

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

Bahia Work / Live / Play Development Project

Project Narrative/Development Plan SWC of 92nd Street & Bahia

Two Non-Major General Plan Amendments

& Rezoning

6-GP-14
14-ZN-14
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
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I. Purpose of Request

This request is for a Non-Major General Plan Amendment ("GPA") to the 2001 General Plan from Employment to Mixed Use Neighborhoods, a Non-Major GPA to the Greater Airpark Character Area Plan ("GACAP") from Employment ("EMP") to Airpark Mixed Use - Residential ("AMU-R") and rezoning from Planned Community District - Industrial Park ("PCD I-1") to Planned Community District - Planned Airpark Core Development /Airpark Mixed Use - Residential ("PCD - PCP/AMU-R") on a 4.3 +/- gross acre site located at the southwest corner of 92nd Street and Bahia (the "Property") in the Horseman's Park master plan.

The Bahia Work, Live, Play is envisioned to be a convergence of modern design with an industrial practicality. The site is in the process of being purchased by the applicant, Catclar Investments LLC. After several meetings with City officials, the applicant has diligently worked to implement the feedback from various departments within the City.

The applicant intends to create a mixed-use work, live, play development, by creating a unique development that consists of 64 individual ground level office spaces with loft-style residential above. The work/live units will have variety for the selective Entrepreneur, the target demographic for these unique spaces. There will be units with both 3 and 4 floor options, as well as lofts. The ground floor will include 2 parking spots per unit and approximately 400 to 450 sf. of office workspace. The floors above will feature creative work/live spaces and have the addition of rooftop studios to round out the work/live opportunities. Having rooftop studios is extremely rare in the Valley and will offer stunning views in every direction. There will be atrium courtyard areas spread throughout the site. They are designed as open space with green areas built to incorporate artwork from local artists living on site. The balance of the amenities includes a pool and multiple areas for soft seating. The design will be contemporary with an industrial feel, including elements like roll up garage doors and metal framing.

Additionally, the applicant intends to create an office/retail hub at the corner of 92nd and Bahia which will include business/employment support services such as a coffee shop, FedEx store and/or a lunch and dinner restaurant. There will be 14 additional work/live units above the corner commercial building. The commercial corner will also have office conference space available for the loft owners as well as tenants in the area.

There will be a centralized executive office with Concierge Services that will be an integral component of the development in which all unit owners would be members. The space will be about 1,500 square feet and have a reception area, small conference room and a mailroom complete with FedEx services. The front desk would have a receptionist during business hours who will greet visitors who come to meet with the owners of the Live / Work offices. All activity comes through this area to ensure safety and professionalism. The receptionist will call over to the owner and let the member know they have someone waiting for them. Additional for pay services would include answering calls, booking additional office usage and secretarial work. During non working hours there would be FOB controlled access and all office bookings would be done by way of a website. Outside members may be invited to join for a fee.

The meeting areas are intended for shared work areas, corporate leisure events, small social events, and a reception area. The uniqueness of the plan has been received well by neighbors in the area and its mix of uses serves to supporting the City's vision of developing a high growth area and destination along the 101 Corridor.

With spectacular McDowell Mountain views, seamless yet sophisticated architectural styling, a prestigious location and highly sought after attention to detail, the Bahia Work, Live, Play project is positioned to be one of the premier communities in the Scottsdale Airpark. There has been and continues to be an evolution of land uses in this targeted growth area but this one will demonstrate and infuse practical uses for its location.

The 4.3+/- gross acre Property is currently undeveloped, vacant land which is owned by Spensa, LLC. Spensa intended to build a mini-storage facility on this land (pursuant to case 4-ZN-2007) which would be allowed by right under the PCD I-1 zoning district. The proposed use is more in keeping with the employment core and employment based uses indicative of the GACAP, Horseman's Park master plan and Scottsdale Airpark as a whole.

The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and nearby retail development provide regional appeal for future owners. With the ease of accessibility, proximity to education, medical, retail, entertainment, the airport, sports venues and training facilities, this community has it. It's a welcome change and a necessary compliment to its surroundings.

This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle. A market study has been provided with the application.

Scottsdale, which is known as a progressive, market responsive community has an opportunity to offer a cutting edge mixed-use work/live development for the business owners and residents of Scottsdale. The "Intellectual Class" and/or "Millennial Generation" are knowledge-based workers with advanced degrees that work in a range of fields including, but not limited to, business, research, finance, technology, healthcare, legal, and education, and make up an estimated 30% of the American workforce (and growing), whose economic function is to create new ideas, new technology and/or creative content. The Intellectual Class is also known for its departure from a traditional workplace environment and environmentally aware principals. These workers crave a flexible schedule and independent work/living concept much like the experience proposed for the Bahia development.

As such, the development team intends to integrate a similar concept to “MOD” (located at Central and Thomas in Phoenix), which combines an “executive suite” model with a lounge/café membership group. MOD has done extensive market research and developed their concept for an open work environment with secure WiFi, printing, copying, scanning and full concierge services to serve a specific need and demographic. They have seen the trend of up and coming executives working remotely and in alternative office accommodations vs. the traditional office scenario. Technology has played a large role in allowing individuals to work from any location. As a result, the idea of having a traditional office outside of the home is diminishing and an alternative type of office/gathering space has shifted to concepts like MOD designed for the new Intellectual Class. The Bahia project offers the best of all worlds by providing individual private offices for working, a flexible loft floor plan for living and working, and offering membership areas where private meeting rooms and board rooms are available, which is serviced by the ground level restaurant/coffee bar space below.

About Catclar Investments

Catclar Investments is a local real estate development company with previous experience working with the City of Scottsdale to improve in-fill lots. Out of everywhere in the country, Catclar’s President Irene Clary choose to work, live and raise a family in Scottsdale because she believes in the opportunities here. With a focus on building strong relationships with municipal officials and the neighboring communities, Catclar is able to create successful, quality driven, and environmentally friendly development projects that further enhance the communities within which they are situated. With over 25 years of experience in all facets of Development, the team at Catclar knows how to successfully bring a project to fruition, achieving the highest and best use for the property, while also complementing the surrounding community.

Additionally, the project includes H&S International, a renowned Architectural team who has over received awards for its design and execution of its architectural genius.

II. Existing Improvements/History

The Property constitutes 4.3 +/- gross acres and is bordered by Bahia Drive (previously Aire Libre) on the north and 92nd Street on the east. The site is surrounded by PCD I-1 and PCD C-3 zoning with a combination of non-industrial office, recreation and educational uses including, but not limited to, FROGS Physical Therapy, iWired, Plumb Studios, AZ on the Rocks, Aquasafe Swim School, Rebound Gymnastics, Scottsdale Martial Arts, Devstar Realty, Artistic Design Family Dentistry, On-Trac Academy, the Ice Den, Mountainside Fitness, and Phoenix Rise Crossfit. This area is commonly referred to as the “family zone” by families and businesses in the area due to the large amount of support services for the 1600+ students attending the nearby Norte Dame Prep and Scottsdale Prep schools. The uses that have developed in this area of Horseman’s Park include uses that are permitted in the I-1 zoning district, but are more closely

aligned with retail support services and offices vs. traditional manufacturing and warehousing.

In April 2000, the City Council approved case 8-ZN-2000 (Horseman's Park-Gentry) which rezoned the subject property from R1-35 to C-2 and I-1 to allow for the development of an office building and retail/restaurant pad which was never constructed. The request was consistent with the underlying General Plan land use designation of Minor Employment with a Regional Use Overlay. Subsequently, in March 2001, the Horseman's Park PCD was approved by City Council for the larger area generally east of the Loop 101, south of Bell Road, north of Westworld and west of McDowell Mountain Ranch (excluding State Land parcels). The PCD addressed the existing zoning by applying a PCD overlay to all the underlying zoning and creating a master development plan for the area. At the same time the City of Scottsdale's General Plan from 2001 designates this area as a "Growth Area" in which to implement mixed uses. To quote the General Plan directly, it aims to "Create techniques that allow for mixed-use activity within designated growth areas". In January 2008, case 4-ZN-2007 was approved by City Council rezoning the C-2 underlying designation at the hard corner back to I-1 under the Horseman's Park PCD for the development of a mini-storage facility; a use that would have generated 2 jobs on the 4.3+/- acre site.

