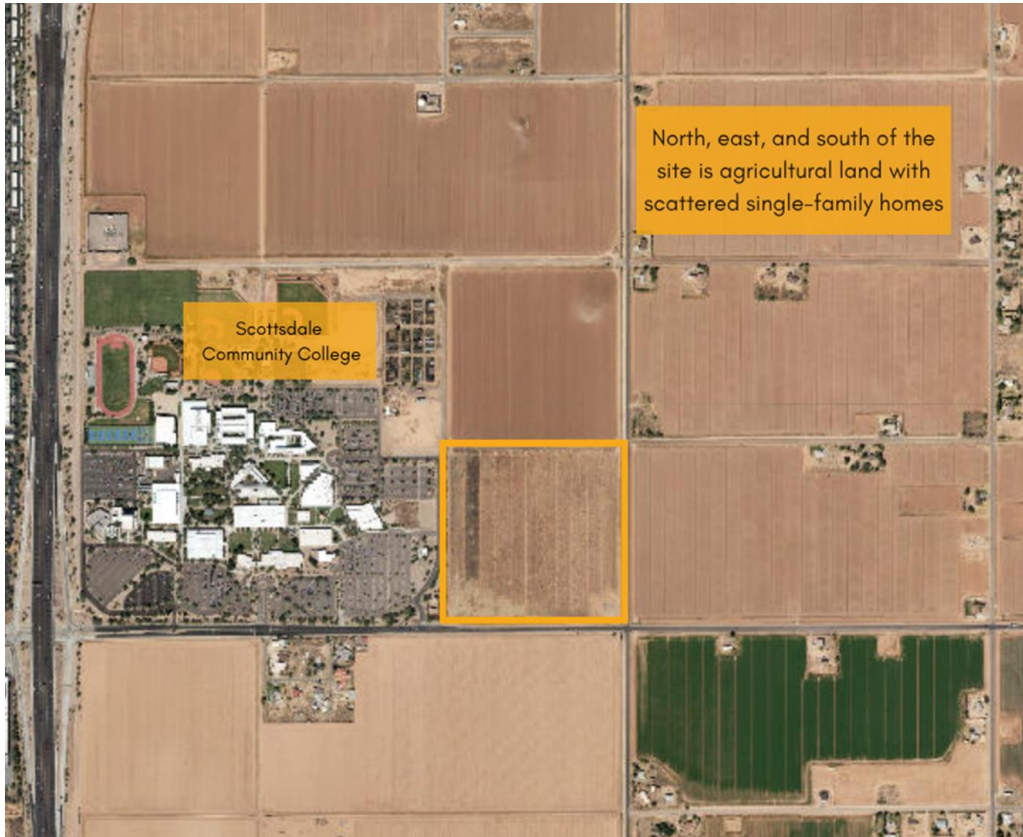


General Plan Land Use Designation:
Agriculture / Low Density Residential



Agricultural Residential Zoning District

RELATIONSHIP TO SURROUNDING USES



- Consistent with Agricultural / Low Density Residential designation
- Maintains compatibility with adjacent uses
- Provides appropriate transitions through site design (increased landscape buffering between SCC and site)
- Incorporates open space and layout to reduce impact



HOW DOES THIS APPLICATION COMPLY WITH ZONING REQUIREMENTS

- Accommodate development that exceeds what is achievable under base zoning - Sec. 5.2.1(A)(1)
 - ✓ the project provides a master-planned neighborhood with integrated open space, walkability, and coordinated design beyond a conventional subdivision pattern
- Establish standards addressing unique site characteristics - Sec. 5.2.1(A)
 - ✓ Modifies lot size, setbacks, and parking to support a tiered housing layout and efficient site design



HOW DOES THIS APPLICATION COMPLY WITH ZONING REQUIREMENTS

- Provide flexibility for high-quality development - Sec. 5.2.1(A)(4)
 - ✓ Introduces three housing tiers (Entry, Intermediate, Prime) to accommodate a range of housing needs of the community
- Create more livable neighborhoods and varied housing types - Sec. 5.2.1(A)(7)
 - ✓ Provides diverse housing options, ~24% open space, pedestrian connectivity, and neighborhood amenities



