

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



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: Graythorn

Property's Address: 16039 N. 98th St., Scottsdale, Az. 85260

Property's Current Zoning District Designation: S-R PCD 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: Mark Madkour	Agent/Applicant: William J. Patterson
Company: MAC 98, LLC	Company: Cypress Group, LLC
Address: 14350 N. Frank Lloyd Wright Blvd., Suite 14	Address: 16420 N. 92nd St., Scottsdale, Az. 85260
Phone: 480 477 6444 Fax: 480 477 6445	Phone: 602 329 0943 Fax: 480 219 4447
E-mail: mdmadkour@gmail.com	E-mail: bill@cypinv.com
Designer: Craig Waddell	Engineer:
Company: Cypress Group, LLC	Company:
Address: 16420 N. 92nd St., Suite 206, Scottsdale, Az.	Address:
Phone: 602 620 4561 Fax: 480 219 4447	Phone: Fax:
E-mail: craig@cypinv.com	E-mail:


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 applications¹ 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.


Owner Signature


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

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

12-GP-2013

12/27/2013

Revision Date: 12/31/2012

Graythorn
Non-Major General Plan Amendment
&
Rezoning
Project Narrative

Location: Northeast corner of
98th Street & McDowell Mountain Ranch Road

Request for a Non-Major General Plan Amendment
from Office to Suburban Neighborhoods
&
Zoning Site Plan Amendment to existing S-R PCD ESL zoning district
to allow for residential development

I. Project Introduction

The request is for a non-major General Plan Amendment (“GPA”) from the Office land use category to the Suburban Neighborhoods land use category on approximately 4.6+/- gross acres located at northeast corner of 98th Street and McDowell Mountain Ranch Road (the “Property”).

The companion zoning request is to modify the existing S-R PCD ESL (Service Residential, Planned Community District, Environmentally Sensitive Lands) site plan approved in case 21-ZN-2004 in 2005 on approximately 4.6+/- gross acres, as identified above, to develop a 30-unit, single story residential community with a density of 6.5 dwelling units/acre.

Case 21-ZN-2004 zoned the site for a garden office project providing 33,600 sq. ft. of office and surface parking for 113 cars. In requesting a change to the zoning to 30 townhomes, it seems appropriate to compare the currently approved office project with the proposed townhome development.

In looking at the two site plans, the most obvious difference is that Building A of the office plan is sited over a large portion of the wash even though it is stated on the site plan that the existing wash is undisturbed (*see accompanying two graphics*). As a result, many of the open space and NAOS calculations are inaccurate. To correct this issue, Building A needs to be moved about fifty feet to the west. In doing so, there is a significant impact on the 98th Street view corridor and the openness on the corner of 98th and McDowell Mountain Ranch Road is greatly diminished.

In addition, while the office plan is sited in several places at or near the ten foot setback line along McDowell Mountain Ranch Road, the townhome site plan creates an articulated frontage along McDowell Mountain Ranch Road and overall averaging a setback of thirty feet.

While site coverage is an important comparison, so is building mass. The townhome proposal has a twelve foot height to the top of parapet from natural grade and a sixteen foot two inch height along the ridge of a small skylight, well below the maximum allowed height of eighteen feet. The office project, in several locations, pushes right to the maximum eighteen foot height. Using the lowest reasonable roof pitch of 4:12, the volume of office building above the twelve foot height of the townhomes is about 135,000 cu. ft. So, while the townhomes stay below the view line of the homes to the north, the office massing has a major impact on the views from adjacent homes.

The site plan for the original office plan, calls for 113 surface parking stalls. These will be visible from the surrounding properties and by drive by traffic. With the exception of 9 visitor parking stalls, the townhome project contains all of its resident parking in two car garages attached to the units. Additionally, the parking and the entrance/exit for the office plan infringes on the fifteen foot required landscape buffer along the easterly property line. The townhomes respect the landscape buffer.

The office plan generates substantially more vehicular activity with 172 more daily trips to and from the site than does the proposed residential use. The neighbors have already expressed concern over the volume of traffic generated by the nearby school.

