

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**

# CAVALLIERE FLATS



## **NARRATIVE** **Major General Plan Amendment**

Case Number 456-PA-2014  
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**TaylorMorrison.**

4-GP-2014  
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**Table of Contents**

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**I. Introduction. . . . . 1**

A. Project Location. . . . . 1

B. Description of the Request.. . . . 2

C. Analysis of Major General Plan Amendment Criteria. . . . . 3

**II. Conformance with Scottsdale General Plan Guiding Principles. . . . . 6**

**III. Conformance with General Plan Goals and Approaches. . . . . 7**

A. GUIDING PRINCIPLE #1. Value Scottsdale's Unique Lifestyle & Character

1. Character and Design Element. . . . . 8

2. Land Use Element. . . . . 15

B. GUIDING PRINCIPLE #2. Support Economic Vitality. . . . . 20

1. Economic Vitality Element. . . . . 20

C. GUIDING PRINCIPLE #3. Enhance Neighborhoods. . . . . 22

1. Community Involvement Element. . . . . 22

2. Housing Element. . . . . 23

3. Neighborhoods Element. . . . . 24

D. GUIDING PRINCIPLE #4. Preserve Meaningful Open Space. . . . . 25

1. Open Space and Recreation Element. . . . . 25

2. Preservation and Environmental Planning Element. . . . . 27

E. GUIDING PRINCIPLE #5. Seek Sustainability. . . . . 30

1. Cost of Development Element. . . . . 30

2. Growth Areas Element. . . . . 30

3. Public Services and Facilities Element. . . . . 31

F. GUIDING PRINCIPLE #6. Advance Transportation. . . . . 33

1. Community Mobility Element. . . . . 33

**IV. Conclusion. . . . . 36**

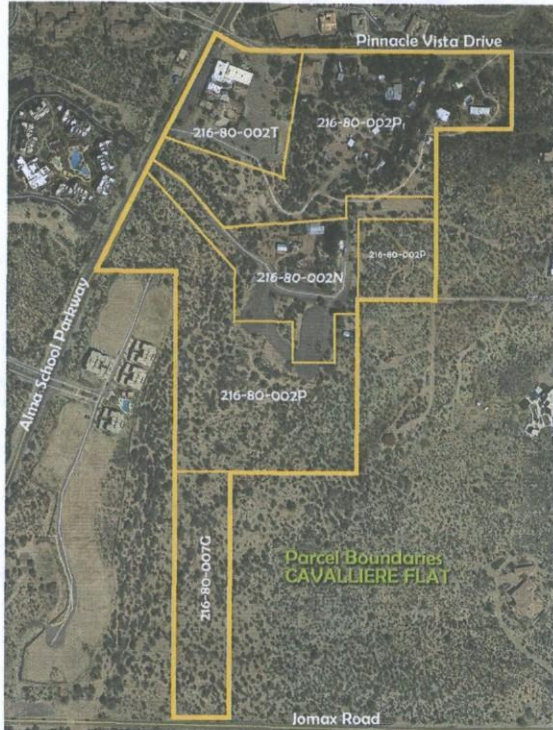
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# I. INTRODUCTION

In 2011, the Cavalliere family announced it would be selling the 46.9+/- acre mixed-use property on which family homes, Reata Pass restaurant and Greasewood Flat are located. This General Plan Amendment request is an effort by the family to work with the property's new owners to ensure that its place in Scottsdale's heart and history is protected.

The requested General Plan Amendment will enable preservation of existing family properties, a new residential community, preservation of Natural Area Open Space and desert washes. Greasewood Flat will be relocated, along with its quirks, ambience and the best chili cheeseburgers on the planet.



## A. Project Location

The 46.9+/- property is located on the southeast corner of Pinnacle Vista Drive and Alma School Parkway and includes parcels numbered APN#s 216-80-002T, 216-80-002P, 216-80-002N and 216-80-007G). (See Figure 1, left and Figure 2, below.)

Development of the Reata Pass/Greasewood property predates its annexation into Scottsdale in 1982 and includes commercial, restaurant and residential uses. The Cavalliere family built their homes, Greasewood Flat and the Reata Pass cowboy steakhouse on this scenic desert mountain pass between Troon Mountain and Pinnacle Peak.

Figure 1



Figure 2

**B. Description of the Request**

The requested major General Plan Amendment ("GPA") for the 46.9-acre site includes the following:

- Change the land use designation on 19+/- acres from Commercial to Suburban Neighborhoods.
- Change the land use designation on 3.8+/- acres from Rural Neighborhoods to Suburban Neighborhoods.
- Change the land use designation on 3.7+/- acres from Commercial to Rural Neighborhoods.

The land use designation of the eastern 20.4 acres of the property will remain unchanged as Rural Neighborhoods.

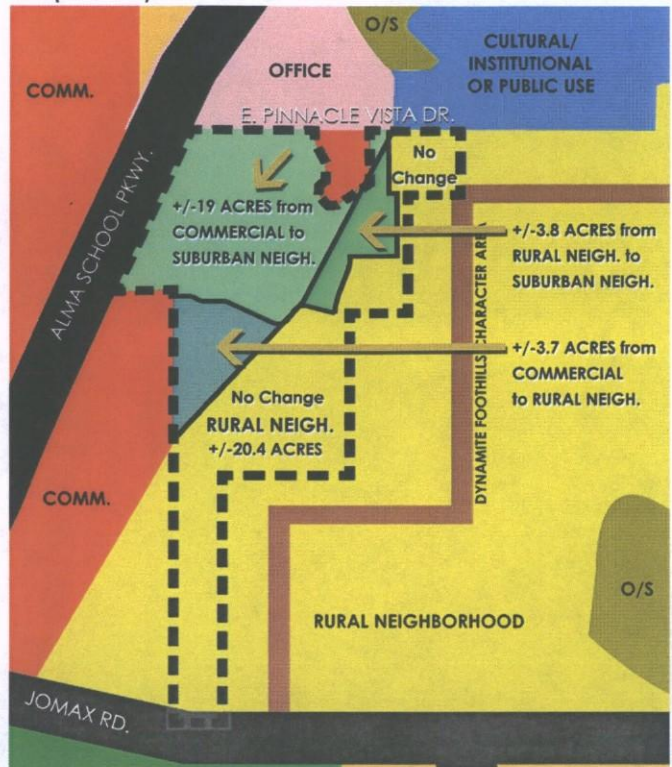
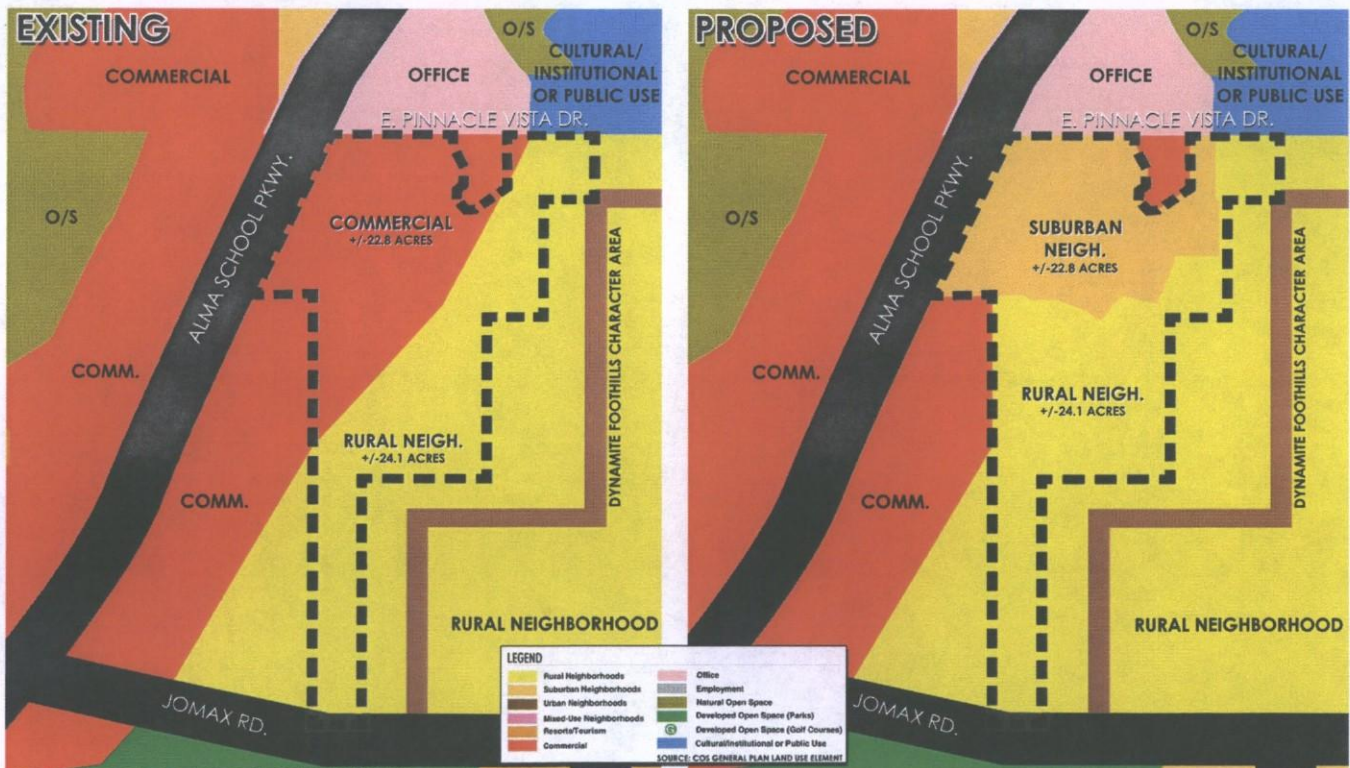


FIGURE 3. GENERAL PLAN AMENDMENT CHANGES PROPOSED

The figure below shows Existing Scottsdale General Plan Land Use Map categories and the Proposed Land Use Map categories incorporating the changes requested.



EXISTING & PROPOSED GENERAL PLAN COMPARISON

The *Suburban Neighborhoods* land use category supports a broad range of residential uses with densities between one unit per acre and eight units per acre. This category plays a role in establishing land use transitions between land within the *Rural Neighborhoods* category and more intense categories such as *Commercial, Employment, Office* and *Resorts/Tourism*.

The proposed General Plan Amendment for Cavalliere Flats creates a transition from lower-density residential land uses to the east and the more intense commercial and resort uses along Alma School Parkway. Approval of the Amendment means that uses categorized as *Commercial* will no longer abut *Rural Neighborhoods*. Instead, land use intensity will transition from *Commercial* along Alma School to *Suburban Neighborhoods* (1-8 dwelling units per acre) to *Rural Neighborhood* (0-1 dwelling units per acre) within the property, creating a buffer for existing residential uses to the east.

As shown in *Figure 2, Project Context*, the *Suburban Neighborhoods* designation is appropriate in the context of existing land uses in the area. Single-family residential uses and the 34-acre George "Doc" Cavalliere Park are located to the north. Across ALMA SCHOOL PARKWAY, to the west are the Four Seasons Resort with its "The Rocks" luxury residential club, offices, retail, a mini-storage facility and restaurants. To the south, along the east side of Alma School are condominium properties and vacant land. Land to the east of the property has been developed with low-density residential uses, with some vacant parcels remaining.

The Cavalliere Flats property has been graded over the years to create parking areas and drives for access to and within the site; however, substantial areas of natural desert areas remain. The site drains from the north and east to the southwest. A significant wash runs through the property and will be preserved as natural area open space. Much of the historic drainage flows have been managed upstream by previous developments and by construction of the City's regional detention basin. Utility improvements have been made to the property.

### **C. Analysis of Major General Plan Amendment Criteria**

The Cavalliere Flats General Plan Amendment application qualifies as a Major Amendment based on analysis of the four criteria specified in the Administration Section of the 2001 General Plan.

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the four specified criteria related to:

- Change in land use category
- Area/acreage of change
- Character area
- Water/wastewater infrastructure

#### **1. Change in Land Use Category**

A change in the land use category on the land use plan that changes the land use character from one type to another as described in the table found on page 20 of the 2001 Scottsdale General Plan.

This application requests the following land use category changes.

- Rural Neighborhoods to Suburban Neighborhoods  
Group A to Group B -Yes, meets criterion for major GPA
- Commercial to Rural Neighborhoods  
Group E to Group A -Yes, meets criterion for major GPA
- Commercial to Suburban Neighborhoods  
Group E to Group B - Yes, meets criterion for major GPA

A MAJOR GENERAL PLAN AMENDMENT IS REQUIRED BASED ON CRITERIA WITHIN THIS CATEGORY.

		TO:	Group A	Group B	Group C	Group D	Group E
FROM:	Land Use Plan Category						
<b>Group A</b>	Rural Neighborhoods		Yes	Yes	Yes	Yes	Yes
	Natural Open Space						
<b>Group B</b>	Suburban Neighborhoods				Yes	Yes	Yes
	Developed Open Space						
	Cultural/Institutional or Public Use						
<b>Group E</b>	Commercial	Yes	Yes				
	Office						
	Employment						
	Mixed Use						
	Regional Use Overlay						

**2a. Area of Change Criteria**

A change in the land use designation that includes the following gross acreage:

- \* Planning Zone C1, C2, D and E                      15 acres or more

Cavalliere Flats is located in Planning Zone E. The areas of change are as follow:

- Rural Neighborhoods to Suburban Neighborhoods                      3.8 acres +/-
- Commercial to Rural Neighborhoods    3.7 acres +/-
- Commercial to Suburban Neighborhoods    19.0 acres +/-

Total acres to be changed: 26.5 acres +/-

Acres to remain unchanged as Rural Neighborhoods: 20.4

A MAJOR GENERAL PLAN AMENDMENT IS REQUIRED BASED ON CRITERIA WITHIN THIS CATEGORY

**2b. Acreage Criteria Overriding Incentives**

Exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
  - ▶ of substantial size, that being at least seven or more contiguous acres,
  - ▶ protected in such a manner so as to be designated with the land use category of Natural Area Open Space,
  - ▶ where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors.

The Cavalliere Flats Development Plan will increase the Natural Area Open Space acreage provided from the required 14.65 acres to 19.05 acres, an increase of 30% over Natural Area Open Space required.

A MAJOR GENERAL PLAN AMENDMENT IS NOT REQUIRED BASED ON THE ACREAGE CRITERIA OVERRIDING INCENTIVES CRITERIA.

**3. Character Area Criteria**

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

CHARACTER AREA CRITERIA DO NOT APPLY - CAVALLIERE FLATS IS LOCATED ADJACENT TO, BUT NOT WITHIN, THE DYNAMITE FOOTHILLS CHARACTER AREA.

**4. Water/Wastewater Infrastructure Criteria**

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

Sewer: The site is within the City of Scottsdale wastewater service area. There is currently an existing 8-inch sewer main located approximately 14-feet west of the Alma School Parkway alignment. The flow is to the south and generally follows the slope of Alma School Parkway. It is anticipated that the project site will tie into this sewer main.

Water:

The site is within the City of Scottsdale water service area. There is currently an existing 14-inch ACP water main located approximately 25-feet east of Alma School center line roadway alignment. There is also an existing 12-inch DIP located approximately 12-feet east of Alma School Parkway centerline and continues west along Crescent Moon Drive. Additionally, there is an existing 8-inch water line that lies north of the Pinnacle Vista Drive centerline.

Proposed land uses are less intense than those existing on the site today. Increases in the size of water and sewer infrastructure in not required.

A MAJOR GENERAL PLAN AMENDMENT IS NOT REQUIRED BASED ON WATER/WASTEWATER CRITERIA.

## **II. Conformance with Scottsdale General Plan Guiding Principles**

The Scottsdale General Plan includes six "Guiding Principles" that establish the aspirational framework for General Plan elements, goals and approaches.

### **The six Guiding Principles are:**

1. Value Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

The requested General Plan Amendment for Cavalliere Flats supports the Guiding Principles:

### **1. Value Scottsdale's Unique Lifestyle and Character**

*Scottsdale offers a superior and desirable Sonoran Desert lifestyle to its residents and visitors.*

Response: The site planning, architectural design and landscaping of Cavalliere Flats will embrace the history and character of this part of Scottsdale. The iconic Greasewood Flat will be relocated to a site owned by the family, where it can be enjoyed far into the future.

### **2. Support Economic Vitality**

*Scottsdale is committed to supporting its existing businesses and targeting new opportunities for economic growth and sustainability.*

Response: Cavalliere Flats will draw new residents to the area and will contribute to the long-term viability of Greasewood Flat, an iconic destination for residents and tourists alike.

### **3. Enhance Neighborhoods**

*Scottsdale's neighborhoods vary widely from traditional mid-century residential areas in the south, to urban neighborhoods Downtown, central Scottsdale's master-planned communities and, in the north, neighborhoods that embrace the openness and uniqueness of their desert environment.*

Response: Cavalliere Flats will create a sense of community for its residents and also reach out to surrounding neighborhoods so its residents become part of the larger community.

**4. Preserve Meaningful Open Space**

*The City of Scottsdale has demonstrated its long-term commitment to the McDowell Sonoran Preserve and also to preservation of the smaller-scale natural areas people enjoy as part of their daily lives in this part of Scottsdale.*

Response: The Cavalliere Flats development will meet all City requirements for open space preservation, understanding that views of and access to desert open space are keys part of North Scottsdale's character, value and appeal.