III. 2001 General Plan / Greater Airpark Character Area Plan /

2001 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."** (*emphasis added*) 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. Additionally, it is important to recognize that the current General Plan is a 13 year old document and the City must also grow and change to respond to the evolving business world and lifestyle needs of the up and coming Intellectual Class.

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*

Response:

1. *Value Scottsdale's Unique Lifestyle & Character-* Scottsdale is world famous for its golf and resort lifestyle. The work/live uses designated here will be hassle free living similar to what is experienced at some of the larger resorts but it also combines the office and employment mix so business owners and workers can enjoy the resort experience from the comfort of their home. The "small-town feel" will be enhanced as a little enclave of entrepreneurial professionals is created on site. Additionally, Scottsdale is known as a home-base for entrepreneurs and self-made business professionals and prides itself as a community where professionals work, reside, recreate and raise their families. The "incubator" aspect of the proposed development will foster the next generation of Scottsdale-made entrepreneurs by establishing a new collaborative and creative environment for the growing Intellectual Class.

2. *Support Economic Vitality-* Two previous plans to utilize this property were advanced; car storage and sports fields. Neither would have increased the tax or employment base for the City nor the transactions that a restaurant, café, shops and employment base will. Consequently, this project will help decrease vacancies and raise property values in the area.

3. *Enhance neighborhoods-* The site has long been vacant and underutilized. This is partially due to the current PCD I-1 zoning and restrictive FAR inhibiting a feasible development plan. This project will increase pedestrian traffic and connectivity of the different areas, as well as bring a central meeting place and other support services not currently in existence. It will be a significant benefit to the property owners in the area. Refer to the pedestrian circulation exhibit included with the development plan.

4. *Preserve Meaningful Open Space-* We are dedicating over one-fourth of the site to meaningful open space, not only to provide the owners of the work/live units with a beautifully landscaped property but also to showcase the surrounding area and the beautiful Sonoran Desert.

5. *Seek Sustainability-* Many of the design features will speak to the commitment to be more sustainable, for example, North/South orientation to conserve electricity. Other efforts will be with certain green building materials and native landscaping.

6. *Advance Transportation-* Having mixed uses will lend itself to create alternative modes of transportation, such as by foot and bicycle. We will be placing an emphasis on the use of bicycles to exploit the wonderful trails the City created throughout this entire area that create incredible connections to nearby neighborhoods and commerce centers but are currently underutilized.

Non-Major GPA Determination

The current 2001 General Plan land use designation for the site is Employment with a Regional Use overlay. The requested GPA is a Non-Major GPA based on the criteria set forth in the General Plan (change in Character Area Criteria) which does not trigger a Major GPA. A detailed explanation of how this proposal is consistent with the 2001 General Plan and Greater Airpark Character Area Plan ("GACAP") is provided below.

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 delineated in the land use category table (page 20 of the General Plan).

Response: The current 2001 General Plan designation is Employment land use category with a Regional Use Overlay and the requested GPA is to the Mixed Use land use category with a Regional Use Overlay. Both of these land use categories are in Group E, and therefore, do not trigger a major amendment.

2a. Area of Change Criteria

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

** Planning Zones A1, A2, B 10 acres or more*

** Planning Zones C1, C2, C3, D, E1, E2, and E3 15 acres or more*

Response: The Planning Zone designated for this Property is C1 Zone and is less than 15 acres (4.3 acres), and therefore, does not trigger a major amendment.

3. Character Area Criteria

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well-being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

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.

Response: Based on the responses and written justification below regarding the GACAP, the proposed GPA does not trigger a major amendment. The current employment land use designation will be not only maintained but enhanced with the proposed work/live concept.

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.

Response: The proposed change in land use does not result in a premature increase in the water and sewer master plan for Horseman's Park, and therefore, does not trigger a major amendment.

2001 General Plan Goals & Policies

Land Use (LU) 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: The proposed work/live concept is an ideal transitional land use with respect to the collection of non-industrial uses in the surrounding area including, but not limited to, FROGS Physical Therapy, iWired, Plumb Studios, AZ on the Rocks, Aquasafe Swim School, Rebound Gymnastics, Scottsdale Martial Arts, Devstar Realty, Artistic Design Family Dentistry, On-Trac Academy, the Ice Den, Mountainside Fitness, and Phoenix Rise Crossfit. This area is commonly referred to by parents and businesses in the area as the "family zone" due to the large amount of support services for the 1600+ students attending the nearby Norte Dame Prep and Scottsdale Prep campuses. The uses that have developed in this area of Horseman's Park include uses that are permitted in the I-1 zoning district, but are more closely aligned with retail support services and offices vs. traditional manufacturing and warehousing. This collection of land uses along with the proposed Bahia development provide activities, services and office options for nearby residents in Horseman's Park and Windgate Ranch master planned communities as well as serving Scottsdale on a community-wide basis.

LU Goal 3 Policy 6 – Encourage the transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural and man-made buffers are not available.

Response: The Bahia site consists primarily of 40-foot tall structures with the exception of the building at the corner of 92nd and Bahia that reaches up to 65 feet in height to accommodate a range of services including business/employment support services such as a coffee shop, FedEx store and/or a lunch and dinner restaurant. There will be 14 additional work/live units above the corner commercial building. The commercial corner will also have office conference space available for the work/live owners as well as tenants in the area. The work/live units provide a unique building and land use concept that integrates well within the context of the Horseman's Park PCD by providing much

smaller building footprints than many of the larger surrounding office buildings and ample open space/outdoor amenity space for the owners and users.

LU Goal 5 Policy 8 – Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The Property is just east of the Loop 101, which provides regional access. The proposed mixed-use work/live concept will lend itself to create alternative modes of transportation, such as by foot and bicycle. The developer will be placing an emphasis on the use of bicycles to exploit the wonderful trails the City created throughout this entire area that create numerous connections to nearby neighborhoods, schools, support services and commercial centers. See pedestrian circulation exhibit for connectivity to these trail amenities.

LU Goal 8 Policy 3 – Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The proposed development pattern for Bahia is compatible and consistent with the established development patterns in the area with respect to scale, height, massing, and building character. The surrounding context of building heights range from 30-55 feet and extend up to 65-80 feet on the Westworld property directly to the south. Buildings in the Horseman's Park master plan are permitted up to 42 feet in the surrounding area and up to 70 feet in height adjacent to the Loop 101 and Bell Road. Just north of Bell the 125-acre Epicenter development plan, which was approved by City Council in 2008, allows building up to 56 feet in height. The proposed maximum building height of 65 feet is only for the corner building and the majority of the site will maintain a maximum building height of 40 feet. Additionally, the scale and building footprints of the proposed structures are far less than the surrounding buildings in the Horseman's Park PCD.

LU Goal 9 – Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Response: Currently the land uses seen between Westworld and Bell road are mostly office condos with little to no variety in form or architecture. There is a great variety of business types, but using descriptive words like "broad" or "high level of synergy" fall very short of what we have today. The proposal for a work, live, play development on the 4.3+/- acre site will maintain the employment/office core land use while bringing a unique residential component to this Horseman's Park/ Airpark location which will create the "synergy" that is severely lacking. The GACAP highlights repeatedly that characteristics of successful mixed-use developments include a range of land uses promoting the work, live, play philosophy. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation during peak hours in the morning and early afternoon and valuably complements the

surrounding context. Jogging, biking, hiking and other outdoor sports can all be enjoyed within a mile from the project site. There will also be an increase of sidewalk and trail usage as a result of this new connectivity.

LU Goal 9, Policy 2 - Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).