All in all, the proposed townhome development has a much lesser visual impact on the surrounding neighborhood than the office project. This is reinforced by the opinions of the residents of Horsemen's Park who at a neighborhood meeting and in continuing canvassing expressed their support for the townhomes rather than the office plan.

II. Zoning Overview

The Property was originally rezoned under case 21-ZN-2004 from R1-35 PCD ESL to S-R PCD ESL as part of the Horseman's Park master plan.

The vacant Property adjoins the Horseman's Park single-family residential community on the north and east. The Property is within close proximity to Westworld Equestrian and Special Events Center, which is located to the south and southwest of the site. The subject medium density residential condominium use is an ideal transitional land use and provides as a buffer between the more intense commercial and event functions at Westworld to the south and the Horseman's Park single-family residential to the north.

This application is a request to develop a medium density residential community consisting of 30 units on 4.6+/- acres with an overall density of 6.5 dwelling units/acre.

The S-R zoning district allows multifamily residential dwelling units by right with a maximum density of 12.45 dwelling units/acre. This proposal for 30 units equates to a much lower density of 6.5 dwelling units/acre, which are designed in a manner that provides a sensitive transition to neighboring single-family residential development.

The site is located in the AC-1 Airport Influence Area. The developer of Graythorn will dedicate an avigation easement and provide disclosure to the future residents (both requirements of the AC-1).

III. General Plan Overview

General Plan - Six Guiding Principles:

This request is for a non-major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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*

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further breakdown the "goals and approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and is emblematic of the Guiding Principles found within the City's General Plan.

The current 2001 General Plan land use designation for the site is Office. This category includes a variety of office uses from low-scale offices with a residential scale to larger office developments in a campus setting. Specific zoning categories determine specific building height and setbacks. The proposed Suburban Neighborhoods category is intended for areas including townhouses at densities less than eight units/acre

The requested GPA is technically a major GPA based on the criteria set forth in the General Plan (per page 20 of the City of Scottsdale General Plan 2001). However, it is the determination of the City of Scottsdale's Planning and Development Services Director that this limited request shall not require a Major GPA to affect this requested "Change in Land Use Category" from Office (Group E) to Suburban Neighborhoods (Group B). Also, the "Area of Change Criteria" does not trigger a major GPA based on property size of 4.56+/- gross acres which does not exceed the 15 acre threshold for Planning Zone C-2.

IV. The Guiding Principles/Elements of the General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: "The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change." It is with this inherent flexibility in

mind that the proposed non-major GPA not only meets but exceeds the goals and approaches established by the City in the General Plan.

This request is for a non-major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describes how the application and proposed development of the Property satisfies the Guiding Principles within the General Plan.

A. Guiding Principle: Character & Lifestyle

i. Character and Design Element

The Character and Design Element states that “Development should respect and enhance 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.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The development of this vacant property with a luxury medium density residential community will enhance the quality of the existing neighborhood. The architecture, color palette and building materials will be consistent with and complimentary to the surrounding built environment. The development will have contemporary style architecture focusing on a very low-scale development not in conflict with existing development to the north and east.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Graythorn will have a strong emphasis on open space and buffering to create a quality residential community. Natural Area Open Space (NAOS) will be protected in conformance with the Environmentally Sensitive Lands Ordinance (ESLO). While the Verde Canal is not a protected historical site and has been removed in many nearby locations, the site plan has been designed in a manner that materially preserves the Verde Canal which runs along the north side of the Property, and disturbs an extremely small portion of the earthen spoils berm, at the east end of the site, where the berm has previously been removed by others. The