**5. Seek Sustainability**

*Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to assure long-term sustainability.*

Response: Cavalliere Flats developers support Green Building principles. The project will add to housing choices in North Scottsdale and bring new workers and customers to support the area's restaurants, shopping and business centers.

**6. Advance Transportation:**

*The General Plan balances the needs of all modes of transportation and mobility needs. Every resident and visitor to Scottsdale should be able to get around safely, comfortably and efficiently and to be able to do so choosing from among a range of transportation modes.*

Response: Cavalliere Flats will be served primarily by private motor vehicles. To encourage people to choose active mobility modes, the development is planned to encourage walking and bicycling through provision of paths and sidewalks that access to the City's trail system and other bicycle and pedestrian facilities.

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### **III. Conformance with General Plan Goals and Approaches**

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The General Plan includes twelve Plan elements related to the Guiding Principles.

**Guiding Principle 1. Value Scottsdale's Unique Lifestyle & Character**

Character & Design Element  
Land Use Element

**Guiding Principle 2. Support Economic Vitality**

Economic Vitality Element

**Guiding Principle 3. Enhance Neighborhoods**

Community Involvement Element  
Housing Element  
Neighborhoods Element

**Guiding Principle 4. Preserve Meaningful Open Space**

Open Space & Recreation Element  
Preservation & Environmental Planning Element

**Guiding Principle 5. Seek Sustainability**

Cost of Development Element  
Growth Areas Element  
Public Services and Facilities Element

**Guiding Principle 6. Advance Transportation**

Community Mobility Element

Each of the General Plan Elements includes specific goals, values and approaches. The requested General Plan Amendment is in conformance with the goals, values and approaches adopted for each of the City of Scottsdale's General Plan elements.

**A. GUIDING PRINCIPLE #1: VALUE SCOTTSDALE'S UNIQUE LIFESTYLE AND CHARACTER**

General Plan elements associated with this guiding principle include the Character and Design Element and the Land Use Element.

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**1. Character and Design Element**

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**Character and Design Element Goals and Approaches**

**GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.**

*RESPONSE SUMMARY:* LAND USES PROPOSED AT CAVALLIERE FLATS ARE COMPATIBLE WITH THE USES, DENSITY AND CHARACTER OF OTHER DEVELOPMENT IN THE IMMEDIATE AREA. THE BASIC PREMISE GUIDING LAND USE-PLANNING GIVES PRIORITY TO LOCATING HOMES AND STREETS FOR MINIMUM IMPACT ON THE SITE'S WASHES, BOULDERS, VEGETATION AND TERRAIN. OPEN SPACE TRACTS WILL BE SET ASIDE THROUGHOUT CAVALLIERE FLATS AS IMPORTANT CONTRIBUTORS TO QUALITY, CHARACTER AND AMENITY FOR RESIDENTS

THE AREA SURROUNDING CAVALLIERE FLATS IS AN AREA IN TRANSITION. ESPECIALLY NEAR MAJOR ROADWAYS, LIKE ALMA SCHOOL PARKWAY, OLDER COMMERCIAL ESTABLISHMENTS ARE BEING REPLACED BY RESIDENTIAL USES, BRINGING NEW CUSTOMERS FOR NEARBY RESTAURANTS, RESORTS, SHOPS AND OFFICES. VACANT PROPERTY HAS BEEN OR IS BEING DEVELOPED WITH A WIDE RANGE OF HOUSING TYPES, AS WELL AS RESORTS AND OTHER USES.

IMMEDIATELY SOUTHWEST OF CAVALLIERE FLATS, PINNACLE POINT CONDOMINIUMS ARE UNDER CONSTRUCTION; TO THE NORTH IS QUISANA, A SINGLE-FAMILY SUBDIVISION; ON THE SOUTHEAST, THE PROPOSED DIAMOND

MOUNTAIN, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH AN APPROVED DENSITY OF 0.6 UNITS PER GROSS ACRE, HAS FILED FOR REZONING TO R1-35 ESL, R1-43 ESL AND R1-70 ESL, AS WELL AS PLAT APPROVAL; AND ACROSS ALMA SCHOOL PARKWAY TO THE WEST ARE THE FOUR SEASONS RESORT AND RESIDENCES.

APPROVAL OF THIS MAJOR GENERAL PLAN AMENDMENT WILL ALLOW DEVELOPMENT OF CAVALLIERE FLATS AT LAND USE INTENSITIES WELL BELOW THOSE OF ITS NEIGHBORS ALONG ALMA SCHOOL PARKWAY. IT WILL PRESERVE SOME OF THE EXISTING CAVALLIERE FAMILY HOMES, SET ASIDE OVER 40% OF THE PROPERTY AS NATURAL AREA OPEN SPACE AND RESULT IN A SITE PLAN THAT PRESERVES A MAJOR WASH AS A CENTRAL AMENITY, ALONG WITH BOULDERS AND MATURE VEGETATION. HOMES WILL BE CLUSTERED, SEPARATED BY OPEN SPACE AND TRAILS THROUGHOUT THE COMMUNITY.

### **APPROACHES**

- Respond to regional and citywide contexts with new and revitalized development in terms of:
  - ▶ Scottsdale as a southwestern desert community  
CAVALLIERE FLATS IS PLANNED IN RESPONSE TO ITS IMMEDIATE CONTEXT AND TO SCOTTSDALE'S UNIQUE SONORAN DESERT ENVIRONMENT.
  - ▶ Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.  
CAVALLIERE FLATS WILL CONTINUE TO ENHANCE SCOTTSDALE'S REPUTATION AS A COMMUNITY THAT IS KNOWN NATIONALLY FOR ITS HIGH-QUALITY LIFESTYLE IN THE SONORAN DESERT
  - ▶ Relationships to surrounding land forms, land uses and transportation corridors.  
CAVALLIERE FLATS IS LOCATED ON ALMA SCHOOL PARKWAY, A MAJOR NORTH-SOUTH ROADWAY. AN OPEN SPACE BUFFER WILL BE LOCATED ALONG ALMA SCHOOL AND ALONG THE EAST SIDE OF THE PROPERTY. THE SITE IS SURROUNDED BY DRAMATIC DESERT MOUNTAIN LAND FORMS, AFFORDING SCENIC VIEWS AND TRAIL ACCESS. WITHIN CAVALLIERE FLATS, RESIDENTIAL USES TRANSITION FROM SMALLER LOTS-AT ALMA SCHOOL TO LARGER LOTS-ON THE EAST, CREATING A BUFFER BETWEEN EXISTING CONDOS/ROADWAY/RESORT AND LOWER-INTENSITY LAND USES TO THE EAST.
  - ▶ Contributions to city wide linkages of open space and activity zones.  
RESIDENTS WILL BE ABLE TO HIKE OR BIKE TO CAVALLIERE PARK, MCDOWELL SONORAN PRESERVE TRAILS, CITYWIDE TRAILS AND THE BICYCLE SYSTEM THROUGH LINKAGES WITHIN THE RESIDENTIAL COMMUNITY.
  - ▶ Consistently high community quality expectations.  
CAVALLIERE FLATS WILL RAISE THE BAR FOR DESIGN AND ENVIRONMENTAL SENSITIVITY IN RESIDENTIAL DEVELOPMENTS ALONG ALMA SCHOOL PARKWAY.
  - ▶ Physical scale relating to the human perception at different points of experience.  
THE SCALE OF CAVALLIERE FLATS IS APPROPRIATE TO ITS SURROUNDINGS, SIMILAR TO OTHER RESIDENTIAL DEVELOPMENT

IN THE IMMEDIATE AREA.

- ▶ Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.  
CAVALLIERE FLATS WILL NOT OBSTRUCT VIEWS OR INCLUDE LIGHTING THAT WILL IMPACT NEIGHBORING PROPERTIES. LIGHTING WILL BE CONSISTENT WITH CITY STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE OVERLAY AREA.
- ▶ Visual and accessibility connections and separations.  
HOMES WILL BE CLUSTERED, SEPARATED BY NATURAL AREA OPEN SPACE, PROVIDING VISUAL ACCESS TO OPEN SPACE AND CONNECTIONS TO TRAILS, BICYCLE FACILITIES.
- ▶ Public buildings and facilities that demonstrate these concepts and "lead" by example.

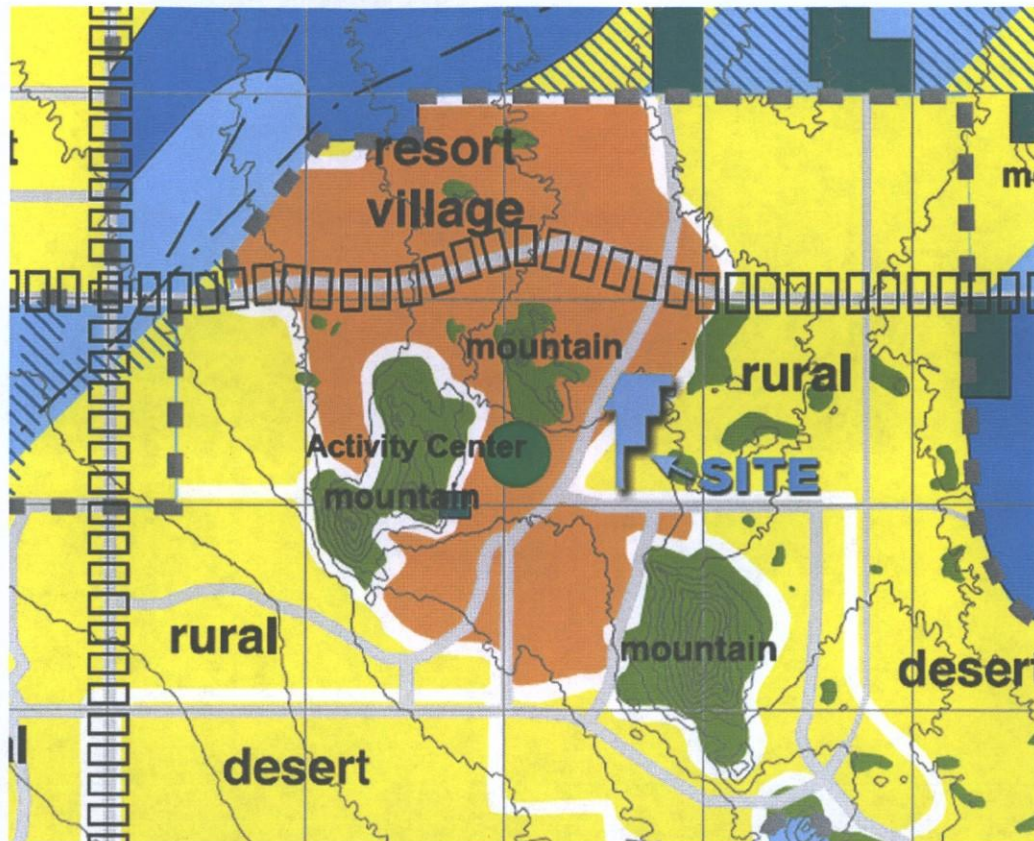
NOT APPLICABLE, NO PUBLIC BUILDINGS PROPOSED.

- Enrich the lives of all Scottsdale Citizens by promoting safe, attractive, and context compatible development.  
THE PLAN FOR CAVALLIERE FLATS IS A DIRECT RESPONSE TO ITS CONTEXT IN TERMS OF ADJOINING LAND USES AND NATURAL ENVIRONMENTAL FEATURES. AS STATED PREVIOUSLY, LAND USE INTENSITY WITHIN THE SITE DECREASES FROM WEST TO EAST, RECOGNIZING LOWER-INTENSITY USES TO THE EAST AND IS LESS INTENSE THAN THAT OF PROPERTIES TO THE NORTH AND SOUTH. A SIGNIFICANT NATURAL AREA OPEN SPACE CORRIDOR WITHIN THE PROPERTY HAS BEEN SET ASIDE ALONG A DESERT WASH, WITH OPEN SPACE LINKAGES CONNECTING IT TO THE EAST AND SOUTH.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.  
CAVALLIERE FLATS WILL BE A COMMUNITY DESIGNED TO MEET THE NEEDS OF ITS RESIDENTS AND THE EXPECTATION OF PROPERTY OWNERS IN THE SURROUNDING AREAS.

OVER THE YEARS, MUCH OF THE SITE HAS BEEN DEGRADED BY CONSTRUCTION OF INFORMAL PARKING AREAS, DRIVEWAYS AND MOTOR VEHICLE TRAILS. THE CAVALLIERE FLATS PROJECT INCLUDES RESTORATION OF DEGRADED AREAS AND PROTECTION OF NATURAL FEATURES THAT HELP GIVE IT A UNIQUE CHARACTER.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

The Cavalliere Flats property in is designated as being "Resort Villages" and "Rural/Rural Desert" character types, as shown on Figure 5. Only these two types are discussed below. The others, including all the "Urban Character Types" do not apply.



**CHARACTER AND DESIGN ELEMENT**

Figure 5. Character Types Map



Resort Villages are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

THE EXISTING COMMERCIAL ZONED AREAS OF THE SITE ALONG ALMA SCHOOL PARKWAY ARE WITHIN THE "RESORT VILLAGE" CHARACTER TYPE. CAVALLIERE FLATS IS NEAR A DESIGNATED "ACTIVITY CENTER" ACROSS ALMA SCHOOL PARKWAY TO THE WEST, IN THE VICINITY OF THE FOUR SEASONS RESORT. THE SUBURBAN NEIGHBORHOODS GENERAL PLAN LAND USE CATEGORY WILL TRANSITION LAND USE INTENSITY FROM THE RESORT VILLAGE CHARACTER TYPE AND ACTIVITY CENTER TO RURAL/RURAL DESERT CHARACTER AREAS ON AND BEYOND THE EAST SIDE OF CAVALLIERE FLATS. CAVALLIERE FLATS WILL SUPPORT THE EXISTING RETAIL, RESORT AND RESTAURANTS IN THE AREA..

Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and

vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.

MUCH OF THE PROPERTY IS DESIGNATED AS "RURAL/RURAL DESERT" CHARACTER TYPE (CHARACTER TYPES MAP, PAGE 53 OF THE 2001 GENERAL PLAN). IT WILL BE CONSISTENT WITH THE EXISTING DESERT CHARACTER AND SENSITIVE TO THE NEED FOR PROTECTION OF NATURAL OPEN SPACES AND DESERT VEGETATION. THE MAIN NORTH/SOUTH WASH RUNNING THROUGH THE PROPERTY AND THE BOULDER FIELDS THAT DOMINATE ITS EASTERN BOUNDARY WILL BE PRESERVED AND INTEGRATED AS FEATURES WITHIN THE COMMUNITY. NATURAL OPEN SPACE BUFFERS WILL BE SET ASIDE ON THE PERIMETER OF THE PROPERTY AS TRANSITIONS FROM SUBURBAN NEIGHBORHOODS USES TO ADJOINING LOWER-DENSITY RURAL NEIGHBORHOODS TO THE EAST.

#### Environmentally Sensitive Lands and Native Desert Character Types

These districts include areas defined by the Environmentally Sensitive Lands Ordinance (ESLO) overlay-zoning district. Most of these rugged areas should ultimately be preserved as natural open space, and all areas will follow the regulations of ESLO. The McDowell Sonoran Preserve is located in these areas.

- Desert Districts include areas of all character districts with the identifying title "Desert." They include areas with significant environmental amenities or hazards. Special care should be taken to minimize the impacts of development in these districts. Any development in these districts will follow the ESLO guidelines.

*PORTIONS OF THE CAVALLIERE FLATS PROPERTY ARE DESIGNATED AS BEING OF THE "RURAL/RURAL DESERT" CHARACTER TYPE ON THE CHARACTER TYPES MAP, PAGE 53 OF THE 2001 GENERAL PLAN (SEE PRECEDING DISCUSSION). THE PROPERTY IS WITHIN THE ENVIRONMENTALLY SENSITIVE LANDS OVERLAY DISTRICT AND ALL ESLO GUIDELINES WILL BE FOLLOWED.*

#### **GOAL 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)**

RESPONSE SUMMARY: THIS GOAL SPECIFICALLY ADDRESSES THE CITY'S DEVELOPMENT REVIEW PROCESS, POLICIES AND PROGRAMS. IT IS NOT DIRECTLY APPLICABLE TO A MAJOR GENERAL PLAN AMENDMENT APPLICATION ON PRIVATE PROPERTY. APPROACHES THAT MAY BE RELEVANT ARE ADDRESSED BELOW.

#### **APPROACHES**

- Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.