Response: The request for a Non-Major GPA on a 4.3+/- acre site from EMP to AMU-R to allow for a work, live, play development in an area that is already occupied by a mix of uses (ie: office, employment, retail, recreation, instructional/educational land uses). The Bahia Project is a true mixed-use development with a combination of uses in one structure derived from the original work/live concept where old vacated warehouse buildings in urban area were transformed into working and living environments all under one roof. This project is the embodiment of this policy and plays off this concept by providing the same flexible space and collaboration ideal for the knowledge-based worker's lifestyle. While the conference area and specialty shops are an amenity to the owners of the work/live units, in turn, the residential uses on the site will be the driver for the success of the commercial and retail uses on site.

LU Goal 9 Policy 4 – Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Response: Work, live, play land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network and limiting the demand for parking and fitting well within the existing employment context of the Scottsdale Airpark.

Neighborhoods (N) Goal 4 – Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response: This area of the Horseman's Park PCD is commonly referred to by parents and business owners in the area as the "family zone" due the abundant variety of recreation and academic support services including, but not limited to, AZ on the Rocks, Aquasafe Swim School, Rebound Gymnastics, Scottsdale Martial Arts, On-Trac Academy, the Ice Den, Mountainside Fitness, and Phoenix Rise Crossfit just to name a few.

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

Response: The Horseman's Park West PCD area was established through a zoning approval in 2001 and has since grown to include a range of uses that support the regional character of the Airpark and nearby residential communities. The integration of the Bahia work/live concept will maintain the integrity of the employment core by keeping an employment base on site as the primary use with the residential component being secondary.

This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle.

Community Mobility (CM) Goal 5 – Relieve traffic congestion.

Response: As mentioned above, the Property is just east of the Loop 101, which provides regional access. The Bahia work/live concept will lend itself to create alternative modes of transportation, such as by foot and bicycle. The developer will be placing an emphasis on the use of bicycles to exploit the extensive collection of trails the City created throughout this entire area.

H (Housing) 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 residents.

Response: The proposed development implements the City's desire to create this work/live relationship, it will exceed this goal and achieve a level of connection with the area that no other plan for this parcel can attain. This vacant parcel will achieve Housing Goal 4 and create value and a sense of place for the entire area. The project consists of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation and fits well within the existing employment context. The Property is just east of the Loop 101, which provides regional access.

H Goal 4, Policy 7 - Explore opportunities for new or redeveloped housing to serve the employment base.

Response: The mix of surrounding businesses creates a unique opportunity for an owner on site to have a personal commercial office and residence in the same area their showroom/warehouse/shop or studio is located. For example, a future owner might be a current office condo tenant who has a media business based out of 2400 sf but could have private meetings in their ground level commercial office or in the restaurant/conference center, before going across the street and filming the commercial. The work/live uses will never replace the industrial warehouse spaces across the street but will instead serve

those areas. The range of land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and nearby retail development provide regional appeal for future owners. This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle.

Scottsdale, which is known as a progressive, market responsive community has an opportunity to offer a cutting edge mixed-use work/live development for the business owners and residents of Scottsdale. As mentioned in the introduction, the Intellectual Class are knowledge-based workers with advanced degrees that work in a range of fields including, but not limited to, business, research, finance, technology, healthcare, legal, design, real estate and education, and make up an estimated 30% of the American workforce (and growing), whose economic function is to create new ideas, new technology and/or creative content. The Intellectual Class is also known for its departure from a traditional workplace environment and environmentally aware principals. These workers crave a flexible schedule and independent work/living concept much like the experience proposed for the Bahia Project.

Greater Airpark Character Area Plan Goals & Policies

The GACAP was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe."

The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP.

The request for a Non-Major GPA on a 4.3+/- acre site from EMP to AMU-R to allow for a work, live, play development in an area that is already designated for a mix of uses (ie: office, employment, retail, recreation, instructional/educational land uses). The Property is just east of the Loop 101, which provides regional access. This Property is located outside the 55 DNL line, which is appropriate for residential land uses, however, new construction will feature appropriate noise attenuation through the use of upgraded building materials and insulation, disclosure to residents and an avigation easement in conformance with the City's requirements.

GACAP Definitions (emphasis added):

Employment includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation land use are and within the Airports 55 DNL areas of higher.

The primary reason for the requested GPA from EMP to AMU-R is to allow for the integration of residential into the existing employment land base while maintaining the employment character as the primary function of the Property. This Property is not located adjacent to the Aviation land use nor is it within the 55 DNL (or higher). Therefore, the integration of residential in a mixed-use work/live setting that supports the employment core of Horseman's Park areas is appropriate pursuant to the specific development plan provided with this application and described in detail throughout this document.

Airpark Mixed Use Residential areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multifamily rental units and corporate housing [emphasis added].

The statement above suggests that uses north of the CAP should include a broader range of businesses with a collection of land uses that have an integrated mixed-use character such as at Bahia. The AMU-R area is approximately 990 acres of the GACAP area and the EMP area is approximately 1185 acres. This change in land use designation is a 0.338% reduction to the EMP designation; a negligible change.

Land Use

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark

Response: The proposal for a work, live, play development on the 4.3+/- acre site will maintain the employment/office core land use while bringing a unique residential component to this Horseman's Park/ Airpark location. The GACAP highlights repeatedly that characteristics of successful mixed-use developments include a range of land uses

promoting the work, live, play philosophy. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation, supports existing area uses, and complements the surrounding context.

Policy LU 1.2 Support a mix of land uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

Response: The Airpark is predominately an employment core area. Integrating the proposed work, live, play land use concept will provide an opportunity for business owners in Scottsdale to have the unique experience of living and working in this well-established employment and service core area of the City. The project's aim is to create community connections that don't currently exist and likely will not exist without this project. It will offer supporting services and uses to the area, increasing the economic efficiency of the area.. The location of the Property not only provides an opportunity for working and housing in the employment core, but also connectivity to the retail and restaurants established in the nearby developments that will enhance their sustainability. The Bahia Project will promote an integrated, sustainable character for the area contributing towards the work, live, play goals identified in the GACAP.

Policy LU 1.8 Prevent erosion of Greater Airpark Employment land uses through land uses regulations, such as limiting retail and restaurants in areas designated for employment.

Response: The applicant agrees that maintaining the employment core is essential to the viability of the Scottsdale Airpark and it is important to understand that the basis of the proposed project is primarily commercial offices with ancillary residential lofts above. Further, the developer intends to create CC&Rs to provide additional regulations regarding the commercial office component and limitation on residential to ensure that the main level is maintained and operated as an employment use. The idea is to keep the approved I-1/employment-type uses that currently govern this site, but extend the zoning to allow the residential piece to compliment employment on site. The project could build out the I-1, but it will be a greater benefit to the community and the City if residential is supplemented above these uses.

In addition to the comments under Policy LU 1.2 above, the proposed development accomplishes a range of GACAP goals by creating pedestrian synergy that will complement the surrounding employment context. This development is being achieved by utilizing the newly revamped PCP district which was approved by City Council in December 2013. The PCP allows for the flexibility in development standards and encourages mixed-use developments. This ordinance was specifically designed to implement the GACAP and this proposed development is the second application in the Airpark to utilize this zoning district in its newly drafted form. The goal is to provide a unique employment/retail/living concept in the core of the Horseman's Park PCD to help

strengthen the existing collection of uses in the Airpark area including but not limited to a number of office, recreational, and education uses.

The integration of 78 work/live loft units in the Scottsdale Airpark will capture 78 individual offices in one location not including the support conference space and restaurant/retail hub on the ground floor at the corner of the site. Contrary to the belief that adding residential (“live”) will erode the employment core, the office (“work”) component is the primary basis for the proposed development plan which will bring 78 or more businesses/working professionals together in one cohesive, collaborative development creating an incubator for creative thought, professional interaction, and knowledge-based synergy.

While the EMP land use designation is being modified in this application to allow for the integration of residential land uses, the core use is still employment based providing opportunities for businesses to locate in the heart of the Scottsdale Airpark with close proximity to regional multi-modal transportation via the Loop 101. It is important to note that the employment aspect (the work component) of the proposed work/live concept is the priority of this development. The future owners will be choosing to live where their work dictates. They will be choosing a modern, cutting-edge work space where the motivating factor is based on employment and a convenient lifestyle vs. having a separate home miles away from the office with extensive commute times. Further the GACAP states that “employment is appropriate adjacent to the Aviation Land Use area and within the Airport’s 55 DNL areas and higher” [emphasis added]. It is important to note this site is not adjacent to Aviation and is located outside of the 55 DNL.