north-south wash that traverses the Property will also be preserved in its natural state.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The Property has minimal grade change on site. The proposed residential community is designed in a manner that is respectful of natural grade minimizing impacts to the surrounding residential properties by limiting the buildings to well below 18' feet in height above natural grade consistent the S-R district maximum building height standard. NAOS will be maintained along the Old Verde Canal, and along the wash corridor that traverses the site.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The Property consists of approximately 4.6 +/- gross acres and the proposed residential development is setting aside more than 39% of the site as both NAOS and functional open space (common area) combined. The proposed development will maintain the purpose and integrity of the ESLO through site design, architectural character and landscaping.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response: Native landscaping and desert appropriate design elements will be incorporated with the development of this community internally as well as along the perimeter streetscape tying into adjacent developments. The developer is providing a 25-foot wide landscape buffer (with a measurably greater average frontage open space) along 98th Street and, in response to the Buffered Roadway policy, is providing an average of thirty feet of open space along McDowell Mountain Ranch Road.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

Response: The Property is within close proximity to numerous recreational activity opportunities including the McDowell Mountain Ranch Aquatic Center, Arabian Library, McDowell Mountain Golf Course, McDowell Sonoran Preserve, and nearby trail system, all of which provide as excellent recreational amenities for future residents. The

proposed development ties into the surrounding recreational activities with sidewalk connections along both 98th Street and McDowell Mountain Ranch Road as well as a the trail connection that runs along the Old Verde Canal. An on-site pedestrian connection to the trail is provided along the east side of the site as well as to 98th St. on the west side.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design and connectivity along the perimeter of the site (see response under #6 above).

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: The architecture includes all single-story buildings (maximum 18' in height from pre-disturbed natural grade) respective of the natural topography of the site and designed with appropriate environmentally sensitive massing.

9. ***The design of the built environment should respond to the desert environment.***

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that celebrate the Southwest climate by creating outdoor living spaces and recreational amenities for its residents.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized such as, but not limited to, low-e glass, upgraded insulation, and energy efficient appliances and fixtures.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate native plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The proposed development will maintain a low-water use plant palette and efforts will be made to preserve existing native vegetation found on site.

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed in a manner that is respectful of the surrounding context and commensurate with the City's dark-sky policy and ELSO requirements while maintaining safety for residents. Specific lighting placement and fixture types have not been determined at this time. A full lighting submittal will be included with the DRB package. There are currently no street lights along 98th Street or McDowell Mountain Ranch Road adjacent to the proposed development. Street lights will be provided per the City's criteria.

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be low-scale and contextually appropriate to the Horseman's Park master plan.

In addition to the character and design factors discussed above, this non-major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

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: The Character Types Map of the General Plan designates the Property as a Suburban Desert character type. The General Plan identifies the Suburban Desert character type as containing medium density residential neighborhoods that include a variety of commercial and employment centers and resorts. The proposed residential land use provides additional residential housing opportunities in a diverse land use area that contains a range of recreational activity amenities and retail-commercial land uses.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Response: The development proposal promotes a low-water use desert landscape palette in keeping with the existing ESLO context. The site and landscape design will enhance

the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Response: Lighting will be designed in an appropriate manner and respectful of the adjacent single-family residential development, minimizing glare and promoting the City's dark-sky policy while maintaining safety for future residents. Lighting fixtures will be selected to coincide with the high quality design of the overall project.

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The General Plan states "Neighborhoods" focus on a range of mostly residential classifications and "residential land uses should be designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions."

This non-major GPA is consistent with the following goals and approaches contained within the Land Use Element:

Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.

Response: This vacant Property adjoins the Horseman's Park single-family residential community on the north and east. The Property is within close proximity to Westworld Equestrian and Special Events Center, which is located to the south and southwest of the site. The subject medium density residential use is an ideal transitional land use and provides as a buffer between the more intense commercial and event functions at Westworld to the south and the low density Horseman's Park single-family residential to the north.

When the Office land use designation was proposed and approved by the City in case 3-GP-2004 the market conditions were different and the anticipation of local services/office and/or employment opportunities being developed on this property may have been relevant at the time. After the economic downturn and re-evaluation of this property as a service/office use, current market demand and demographics show that developing this parcel with medium density residential land use makes more sense in today's market. Current office vacancy rates remain at 25-30% for the area. The proposed Suburban Neighborhoods category is far more appropriate for this site than the current Office land use for which no demand exists, now, nor in the foreseeable future.