*THE CAVALLIERE FLATS MAJOR GENERAL PLAN AMENDMENT APPLICATION RECOGNIZES THE IMPORTANCE OF AESTHETICS, GOOD SITE PLANNING AND DISTINCTIVE CHARACTER AS CONTRIBUTORS TO SCOTTSDALE'S WELL-BEING. AS DISCUSSED PREVIOUSLY, DESIGN AND SITE PLAN ELEMENTS AT CAVALLIERE FLATS ARE DIRECTLY DRAWN FROM THE PROPERTY'S DISTINCTIVE HISTORY, CONTEXT AND NATURAL FEATURES, AND EXPRESSED IN HIGH-QUALITY ARCHITECTURE, SITE PLANNING AND DESIGN OF SITE FEATURES.*

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

*CAVALLIERE FLATS RESPECTS, PROTECTS AND ENHANCES ITS NATURAL AND HISTORIC CONTEXT TO CREATE A DISTINCTIVE ENVIRONMENT FOR DESERT LIVING. HOMES AND STREETS ARE SITED TO MINIMIZE IMPACTS ON NATURAL FEATURES. OVER 40% OF THE PROPERTY WILL BE DEDICATED NATURAL AREA OPEN SPACE. REFERENCES TO SITE HISTORY CAN BE INCORPORATED INTO DESIGN ELEMENTS AND COMMUNITY AREAS. THE DESERT WILL BE RESTORED WHERE IMPACTED PREVIOUSLY BY GRADED ROADS, PARKING AREAS AND OTHER ACTIVITIES.*

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

*SCOTTSDALE SENSITIVE DESIGN PRINCIPLES, APPLIED TO CONSTRUCTION IN THE DESERT, MAKE SENSE, ADD-VALUE, SAVE ENERGY AND HELP CREATE A UNIQUE, CONTEXT-APPROPRIATE CHARACTER. DESIGN OF HOMES, LANDSCAPING AND SITE FEATURES AT CAVALLIERE FLATS WILL INCORPORATE THESE DESIGN PRINCIPLES WHERE FEASIBLE.*

**GOAL 3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.**

RESPONSE SUMMARY: CAVALLIERE FLATS SUPPORTS THIS GOAL BY CONDUCTING AN ARCHAEOLOGICAL SURVEY OF THE PROPERTY, AS DESCRIBED BELOW.

**APPROACHES**

- Continue the process of identifying Scottsdale's historic, archaeological, and cultural resources.

AN ARCHAEOLOGICAL SURVEY OF THE PROJECT AREA RESULTED IN THE IDENTIFICATION OF THREE HISTORIC ISOLATES AND A HISTORIC ROAD. THE ISOLATES AND THE ROAD DO NOT MEET THE CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP), AND NO FURTHER INFORMATION CAN BE LEARNED FROM THEM BEYOND THEIR INITIAL RECORDATION. NO ARCHAEOLOGICAL SITES WERE RECORDED.

**GOAL 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.**

Response Summary: ALMA SCHOOL ROAD IS A DESIGNATED "DESERT SCENIC

ROADWAY". ONE OF THE THREE APPROVED DESERT SCENIC ROADWAY CRITERION IS THAT ESLO PRIORITIES (E.G. WASH PRESERVATION AND CONTIGUOUS OPEN SPACE) FOR NAOS BE MET PRIOR TO THE LOCATION OF THE OPEN SPACE ALONG THE ROAD. WITH THIS PROPOSAL THE PRIORITY HAS BEEN GIVEN TO THE MAJOR WASH, WHICH BISECTS THE SITE. IN ORDER TO BE SENSITIVE TO THE NATURAL TERRAIN ASSOCIATED WITH THIS WASH, IN CONJUNCTION WITH THE SLOPES UP TO THE EXISTING IMPROVEMENTS OF ALMA SCHOOL ROAD, A MINIMUM 30' TO 50' DESERT SCENIC CORRIDOR IS BEING PROPOSED. THIS IS CONSISTENT WITH THE APPROVED RESIDENTIAL PROJECT TO THE NORTH (QUISANA) ALONG WITH CASE 1-GP-2004 WHICH STATES THAT "THE DESERT SCENIC ROADWAY WILL BE ACCOMPLISHED PRIMARILY THROUGH NAOS LOCATION AND ZONING SETBACK APPLICATION. THE SETBACK WILL VARY BASED ON SITE CONDITIONS, PREVIOUS DEVELOPMENT, AND TOPOGRAPHY OF THE PARCEL."

### **APPROACHES**

- Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.  
LANDSCAPING ALONG THE ALMA SCHOOL PARKWAY FRONTAGE WILL BE COMPATIBLE WITH THIS APPROACH.
- Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.  
LANDSCAPING ALONG THE ALMA SCHOOL PARKWAY FRONTAGE WILL BE COMPATIBLE WITH THIS APPROACH.
- Place streetlights at intervals and locations to enhance safety.  
STREET LIGHTING WILL CONFORM TO CITY STANDARDS..
- Keep street lighting to a minimum in low-density areas, rural areas, and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.  
STREET LIGHTING WILL CONFORM TO CITY STANDARDS.

**GOAL 5. Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.**

RESPONSE SUMMARY: THIS GOAL AND ITS RELATED APPROACHES ARE NOT APPLICABLE TO THE CAVALLIERE FLATS MAJOR GENERAL PLAN AMENDMENT. PUBLIC ART IS NOT REQUIRED FOR RESIDENTIAL DEVELOPMENT. THE GOAL AND APPROACHES ADDRESS CITYWIDE ISSUES.

**GOAL 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

RESPONSE SUMMARY: PRESERVATION AND RESTORATION OF NATIVE DESERT LANDSCAPE MATERIALS AND ENVIRONMENTAL FEATURES IS FUNDAMENTAL TO THE CAVALLIERE FLATS PLANNING APPROACH. NATIVE, ARID-REGION AND ARID-ADAPTED PLANT MATERIALS ARE PROPOSED, CONSISTENT WITH THE DESERT CHARACTER OF THE AREA.

### **APPROACHES**

- Require substantial landscaping be provided as part of new development or redevelopment.

SUBSTANTIAL LANDSCAPING WILL BE PROVIDED AS APPROPRIATE TO THE SONORAN DESERT CHARACTER OF CAVALLIERE FLATS. THE SITE INCLUDES AREAS OF MATURE DESERT VEGETATION, WHICH WILL BE PRESERVED AS SIGNATURE SITE AMENITIES.

- Maintain the landscaping materials and pattern within a character area. SUBSTANTIAL LANDSCAPING WILL BE PROVIDED AS APPROPRIATE TO THE SONORAN DESERT CHARACTER OF CAVALLIERE FLATS, USING A PALETTE OF INDIGENOUS AND ARID-REGION PLANT MATERIALS. PLANTING BY INDIVIDUAL HOMEOWNERS WILL BE REVIEWED BY THE HOMEOWNERS ASSOCIATION, PER AN "APPROVED LANDSCAPE MATERIALS" LIST ADOPTED BY THE ASSOCIATION AND IN CONFORMANCE WITH CITY GUIDELINES.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality. LANDSCAPING PLANS WILL FOCUS ON PROVIDING SHADE IN PEDESTRIAN AREAS AND REDUCING GLARE AND HEAT GAIN ON BUILDINGS AND A "HEAT ISLAND" EFFECT.
- Discourage plant materials that contribute substantial air-borne pollen. LANDSCAPING MATERIALS WILL BE SELECTED CONSISTENT WITH CITY GUIDELINES.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect. LANDSCAPING PLANS WILL FOCUS ON USE OF WATER CONSERVATIVE PLANT MATERIALS AND IRRIGATION SYSTEMS, ON PROTECTION FROM EROSION ALONG NATURAL WASHES, ON HEAT GAIN ON BUILDINGS AND MITIGATING THE "HEAT ISLAND" EFFECT.
- Encourage the retention of mature landscape plant materials. LANDSCAPE PLANS WILL GIVE PRIORITY TO RETENTION OF MATURE LANDSCAPE MATERIALS WHERE FEASIBLE.

**GOAL 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

RESPONSE SUMMARY: OUTDOOR LIGHTING WILL MEET ALL CITY OF SCOTTSDALE REQUIREMENTS AS WELL AS GUIDELINES FOR SAFETY AND PEDESTRIAN ACTIVITY AREAS. LOW-VOLTAGE FIXTURES, SHIELDED AND DIRECTED DOWNWARD WILL BE USED AS APPROPRIATE TO PRESERVE A DARK SKY ENVIRONMENT. THE CHARACTER OF THE FIXTURES CAN REFLECT THE COLORS, MATERIALS, FORMS AND HISTORIC CONTEXT OF CAVALLIERE FLATS. DESIGN GUIDELINES WILL ADDRESS PUBLIC SPACES (ROADWAYS, ENTRY AREAS) AND EXTERIOR FIXTURES LOCATED ON PRIVATE PROPERTY THAT MAY IMPACT PUBLIC SPACES.

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**B. Land Use Element**

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**Land Use Element Goals and Approaches**

**REGIONAL CONTEXT:**

**GOAL 1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

RESPONSE SUMMARY: CAVALLIERE FLATS WILL ATTRACT NEW RESIDENTS TO

NORTH SCOTTSDALE, BRINGING ALONG THEIR FAMILIES, FRIENDS AND OUT-OF-STATE VISITORS TO HELP SUPPORT AREA BUSINESSES AND SCOTTSDALE'S REGIONAL ROLE AS A TOURIST DESTINATION.

#### **APPROACHES**

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.  
CAVALLIERE FLATS SUPPORTS THIS APPROACH BY PROVIDING ADDITIONAL ROOFTOPS TO SUPPORT BUSINESS AND TOURISM USES IN NORTH SCOTTSDALE.

#### **GOAL 2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.**

RESPONSE SUMMARY: : THIS GOAL ADDRESSES INTER-JURISDICTIONAL COORDINATION AND IS NOT DIRECTLY APPLICABLE TO AN APPLICATION OF MAJOR GENERAL PLAN AMENDMENT ON PRIVATE PROPERTY.

#### **CITYWIDE LAND USE POLICIES:**

#### **GOAL 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods**

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. ONE PROPERTY OF THIS SIZE, ALONE, CANNOT CREATE A TRANSITION BETWEEN REGIONAL AND CITYWIDE USES AND LOCAL NEIGHBORHOODS. CAVALLIERE FLATS WILL ESTABLISH A TRANSITION BETWEEN MORE- AND LESS-INTENSE LAND USES ALONG ITS BOUNDARIES, BUT THIS IS MORE OF A "MICRO" SCALE TRANSITION.

#### **GOAL 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. MARKETING STUDIES FOR NORTH SCOTTSDALE SHOW A TREND TOWARD INCREASING RATES OF VACANT COMMERCIAL AND OFFICE SPACE. THE ADDITIONAL RESIDENTS GAINED AT CAVALLIERE FLATS WILL SUPPORT RESTAURANTS, SHOPS, OFFICES AND SERVICE BUSINESS IN NORTH SCOTTSDALE, HELPING SUPPORT COMMUNITY WELL-BEING.

#### **GOAL 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. MOBILITY CHOICES IN NORTH SCOTTSDALE ARE RELATIVELY LIMITED. THE AREA IS NOT SERVED BY PUBLIC TRANSIT OR OTHER PUBLIC TRAVEL MODES. DAILY TRIPS ARE OVERWHELMINGLY MADE BY PRIVATE MOTOR VEHICLE. GIVEN THIS CONTEXT, CAVALLIERE FLATS RESIDENTS WILL REMAIN DEPENDENT ON PRIVATE MOTOR VEHICLES FOR TRANSPORTATION. THE DEVELOPMENT, HOWEVER, IS PLANNED TO ENCOURAGE PEOPLE TO WALK AND

BICYCLE AS PART OF A HEALTHY LIFESTYLE. RESIDENTS WILL BE ABLE TO CONNECT WITH THE CITY'S TRAIL AND BICYCLE FACILITIES SYSTEMS

**GOAL 6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.**

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. CAVALLIERE FLATS IS A NORTH SCOTTSDALE INFILL PROJECT. ALTHOUGH THIS GOAL DEALS WITH LARGER-SCALE CITYWIDE ISSUES, IT CAN BE SAID THAT CAVALLIERE FLATS PLAYS A ROLE IN DISCOURAGING SPRAWL. ALTHOUGH IT IS NOT IN A "GROWTH AREA" IT IS ACROSS THE ROAD FROM AN "ACTIVITY CENTER" AND CAN CONTRIBUTE TO THE CHARACTER AND VIABILITY OF THE AREA.

**GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.**

RESPONSE SUMMARY: THE PLAN MAINTAINS 19.05 ACRES OF NATURAL AREA OPEN SPACE (40.6%). THE OPEN SPACE AREAS INCLUDE A SCENIC ROADWAY A NATURAL OPEN SPACE SETBACK ALONG ALMA SCHOOL PARKWAY (A "DESERT SCENIC ROADWAY"), PERIMETER OPEN SPACE, SETBACKS AROUND THE SITE AND MAJOR WASHES. THE WASHES ARE BORDERED BY MESQUITE BOSQUES THAT WILL PROVIDE PRIVACY AND SCREENING FOR ADJACENT HOMES AS WELL AS A HAVEN FOR WILDLIFE. OVERALL, THE DEVELOPMENT PLAN WILL INCORPORATE SENSITIVE DESIGN PRINCIPLES THAT ARE IN TUNE WITH THE CITY'S ENVIRONMENTALLY SENSITIVE LAND ORDINANCE.

THE LANDSCAPE ZONES GRAPHIC ( FIGURE 6, FOLLOWING) SHOWS DISTRIBUTION AND AMOUNT OF LANDSCAPING AT CAVALLIERE FLATS.

IN CONFORMANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE, THE MINIMUM OPEN SPACE REQUIREMENT FOR THE SITE WAS DETERMINED THROUGH A SLOPE ANALYSIS OF THE EXISTING ON-SITE TOPOGRAPHIC DATA. THE FINDINGS FROM THE ANALYSIS REQUIRE A MINIMUM NATURAL AREA OPEN SPACE ALLOCATION OF 14.65 ACRES ON THE 46.9 (GROSS) ACRE SITE. SEE SUMMARY OF THIS ANALYSIS, BELOW.

<b>NATURAL AREA OPEN SPACE (NAOS) REQUIRED CALCULATION</b>			
<b>SLOPE %</b>	<b>AREA (Net Ac.)</b>	<b>NAOS REQ. (%)</b>	<b>NAOS AREA (ACRE)</b>
0- 2	4.43	25	1.11
2- 5	20.36	25	5.09
5- 10	11.10	35	3.88
10 15	4.89	45	2.20
15-25	3.06	45	1.38
25- VERT	2.23	45	1.00
TOTAL	46.05		14.65
GROSS AC.	46.9	<b>PERCENT NAOS REQ.</b>	<b>31.2</b>

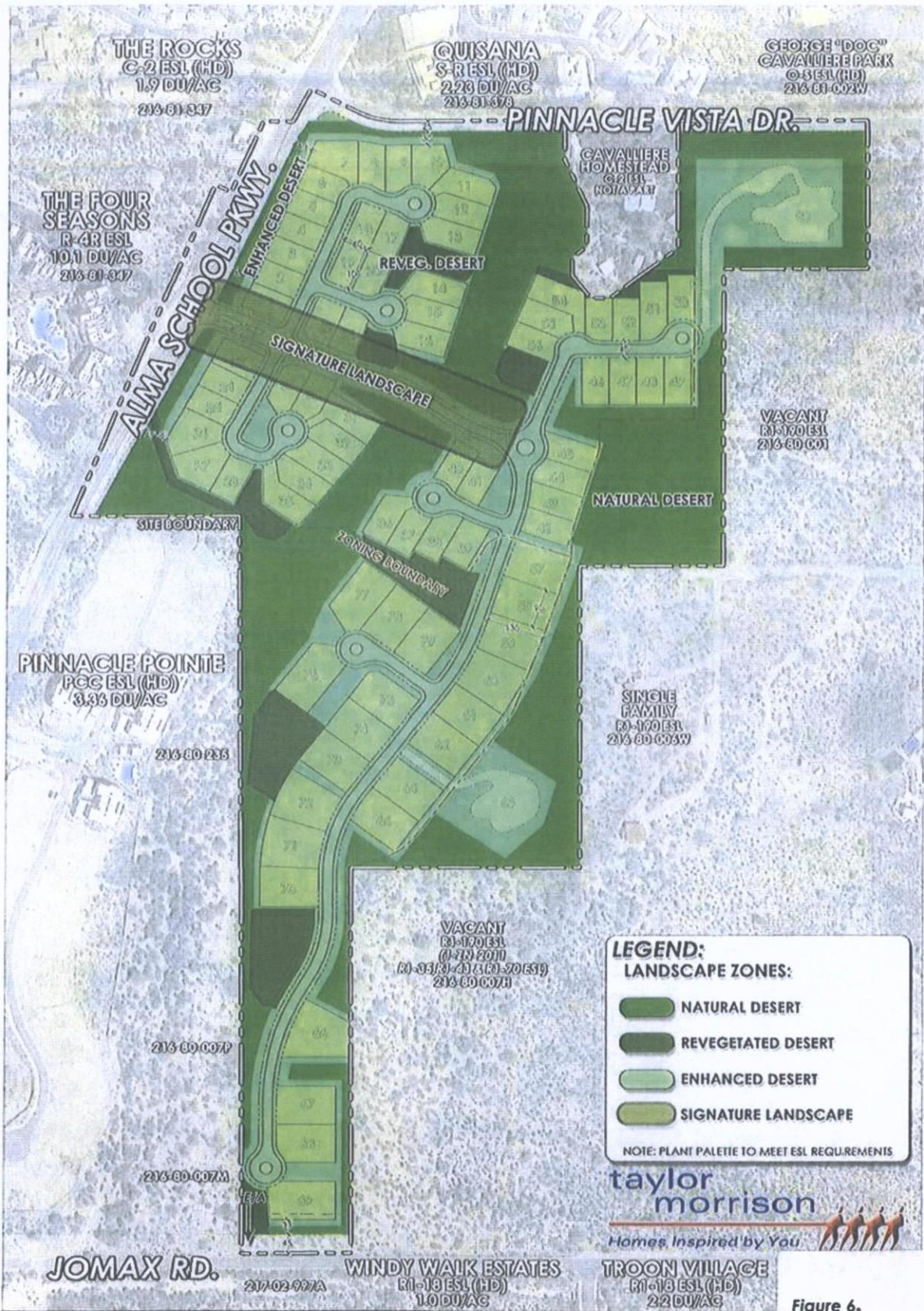


Figure 6.