***Goal LU 4** Utilized development types to guide the physical and built form of the Greater Airpark (see Development Types Map)*

The Conceptual Development Type Map (see following page) designates the Property as "Type A – Medium Scale" which is defined in the GACAP as follows (emphasis added):

***Type A** development denotes areas appropriate for medium-scale developments. Type A may represent lower-scale residential developments existing in the area north of the Central Arizona Project Aqueduct and south of the Loop 101 Freeway. In other areas of the Greater Airpark, Type A may represent developments that are of a higher-scale than uses on the outside of the Greater Airpark boundary but of a lower-scale than the Type B or C areas.*

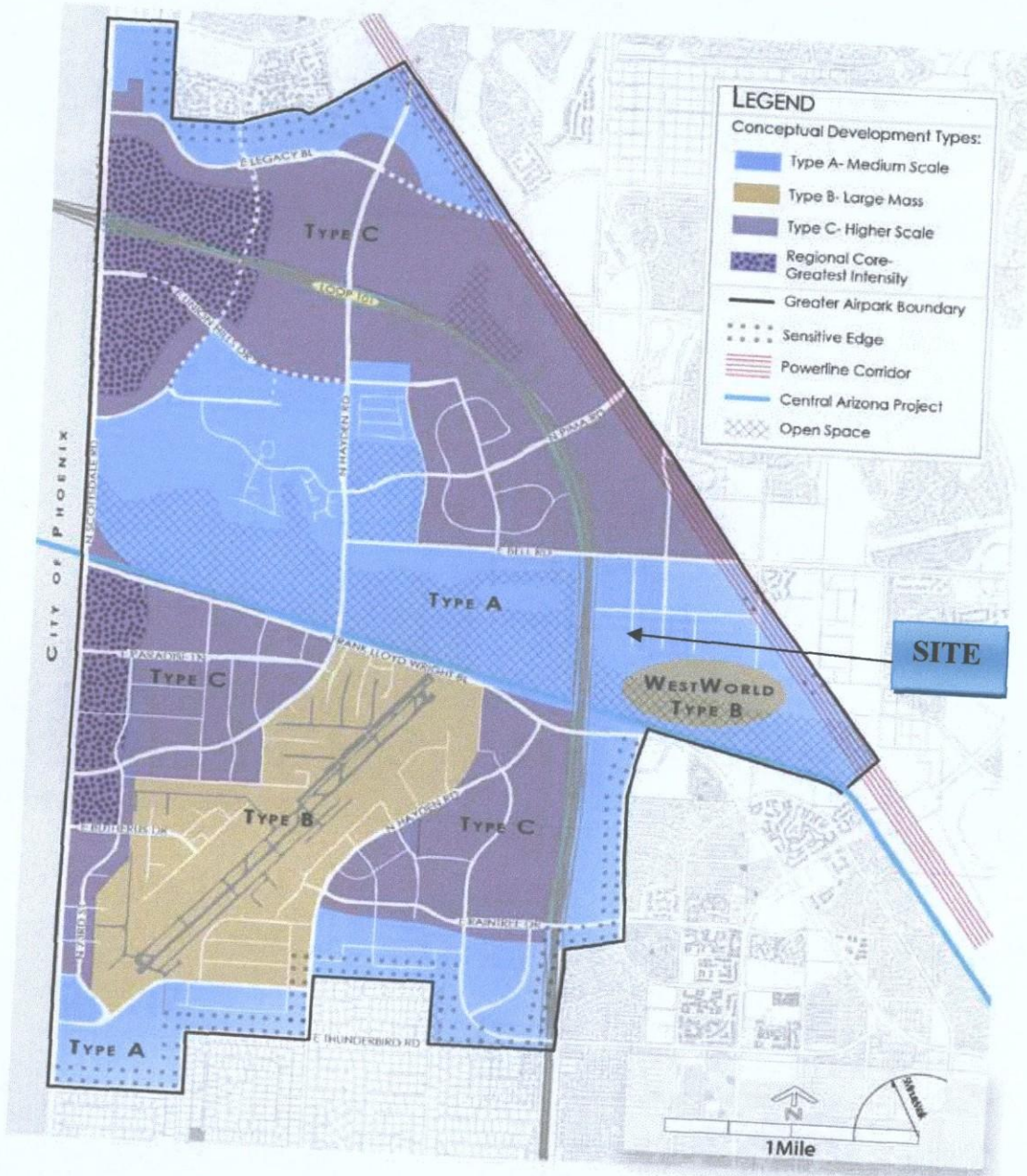
Response: This proposed development, located within the Type A classification, provides appropriate massing with three and four-story building heights 40’ and 65’ respectively (inclusive of mechanical). The units are split between 12 buildings on site with meaningful, useable open space between. Additionally, this site is adjacent to the Type B Westworld area (see Development Types Map below), which is a large multi-purpose public recreational facility utilized year round with heights reaching up to 65-80 feet. Buildings in the Horseman’s Park master plan are permitted up to 42 feet in the surrounding area and up to 70 feet in height adjacent to the Loop 101 and Bell Road. The

building heights in the immediate area range from 30 to 55 feet. Just north of Bell the 125-acre Epicenter development plan, which was approved by City Council in 2008, allows building up to 56 feet in height.

Although this site is designated in a Type A area, the context of Westworld and the surrounding established building heights for this site proves to be compatible with respect to Bahia's proposed massing and height. It's also important to note that the proposed maximum building height of 65 feet is only for the corner building, the vast majority of the site will maintain a maximum building height of 40 feet. Additionally, the scale and building footprints of the proposed structures are far less than the surrounding buildings in the Horseman's Park PCD.

Greater Airpark Development Types (2009) GACAP Page 17

Development Types guide the physical form of the Greater Airpark, and policies for each type are denoted in the Land Use Chapter.



Policy LU 4.5 Greater visual variety and architectural interest should be considered in the design of the Greater Airpark's tallest buildings (Regional Core), particularly at the pedestrian level,

Response: The Bahia Project development intends to utilize 65' (permitted 54' in height without bonuses) inclusive of mechanical allowed by the PCP ordinance to create a three and four-story development with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark. The aim is to keep the look and feel that has given Scottsdale that small town character by protecting the existing unique character of this mature area and promoting the continuity it has, while blending in newer elements. The pedestrian experience will be strengthened with linkages between the different communities. In addition, there will be a very high quality of architecture that will tie the project together.

The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the pedestrian. Appropriate architectural detailing and materials include industrial finishes pulling from the color palette of nearby buildings which have been carefully selected to uphold the unique character and context of the surrounding area and characterize elements of the Sonoran Desert. The project will create a sustainable, walk-friendly environment that takes advantage of the substantial employment and retail base which surrounds the Property.

Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.

Response: The project is designed for the property's highest and best use, which will have a positive effect on the surrounding businesses and properties. In fact, several property owners in this area that have been shown the plan are very excited about the development because they believe it will revitalize and bring value to the area, as well as uses that are currently lacking such as restaurant, retail and residential. With new office buildings being built at Scottsdale Quarter and other areas, vacancies are already high in this area. This project will create renewed interest and visibility in this area, bring exposure and visibility to the area and surrounding uses. Adding these new uses will help solidify this area as a "Core" and will catalyze positive change and new life into the area. As mentioned above, the proposal to utilize the PCD PCP ordinance is desired because it allows for greater height and flexibility in development standards than the existing PCD I-1 zoning with respect the proposed development. The PCD PCP zoning will allow the applicant to create a unique, work, live, play community for the of Scottsdale community and not only meets but exceeds the goals and policies of the GACAP.