It's also important to note that the previously proposed office structures were much more massive buildings in terms of volume as compared to the proposed residential development. With pitched roofs, the office development pushed the limit on the 18' height limitation while the proposed residential will have a 12' floor to roof parapet height (16'-2" at skylight ridge) and will stay well within the 18' above natural grade limitation.

Additionally, the Property is within close proximity to numerous recreational activity opportunities including the McDowell Mountain Ranch Aquatic Center, McDowell Sonoran Preserve, Arabian Library, McDowell Mountain Ranch Golf Course (as well as others) and nearby trail system, all of which provide as excellent recreational amenities for future residents.

Goal 4: Maintain a balance of the 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.

- ***Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.***

Response: The proposed residential community on this vacant infill Property achieves this goal by maintaining a Citywide balance of land uses and supporting the economic base of Scottsdale. The proposed development will provide a wider range of housing options in the area. Graythorn is a medium density community with homes ranging from 1,200 to 1,700 square feet with a common pool amenity and connectivity to the nearby trail system. This proposal offers a residential development (6.5 dwelling units/acre), which fits appropriately within the range of residential densities and intensity already established in the area and offers another housing-type option for the residents of Scottsdale apart from traditional detached single-family or multi-storied multi-family living. The surrounding area consists predominately of R1-5 (small single-family lots at 3.2 du/ac), R-5 (apartments 17 du/ac), S-R (residential condos at 12 du/ac and office), W-P (Westworld) and nearby commercial support services at Thompson Peak Parkway and McDowell Mountain Ranch Road and Thompson Peak Parkway and Bell.

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

Response: The development proposal meets this goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural grade and integrates contextually appropriate architecture. NAOS will be preserved commensurate with the ESLO requirements and interior open space, amenities, patios and front porch courtyards incorporated with the design to be enjoyed by the residents of the community. The neighborhood sensitive development goals proposed for this project all contribute towards an appropriate

transition with respect to development pattern, intensity and character. The required NAOS area is 24.5% of the site and the plan allows 26.7%.

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

Response: The surrounding mix of land uses in the immediate area includes a master plan community with single-family lots (ranging in density, but primarily consisting of smaller lots), multifamily communities, schools, community recreational facilities, commercial retail and commercial office development, and the McDowell Sonoran Preserve at Thompson Peak and Bell approximately one mile away. The development of the subject Property as a low-scale residential community will provide additional housing opportunities for the general community in keeping with the land use balance and ‘live, work, play’ philosophy established in the General Plan.

B. Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale’s future as a desirable place to live, work, play and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. This non-major GPA is consistent with the policies contained within the Economic Vitality Element by providing additional residential development that contributes towards, and supports, the economic base of Scottsdale and provides more residents in an infill area located near existing commercial development, the Loop 101 and the Airpark employment core. This development will add more housing supporting the area’s retail land uses.

The requested General Plan Amendment is from the Office land use designation to Suburban Neighborhoods. Ten years ago (October 2004), when the Office land use designation was proposed and approved by the City (3-GP-2004) the market conditions were very different and the anticipation of local services/office and/or employment opportunities being developed on this property may have been relevant at the time. After the economic downturn and re-evaluation of this property as a service/office use, current market demand and demographics show that developing this parcel with medium density residential land use makes more sense in today’s market and is better suited to this location. The Suburban Neighborhoods category is an ideal transitional land use and provides as a buffer between the more intense commercial and event functions at Westworld to the south and the Horseman’s Park single-family residential to the north.

C. Guiding Principle: Neighborhoods

i. Community Involvement Element

This non-major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

Goal 1: Seek early and ongoing involvement in project/policy making discussions.

Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that encourages citizen involvement and public participation. These efforts will be ongoing throughout the process to ensure the community is aware of the proposed development and encourage meaningful dialogue with the community. Neighborhood Open House meeting was held on October 21st and the proposal was well received. A complete Citizen Outreach Report was provided with this application documenting the outreach efforts and community feedback. Recent continuing contact with the community affirms broad support of the residential use.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. “Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City’s natural surroundings.”

This non-major GPA is consistent with the following goals and approaches contained within the Housing Element:

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Response: The surrounding mix of land uses in the immediate area includes single-family lots (ranging in density, but primarily consisting of smaller lots), multifamily communities, community recreational facilities, commercial retail and commercial office development, and the McDowell Sonoran Preserve at Thompson Peak and Bell approximately one mile away. This proposal offers a medium density residential development (6.5 dwelling units/acre), which fits appropriately within the range of residential densities and intensity already established in area, which include 3.2 du/ac (R1-5) up to 17 du/ac (R-5). Additionally, the proposed architectural style and scale are in balance with the surrounding character.

Goal 4: Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our community. .

The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use and urban neighborhood areas near major employment cores, such as the Scottsdale Airpark, which is located approximately two miles to the southwest. The development of the subject Property as a residential community will provide additional housing opportunities for the wider community responding to the live, work, and play concept supported in the General Plan.

iii. Neighborhood Element

The Neighborhood Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. The General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This non-major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Goal 4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response: The Neighborhood section of the General Plan focuses on Scottsdale’s vision to create, preserve and enhance neighborhood linkages while preserving the existing character of a neighborhood and its defining features. This vacant Property adjoins the Horseman’s Park single-family residential community on the north and east. The Property is within close proximity to Westworld Equestrian and Special Events Center, which is located to the south and southwest of the site. The subject low density residential use is an ideal transitional land use and provides as a buffer between the more intense commercial and event functions at Westworld to the south and the Horseman’s Park single-family residential to the north.

Additionally, the Property is within easy walking distance to schools and within close proximity to abundant recreational activities such as the McDowell Sonoran Preserve/Gateway Loop, McDowell Mountain Ranch Aquatic Center, Ice Den hockey arena, McDowell Mountain Golf Course, Westworld equestrian facility, AZ on the Rocks climbing gym, and Zone Athletic Performance, just to name a few. The proposed use fits appropriately within the existing neighborhood framework and combination of established land uses.

Goal 5: Promote and encourage context appropriate new development in established areas of the community.

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas of Scottsdale and supporting local businesses and commercial development in a manner that is complementary and sustainable to the overall context. The site plan emphasizes contextually sensitive design to complement the surrounding suburban neighborhoods transitioning to the commercial uses to the south and southwest of the site.

D. Guiding Principle: Open Space

i. Open Space and Recreation Element

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of natural and urban open spaces and recreational opportunities. By maintaining connected open space corridors, such as trail systems, continuous visual and functional linkages within and between local neighborhoods reinforces the regional open space network.

Staff has pointed out that the previous office site plan approved under case 21-ZN- 2004, which was never built, partly due to changes in the economic climate, depicted more open space. When comparing the plans (office vs. proposed residential site plan) it is important to clarify that the office site plan also shows an office building (Building A) located in the wash corridor. In order to make the proposed office plan work, Building A would need to be shifted approximately 50' to the west thereby denuding the corner of any significant open space. Generally speaking, a true comparison of the two site plans is unfair due to design omissions on the office plan such as preservation of the wash corridor, half-street widening for McDowell Mountain Ranch Road, encroachment into the buffer setback, and necessary drainage considerations. The current request for a return to residential use exceeds the base open space/NAOS requirements by 4552 sq.ft.

Further, preservation of the Old Verde Canal (which is not an archeological significant feature) is in fact materially accomplished with the proposed site plan even though the Canal alignment has not been consistently preserved on many other properties to the east and west of the site. In this circumstance, the developer has designed the site plan in a manner that penetrates in a very limited way, into the earthen berm, adjacent to the canal, providing an open space buffer between this development and the existing homes to the north.