**LVA** urban design studio  
land planning - landscape architecture  
122 south arizona • tempe, arizona 85281 • phone 480 994 6174

**CAVALLIERE FLATS**  
CONCEPTUAL LANDSCAPE PLAN  
SCOTTSDALE, AZ

DATE: 8.13.2016  
PROJECT: 1205  
DRAWN BY: BN  
SCALE: 1" = 20'  
NORTH

## **APPROACHES**

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.  
CAVALLIERE FLATS HAS BEEN PLANNED TO PROTECT AND/OR RESTORE NATURAL FEATURES AND SYSTEMS.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.  
CAVALLIERE FLATS CREATES A LAND USE TRANSITION BETWEEN MORE INTENSE RESORT, RESIDENTIAL AND RETAIL/RESTAURANT USES TO THE WEST AND RURAL RESIDENTIAL USES TO THE EAST.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.  
CAVALLIERE FLATS IS A LESS INTENSE RESIDENTIAL LAND USE REPLACING A MORE INTENSE COMMERCIAL USE ON ENVIRONMENTALLY SENSITIVE LANDS.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.  
NOT APPLICABLE
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.  
CAVALLIERE FLATS WILL PROTECT NATURAL DRAINAGE NETWORKS, INCORPORATE NATURAL DESERT OPEN SPACE AND ENVIRONMENTAL FEATURES FOUND ON THE PROPERTY.

## **GOAL 8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods**

RESPONSE SUMMARY: CAVALLIERE FLATS RESIDENTS WILL BE ABLE TO TAKE ADVANTAGE OF THE CITY'S TRAIL AND BIKE LANE SYSTEM TO GET TO THE MCDOWELL SONORAN PRESERVE, "DOC" CAVALLIERE PARK AND OTHER DESTINATIONS. THE CHARACTER AND LAND USE OF CAVALLIERE FLATS ARE CONSISTENT WITH THE SURROUNDING AREA.

## **APPROACHES**

- Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.  
NOT APPLICABLE.
- Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.  
BICYCLE LANES AND A SECONDARY TRAIL ARE PLANNED ALONG ALMA SCHOOL PARKWAY, PROVIDING LINKS TO THE CITYWIDE BICYCLING AND TRAIL NETWORK. FROM WITHIN CAVALLIERE FLATS, RESIDENTS WILL BE ABLE TO WALK OR BIKE NORTH ALONG AN INTERNAL PATH TO CAVALLIERE PARK, ON PINNACLE VISTA ROAD. A TRAIL CONNECTION ALONG JOMAX ROAD PROVIDES DIRECT ACCESS TO THE MCDOWELL SONORAN PRESERVE.
- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.  
AT PRESENT THE SITE IS USED FOR PARKING, RESTAURANTS, STORAGE AND

HOMES. IT IS BORDERED BY THE FOUR SEASONS RESORT AND CONDOMINIUMS TO THE WEST, "DOC" CAVALLIERE PARK AND SINGLE-FAMILY RESIDENTIAL TO THE NORTH, LARGE-LOT SINGLE-FAMILY HOMES AND VACANT LAND (IN THE ZONING PROCESS FOR A MIX OF RESIDENTIAL USES) TO THE EAST, CONDOMINIUMS AND SINGLE-FAMILY RESIDENTIAL TO THE SOUTH. CAVALLIERE FLATS IS COMPATIBLE WITH ITS NEIGHBORS IN TERMS OF TYPE OF LAND USE, INTENSITY AND CHARACTER-AND CONSERVATION-ORIENTED SITE PLAN REINFORCE THE AREA'S CHARACTER.

**GOAL 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**

RESPONSE SUMMARY: CAVALLIERE FLATS IS NOT A MIXED-USE NEIGHBORHOOD. THIS GOAL AND ITS APPROACHES ARE NOT APPLICABLE.

**B. GUIDING PRINCIPLE #2: SUPPORT ECONOMIC VITALITY**

The General Plan element associated with this Guiding Principle is the Economic Vitality Element

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**1. Economic Vitality Element**

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General Comment: Applies to all, but most specifically to Goals 1, 2, 3, 4 and 5. Concerns have been raised about the replacement of commercial with residential uses in this area. A marketing study, by Voit Real Estate Services, Spring, 2014, was commissioned and made the following findings:

- A survey of properties within five miles showed that approximately 132,000 s.f. are available for lease, average months on the market is 17.2 and the average asking lease rate has declined by 20.73% since the first quarter of 2013.
- Thirty-nine land parcels within a five-mile radius are zoned for commercial, a total of 345.9 acres.
- Within a five-mile radius there are no commercial properties under construction
- There are 10 proposed properties for construction, with a total square footage of 90,505. With 24,944 SF going to a supermarket, the rest are un-leased.
- Vacancy rates are well above Metro Phoenix averages. The average vacancy for retail/office properties within a three-mile radius (579,568 square feet) is 23.3%. In the immediate area, Villages at Pinnacle Peak, Alma School and Jomax Road, has a vacancy of 25.8%, the shopping center at Alma School and Dynamite Boulevard has a vacancy of 18.6%.

Commercial uses must depend on having a population base nearby to provide customers and employees. North Scottsdale's distinctive character is one of low residential densities and a Sonoran Desert landscape that offers sweeping views and large expanses of protected Natural Area Open Space. This character plays a large part in Scottsdale's appeal as a tourist destination and as a place to live. Because population is sparse and scattered, however, many commercial uses have a tough time. There aren't enough customers and employees living in close proximity to support them. Eventually, many pack up and move to populated areas, or close altogether.

Addition of residential communities like Cavalliere Flats will help mitigate this situation. Designed sensitively, consistent with established character, new residents will move in to enjoy desert living and to support commercial uses, creating an environment where existing and new businesses can operate profitably and take advantage of the demographics and economic resources of North Scottsdale's residents and visitors.

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***Economic Vitality Element Goals and Approaches***

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- GOAL 1. Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.**  
RESPONSE SUMMARY: THIS GOAL ADDRESSES TOURISM AND IS NOT APPLICABLE TO AN INDIVIDUAL RESIDENTIAL USE APPLICATION.
- GOAL 2. Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES CITYWIDE RETAIL AND ENTERTAINMENT USES.
- GOAL 3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES BUSINESS DIVERSITY AND SALES TAX GENERATION.
- GOAL 4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES EMPLOYMENT OPPORTUNITIES.
- GOAL 5. Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES LOCATION OF NON-RESIDENTIAL DEVELOPMENT.
- GOAL 6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES ECONOMIC DEVELOPMENT PARTNERSHIPS.
- GOAL 7. Sustain the long-term economic well being of the city and its Citizens through redevelopment and revitalization efforts.**  
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT THAT IS NOT WITHIN A REDEVELOPMENT AREA. THIS GOAL ADDRESSES REDEVELOPMENT AND REVITALIZATION.

**C. GUIDING PRINCIPLE #4: ENHANCE NEIGHBORHOODS**

General Plan elements associated with this guiding principle include the Community Involvement Element, the Housing Element and the Neighborhoods Element.

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**1. Community Involvement Element**

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**Community Involvement Element Goals and Approaches**

- GOAL 1. Seek early and ongoing involvement in project/policy-making discussions.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE CITY PUBLIC INVOLVEMENT PROCESS.
- GOAL 2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage Citizens who are not typically involved.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE CITY'S PUBLIC OUTREACH PROGRAMS.
- GOAL 3. Publish and process city issues in a manner that is relevant to Citizens' daily lives and personal and professional interests.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE PUBLICATION AND PROCESSING OF CITY ISSUES.
- GOAL 4. Accept and respond to new ways of communicating and new technologies.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO USE OF NEW TECHNOLOGY AND MEANS OF COMMUNICATION BY THE CITY.
- GOAL 5. Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO PRESENTATION OF COMMUNITY ISSUES TO THE PUBLIC BY THE CITY.
- GOAL 6. Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE SHARING OF INFORMATION BY THE CITY.

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## 2. Housing Element

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### Housing Element Goals and Approaches

- GOAL 1. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.**

RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES POLICY RELATED TO AFFORDABLE HOUSING, REHABILITATION, CODE ENFORCEMENT IN EXISTING DWELLINGS AND NEIGHBORHOODS.

- GOAL 2. Seek a variety of housing options that blend with the character of the surrounding community.**

RESPONSE SUMMARY: APPROACHES DISCUSSED FOR THIS GOAL ADDRESS REVIEW STANDARDS, GREEN BUILDING PROGRAMS, COMMUNITY DIALOGUE, MIXED-USE PROJECTS AND DEVELOPMENT INCENTIVES AND ARE NOT DIRECTLY APPLICABLE EXCEPT FOR THE SECOND APPROACH WHICH TALKS ABOUT RELATING NEW AND EXISTING DEVELOPMENTS.

CAVALLIERE FLATS ADDS TO THE MIX OF HOUSING OPTIONS. CAVALLIERE FLATS WILL OFFER CHOICES IN HOUSING SCALE, DESIGN AND SITE PLAN CONCEPT COMPATIBLE WITH THE CHARACTER OF THE AREA. ARCHITECTURAL STYLES IN SURROUNDING NEIGHBORHOODS ARE MIXED. ADJACENT TO THE SOUTHWEST ARE CONTEMPORARY SOUTHWESTERN-STYLE CONDOMINIUMS, RESORT RESIDENTIAL UNITS ARE FOUND AT THE FOUR SEASONS AND TO THE EAST AND NORTH ARE HOMES WITH A CONTEMPORARY TUSCAN/SOUTHWESTERN DESIGN THEME.

A "RUSTIC SOUTHWEST RANCH MEETS MODERN ARCHITECTURAL" THEME IS PROPOSED AT CAVALLIERE FLATS, APPROPRIATE TO A RELAXED SOUTHWESTERN LIFESTYLE. THE RICH WESTERN HISTORY OF THE SITE WILL BE REFLECTED IN OVERALL ARCHITECTURAL STYLE, SCALE, MASSING, AND MATERIALS TO CREATE COMFORTABLE HUMAN SPACES. MATERIALS WILL BE OF THE LAND, USING TRADITIONAL STUCCO WITH LOCAL STONE AND CAVALLIERE-INSPIRED METALWORK ACCENTS AND WOOD TRIM, HEADERS, SILLS AND COLUMNS. BUILDING HEIGHTS WILL BE CONSISTENT WITH THOSE OF NEIGHBORING PROPERTIES.

THE LANDSCAPING THEME OF CAVALLIERE FLATS IS FOCUSED ON THE RICHLY VARIED NATURAL DESERT VEGETATION TO BE PRESERVED AS NATURAL AREA OPEN SPACE WITHIN THE SITE. AS DISCUSSED PREVIOUSLY, THE LANDSCAPING IS PREDOMINANTLY IN UNDISTURBED NATURAL OPEN SPACE. THROUGHOUT THE SITE, INDIGENOUS, ARID-REGION AND ARID-ADAPTED PLANT MATERIALS WILL BE USED.

- GOAL 3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.**

RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES AFFORDABLE HOUSING PROGRAMS, INCENTIVES AND POLICY.

**GOAL 4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**  
*RESPONSE SUMMARY:* THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL CITY OF SCOTTSDALE PROGRAMS, FACILITIES AND POLICY.

**GOAL 5. Promote and encourage context-appropriate new development in established areas of the community.**  
*RESPONSE SUMMARY:* THE CAVALLIERE FLATS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO MATURE NEIGHBORHOODS AT TROON NORTH, ESTANCIA AND TROON VILLAGE. THE REQUESTED GENERAL PLAN AMENDMENT WILL ALLOW DEVELOPMENT OF A NEW RESIDENTIAL COMMUNITY DESIGNED TO BE CONSISTENT WITH ITS NEIGHBORS AND APPROPRIATE TO ITS DESERT SETTING.

AS WAS STATED PREVIOUSLY, THIS IS AN AREA IN TRANSITION. REATA PASS STEAKHOUSE HAS CLOSED. GREASEWOOD FLAT WILL ALSO BE CLOSING AT THIS LOCATION.

GREASEWOOD FLATS USED TO BE SURROUNDED BY OTHER RUSTIC USES. THERE WAS A RIDING STABLE ACROSS ALMA SCHOOL PARKWAY WHERE YOU COULD RENT A HORSE AND RIDE ON THE PROPERTY THAT IS NOW ESTANCIA AND THE FOUR SEASONS. THERE WAS A BUILDING NEXT DOOR, WESTERN BOARD-AND-BATTEN STYLE, A SHOP THAT MORPHED INTO OTHER USES OVER TIME. REATA PASS STEAKHOUSE WAS THRIVING AND OTHER UNIQUE USES WERE LOCATED JUST DOWN THE ROAD. IN ITS DAY, THE REATA PASS AREA WAS A UNIQUE DESTINATION - WAY OUT OF TOWN, SURROUNDED BY OPEN DESERT.

STARTING IN THE LATE 1990S, RESORT AND RESIDENTIAL-NORTH. THE HISTORIC COMMERCIAL USES WERE SURROUNDED. THE LAND USES REQUESTED BY THIS APPLICATION WILL REPLACE MORE INTENSE COMMERCIAL USES WITH RESIDENTIAL USES MORE CONSISTENT WITH THE AREA'S PRESENT-DAY CHARACTER.

**D. GUIDING PRINCIPLE #4. PRESERVE MEANINGFUL OPEN SPACE**

General Plan elements associated with this guiding principle include the Open Space and Recreation Element and the Preservation and Environmental Planning Element.

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**1. Open Space and Recreation Element**

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**Open Space and Recreation Element Goals and Approaches**

**GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.**  
*RESPONSE SUMMARY:* DESIGN AND PLANNING OF CAVALLIERE FLATS WILL TAKE FULL ADVANTAGE OF THE SITE'S UNIQUE NATURAL FEATURES AND VIEWS. SITE PLANNING WILL PROTECT VIEWS OF TROON MOUNTAIN AND PINNACLE PEAK. SIGNIFICANT ON-SITE BOULDER FORMATIONS AND NATURAL WASHES WILL BE PRESERVED AND ENHANCED THROUGH REVEGETATION OF DISTURBED AREAS. NATURAL AREA OPEN SPACE AND OTHER FEATURES WILL BE PROVIDED TO HELP RESIDENTS GET OUT AND ENJOY THE DESERT ENVIRONMENT. NATIVE

PLANT SPECIES AND OTHER LANDSCAPE FEATURES WILL EMPHASIZE THE NATURAL DESERT CHARACTER OF CAVALLIERE FLATS.

OF PARTICULAR NOTE IS THE TREATMENT OF THE PERIMETER OF THE PROPERTY NEXT TO ROADWAYS AND EXISTING LAND USES. ALMA SCHOOL PARKWAY IS A "DESERT SCENIC ROADWAY". A NATURAL OPEN SPACE BUFFER IS REQUIRED ALONG SUCH ROADWAYS, ALTHOUGH NO SPECIFIC DESIGN GUIDELINES WERE IDENTIFIED. ALONG ALMA SCHOOL, A NATURAL DESERT OPEN SPACE BUFFER OF IS PROVIDED CONSISTENT WITH DESERT SCENIC ROADWAY GUIDELINES. IN ADDITION AN "ENHANCED DESERT" BUFFER IS PROVIDED WITHIN THE PROPERTY ALONG THE STREET FRONTAGE. A NATURAL DESERT BUFFER IS ALSO PROVIDED ALONG THE SOUTH SIDE OF PINNACLE VISTA DRIVE.

WHERE CAVALLIERE FLATS IS ADJACENT TO OTHER, EXISTING RESIDENTIAL USES, NATURAL AREA OPEN SPACE BUFFERS ARE ALSO PROVIDED. THE "LANDSCAPE ZONES" GRAPHIC SHOWS THE EXTENT AND LOCATION OF PERIMETER LANDSCAPING.

LANDSCAPED SETBACKS AND BUFFERS ALONG ROADWAYS WILL BE WITHIN AND BORDERING THE PUBLIC RIGHT-OF-WAY AND PUBLICALLY ACCESSIBLE. CITY PLANS CALL FOR CONSTRUCTION OF A TRAIL ALONG ALMA SCHOOL IN THE FUTURE. LANDSCAPE BUFFERS ADJOINING EXISTING USES WILL BE VISUALLY ACCESSIBLE BUT CAVALLIERE FLATS WILL BE A GATED COMMUNITY AND ACCESS WILL BE RESTRICTED.