HOW DOES THIS APPLICATION COMPLY WITH ZONING REQUIREMENTS

- Demonstrate long-term community benefit and consistency with General Plan - Sec. 5.2.2(B)(1)
 - ✓ Supports low-density residential intent while expanding attainable homeownership opportunities
- Modifications must result in better quality development and community benefit - Sec. 5.2.2(E)(1)
 - ✓ Changed standards are balanced by enhanced design, integrated open space, amenities, etc. and coordinated site planning
- Minimize and mitigate potential impacts - Sec. 5.2.2(E)(1)(e)
 - ✓ Site layout, and open space distribution maintain compatibility with neighboring uses, additional buffering between SCC



Proposed Right of Way Easement and Native Street Names

Presented by SRPMIC ECS/ROW



ECS/RIGHT OF WAY AGENDA

WHY THIS PUBLIC HEARING?

BACKGROUND

POLICY GUIDANCE

PROPOSED STREET NAMES

SUBDIVISION STREET MAP

PROJECT DETAILS

TYPICAL ROAD & UTILITY CROSS-SECTION

ROW PROCESS



WHY THIS PUBLIC HEARING?

- **Act of February 5, 1948** (*62 Stat. 17, 25 U.S.C. 323-328*)
- **25 CFR Part 169** (*Rights of Way Over Indian Land*)
- **SRO, Chap. 17, Article I, Sect. 17-5** (*Council Authority...development*)
 - Based on Recommendation from Land Board
 - Conduct Hearing Prior to Final Decision
- • **SRO, Chap. 17-7, Article I, Sect. 17-7** (*Land Management Board*)
 - Stewards of Allotted Lands, Public Lands, and Resources
 - Conducts public hearings for interests w/in 1/2-mile radius of project
 - Provides recommendations to Council
- **SRO, Chap. 17, Article 1, Sect. 17-11** (*Grants of Right-of-Way*)
 - Compatible with General Plan and Zoning Ordinances
 - Will not adversely affect adjoining landowners
 - Approved by landowners
- • **SRO, Chap. 17, Article 4, Sect. 17-95 and 17-97** (*Street Numbers and Names*)
 - Requires all house numbers correspond to Maricopa County address and street assignment
 - LMB reviews and recommends to Council on approval or disapproval of all street names
 - Existing mile/half-mile street names remain fixed except if recommended change is approved by Council

Per Code of Ordinances, SRPMIC follows the Maricopa County address and street assignment policy, unless otherwise approved.



BACKGROUND

Provide information to the Land Board members and Council members so that they can make an informed decision.

The SRP-MIC proposes to acquire a Road and Utility rights-of-way easement for eleven (11), 50-ft wide subdivision roads.

New street alignments are eligible for Native Language Street Names.

Street names to be O'odham name in Salt River per Council direction.

The Public Works Department will maintain the subdivision roads once construction is complete.

Key Concepts:

- Easement - Conveyance of certain property rights, but not ownership of the tract.
- ROW Term - All of our road and utility corridors have Indefinite Terms (so long as used for stated purpose).
- Compensation - SRP-MIC will be waiving compensation for the easement.



POLICY GUIDANCE FOR NATIVE LANGUAGE STREET NAMES

- If deviating from the default Maricopa County street name, then it will be a native name only (no English translation or phonetic sub-text on the signage).
- We will only include **"Vo:g"**, meaning "Road", on O'odham street names in Salt River, and similarly **"Uunye"** on Piipash streets in Lehi.
- Street names will be handled as part of the normal ROW process.
- We are only talking about small streets that are not already named elsewhere within the Community (e.g. Monte Vista, Kachina, Portia, Coronado, etc.)
- Council guidance is to apply the new street name to the full length of the road.
- Cultural Resources is responsible for language training and helping Community members understand how to pronounce the words.
- GIS Team is responsible for notifying all the stake holders.
- PW-Roads is responsible for street signage.