This non-major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Response: Graythorn is providing over and above the amount of required NAOS, including material preservation of the Old Verde Canal and north-south wash corridor, plus common area amenities/open space. NAOS provides an opportunity for people to experience and enjoy the native Sonoran Desert through the preservation of open space corridors, natural washes and native vegetation. Preserving NAOS also provides a natural buffer to the surrounding single-family neighborhood directly to the north. The NAOS buffer is largely the remnants of the Old Verde Canal which is principally comprised of a dirt spoils berm upon which natural desert vegetation has taken root randomly. Despite the "canal" lacking any status as an historic site, careful attention during planning has been given to leaving the "canal" virtually undisturbed.

Goal 5: Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

Response: The proposed community will offer its residents onsite amenities including a pool and landscaped central common area. The development plan intends to preserve NAOS consistent with ESLO requirements, with the goal of maintaining a comprehensive open space program that is responsive to the greater public benefit. Additionally, the nearby trails, Arabian Library, Westworld equestrian facility, McDowell Mountain Ranch Aquatic Center, Ice Den and McDowell Sonoran Preserve (approximately one mile away) and area golf courses will provide as an excellent recreational amenity for future residents.

ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area.

This non-major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Response: The proposed residential community will preserve native vegetation, NAOS and wildlife/open space corridors inherent to Scottsdale's vision for ESLO properties. The developer intends to maintain the Old Verde Canal and existing berm as much as feasible, which provides as an additional buffer to the north.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The development program will focus on utilizing Southwest appropriate, climate sensitive building techniques, implementing sustainable building methods where feasible, utilizing landscaping that contributes to energy conservation commensurate with Scottsdale's Sensitive Design Principles all of which contribute towards reducing energy consumption.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Response: Native plants are considered to be a significant environmental feature that promotes the sustainment of natural conditions and aesthetic benefits to the community. The NAOS areas will be preserved and enhanced with the development of the site and strong efforts will be made to salvage native vegetation wherever possible. The proposed development will maintain a low-water use plant palette.

E. Guiding Principle: Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapters and the discussion of "sustainability", for the purposes of the General Plan discussion, relates more to effective management of Scottsdale's finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions associated with the proposed development.

F. Guiding Principle: Transportation

i. Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and Citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This non-major GPA is consistent with the following goals and approaches contained within the Community Mobility Element:

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: The residential community is accessed from McDowell Mountain Ranch Road, a major collector. The Property is approximately two miles away from the Scottsdale Airpark employment core, the largest employment concentration in Scottsdale. Clustering housing near employment cores reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development with 30 dwelling units are substantially less than the counts associated with the approved office plan (21-ZN-2004). The ITE daily trips for the existing office use is 364 trips and the ITE daily trips for the proposed residential community is fewer than 192 trips, resulting in at least 172 fewer trips or an almost 50% reduction. The project's design will target younger and/or retired couples, which by extension further reduces the trip count vs. the trip count associated with traditional families.

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: The perimeter streetscape and internal drive will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system.

V. Planned Community District Findings

Sec. 5.2104. Findings required.

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.***

Response: The application includes a General Plan Amendment from Office to Suburban Neighborhoods consistent with the proposed development.

- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.***

Response: 98th and McDowell Mountain Ranch are adequate to serve the proposed use. Proposed residential community will generate substantially less trips than the approved office plan (almost 50% reduction).

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

- 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.**

Response: The vacant Property adjoins the Horseman's Park single-family residential community on the north and east with a density of 3.2 du/ac). Further to the north and east is multi-family residential development with densities ranging from 12 du/ac to 17 du/ac. The Property is within close proximity to Westworld Equestrian and Special Events Center, which is located to the south and southwest of the site. The subject medium density residential use is an ideal transitional land use and provides as a buffer between the more intense commercial and event functions at Westworld to the south and the Horseman's Park single-family residential to the north.

Additionally, the Property is within easy walking distance to schools and within close proximity to abundant recreational activities such as the McDowell Sonoran Preserve/Gateway Loop, Ice Den hockey arena, McDowell Mountain Golf Course, Westworld equestrian facility, AZ on the Rocks climbing gym, and Zone Athletic Performance, just to name a few. The proposed use fits appropriately within the existing neighborhood framework and combination of established land uses.