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: Although this request is to amend the General Plan, GACAP and zoning map to allow for supporting residential uses on the Property, the primary land use for this Property will remain employment. The integration of 78 work/live units will

capture 78 individual offices in one location not including the support conference space and restaurant/retail space on the ground floor of the commercial hub at the corner of the site. The prioritizing of an employment based work/live land use concept within this established Horseman's Park PCD is evidenced through the proposed development plan. The integration of residential is intended to supplement and serve the existing and growing employment base of the Scottsdale Airpark.

***Policy LU 8.1** Recognize and promote the value of usable open space as part of the community's quality of life.*

Response: This project promotes the value of usable open space on several levels. The proposed development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space with slightly over 26.2% of the site (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, common amenities, private outdoor living and work spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy for owners, as well as a and a visual oasis and an attractive setting for the buildings. With the community's quality of life in mind, the preliminary plan is to incorporate a community garden and may have a tie in with Scottsdale Preparatory.

Neighborhood & Housing

***Policy NH 2.1** Encourage developments, in Airpark Mixed Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.*

Response: A wide range of support services will be offered through the commercial piece of the development. Essential administrative, convenience, meeting and local markets services will be offered. The mix of land uses proposed under this application are a natural fit and complement the fabric of existing land uses in the Airpark and welcomed by owners in the area.

***Policy NH 2.2** Encourage a variety of urban dwelling types and mixed-use development in areas designated Airpark Mixed Use-Residential in the Greater Airpark Character Area Future Land Use Plan that are compatible with and support the aviation and employment uses of the Greater Airpark.*

Response: The proposed development is particularly adept at satisfying this policy. The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the work, live, play concept, which is the fundamental vision for the proposed The Bahia Project development concept. Additionally, the designated commercial area is intended to be compatible and offer support to the employment uses of the Greater Airpark, through specialty shops like a FedEx store, conference space, administrative

services and other essential services. The integration of employment/service and residential land uses on this site does not detract from the overall employment core character of the Airpark. Rather, it provides a land use balance creating a strong sustainable employment and service node essential to the continued success of the Airpark.

Policy NH 2.3 Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.

Policy NH 2.4 Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.

Response: Being centrally located in the neighboring employment center, the project has the unique ability to improve the quality of life, connect the surrounding developments and be a gathering place. It will create a place that will draw visitors from all over the Valley. Living in this area also benefits those who fly regularly in and out of Scottsdale Airport, attend events at Westworld like the Polo matches, Arabian Horse Shows, Barrett Jackson, enjoy golf and attend the annual Waste Management Open, hike the McDowell Mountains or bike the many trails; all of these are within walking distance and bring visitors from around the world here. The development provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting. Each work/live loft building cluster will occupy six units which open onto a central courtyard space in which to gather, work, share ideas and/or relax. Additionally, the development will provide a separately located common outdoor amenity with pool for the owners. The site plan design includes a network of sidewalks that tie to the perimeter sidewalks along 92nd and Bahia and to the greater pedestrian network as described in NH 3.2. Below are some images of courtyard gathering concepts that inspired the unique The Bahia Project design.



***Policy NH 3.1** Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.*

Response: As previously discussed, the proposed uses will support the work, live, play philosophy emphasized throughout the GACAP. Special measures will be taken to create buildings that are sensitive and compatible to the nearby Airport operations.

***Policy NH 3.2** Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality; and provide opportunities for workforce housing where:*

- *Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;*
- *Dwellings will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and*
- *Multi-modal transportation options will be incorporated into residential design.*

Response: Keeping the employment on site will reduce traffic congestion. The type of employment located on site will also be a benefit to the community because the work space is not appropriate for industrial uses, so the site will actually improve air quality versus an industrial use on site. Being environmentally conscious, the project will have more landscaping and gardens on the site than are required which will also improve the

air quality. The amount of industrial waste that goes into the air and the ground will be reduced and offset by having the work/live included in this area.

The Property is located outside the 55 DNL line (see the Scottsdale Airport Noise Contours Map below) and the buildings will be designed with upgraded building materials and insulation to provide appropriate sound attenuation. Multi-modal transportation options will be available to the The Bahia Project owners to include, but not limited to, walking, bicycling, driving and public transit. The Property is located just east of the Loop 101, which provides regional access. Bell Road, which is ¼ mile to the north, is designated as a potential future transit route on the Greater Airpark Transit Connections map in the GACAP. The GACAP Pedestrian/Bicycle Network plan shows planned trail connectivity along the Loop 101, Bell Road and along the Old Verde Canal, all of which are within ¼ mile of the Property. A transit park and ride facility is located at the Scottsdale and Thunderbird Road approximately 2.5 miles away. Lastly, there are no heavy industrial, noisy uses in the Horseman's Park employment core that would be in conflict with the proposed use. The surrounding land uses include a range of non-industrial commercial-type office and support services as opposed to traditional warehouse and manufacturing uses typically found in I-1, Industrial Park settings.

Policy NH 3.3 Support the integration of workforce housing and a diversity of dwelling types within the Greater Airpark.

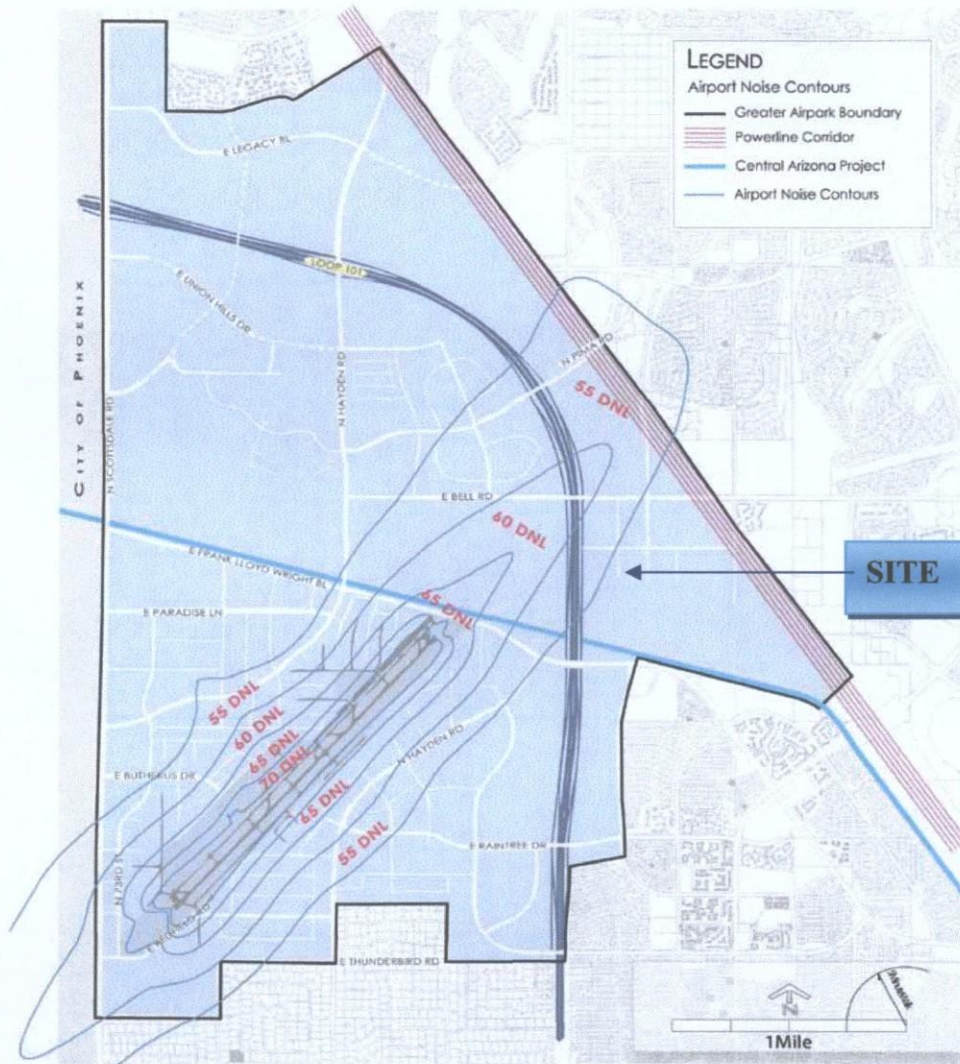
Policy NH 3.3.3 Encourage live-work units in the Airpark Mixed Use-Residential and Regional Tourism Future Land Use Areas in the Greater Airpark.