#### **APPROACHES**

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.  
CAVALLIERE FLATS IS PLANNED TO ENCOURAGE HIKING, BICYCLING, VIEWING AND OTHERWISE ENJOYING THE DESERT AND MOUNTAINS. INTERNAL PATHWAYS AND TRAILS WILL LINK WITH CITY TRAILS TO PROVIDE ACCESS THROUGHOUT THE AREA.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.  
CAVALLIERE FLATS IS PLANNED TO ENCOURAGE HIKING, BICYCLING, VIEWING AND OTHERWISE ENJOYING THE DESERT AND MOUNTAINS. INTERNAL PATHWAYS AND TRAILS WILL LINK WITH CITY TRAILS TO PROVIDE ACCESS THROUGHOUT THE AREA.
- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.  
CAVALLIERE FLATS IS PLANNED TO PRESERVE SCENIC VIEWS, NATIVE VEGETATION, BOULDER OUTCROPS, DESERT WASHES AND OTHER ENVIRONMENTAL SITE FEATURES.
- Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.  
CAVALLIERE FLATS IS PLANNED TO PRESERVE SCENIC VIEWS, NATIVE VEGETATION, BOULDER OUTCROPS, DESERT WASHES AND OTHER ENVIRONMENTAL SITE FEATURES.

- GOAL 2. Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.**  
*RESPONSE SUMMARY:* THIS GOAL ADDRESSES MANAGEMENT OF THE CITY'S OPEN SPACE SYSTEM AND IS NOT APPLICABLE TO THIS APPLICATION.
- GOAL 3. Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES ACQUISITION AND DEVELOPMENT OF OPEN SPACE BY THE CITY/
- GOAL 4. Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES INTERGOVERNMENTAL COOPERATION AND REGIONAL FACILITIES.
- GOAL 5. Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROVISION OF PARK AND RECREATION FACILITIES.
- GOAL 6. Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY SUPPORT FOR SCHOOL DISTRICTS AND SCHOOL SITE ACCESS FOR RECREATION.
- GOAL 7. Provide attractive, well-maintained community recreational and park facilities that serve the entire community.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES PROVISION OF COMMUNITY PARKS AND RECREATIONAL FACILITIES.
- GOAL 8. Provide access to educational, recreational, and cultural services for all residents.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES PROVISION OF SERVICES AND FACILITIES BY THE CITY.

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## **2. Preservation and Environmental Planning Element**

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### **Preservation and Planning Element Goals and Approaches**

- GOAL 1. Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces adjacent to Scottsdale.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES ACQUISITION OF THE MCDOWELL SONORAN PRESERVE AND DESERT OPEN SPACE.

**GOAL 2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.**

RESPONSE SUMMARY: THIS GOAL RELATES PRIMARILY TO THE CITY'S ROLE IN SAFEGUARDING THE NATURAL ENVIRONMENT AND IS NOT DIRECTLY APPLICABLE. CAVALLIERE FLATS IS SUBJECT TO THE PROVISIONS OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. THE ORDINANCE ESTABLISHES GUIDELINES FOR DEVELOPMENT, PROTECTION OF NATURAL AREAS AND FOR PRESERVATION OF NATIVE PLANTS, WILDLIFE, AND OTHER NATURAL RESOURCES TO MAINTAIN BIODIVERSITY AND LONG-TERM ECOLOGICAL SUSTAINABILITY. DEVELOPMENT AT CAVALLIERE FLATS WILL BE IN CONFORMANCE WITH ALL ESLO REQUIREMENTS, RECOGNIZING THE IMPORTANCE OF PROTECTING THE ENVIRONMENT THAT MAKES THIS PART OF SCOTTSDALE SO DESIRABLE.

**GOAL 3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.**

RESPONSE SUMMARY: THIS GOAL RELATES PRIMARILY TO THE CITY OF SCOTTSDALE'S PROGRAMS AND ACTIVITIES AND THE LISTED APPROACHES ARE NOT DIRECTLY APPLICABLE TO THE GENERAL PLAN AMENDMENT APPLICATION. THE PLANNING CONCEPT BEHIND CAVALLIERE FLATS, HOWEVER, STRONGLY SUPPORTS THE INTENT OF THIS GOAL. THE PROPERTY IS BEING PLANNED TO DEDICATE DESERT WASHES LINED WITH LUSH DESERT VEGETATION AS NAOS, CREATING A FOCUS FOR THE DEVELOPMENT. BOULDER OUTCROPS AND STANDS OF SIGNIFICANT DESERT TREES, CACTUS AND OTHER VEGETATION WILL BE INCORPORATED INTO SITE DESIGN AS THEMATIC FEATURES FOR THE COMMUNITY. PROTECTION OF THESE SCENIC NATURAL RESOURCES WILL HELP INSTILL IN RESIDENTS A DEEPER APPRECIATION FOR THE SONORAN DESERT ENVIRONMENT.

**GOAL 4. Reduce energy consumption and promote energy conservation. Energy includes electricity and fuels for transportation heating and cooling. In Scottsdale, the most viable renewable energy resource is solar energy. Other sources of renewable energy sources are water- and wind-generated, however, Scottsdale has no significant sources of water- or wind-generated energy production. Natural Gas is a non-renewable source of fuel that is used widely as a fossil fuel alternative.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS PROMOTING ENERGY.

**GOAL 5. Conserve water and encourage the reuse of wastewater.**

RESPONSE SUMMARY: NOT APPLICABLE THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 6. Ensure the quality of our groundwater and surface water supplies.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 7. Promote local and regional efforts to improve air quality.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE AIR QUALITY IMPROVEMENT STRATEGY AND POLICY.

**GOAL 8.** **Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 9.** **Protect and conserve native plants as a significant natural and visual resource.**

*RESPONSE SUMMARY:* THE REQUESTED GENERAL PLAN AMENDMENT FOR CAVALLIERE FLATS WILL LEAD TO A HEALTHY BALANCE OF RESIDENTIAL USES AND PRESERVATION OF NATIVE VEGETATION TO ENHANCE THE PROPERTY'S SONORAN DESERT CHARACTER. RETENTION AND PROTECTION OF NATIVE PLANTS WILL REDUCE WATER CONSUMPTION, STABILIZE THE SOIL AND PROVIDE DESERT WILDLIFE HABITAT. LANDSCAPE DESIGN AND DESIGN GUIDELINES WILL PROMOTE USE OF NATIVE PLANTS AND CREATION OF A NATURAL DESERT CHARACTER WITHIN THE COMMUNITY.

**APPROACHES**

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Retain and preserve native plants to retain a Sonoran desert character.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous desert plants.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.  
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.

**GOAL 10. Encourage environmentally sound “green building” alternatives that support sustainable desert living.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY. THE APPROACHES LISTED FOR GOAL 10 ADDRESS DESIGN AND CONSTRUCTION PROJECT PHASES AND ARE NOT DIRECTLY RELEVANT TO A GENERAL PLAN AMENDMENT APPLICATION.

**E. GUIDING PRINCIPLE #5. SEEK SUSTAINABILITY**

Guiding Principle #5 relates to three General Plan elements: Cost of Development, Growth Areas and Public Services and Facilities.

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**1. Cost of Development Element**

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*GENERAL COMMENT:* THE REQUESTED GENERAL PLAN AMENDMENT DOES NOT MAKE SIGNIFICANT DEMANDS ON THE CAPACITY OF UTILITIES OR PUBLIC SERVICES. THE PROPOSED DEVELOPMENT WILL SUPPORT CONSERVATION. IT REPRESENTS A LESS INTENSE NON-COMMERCIAL USE THAT IS LIKELY TO REDUCE DEMAND FOR POLICE, FIRE AND OTHER CITY SERVICES.

**Cost of Development Element Goals and Approaches**

**GOAL 1: Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.

**GOAL 2 Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.

**GOAL 3 Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.

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**2. Growth Areas Element**

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**Growth Area Element Goals and Approaches**

**GOAL 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and**

**improvements.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

**GOAL 2. Make automobile, transit, and other multimodal circulation more efficient.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, POLICY AND STRATEGIES.

**GOAL 3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

**GOAL 4. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

**GOAL 5. Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

**GOAL 6. Integrate public (civic) art into the visual character of designated growth areas.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA..

**GOAL 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.**

*RESPONSE SUMMARY:* NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

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**3. Public Services and Facilities Element**

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**Public Services and Facilities Element Goals and Approaches**

**PUBLIC SERVICES**

**GOAL 1. Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 2. Protect the health, safety, and welfare of the public from the impacts of**

**flooding.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY. DRAINAGE MASTER PLANS WILL BE APPROVED AT THE TIME OF ZONING WILL CONFORM TO CITY REQUIREMENTS. THE NORTH-SOUTH WASH RUNNING THROUGH THE PROPERTY WILL BE KEPT AS NATURAL AREA OPEN SPACE , IN ITS NATURAL CONDITION AND PROTECTED FROM EROSION.

**GOAL 3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale Citizens, visitors, and businesses.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 4. Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE LIBRARY PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, INTER-JURISDICTIONAL COOPERATION, FACILITY DEVELOPMENT AND POLICY.

**GOAL 6. Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 7. Provide a safe environment for all Scottsdale Citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 8. Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 9. Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.**

*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES DESIGN OF PUBLIC BUILDINGS AND FACILITIES.

**GOAL 10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE RECREATIONAL FACILITY DEVELOPMENT AND POLICY.

**GOAL 11.** **Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE COORDINATION WITH SCHOOL DISTRICTS.

WATER RESOURCES

**GOAL 12.** **Ensure renewable, long-term water supplies for the community.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 13.** **Encourage the conservation of water and the reuse of wastewater.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**GOAL 14.** **Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.**

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

**F. GUIDING PRINCIPLE #6. ADVANCE TRANSPORTATION**

The general plan element associated with this guiding principle is the community mobility element.

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**1. Community Mobility Element**

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GENERAL RESPONSE: THE COMMUNITY MOBILITY ELEMENT EMPHASIZES PLANNING FOR MOBILITY CHOICES THAT "PROVIDE ALTERNATIVES TO THE AUTOMOBILE, INCREASE ACCESSIBILITY, IMPROVE AIR QUALITY, ENRICH THE COMMUNITY AND ITS NEIGHBORHOODS, AND CONTRIBUTE TO THE COMMUNITY'S QUALITY OF LIFE." CAVALLIERE FLATS IS PLANNED TO ENCOURAGE WALKING AND BICYCLING FOR RECREATION AS PART OF A HEALTHY LIFESTYLE AND DAILY TRANSPORTATION ALTERNATIVES. RESIDENTS WILL BE ABLE TO WALK OR BIKE TO THE PARK OR TO NEARBY COMMERCIAL, RESORT AND RECREATION AREAS.

ACCESS TO THE CITY OF SCOTTSDALE'S BICYCLE LANE AND TRAIL SYSTEM WILL BE PROVIDED. BIKE LANES AND A SECONDARY TRAIL ARE PLANNED ALONG ALMA SCHOOL PARKWAY.

PRESERVE TRAILS CAN BE ACCESSED VIA JOMAX ROAD, AT THE SOUTH BOUNDARY OF THE PROPERTY. BY USING PRESERVE AND CITY TRAILS AND BIKE LANES, PEOPLE CAN TRAVEL NORTH INTO THE TONTO NATIONAL FOREST OR SOUTH TO TEMPE TOWN LAKE AND BEYOND. THE TRAIL AND BIKE LANE SYSTEM PROVIDES ACCESS TO CITYWIDE DESTINATIONS AS WELL AS OFFERING RECREATIONAL OPPORTUNITIES, EXPANDING THE MOBILITY OPTIONS AVAILABLE TO SCOTTSDALE RESIDENTS AND VISITORS.

THE PROPERTY INCLUDES 24 ACRES OF EXISTING C-2 ZONING. IF DEVELOPED, AS ALLOWED, WITH COMMERCIAL RETAIL USES, SIGNIFICANTLY MORE TRAFFIC WOULD BE GENERATED THAN BY THE PROPOSED RESIDENTIAL USE.

THE CURRENT LAND USE ON THE CAVALLIERE FLATS PROPERTY CONSISTS OF A RESTAURANT WITH A RELATIVELY SMALL BUILDING FOR FOOD AND BEVERAGE SERVICE AND A SIGNIFICANT AMOUNT OF ADJACENT OUTDOOR SEATING. FOR THE PURPOSE OF ESTIMATING THE TRIP GENERATION A TOTAL EQUIVALENT BUILDING SIZE OF 6,000 SQUARE FEET WAS ASSUMED TO REPRESENT THE EXISTING TRIP GENERATION OF BOTH THE BUILDING AND THE OUTDOOR SEATING AREA.

DUE TO THE UNIQUE CHARACTERISTICS OF THE EXISTING FACILITY, IT IS RECOGNIZED THAT THE AM PEAK HOUR VOLUMES PREDICTED BY THE ITE RATES ARE MAY NOT BE REPRESENTATIVE OF THE PEAK HOUR OF THE ADJACENT STREET BUT WOULD LIKELY BE MORE COMPARABLE TO THE PEAK HOUR OF THE GENERATOR. THE EXISTING RESTAURANT IS PROPOSED TO BE REPLACED BY 80 SINGLE FAMILY DWELLING UNITS.

TRIP GENERATION RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS' (ITE) *TRIP GENERATION MANUAL, 9TH EDITION* WERE USED TO COMPARE TRIP GENERATION CHARACTERISTICS OF EXISTING AND PROPOSED LAND USES. TRIP GENERATION CALCULATIONS FOR THE EXISTING USE WAS BASED ON THE ITE CODE 932 FOR HIGH TURNOVER (SIT-DOWN) RESTAURANT. TRIPS FOR THE PROPOSED USE WERE DETERMINED USING ITE CODE 210 FOR SINGLE FAMILY DETACHED HOUSING.

THE TRIP GENERATION CALCULATIONS INDICATE THAT ON AN AVERAGE WEEKDAY THE PROPOSED RESIDENTIAL UNITS WOULD BE EXPECTED TO GENERATE A SIMILAR NUMBER OF DAILY TRIPS AS A 6,000 RESTAURANT. PEAK HOUR AND WEEKEND TRIPS FOR THE RESTAURANT USE WOULD LIKELY BE HIGHER THAN THE RESIDENTIAL USE.

### **Community Mobility Element Goals and Approaches**

#### **REGIONAL SYSTEMS**

- GOAL 1.**     **Protect the function and form of regional air and land corridors.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 2**     **Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 3.**     **Promote regional diversity and connectivity of mobility choices.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY. .
- GOAL 4.**     **Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.

- GOAL 5.** **Relieve traffic congestion.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL AND CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 6** **Optimize the mobility of people, goods, and information for the expected buildout of the city.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 7** **Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.  
 NOT APPLICABLE
- GOAL 8** **Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY

LOCAL/NEIGHBORHOOD SYSTEMS

- GOAL 9** **Protect neighborhoods from negative impacts of regional and citywide networks.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THERE ARE NO REGIONAL TRANSPORTATION FACILITIES NEARBY. NO NEGATIVE IMPACTS ARE ANTICIPATED FROM ALMA SCHOOL PARKWAY, PART OF THE CITYWIDE NETWORK. NATURAL AREA OPEN SPACE AND "ENHANCED AREA OPEN SPACE" BUFFERS ALONG THE PARKWAY FRONTAGE WILL PROTECT THE CAVALLIERE FLATS NEIGHBORHOOD.
- GOAL 10.** **Encourage a diversity of links between neighborhood systems and with citywide and regional systems.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL AND CITYWIDE LINKAGE, STANDARDS, FACILITY DEVELOPMENT AND POLICY
- GOAL 11.** **Provide opportunities for building "community" through neighborhood mobility.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS AND POLICY
- GOAL 12.** **Recognize the diversity of neighborhoods throughout the city and their different mobility needs.**  
*RESPONSE SUMMARY:* NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS AND POLICY.

#### **IV. CONCLUSION**

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The requested General Plan Amendment will offer additional residential options in this part of Scottsdale. Importantly, it will bring new rooftops, new residents and new vitality to sustain North Scottsdale businesses and economic development. Cavalliere Flats will do its part to stimulate development and leasing of vacant commercial space and undeveloped commercial land. Commercial property abounds and the market will respond to demand from a growing employee and customer base in the area.

The overall intensity of uses and the traffic they generate will be reduced, comparing the proposed residential community with existing commercial uses. The proposed residential community will create a transition in land use intensity between the Activity Center designated west of Alma School Parkway in the General Plan and *Rural Neighborhoods* land use designation adjoining the property.

Planning and design of Cavalliere Flats supports the General Plan's goals for preservation of natural features, desert character, protection of washes and wildlife corridors within the property. Access to trails, bicycle facilities and recreational opportunities are provided both within the site and through connections to parks, the Preserve and the City's trail and bicycle facilities system. Architectural and landscape design will be consistent with the scale and character of existing neighborhoods, and will include reference to historic site character.