PROPOSED NATIVE LANGUAGE STREET NAMES

- Street names were selected from a pre-approved list provided by the Cultural Resources Office.
- GIS and Design team determined which streets were eligible for a Native Language Street Name. Eight (8) streets were determined to be eligible:

E. Viv Vo:g

- Viv translates to "Tobacco"

N. Hovij Vo:g

- Hovij translates to "Banana Yucca"

E. Hi:Vai Vo:g

- Hi:Vai translates to "Sunflower"

E. Ha:l Vo:g

- Ha:l translates to "Squash"

N. Havul Vo:g

- Havul translates to "Lima Bean"

E. Toki Vo:g

- Toki translates to "Cotton"

E. Ba:bas Vo:g

- Ba:bas translates to "Potato"

E. Sivol Vo:g

- Sivol translates to "Onion"

- The names were selected to incorporate the Community's past and present cultural tradition of planting and growing sustainable crops.
- SRPD and SRFD have reviewed and pre-approved the proposed Native Language Street Names.



ROW DETAILS

Parcel Information:

Tribal "615-T" (SE1/4 SE1/4, Sect. 18, T2N, R5E), 36.885+/- Acres

Proposed Road and Utility Easement and Native Language Street Names:

E. BA:BAS VO:G N. HAVUL VO:G E. TOKI VO:G N. HOVIJ VO:G E. HA:L VO:G
E. HI:VAI VO:G E. VIV VO:G E. SIVOL VO:G E. BONITA DR E. VISTA DR
N. SANTA BARBARA DR

Zoning:

Agricultural/Residential
Administrative/Public

Land Use:

Public, Commercial Mixed Use
Agricultural Low Density Residential

Prior Encumbrances:

MCDOT Road & Utility Easement Chaparral Salt River Project, 10-ft Electrical SLA (SCC)
SRPMIC Road & Utility Easement Dobson

Appraisal:

Project is located on Tribal Land, SRPMIC as the Grantee will waive compensation

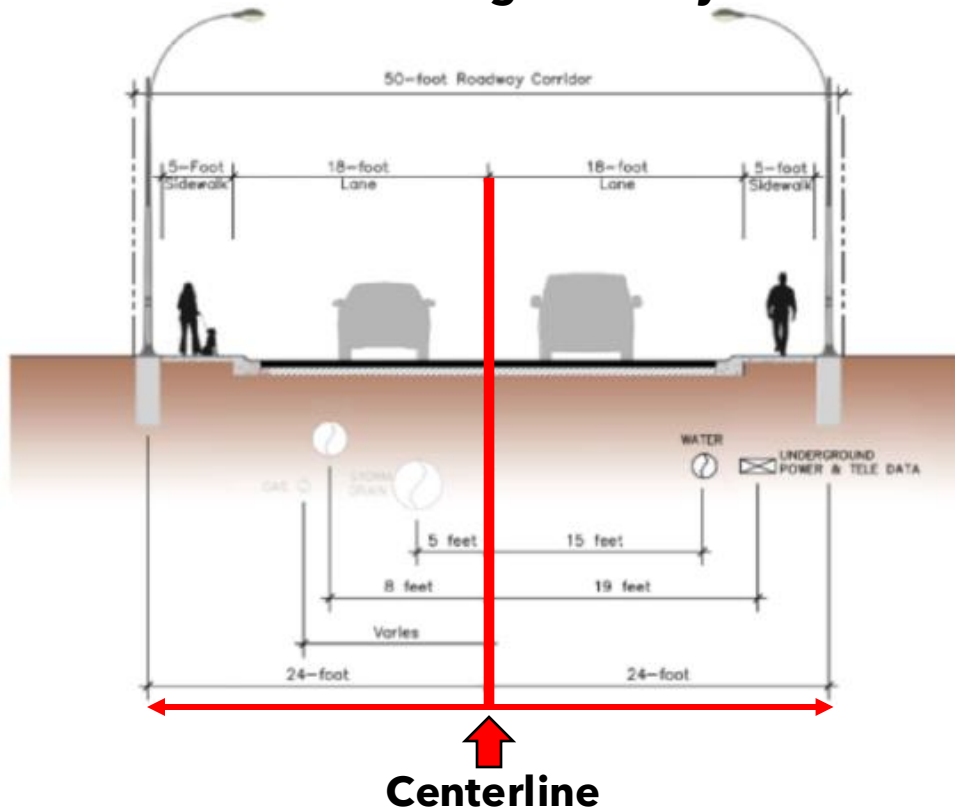
NEPA / Cultural Review:

Environmental Assessment (EA) Report is currently in progress
Waiting on Cultural Memo from Cultural Preservation (pending EA)



TYPICAL ROAD & UTILITY CROSS-SECTION



Urban Local Road - Residential Subdivision 50-Foot Right-of-Way



- ROW WIDTH - based on traffic volume, design speed, utility requirements, and safety considerations.
- ROW EASEMENT - the proposed roads will be 50-foot wide.
- Sidewalks and street lighting will be located along the roads.



ROW PROCESS

- | | | | |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Scoping / Feasibility Phase | (Completed) | |
| <input type="checkbox"/> | Right of Entry Phase | (Not Applicable) | |
| <hr/> | | | |
| <input checked="" type="checkbox"/> | Land Survey Phase | (Completed) | |
| <input type="checkbox"/> | Appraisal Phase | (Not Applicable) | |
| <input type="checkbox"/> | Cultural and Environmental Review Phase | (In-Progress) | |
| <input type="checkbox"/> | Landowner Consent Phase | (By Tribal Resolution) |  |
| <hr/> | | | |
| <input checked="" type="checkbox"/> | Legal Documents (Preparation and Review) | | |
|  | <input type="checkbox"/> Land Board Phase | | |
| | <i>Pre-Hearing</i> | (5/11/2026) | |
| ★ | <i>Land Board Hearing</i>
<i>(for anyone within a 1/2-mile radius of project)</i> | (5/26/2026) | |
| <input type="checkbox"/> | Council Phase | | |
| ★ | <i>Council Hearing</i> | (6/17/2026) | |
| ★ | <i>Tribal Resolution</i> | (7/1/2026) |  |
| <hr/> | | | |
| <input type="checkbox"/> | Submit ROW To SR Agency For Review and Approval | | |
| <input type="checkbox"/> | Payout to Landowners (Waived Compensation) | | |
| <input type="checkbox"/> | Encoding and Recording at the SRP-MIC LTRO | | |
| <input type="checkbox"/> | Design / Construction | | |

Note: The Environmental Review Phase is still in-progress and staff plans to submit the ROW packet to the Salt River Agency once it is complete.

ŞEGOİ OİDAG SUBDIVISION ...TO WRAP THINGS UP



FREQUENTLY ASKED QUESTIONS

1. If an SRPMIC member already has land, can they apply for the homes?

SRPMIC ordinances would need to be reviewed. There is an understanding that some tribal members have allotments that are landlocked and unable to develop. This is an issue to be addressed in the future.

2. Will there be rentals within the Şegoi Oidag subdivision?

In the future, there may be rentals for this area, but at this time, the DOLU process is focused on the approximately 82 homes for sale.

3. Will there be a "lot selection lottery" due to the high interest?

The selection method has not been finalized at this time.