Response: The proposed development will provide a unique office/residential mixed-use experience for the business owners of Scottsdale. As noted above and throughout the GACAP, the work/live concept is promoted and supported in AMU-R areas. The proposed GPA will maintain the integrity of the employment core by keeping an employment base on site as the primary use with the residential component being secondary.

Airport Information

**Scottsdale Airport Noise Contours (2009)
GACAP Page 30**

Noise contours surrounding the Scottsdale Airport denote day-to-night (DNL) average noise levels. Noise sensitive uses are not encouraged in 55 DNL and higher areas. These contours are often updated to reflect new noise levels as a result of new aircraft technologies.



Sound from the highway and airport approaches has been considered and will be included in the CC&R's. Consequently, these concerns have also been incorporated within the design elements of the project. The following graphic is taken from the Scottsdale Airport, the project site is located outside of the Flight path for both incoming and departing aircraft from Scottsdale Airport.



The project site is over 1 mile from the Scottsdale Airport, equally well over 6,000 ft from the end of the runway.



Community Mobility

Policy CM 4.2 Improve pedestrian and bicycle connections from adjacent neighborhoods to Greater Airpark destinations.

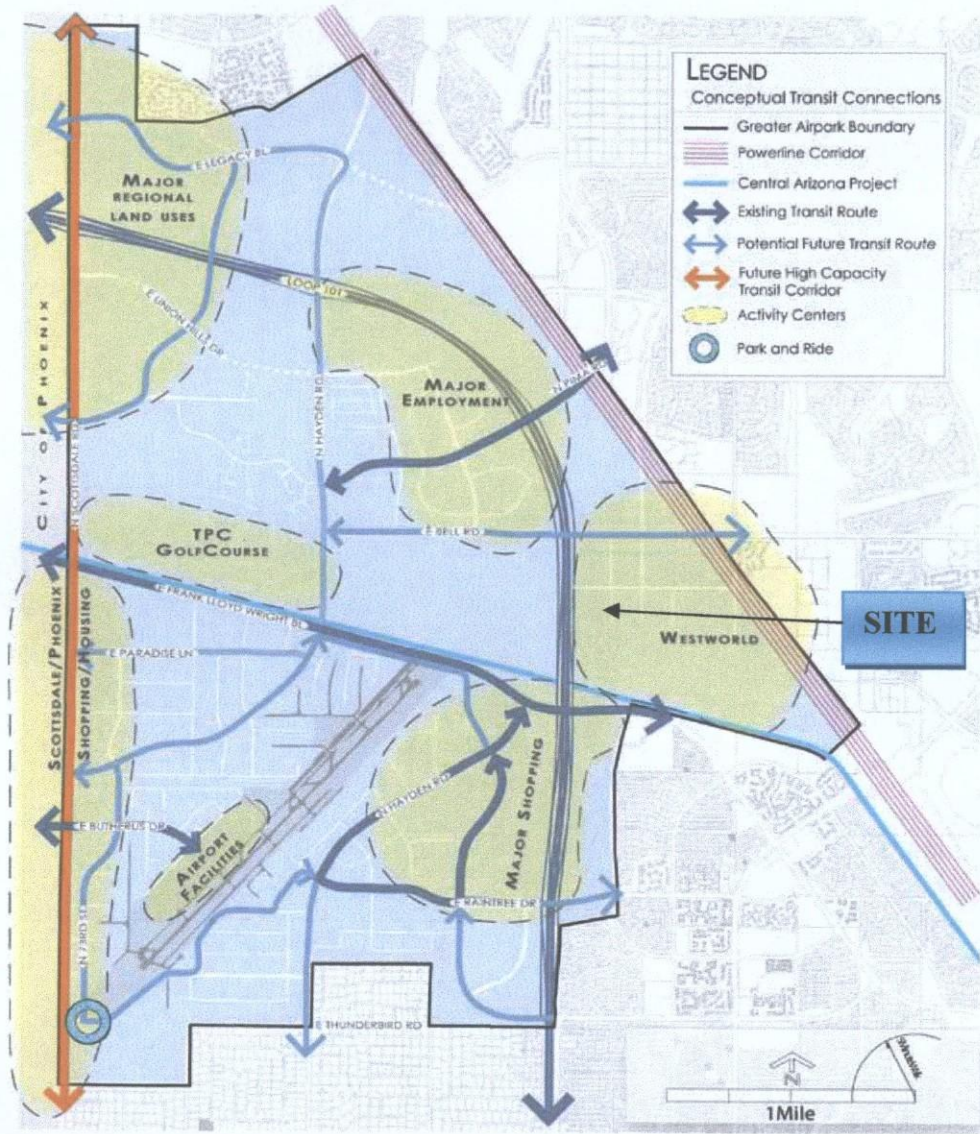
Response: Bell Road (an Airpark Signature Corridor) is approximately ¼ mile north of the Property is designated as a Pedestrian/Bicycle and trail corridor in the GACAP. Additionally, the Loop 101 and Old Verde Canal (both within ¼ mile of the Property) are designated as trail corridors. Frank Lloyd Wright Boulevard, which is approximately ½ mile to the south, is also designated as a Pedestrian/Bicycle trail corridor on the GACAP Pedestrian/Bicycle Network plan. All of these streets provide a framework for pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its owners with functional, internal pedestrian connections between site amenities and other land adjoining land uses. The Horseman's Park PCD has a network of sidewalks that provide connectivity to the surrounding area. Bicycle storage will be provided on site in the individual unit garages and via bike racks near the retail/restaurant use at the hard corner.

Policy CM 6.5 Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Policy CM 7.2 Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.

Response: The site plan has been designed in a manner that pays particular attention to the pedestrian view corridors of the McDowell Mountains as well as connections for the bicyclist along the perimeter of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. Work, live, play land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The Greater Airpark Transit Connections Map (see following page) designates this Property as the "Westworld" activity center. Westworld is a huge benefit to this area and is steps from the development site.

Greater Airpark Transit Connections
GACAP Page 34



Economic Vitality

Policy EV 1.1 Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.

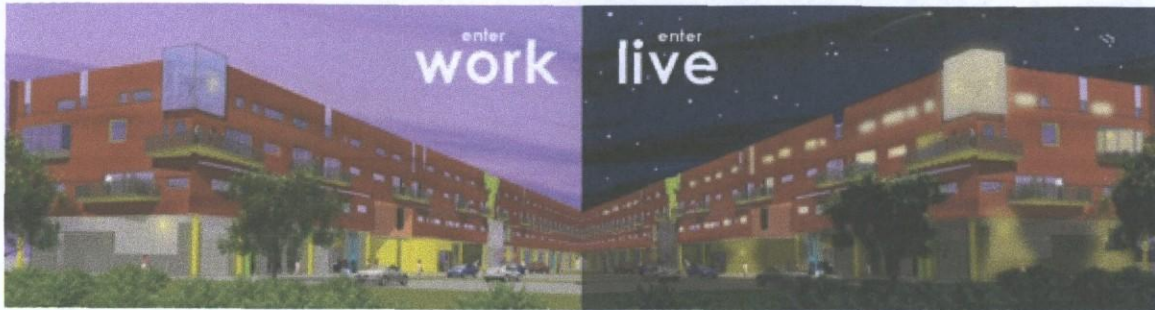
Response: The proposed work, live, Play land use concept achieves this policy on several levels. The construction of new development will generate significant building permit fees and revenue for the City of Scottsdale as well as increased sales tax revenue for the City. Also, the integration of 78 work/live units will capture 78 individual offices in one location not including the support conference space and restaurant/retail space on the ground floor of the commercial hub at the corner of the site. The work/live units are ideal for the small business owner including but not limited to insurance agents, engineers, architect, artists, accountants, computer programmers, graphic designer, web designers, writers, tutoring, college coach/counseling, psychologists, therapist, counselors sports agents, real estate professionals, and healthcare executives.