W

Flat

Submittal Date: \_\_\_\_\_ Project No.: 456 -PA- 2014



# General Plan Amendment Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>3,900.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided) * SEE #20

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251. Phone: 480-312-7000 Fax: 480-312-



4-GP-2014  
5/23/2014

## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. <b>Request for Site Visits and/or Inspections Form</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided)</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. <b>Request to Submit Concurrent Development Applications</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. <b>General Plan Neighborhood Involvement &amp; Public Notification Program</b> (form provided)</p> <ul style="list-style-type: none"> <li>• Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>• Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.</li> </ul>
		<p>11. <b>Request for Neighborhood Group Contact information</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>12. <b>A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program.</b> What adjustments or refinements have been made to the plan in response to these issues?</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>13. <b>Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal.</b> At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. <b>Provide a Series of Context Graphics or Tables That Depict the Following Information:</b></p> <ul style="list-style-type: none"> <li>• <b>Graphic 1:</b> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2:</b> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total acreage of the General Plan designation being proposed.</li> <li>• <b>Graphic or Table 3:</b> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan.</li> <li>• <b>Graphic or Table 4:</b> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

<input checked="" type="checkbox"/>		<p><b>15. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp">http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp</a> and Elements as listed).</p> <ul style="list-style-type: none"> <li>a. Value Scottsdale's Unique Character and Lifestyle:             <ul style="list-style-type: none"> <li>i. Character and Lifestyle (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp">http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp</a>)</li> <li>ii. Land Use (<a href="http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp">http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp</a>)</li> </ul> </li> <li>b. Support Economic Vitality:             <ul style="list-style-type: none"> <li>i. Economic Vitality (<a href="http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp">http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp</a>)</li> </ul> </li> <li>c. Enhance Neighborhoods:             <ul style="list-style-type: none"> <li>i. Community Involvement (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp</a>)</li> <li>ii. Housing (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp">http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp</a>)</li> <li>iii. Neighborhoods (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp">http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp</a>)</li> </ul> </li> <li>d. Open Space:             <ul style="list-style-type: none"> <li>i. Open Space and Recreation (<a href="http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp">http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp</a>)</li> <li>ii. Preservation and Environmental Planning (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp">http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp</a>)</li> </ul> </li> <li>e. Seek Sustainability:             <ul style="list-style-type: none"> <li>i. Cost of Development (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment">http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment</a>)</li> <li>ii. Growth Areas (<a href="http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp">http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp</a>)</li> <li>iii. Public Services and Facilities (<a href="http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp">http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp</a>)</li> </ul> </li> <li>f. Advance Transportation:             <ul style="list-style-type: none"> <li>i. Community Mobility (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp</a>)</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>		<p><b>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</b></p>

# General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17. Provide an Analysis of the Following:</b></p> <ul style="list-style-type: none"> <li>• If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____.</li> <li>• The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change).</li> <li>• A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>• The Advance Planning Unit of Scottsdale’s Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city’s Planning Zones and for any purpose proposed under the Land Use Element of the city’s General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: <a href="http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls">http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls</a> The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element &amp; discuss the applicable plans &amp; policies within each element as it relates to your proposed amendment).</b></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)</b></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>20. Other: OWNERSHIP VERIFICATION WITH OWNERSHIP AUTHORIZATION &amp; LLC OR CORPORATION ORGANIZATION AFFIDAVIT.</b></p>

# General Plan Amendment

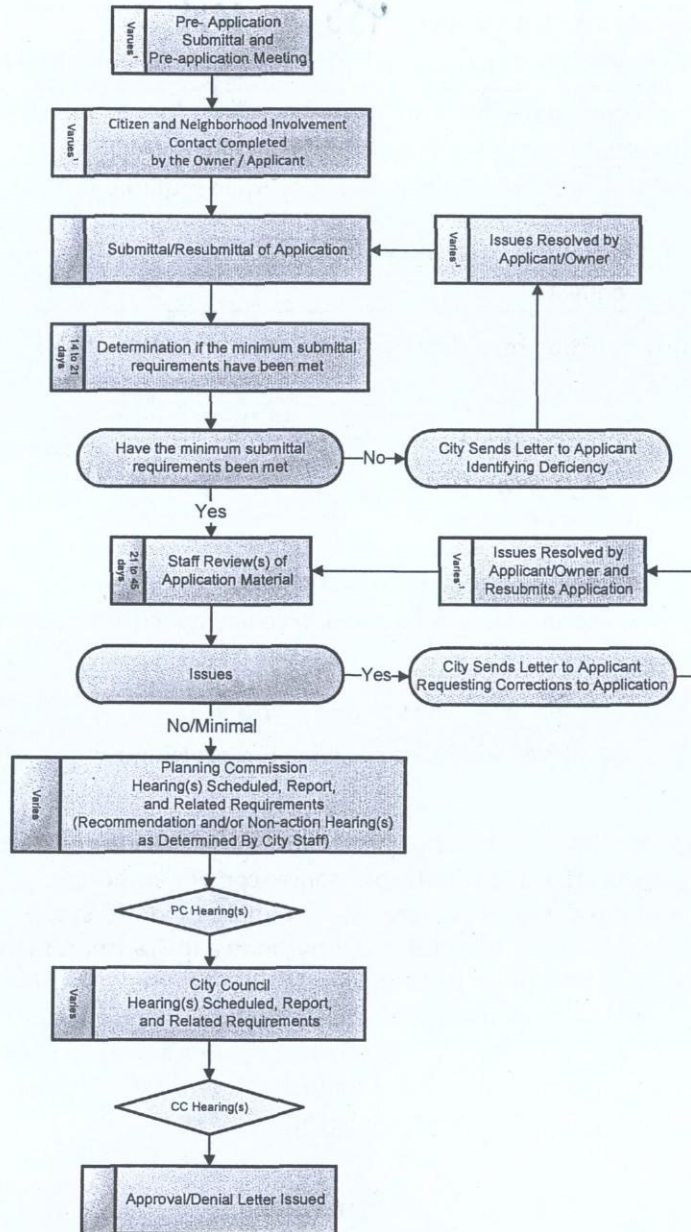
## PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>456 -PA- 2014</u> .
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>ADAM YARON</u> Phone Number: <u>480.312.2701</u></p> <p>Coordinator email: <u>ayaron@scottsdaleaz.gov</u> Date: <u>5.19.2014</u></p> <p>Coordinator Signature: _____</p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood &amp; Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division            One Stop Shop            Planning, Neighborhood &amp; Transportation Administrator            7447 E. Indian School Rd, Suite 105            Scottsdale, AZ 85251            Phone: (480) 312-7000</p>



# Development Applications Process

## Non-Major General Plan Amendment (GP)



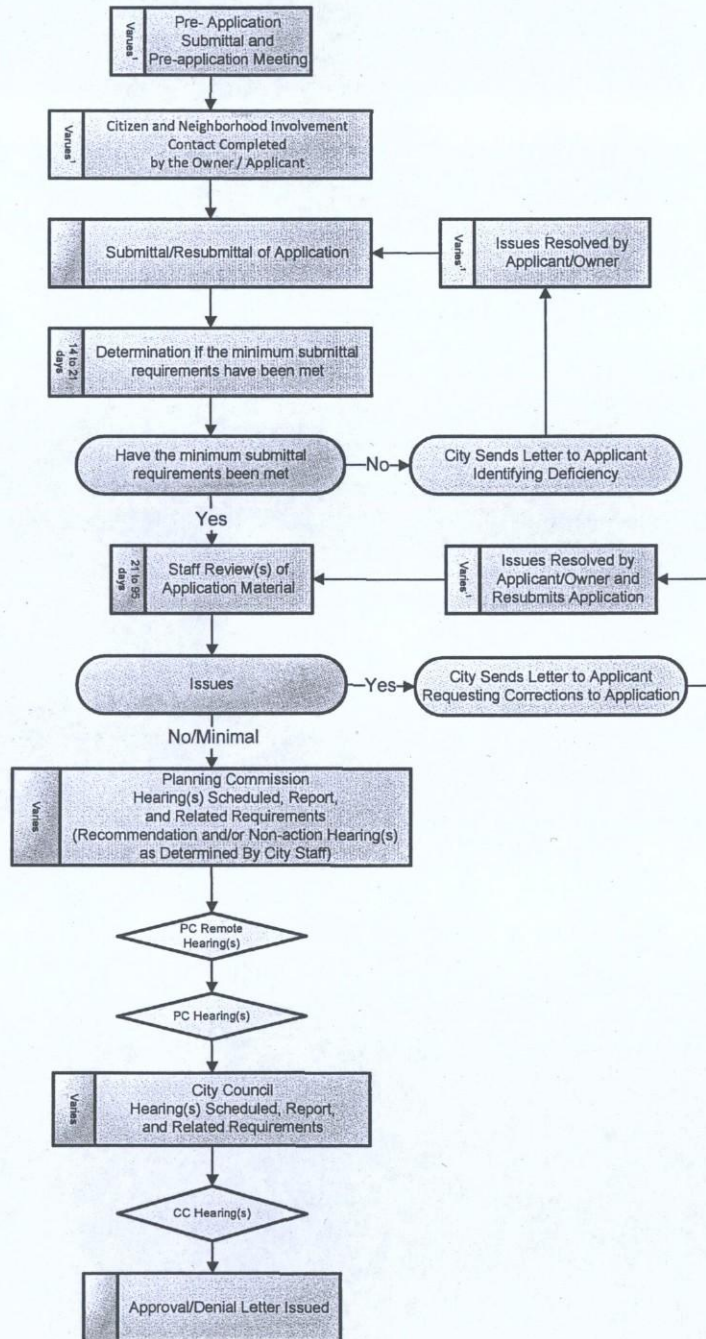
**Note:**  
1. Time period determined by owner/applicant.

Planning, Neighborhood & Transportation  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Development Applications Process

## Major General Plan Amendment (GP)



Note:  
1. Time period determined by owner/applicant.

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# Development Application

## Review Methodologies

### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

#### Planning, Neighborhood & Transportation

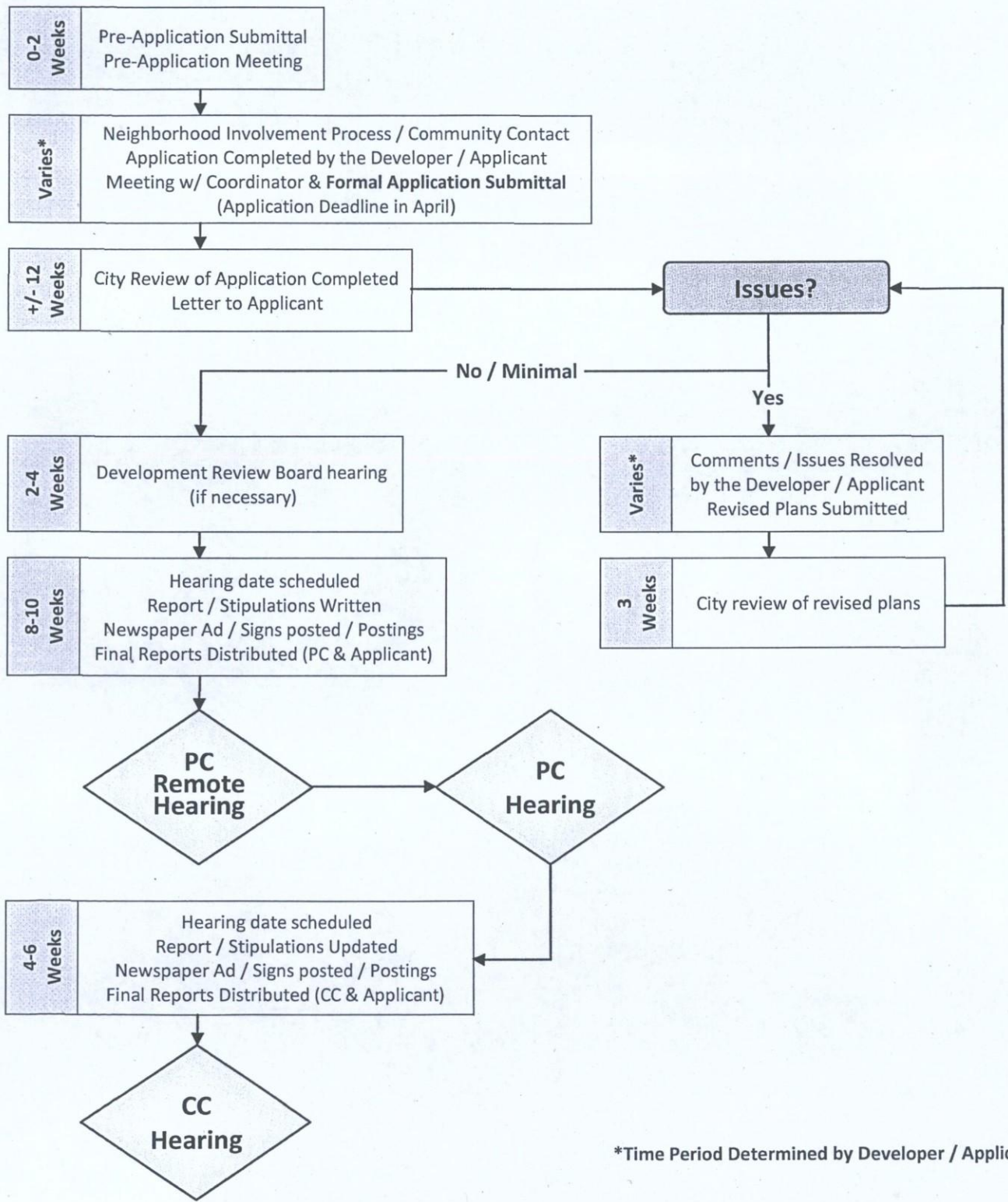
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Application & Approval Process

## Major General Plan Amendment



\*Time Period Determined by Developer / Applicant

### Current Planning Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**FOR PUBLIC POSTING**

**City of Scottsdale**

**2014 Major General Plan Amendment Process Schedule**

DATE	EVENT	DESCRIPTION
Recommended no later than May 2nd	Preliminary Consultation	Discussion with Planning staff regarding whether a proposal qualifies as a major General Plan amendment.
May 2nd – May 23rd	Applicant Pre-Submittal Preparation	Applicant prepares for application submittal and begins neighborhood involvement.
May 23rd	Application Submittal Deadline	All major General Plan amendment applications must be received by this date to be processed in the 2014 review cycle.
June 11th	Companion Zoning Case Submittal Deadline	If submitting a companion zoning case, submittal of companion zoning case should occur on or prior to this date.
June 25th	Planning Commission Study Session	Study session to provide an overview of the 2014 applications submitted. No action or public comment will be taken at this time
September 3 <sup>rd</sup> or 4 <sup>th</sup> Tentative Target Dates	City Sponsored Open House on All Cases	Tentative target dates – location to be determined
September 10th	Planning Commission Remote Hearing	Remote Planning Commission hearing on the major General Plan amendment requests only. No action will be taken. Public comment is encouraged. (Location to be determined)
October 8th	Planning Commission Recommendation Hearing	Regular Planning Commission public hearing and recommendation on major General Plan amendment requests.
December 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup>	City Council	City Council public hearing and action on major General Plan amendment requests.

Date: Revised Calendar as of 04/02/2014



# City of Scottsdale Cash Transmittal

## # 97251

97251  
 3 00667880  
 05/23/14 PLN-1STOP  
 KWHEELER HPDC600524  
 5/23/2014 4:54 PM  
 \$3,900.00

**Received From :**

TAYLOR MORRISON ARIZONA INC  
 9000 E PIMA CENTER PKWY STE 350  
 SCOTTSDALE, AZ 85258  
 602-481-0488

**Bill To :**

BERRY RIDDELL & ROSENSTEEL  
 6750 E CAMELBACK RD STE 100  
 SCOTTSDALE, AZ 85251  
 480-385-2727

**Reference #** 456-PA-2014**Issued Date** 5/23/2014**Address** E PINNACLE VISTA DR/N ALMA SCHOOL PY (SE)**Paid Date** 5/23/2014**Subdivision****Payment Type** CHECK**Marketing Name****Cost Center****MCR****Lot Number****Metes/Bounds** No**APN****County** No**Water Zone****Owner Information****Gross Lot Area** 0**Water Type**

George Cavalliere family Trust  
 27500 N ALMA SCHOOL RD  
 SCOTTSDALE, AZ 85262

**NAOS Lot Area** 0**Sewer Type****Net Lot Area****Meter Size****Number of Units** 1**Density****QS**

Code	Description	Additional	Qty	Amount	Account Number
3173	GENERAL PLAN APPLICATION		1	\$3,900.00	100-21300-44221

4-GP-2014  
 5/23/2014

**Total Amount****\$3,900.00**

\_\_\_\_\_  
 SIGNED BY MICHELE HAMMOND ON 5/23/2014

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 97251**



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 456 - PA - 2014

Project Name: Cavalliere Flat

Project Address: Parcel 216 - 80 - 0076

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent:

Douglas Dacosta

Print Name

[Signature]

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_

Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

4-GP-2014  
5/23/2014



## Request To Submit Concurrent Development Applications

### Acknowledgment and Agreement

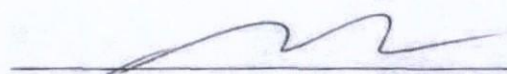
The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Douglas DACOSTA  
 Company: N/A  
 Address: 6336 E. Doubletree Lane P.O., P.V., AZ 85253  
 Phone: 602-430-3788 Fax: \_\_\_\_\_  
 E-mail: Doug@TammyCompany.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Douglas DACOSTA Title: OWNER

  
 Signature \_\_\_\_\_ Date: 5/19/14

<b>Official Use Only:</b> Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
--	-----------------------

4-GP-2014  
 5/23/2014



# Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

TM

Pre-application No: 456 - PA - 2014

Project Name: Cavalliere Flat

Project Address: SEC of Alma School & Pinnacle Vista

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: \_\_\_\_\_

Jeff Deason

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_

Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

4-GP-2014  
5/23/2014



## Request To Submit Concurrent Development Applications

### Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Jeff Deason  
 Company: Taylor Morrison / Arizona, Inc.  
 Address: 9000 E. Pima Center Parkway Scottsdale 85258  
 Phone: 480-346-1719 Fax: \_\_\_\_\_  
 E-mail: jdeason@taylor-morrison.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Jeff Deason Title: Authorized Agent  
 \_\_\_\_\_ Date: 5/11/14  
 Signature

<b>Official Use Only:</b> Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
--	-----------------------

4-GP-2014  
 5/23/2014



# Development Application

Development Application Type:  
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Cavalliere Flat

Property's Address: 27500 N. Alma School Road / SEC of Alma School Pkwy. & Pinnacle Vista Dr.