4. Is Salt River Financial Services Institution (SRFSI) involved with the loan process?

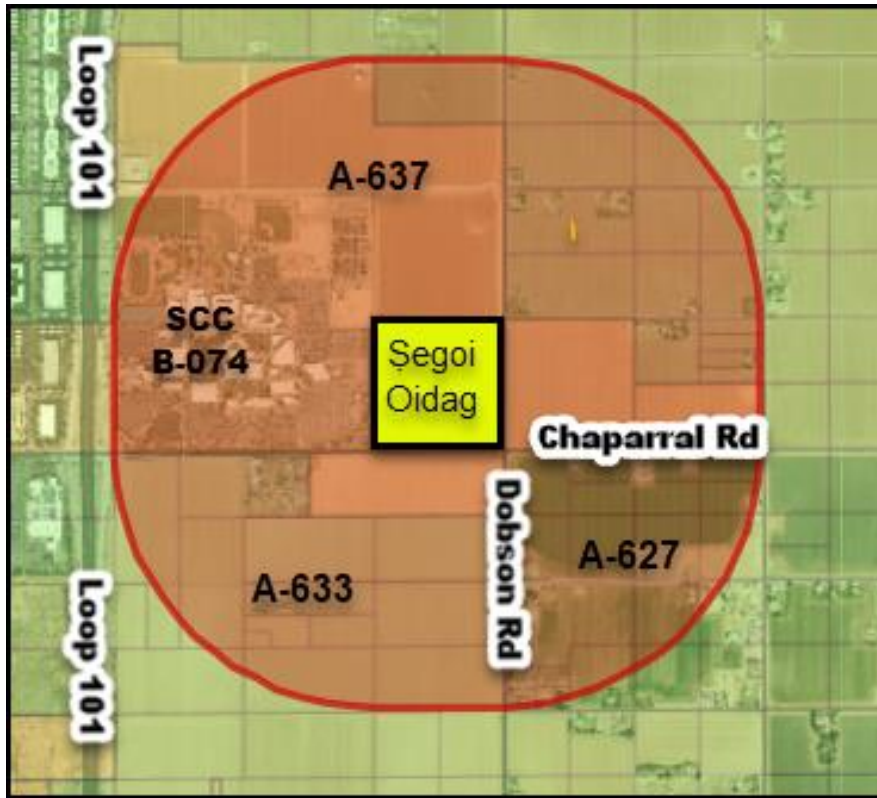
SRFSI is the sole loan provider. Homebuyers will work with SRFSI to obtain a mortgage, and the Tribe will support the process through coordination. Financing policies are underway and will be updated and will be shared with the community through websites.

5. Will there be a Homeowners Association (HOA) at Şegoi Oidag?

A formal HOA may or may not be needed, it has not been decided at this time. There will be Covenants Conditions & Restrictions (CC&R's) that govern the subdivision.



HALF MILE RADIUS – PUBLIC NOTICE



Lease	Other Interest
❖ Roger Brothers Partnership (A-637)	➤ SRP
❖ Associated Farming Co. (A-627 & A-633)	➤ MCDOT
❖ Scottsdale Community College	➤ ADOT
❖ Residential Leases	

SRAL	BIA TRACT #
10620	106
15320	153-A
15420	154-A
15520	155-A
15620	156-A
16320	163
16520	165
16620	166 A
16720	167 A
16810	168
16921	169
16922	169-B
16923	169-C
16924	169-D
21810	218
21920	219
21910	219-A
23020	230
23120	231
27010	270
27810	278
27812	278-A
27813	278-B
27811	278-C
27814	278-D
32020	320
42220	422
47711	477-B

SRAL	BIA TRACT #
47811	478
47911	479
48011	480
48110	481
48211	482-A
59210	592
59310	593-A
59510	595
64511	645-B
65921	659
68010	680
07211	072-A
07212	072-B
07214	072-C
07213	072-D
74110	741
08510	085-A
08610	086-A
08710	087-A
T	615 T
T	615 T
T	615 T
T	615 T
59111	591-A
73910	739-B
53 Total Tracts	

The SRPMIC Community Code of Ordinances Section 17-7 requires a Land Management Board Public Hearing with written notice given to all landowners within a half mile radius.

PUBLIC COMMENTS

Community Members and other interested parties are encouraged to submit comments by 5pm, June 18, 2026.