Lastly, the school district was notified as part of the application process and adequate facilities have been determined.

VI. Environmentally Sensitive Lands Ordinance

The subject Property is within the ESLO boundary. The purpose of the ESLO is to identify and protect environmentally sensitive lands and promote public health, safety and welfare by providing reasonable controls for the development of ESLO land including the preservation of NAOS. Per section 6.1090 of the Zoning Ordinance, the ESLO submittal requirement have been met and the application includes the following items: location of property, property boundaries, project description, ALTA, site plan,

aerial, context site plan, topography, NAOS exhibit, native plant submittal and drainage report.

VII. Conclusion

In summary, the request is for a non-major GPA from the Office land use category to the Suburban Neighborhoods land use category and a zoning request to modify the existing S-R PCD ESL site plan approved in case 21-ZN-2004 in 2005 on approximately 4.6+/- gross acres to develop Graythorn, a 30-unit, single story residential community.

Graythorn will provide a residential community within the Horseman's Park master plan and provide additional housing opportunities for the residents of Scottsdale. The existing S-R ESL PCD zoning district allows up to 12.45 dwelling units/acre. However, the proposal for 30 units equates to a much lower density of 6.5 dwelling units/acre designed in a manner that blends with the surrounding development. The proposed residential community will provide an aesthetic character and density commensurate with the surrounding context and will provide as a logical transition between the more intense commercial and event functions of Westworld to the south and the Horseman's Park single-family residential to the north. The development will preserve NAOS (including the Verde Canal and wash corridor that traverses the property), provide a central community open space amenity, maintain residential-scaled building massing with a single story design limited to 18' in height, and uphold Scottsdale's Sensitive Design Principles through context appropriate southwestern architecture, sustainable building techniques and landscape design.



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

This request concerns all property identified in the development application.

Pre-application No: 326 - PA - 2013

Project Name: Graythorn

Project Address: 16039 N. 98th St., Scottsdale, Az. 85260

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: Mark Madkour for MAC98, LLC

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

12-GP-2013
12/27/2013

Rev. 9/2012



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: Markour Funding and Investment, Mark Madkour, Manager
 Company: MAC98, LLC
 Address: 14350 N. Frank Lloyd Wright Blvd. Suite 14, Scottsdale, Az. 85260
 Phone: 480 477 6444 Fax: 480 477 6445
 E-mail: mdmadkour@gmail.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): Mark Madkour for MAC98, L.L.C. Title: Member

Date: 9.21.2013

Signature

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

12-GP-2013
12/27/2013



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>1,950.00</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.
N/A <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
✓ <input checked="" type="checkbox"/>	<input checked="" 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)

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General Plan Amendment

✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Request for Site Visits and/or Inspections Form (form provided)</p>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. Request to Submit Concurrent Development Applications (form provided)</p>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. General Plan Neighborhood Involvement & Public Notification Program (form provided)</p> <ul style="list-style-type: none"> • 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. • 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.
			<p>11. Request for Neighborhood Group Contact information (form provided)</p>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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. 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. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal. 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 checked="" type="checkbox"/>	<p>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</p> <ul style="list-style-type: none"> ✓ Graphic 1: <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties ✓ Graphic 2: <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. N/A • Graphic or Table 3: <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan. N/A • Graphic or Table 4: <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

Planning, Neighborhood & Transportation Division

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

Michelle

Michelle

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 17 copies <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 http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp and Elements as listed).</p> <ul style="list-style-type: none"> a. Value Scottsdale's Unique Character and Lifestyle: <ul style="list-style-type: none"> i. Character and Lifestyle (http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp) ii. Land Use (http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp) b. Support Economic Vitality: <ul style="list-style-type: none"> i. Economic Vitality (http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp) c. Enhance Neighborhoods: <ul style="list-style-type: none"> i. Community Involvement (http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp) ii. Housing (http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp) iii. Neighborhoods (http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp) d. Open Space: <ul style="list-style-type: none"> i. Open Space and Recreation (http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp) ii. Preservation and Environmental Planning (http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp) e. Seek Sustainability: <ul style="list-style-type: none"> i. Cost of Development (http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment) ii. Growth Areas (http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp) iii. Public Services and Facilities (http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp) f. Advance Transportation: <ul style="list-style-type: none"> i. Community Mobility (http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>