Property's Current Zoning District Designation: C-2 ESL and R1-190 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Contact: Greg Oliver	Agent/Applicant: John Berry / Michele Hammond
Company: Trustee: BMO Harris Bank	Company: Berry, Riddell & Rosensteel
Address: 14580 N. Scottsdale Road, Sct, AZ 85254	Address: 6750 E. Camelback, Suite 100, Sct
Phone: 480-556-8390 Fax:	Phone: 480-385-2727 Fax: 480-385-2757
E-mail: greg.oliver@bmo.com	E-mail: jb@brrlawaz.com / mh@brrlawaz.com
Designer: Steven Voss / Keith Nichter	Engineer: Jason Burm
Company: LVA Urban Design	Company: Kimley - Horn
Address: 120 S. Ash, Tempe	Address: 7740 N. 16th Street, Suite 300, Phx
Phone: 480-994-0994 Fax:	Phone: 602-216-1232 Fax:
E-mail: knichter@lvadesign.com	E-mail: jason.burm@kimley-horn.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

BMO Harris Bank NA as Trustee  
Greg Oliver, VP  
Owner Signature

Michele Hammond  
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation  
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
City of Scottsdale's Website: www.scottsdaleaz.gov

4-GP-2014  
5/23/2014



# Development Application

### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
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<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Cavalliere Flat

Property's Address: 27500 N. Alma School / SEC of Alma School Pkwy. & Pinnacle Vista Dr.

Property's Current Zoning District Designation: C-2-ESL and R1-190 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

<b>Owner:</b> (See attached ownership info) Jeff Deason	<b>Agent/Applicant:</b> John Berry / Michele Hammond
<b>Company:</b> Taylor Morrison	<b>Company:</b> Berry, Riddell & Rosensteel
<b>Address:</b> 9000 E. Pima Center Parkway, Suite 350, Sct	<b>Address:</b> 6750 E. Camelback, Suite 100, Sct
<b>Phone:</b> 480-346-1719 <b>Fax:</b>	<b>Phone:</b> 480-385-2727 <b>Fax:</b> 480-385-2757
<b>E-mail:</b> jdeason@taylormorrison.com	<b>E-mail:</b> jb@brrlawaz.com / mh@brrlawaz.com
<b>Designer:</b> Steven Voss / Keith Nichter	<b>Engineer:</b> Jason Burm
<b>Company:</b> LVA Urban Design	<b>Company:</b> Kimley - Horn
<b>Address:</b> 120 S. Ash, Tempe	<b>Address:</b> 7740 N. 16th Street, Suite 300, Phx
<b>Phone:</b> 480-994-0994 <b>Fax:</b>	<b>Phone:</b> 602-216-1232 <b>Fax:</b>
<b>E-mail:</b> knichter@lvadesign.com	<b>E-mail:</b> jason.burm@kimley-horn.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

*See authorization docs*

Owner Signature

*Michele Hammond*

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

### Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

4-GP-2014  
5/23/2014

**Taylor Morrison – Cavalliere Flat (48.8 acres)**

***Owner Contact Information***

**Taylor Morrison**

Jeff Deason

[jdeason@taylormorrison.com](mailto:jdeason@taylormorrison.com)

9000 E. Pima Center Parkway, Suite 350

Scottsdale, AZ 85258

480-346-1719

Greg Abrams

[gabrams@taylormorrison.com](mailto:gabrams@taylormorrison.com)

9000 E. Pima Center Parkway, Suite 350

Scottsdale, AZ 85258

480-346-1734

**Cavalliere Family**

-George Cavalliere Trust

-GRC Reata Pass Property, LLC

Trustee: BMO Harris Bank

Contact: Greg Oliver

[greg.oliver@bmo.com](mailto:greg.oliver@bmo.com)

14850 N. Scottsdale Road, Suite 300

Scottsdale, Arizona 85254

Office: 480-556-8390

**DaCosta**

Douglas DaCosta

[doug@tummycompany.com](mailto:doug@tummycompany.com)

Tummy Company, Inc.

5415 E High Street, Suite 425

Phoenix , AZ 85054

office 602-265-3223

direct 480-758-4902

## Cavalliere Flat

### Pre-Application Project Narrative

The request is for a Major General Plan Amendment ("MGPA") and Rezoning on a 48.8+/- acre site located at the southeast corner of Alma School Road and Pinnacle Vista Drive. 24.7+/- acres of the site are currently designated as Commercial in the General Plan and the balance of the site (+/-24.1 acres) is designated as Rural Neighborhoods. The existing zoning is C-2 ESL and R1-190 ESL. This application is for development of a residential community with both R-4 ESL and R1-10 ESL zoning. Additionally, a portion (+/-9.2 acres) of the existing R1-190 ESL will be maintained and incorporated in the development plan to provide a transition to the surrounding residential context. The request includes a MGPA for 20.9+/- acres of the site from Commercial to Suburban Neighborhoods, 3.7+/- acres from Commercial to Rural Neighborhoods and 3.8+/- acres from Rural Neighborhoods to Suburban Neighborhoods. The resulting land use designations will be 24.7+/- acres of Suburban Neighborhood with the remaining 24.1+/- acres of the site to be Rural Neighborhoods. The Rezoning request will be as follows:

#### 48.8 gross acres

- 24+/- acres from C-2 ESL to R-4 ESL
- 0.7+/- acres from C-2 to R1-10 ESL
- 14.3+/- acres from R1-190 to R1-10 ESL
- 0.6+/- acres from R1-190 ESL to R-4 ESL
- 9.2+/- acres to remain R1-190 ESL

Resulting in 24.7 acres of R-4 ESL, 14.9 acres for R1-10 ESL and the 9.2 acres to remain R1-190 ESL.



# Request To Submit Concurrent Development Applications

and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit development applications for separate purposes where one or more the development applications are reliant upon another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon another development application upon receipt of a complete form signed by the property owner.

*BMO Bank signed*

**Development Application**  
Please check the appropriate box of the types of applications that you are requesting to submit concurrently

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: George Cavalliere Trust

Company: George Cavalliere Trust

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): BMO Harris Bank NA Title: Trustee

*[Signature]* Date: 5/22/14

Signature

**Official Use Only:** Submittal Date: \_\_\_\_\_

Request:  Approved or  Denied

Staff Name (Print): \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**4-GP-2014**  
**5/23/2014**



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

GC TRUST

Pre-application No: 456 - PA - 2014

Project Name: Cavalliere Flat

Project Address: SEC of Alma School & Pinnacle Vista

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent:

BMO Harris Bank NA as Trustee

Print Name

[Signature]

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

4-GP-2014  
5/23/2014



# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
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<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: GRC Reata Pass Property, LLLP

Company: GRC Reata Pass Property, LLLP

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): BMO Harris Bank NA Title: Trustee of GP interest

[Signature] VP Date: 5/21/14  
Signature

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

4-GP-2014  
5/23/2014



# Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

GRC

Pre-application No: 456 - PA - 2014

Project Name: Cavalliere Flat

Project Address: SEC of Alma School & Pinnacle Vista

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: BMO Harris Bank NA as Trustee of GP, Ltd.

Print Name

[Handwritten Signature] VP

Signature

City Use Only:	
Submittal Date: _____	Case number: _____
Planning, Neighborhood & Transportation Division 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088	

4-GP-2014  
5/23/2014



# Pre-Application Request

## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

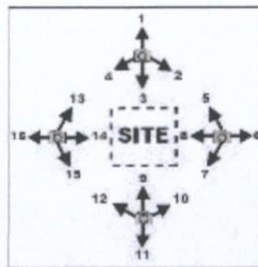
### Submittal Requirements: (fees subject to change every July)

- Pre-Application Fee: \$ 100 (87+21)
- Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
**(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)**

- Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

- Property Owner Authorization Letter  
**(Required for the SA and MS Pre-Applications)**

- Site / Context Photographs
  - Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

### Additional Submittal Information

- Site Plan (two copies)
- Subdivision plan (two copies)
- Floor Plans (two copies)
- Elevations (two copies)
- Landscape plans (two copies)
- H.O.A. Approval letter
- Sign Criteria Regulations & Language (two copies)
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan (three copies)
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000

**Taylor Morrison – Applicant/Developer**

***Contact Information***

**Greg Abrams**

Taylor Morrison  
9000 E. Pima Center Parkway, Suite 350  
Scottsdale, AZ 85258  
480-346-1734  
[gabrams@taylormorrison.com](mailto:gabrams@taylormorrison.com)

**Jeff Deason**

Taylor Morrison  
9000 E. Pima Center Parkway, Suite 350  
Scottsdale, AZ 85258  
480-346-1719  
[jdeason@taylormorrison.com](mailto:jdeason@taylormorrison.com)

4-GP-2014  
5/23/2014



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

5/23/14

Contact Name:

MICHELE HAMMOND

Firm name:

Berry, Riddell & Rosesteel

Address:

CAMELBACK

City, State Zip:

SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

Dear

Ms. Hammond

It has been determined that your Development Application for

450-PA-2014

has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

ADAM YARON

Title:

PLANNER

Phone number:

480.312.2701

Email address:

ayaron@scottsdaleaz.gov



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Firm name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

RE: Minimal Submittal Comments

Dear \_\_\_\_\_:

It has been determined that your Development Application for \_\_\_\_\_ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email address: \_\_\_\_\_



# Pre-Application Request

**Purpose:**

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

**Submittal:**

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

**Scheduling**

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Cavalliere Flat</u> <u>27375 N. Alma School Rd.</u>	
Property's Address: <u>SEC of Alma School &amp; Pinnacle Vista</u> APN: <u>216-80-002P</u>	
Property's Zoning District Designation: <u>C-2 ESL &amp; R1-190 ESL</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              If yes, provide a copy with this submittal	
Owner: <u>George Cavalliere Family</u>	Applicant: <u>John Berry / Michele Hammond</u>
Company: <u>Cavalliere Trust</u>	Company: <u>Berry Riddell &amp; Rosensteel</u>
Address: <u>27500 N. Alma School Rd</u>	Address: <u>6750 E. Camelback, Suite 100</u>
Phone: <u>(see attached info)</u> Fax: <u>85262</u>	Phone: <u>480-385-2753</u> Fax: <u>480-385-2757</u>
E-mail: <u>for Taylor Morrison</u>	E-mail: <u>mhe@birlawaz.com</u>
<u>na</u>	<u>Michele Hammond</u>
Owner Signature	Applicant Signature
<b>Official Use Only</b> Submittal Date: _____              Application No.: _____              -PA- _____	
Project Coordinator: _____	



# Rezoning

## Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>2,140 + 70.00 PER ACPD</u> (subject to change every July)
		3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-

4-GP-2014

5/23/2014

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Appeal of Required Dedications or Exactions</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9. Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy <b>FOR ENTIRE PROPERTY</b></li> <li>• Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>11. Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12. Request for Site Visits and/or Inspections Form</b> (form provided)
<b>13. Addressing Requirements and Addressing Request Application</b> (forms provided)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14. Draft Development Agreement</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
<b>15. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing )</b> (sample agreement information provided)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>16. Citizen and Neighborhood Involvement Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Citizen and Neighborhood Involvement Report</li> <li>• Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>• If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17. Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>18. Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>• Affidavit of Posting for Project Under Consideration</li> <li>• Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>• Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>19. School District Notification –</b> (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>20. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>21. Archaeological Resources</b> (information sheets provided) <b>EMAIL STEVE VEIKER</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>22. Historic Property</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided)</li> <li><input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>23. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

### PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
		<b>24. Plan &amp; Report Requirements For Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>25. Development Plan</b>

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>a. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 4 copies</li> <li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following:               <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and polices of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> </li> <li><input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc)</li> <li><input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative:               <ul style="list-style-type: none"> <li><input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or</li> <li><input type="checkbox"/> Historic Property – existing or potential historic property.                   <ul style="list-style-type: none"> <li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>b. Legislative draft of the proposed development standards, or amended development standards</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>d. A dimensioned plan indicating the proposed boundaries of the application</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>e. Context Aerial with the proposed site improvements superimposed</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>f. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>g. Subdivision Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>h. Open Space Plan (Site Plan Worksheet) (example provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>i. Site Cross Sections</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> <li>• 11" x 17" 1 – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>j. Natural Area Open Space Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>k. Topography and slope analysis plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>l. Phasing Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>m. Landscape Plan</b></p> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – 2 copies, folded of</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>n. Hardscape Plan</b></p> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u></li> <li>• (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u></li> <li>• 11" x 17" – 1 copy</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>o. Transitions Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>p. Parking Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>q. Parking Master Plan</b></p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>r. Pedestrian and Vehicular Circulation</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>s. Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>t. Elevations Worksheet(s)</b></p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>u. Perspectives</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>v. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>w. Floor Plan Worksheet(s)</b></p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>x. Roof Plan Worksheet(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>y. Electronic Massing Model:</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up<sup>®</sup> model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>z. Solar Analysis</b></p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>aa. Exterior Lighting Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>bb. Manufacturer Cut Sheets of All Proposed Lighting</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>cc. Cultural Improvement Program Plan</b></p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> </ul> <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>dd. Sensitive Design Concept Plan and Proposed Design Guidelines</b></p> <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>ee. Master Thematic Architectural Character Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>ff. Conceptual Signage Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	gg. Other: <u>DETAILED TITLE FOR OWNERSHIP VERIFICATION</u> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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### 26. Development Plan Booklets

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 ½" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

The Development Plan Booklets shall include the following:

- Application Narrative
- Legislative draft of the proposed development standards, or amended development standards
- Legislative draft of the proposed List of Land Uses
- A dimensioned plan indicating the proposed boundaries of the application
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Subdivision Plan
- Open Space Plan
- Phasing Plan
- Landscape Plan
- Hardscape Plan
- Transitions Plan
- Parking Plan
- Pedestrian and Vehicular Circulation Plan
- Conceptual Elevations
- Conceptual Perspectives
- Electronic Massing Model
- Solar Analysis
- Exterior Lighting Plan
- Manufacturer Cut Sheets of All Proposed Lighting
- Cultural Amenities Plan
- Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- Master Thematic Architectural Character Plan
- Conceptual Signage Plan
- Other: \_\_\_\_\_

Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

### Planning, Neighborhood & Transportation Division

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>27. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b></p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Drainage Report</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>29. Master Drainage Plan</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>30. Basis of Design Report for Water and Wastewater</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>31. Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>32. Master Plan and Design Report for Water</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>33. Master Plan and Design Report for Wastewater</b></p> <p>Please review the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>


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# Rezoning Development Application Checklist

## PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>456</u> -PA- <u>2014</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	41. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>43. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jessic Murillo</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email: <u>murillo@scottsdaleaz.gov</u> Date: <u>5/19/14</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood &amp; Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E. Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone: (480) 312-7000</p>

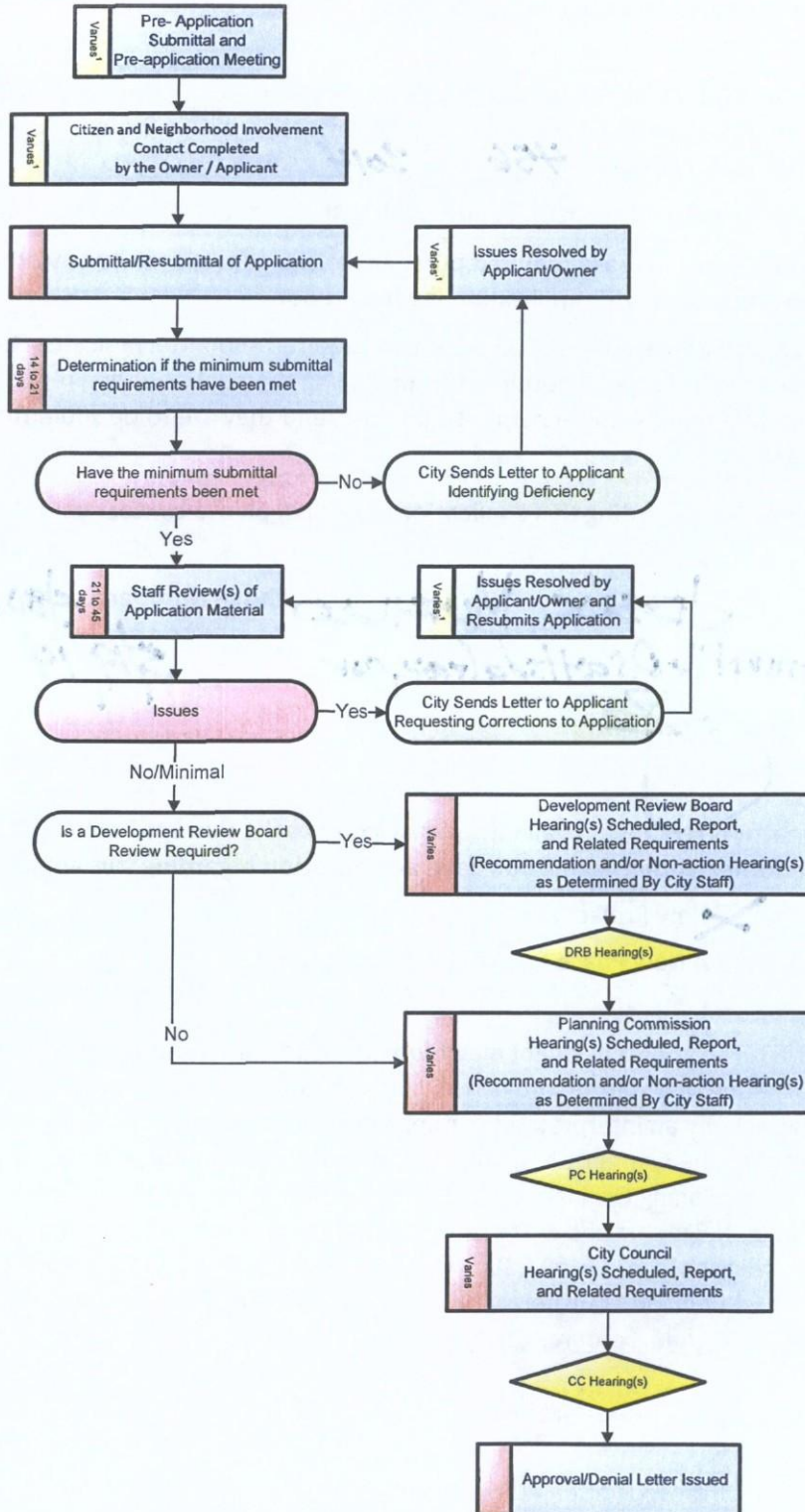
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# Development Applications Process

Abandonment (AB), Municipal Use Master Site Plan (UP),  
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:  
1. Time period determined by owner/applicant.