1. SRPMIC Website:

<https://www.srpmic-nsn.gov/government/1879-phc/>

2. Phone/Text: 623-282-5757

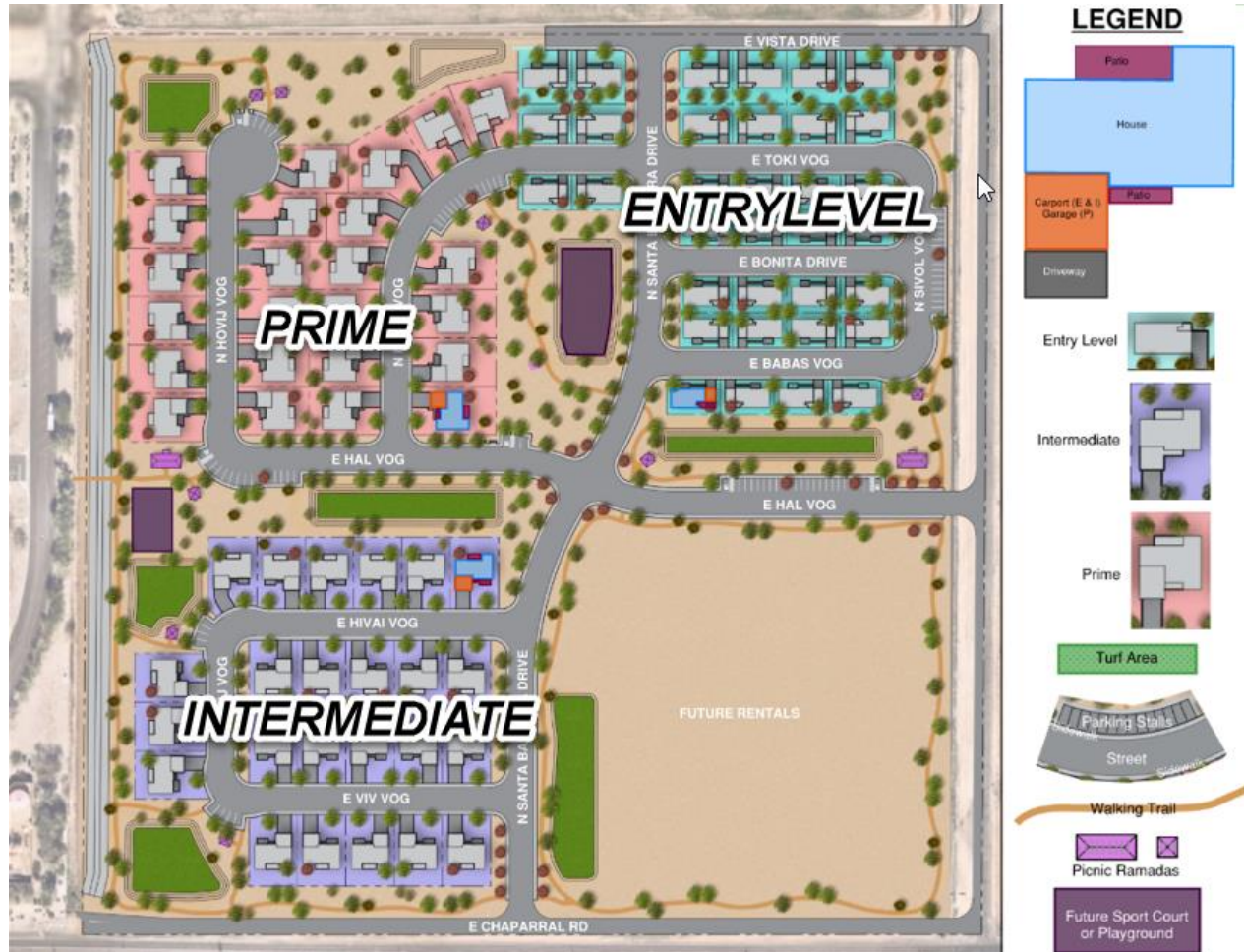
3. Email: Public_Hearing_Comments@srpmic-nsn.gov

4. US Mail: CDD, ATTN: Public Comments, 10005 E Osborn Rd, Scottsdale, AZ 85256

5. QCR Code:



WHAT ARE YOUR QUESTIONS?



1. Proposed Designation of Land Use (DOLU)
2. Proposed Planning Development Overlay
3. Proposed Right of Way Easement and Native Language Street Names



THANK YOU

Contact Information:

Allyson Collins, CDD/EDD Economic Development Analyst

E-mail: Allyson.Collins@srpmic-nsn.gov

Telephone: 480-362-7510

Britania Esparza, CDD/PSD Planner I

E-mail: Britania.Esparza@srpmic-nsn.gov

Telephone: 480-362-7481

Marrietta Naranjo, ECS/ROW Agent

E-mail: Marrietta.Naranjo@srpmic-nsn.gov

Telephone: 480-362-6384

WelcomeHome@srpmic-nsn.gov