When compared with other uses that might have gone forward on this site (mini-storage or school fields), this mixed use plan is clearly better for the City and the surrounding property owners. The integration of new development will enhance the City's revenue streams and bring financial benefits to Scottsdale businesses. Business owners/ residents require services, goods, food, and entertainment and draw from local businesses and resources. By creating a walkable environment that already has abundant retail and service opportunities nearby, a land use balance will be created which will strengthen the City's long-term economic stability.

Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to live, work and play.

Response: The range of land uses proposed under this application complements the existing mixed-use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the work, live, Play concept, which is memorialized numerous times in the GACAP. Additionally, the surrounding employment core and the nearby retail development provide regional appeal for future owners. This application is driven by the site's surrounding land uses and a strong market demand for this type of mixed-use found in so many major cities. Business and housing trends indicate a fundamental shift away from traditional homeownership and business operations as a result of the growing tech generation and their desire for a true work/live experience and alternative mixed-use options that fit their lifestyle. Below are a few successful examples of work, live, Play developments throughout the United States:

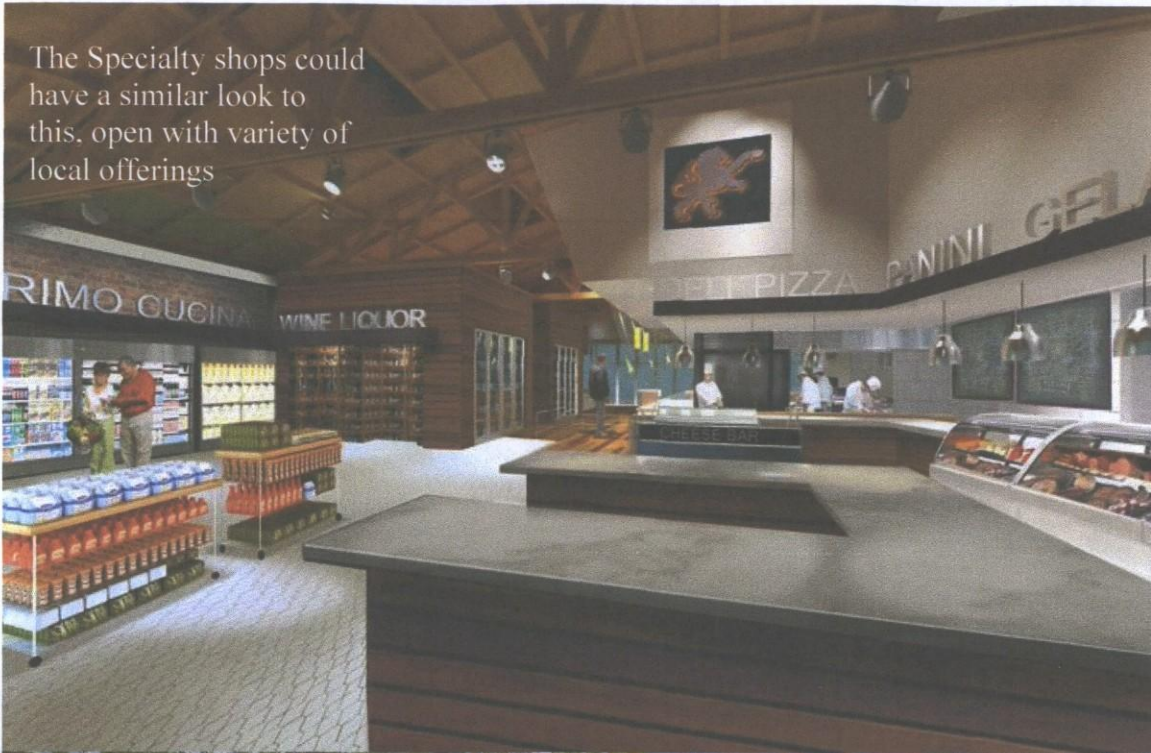
Examples of Successful Mixed Use projects that Bahia has analyzed:



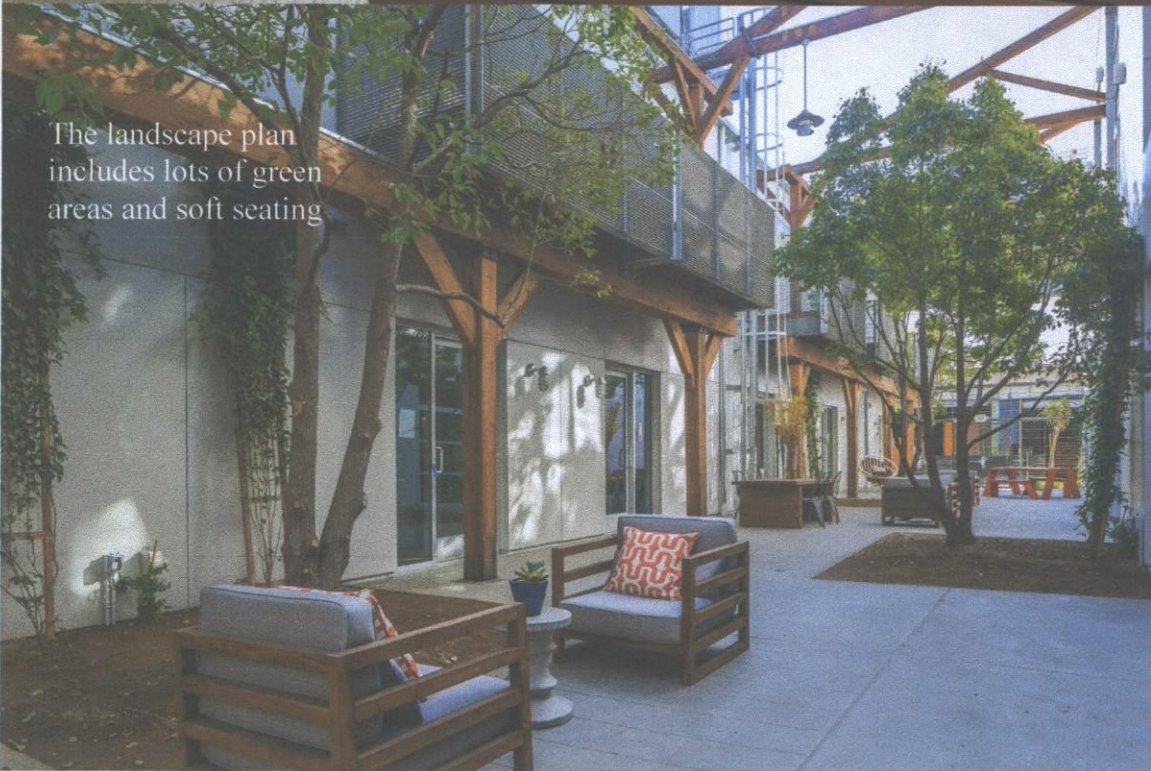
Barker Block in LA – 309 units total, 241 work/live units. Barker Block is an award winning development by the KOR Group to combine the wants and desires of a new generation with the legacy of an older generation. Almost an entirely new build, the KOR Group has reinterpreted the warehouse and industrial yard to include residential housing and foster community. Saving the façade of the old Barker Block furniture factory, the development has succeeded in creating the neighborhood character that millennials are looking for.