General Plan Amendment

City does this

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Provide an Analysis of the Following:</p> <ul style="list-style-type: none"> • 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) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • 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). • 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). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • 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). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • 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. • 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: http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls 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.
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Michelle

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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 & discuss the applicable plans & policies within each element as it relates to your proposed amendment).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>20. Other:</p> <hr/> <hr/>

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 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>326 -PA- 13</u> .
<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. Delayed Submittal. 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>Keith Niederer</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederer@scottsdaleaz.gov</u> Date: _____</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 checked="" type="checkbox"/> A New Phase to an old Project Number: <u>212345678</u></p> <p>Required Notice</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 & 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: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

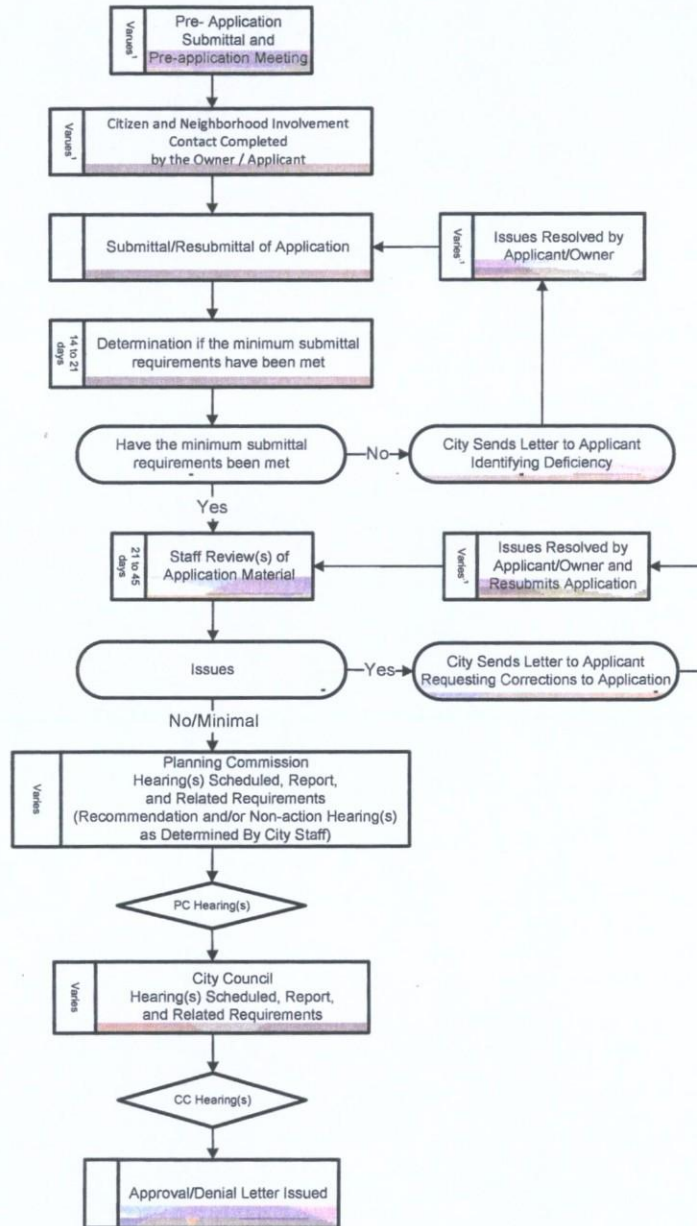
Planning, Neighborhood & Transportation Division

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



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