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# General Plan Amendment Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. <b>General Plan Amendment Application Checklist</b> (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. <b>Application Fee</b> \$ <u>3,900.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. <b>Completed Development Application Form</b> (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided) * <b>SEE #20</b> )

### Planning, Neighborhood & Transportation Division

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Request for Site Visits and/or Inspections Form</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9. Request to Submit Concurrent Development Applications</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. General Plan Neighborhood Involvement &amp; Public Notification Program</b> (form provided) <ul style="list-style-type: none"> <li>• Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>• Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.</li> </ul>
		<b>11. Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program.</b> What adjustments or refinements have been made to the plan in response to these issues?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>. At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</b> <ul style="list-style-type: none"> <li>• <b>Graphic 1:</b> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2:</b> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total acreage of the General Plan designation being proposed.</li> <li>• <b>Graphic or Table 3:</b> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan.</li> <li>• <b>Graphic or Table 4:</b> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>15. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp">http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp</a> and Elements as listed).</p> <ul style="list-style-type: none"> <li>a. Value Scottsdale's Unique Character and Lifestyle:               <ul style="list-style-type: none"> <li>i. Character and Lifestyle (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp">http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp</a>)</li> <li>ii. Land Use (<a href="http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp">http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp</a>)</li> </ul> </li> <li>b. Support Economic Vitality:               <ul style="list-style-type: none"> <li>i. Economic Vitality (<a href="http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp">http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp</a>)</li> </ul> </li> <li>c. Enhance Neighborhoods:               <ul style="list-style-type: none"> <li>i. Community Involvement (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp</a>)</li> <li>ii. Housing (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp">http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp</a>)</li> <li>iii. Neighborhoods (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp">http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp</a>)</li> </ul> </li> <li>d. Open Space:               <ul style="list-style-type: none"> <li>i. Open Space and Recreation (<a href="http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp">http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp</a>)</li> <li>ii. Preservation and Environmental Planning (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp">http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp</a>)</li> </ul> </li> <li>e. Seek Sustainability:               <ul style="list-style-type: none"> <li>i. Cost of Development (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment">http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment</a>)</li> <li>ii. Growth Areas (<a href="http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp">http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp</a>)</li> <li>iii. Public Services and Facilities (<a href="http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp">http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp</a>)</li> </ul> </li> <li>f. Advance Transportation:               <ul style="list-style-type: none"> <li>i. Community Mobility (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp</a>)</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</b></p>

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>17. Provide an Analysis of the Following:</b></p> <ul style="list-style-type: none"> <li>• If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____.</li> <li>• The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change).</li> <li>• A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>• The Advance Planning Unit of Scottsdale’s Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city’s Planning Zones and for any purpose proposed under the Land Use Element of the city’s General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: <a href="http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls">http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls</a> The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element &amp; discuss the applicable plans &amp; policies within each element as it relates to your proposed amendment).</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>20. Other:</b> <u>OWNERSHIP VERIFICATION WITH OWNERSHIP AUTHORIZATION</u> <u>&amp; LLC OR CORPORATION ORGANIZATION AFFIDAVIT.</u></p>

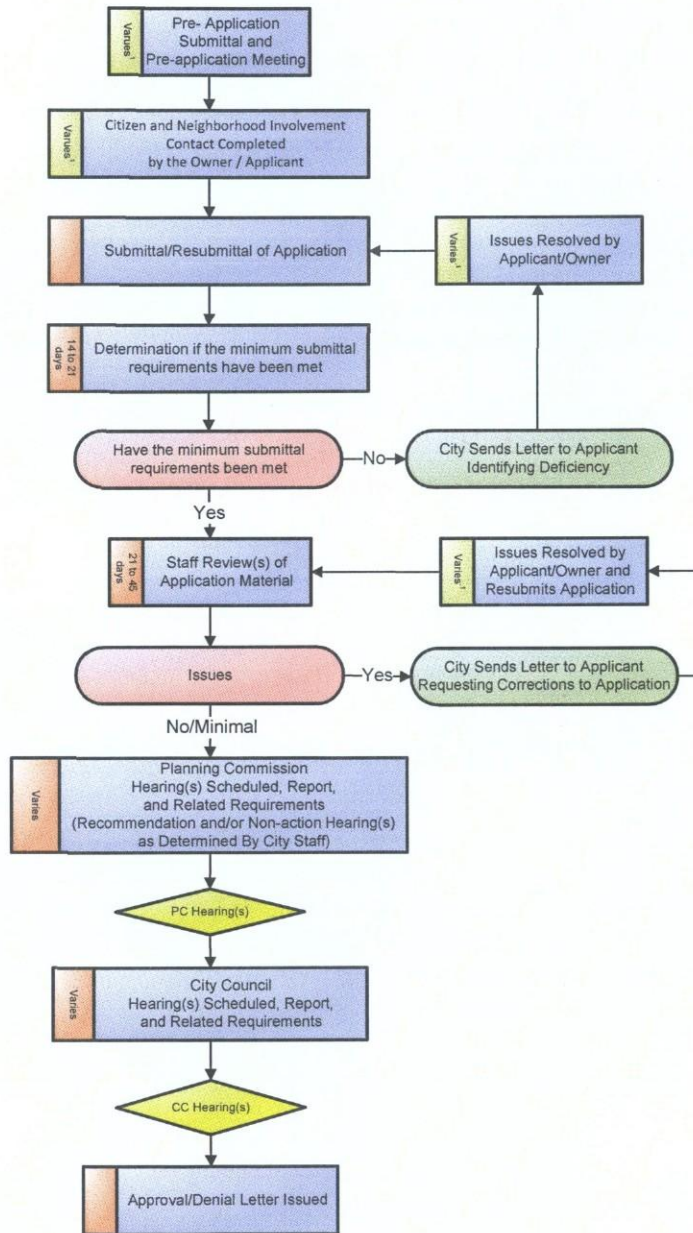
## General Plan Amendment

PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>ADAM YARON</u> Phone Number: <u>480.312.2761</u></p> <p>Coordinator email: <u>ayaron@scottsdaleaz.gov</u> Date: <u>5.19.2014</u></p> <p>Coordinator Signature: _____</p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood &amp; Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E. Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone: (480) 312-7000</p>



# Development Applications Process

## Non-Major General Plan Amendment (GP)



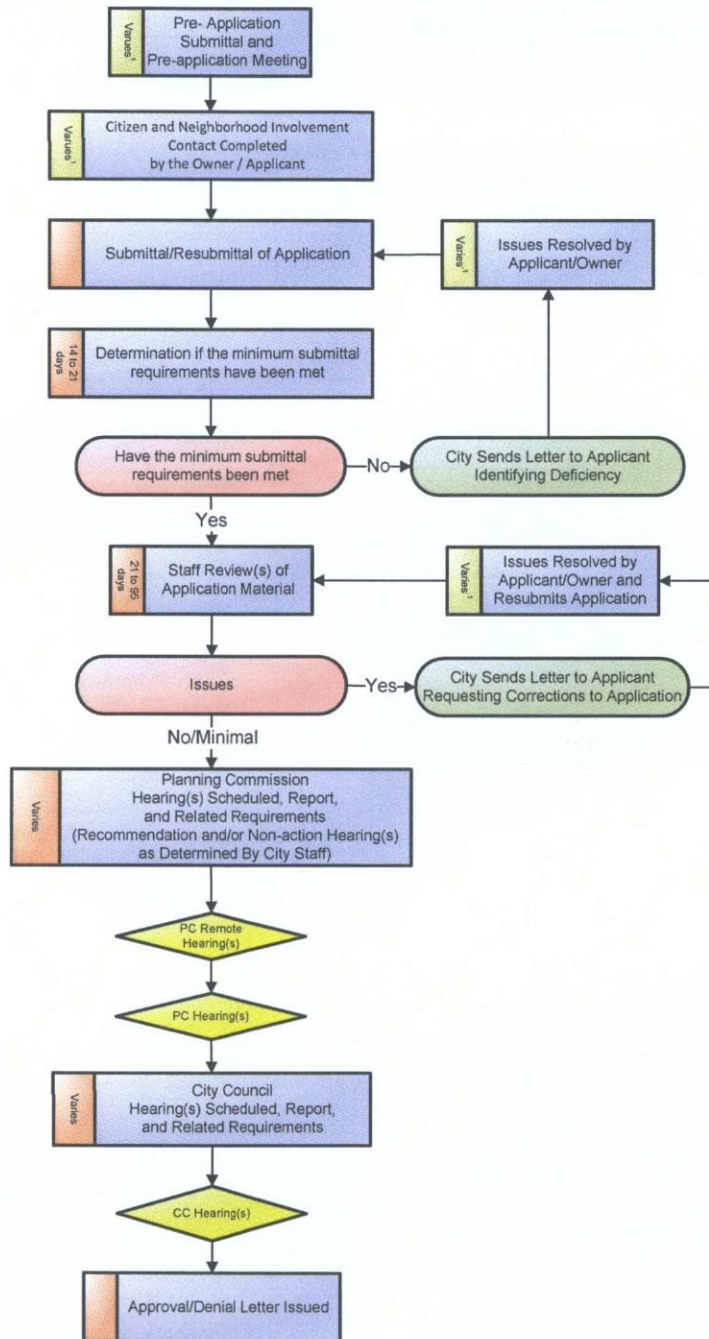
**Note:**  
 1. Time period determined by owner/applicant.

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# Development Applications Process

## Major General Plan Amendment (GP)



**Note:**

1. Time period determined by owner/applicant.

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# Development Application

## Review Methodologies

### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

#### **Planning, Neighborhood & Transportation**

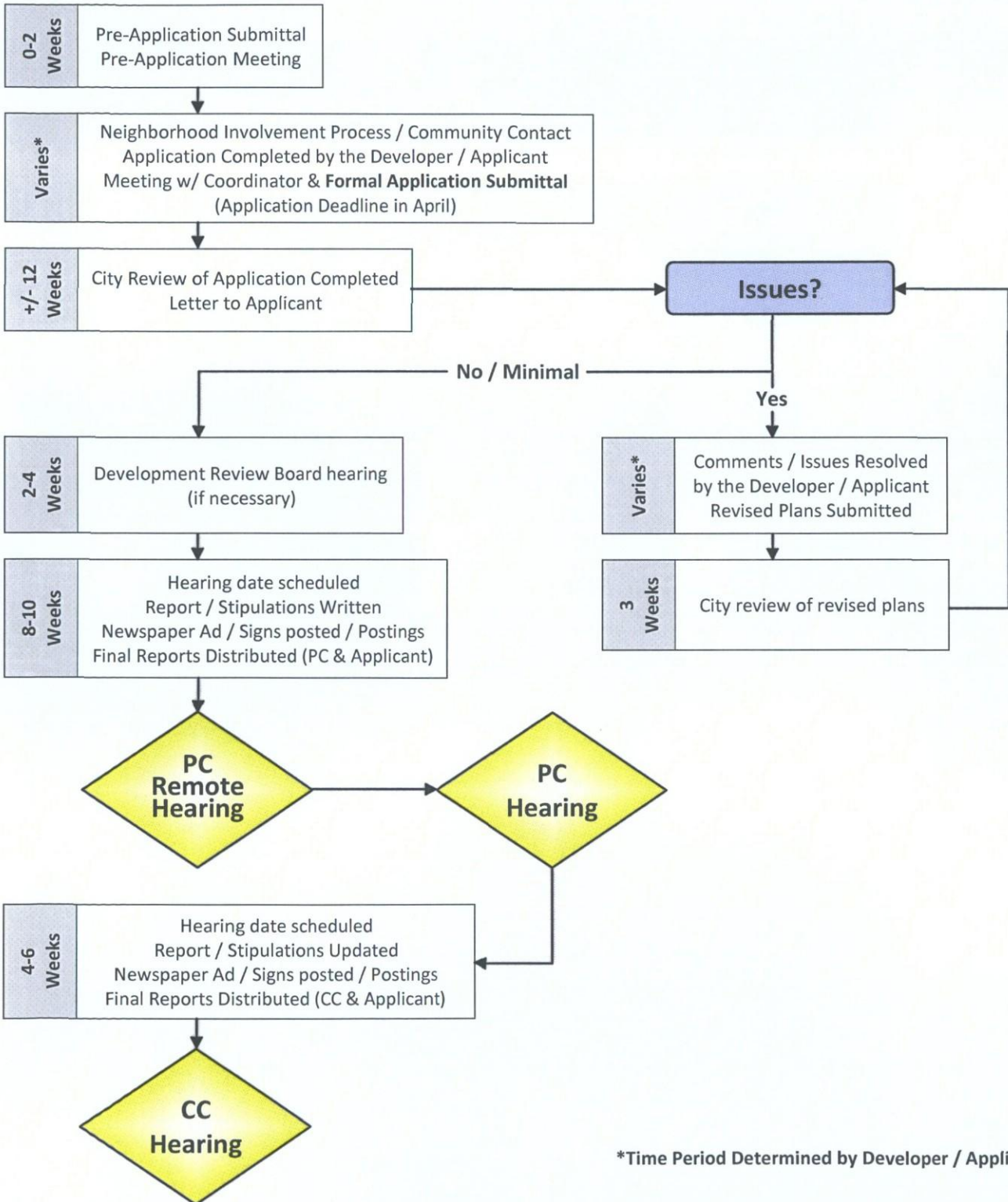
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Application & Approval Process

## Major General Plan Amendment



\*Time Period Determined by Developer / Applicant

### Current Planning Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**FOR PUBLIC POSTING****City of Scottsdale****2014 Major General Plan Amendment Process Schedule**

DATE	EVENT	DESCRIPTION
Recommended no later than May 2nd	Preliminary Consultation	Discussion with Planning staff regarding whether a proposal qualifies as a major General Plan amendment.
May 2nd – May 23rd	Applicant Pre-Submittal Preparation	Applicant prepares for application submittal and begins neighborhood involvement.
May 23rd	Application Submittal Deadline	All major General Plan amendment applications must be received by this date to be processed in the 2014 review cycle.
June 11th	Companion Zoning Case Submittal Deadline	If submitting a companion zoning case, submittal of companion zoning case should occur on or prior to this date.
June 25th	Planning Commission Study Session	Study session to provide an overview of the 2014 applications submitted. No action or public comment will be taken at this time
September 3 <sup>rd</sup> or 4 <sup>th</sup> Tentative Target Dates	City Sponsored Open House on All Cases	Tentative target dates – location to be determined
September 10th	Planning Commission Remote Hearing	Remote Planning Commission hearing on the major General Plan amendment requests only. No action will be taken. Public comment is encouraged. (Location to be determined)
October 8th	Planning Commission Recommendation Hearing	Regular Planning Commission public hearing and recommendation on major General Plan amendment requests.
December 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup>	City Council	City Council public hearing and action on major General Plan amendment requests.

Date: Revised Calendar as of 04/02/2014