The Specialty shops could have a similar look to this, open with variety of local offerings



The landscape plan includes lots of green areas and soft seating

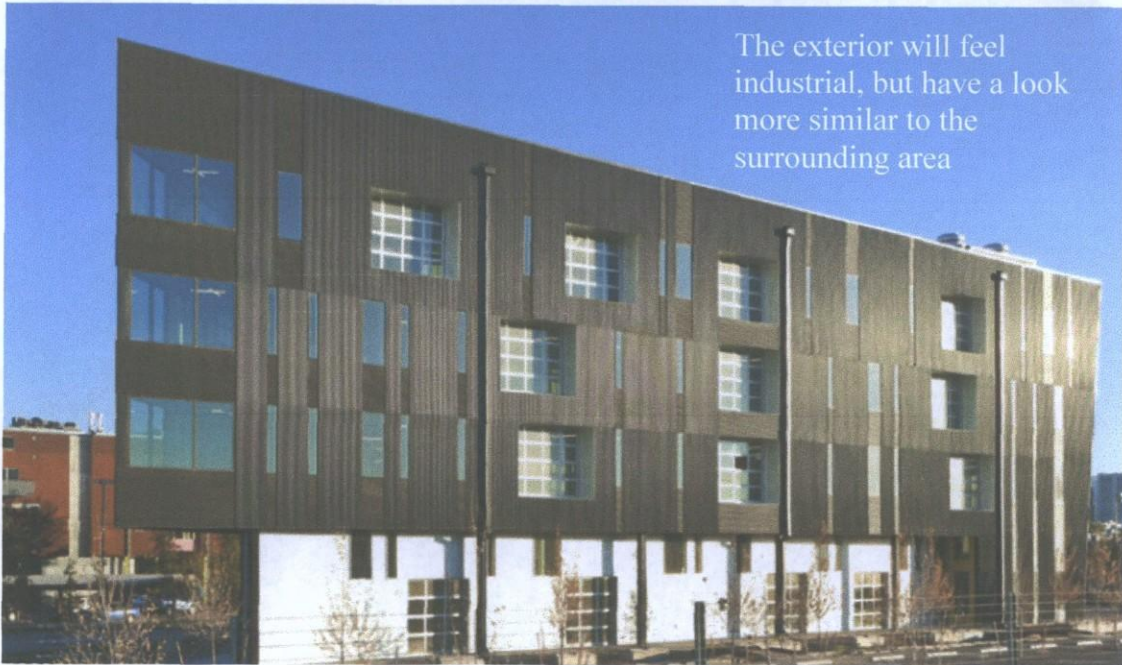
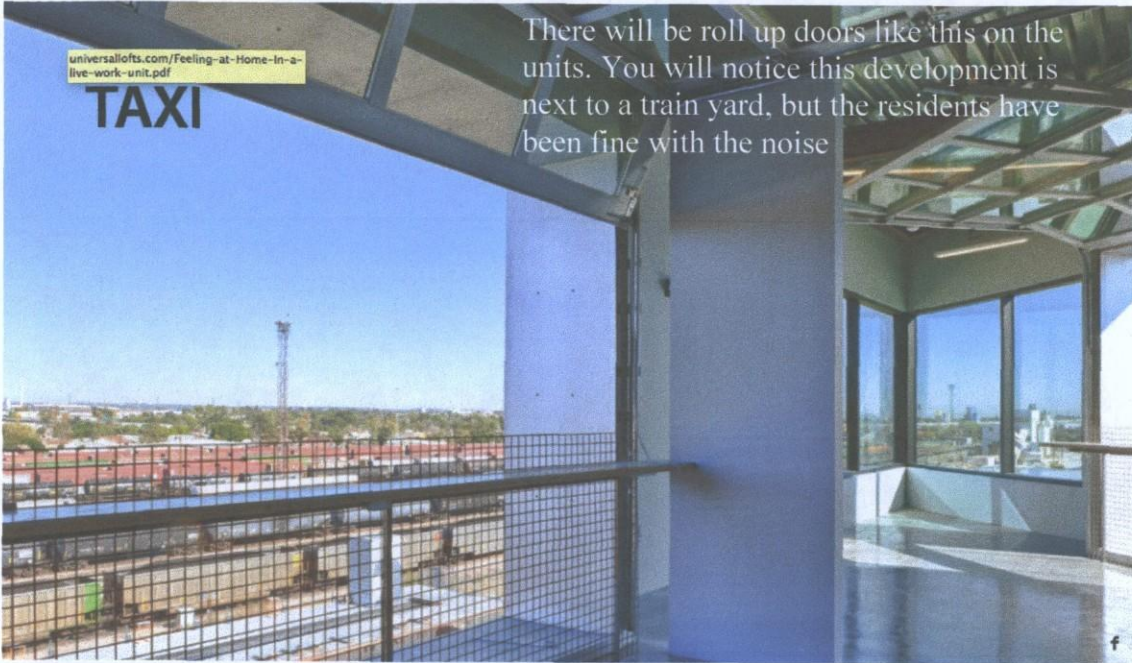




TAXI in Colorado - Home to residents and over 80 creative businesses, TAXI is a mixed-use community rife with inspiration. The campus, which is still expanding, is made up of six buildings and amenities, including a fitness center, cafe, coffee shop, salon, early childhood education center, outdoor cinema, one-of-a kind pool and community garden, which are designed to keep the community connected.

Its gritty, urban location may seem off the beaten path, but what was once the heart of Denver's industry has transformed a former industrial site.

TAXI was the brainchild of Mickey Zeppelin and his son Kyle, who saw a need to create a community that fostered the use of creative spaces for the new workforce. The campus has become a catalyst for collaboration and communication amongst businesses, residences and the community, making it more than a place to work or live, but something that is truly unique.





Environmental Planning

Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.

Response: In conjunction with H&S International, Greey Pickett has created a landscape design plan that will create a distinct landscape character for this enclave of work/live units that blends the features of the area in a cohesive and coherent manner. With a judicious use of water as a design element, there has been an intentional preference to surround the project with native plants.

The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments including. Low water-use indigenous plants and trees will be used throughout the project. Turf areas will be limited to interior areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling. Low voltage landscape lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

Policy EP 4.2 Encourage all developments to respect and respond to the Sonoran Desert climate.

Response: Sensitive to the evolving context of this area over time, this development will maximize the views of the scenic McDowell mountains and the surrounding desert landscape. With rooftop garden and work spaces, this project will be able to adequately

show off the natural Sonoran beauty and give guests to the area, the ability to appreciate these incredible vistas. The project will proudly showcase the combination of natural shapes, textures and materials from this region and incorporate shade structures.

Special attention has been given to the site planning and building aesthetic for this development proposal to uphold the distinctive character of Scottsdale and the Airpark area. The design envisioned for the Property will respect and enhance the unique climate and vegetation of the Sonoran Desert to help sustain our community and quality of life. The applicant's approach to the overall design is focused on providing harmony and compatibility with the visions and framework of the Airpark area.

***Policy EP 4.8** Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, material and lighting.*

***Policy EP 5.4** Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous adapted desert plants.*

Response: To further elaborate on the statements above, the buildings have been designed in a manner to respond to the Sonoran Desert climate through the use of solar shading, landscaping, recessed windows, articulation, material selection, textures, paint colors, scale and massing in balance with the surrounding community. The development proposal promotes a rich desert landscape palette in a contemporary theme that celebrates the unique character and quality of the Sonoran Desert while providing an attractive context appropriate setting for the buildings.

Character & Design

***Policy CD 1.1** Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*

Airpark Mixed Use Future Land Use Areas (AMU & AMU-R)

The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm

may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.

Response: The proposed development achieves this policy in the following ways:

- Mixed-use work, live, Play philosophy enhanced with proposed combination of uses
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and along the perimeter to emphasize connectivity
- Compatibility with surrounding context
- Site and building design focused on Sonoran Desert climate through the use of solar shading, recessed windows, articulation, material selection, textures, paint colors, scale and massing
- Open space maximized; development provides abundant open space with 49,200 s.f. or 26.2% of the site (all inclusive).

There will be gathering areas where minds can come together in an environmentally friendly setting. The Rooftop studios will be completely unique in Scottsdale as well and will capitalize on the incredible views of the McDowell Mountains. Also, while the townhouses and condos will have a contemporary look and feel, the undertones will be industrial, with roll up garage doors and metal frames, to keep the look and feel similar to the surrounding area.

Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.

Response: The on-site lighting will be designed in a manner to minimize glare and conserve energy while respecting and remaining consistent with the neighboring land uses. One of the lighting goals will be to provide appropriate low-level pedestrian scale lighting (bollard and foot lighting) for pedestrians walking at night. The lighting will be integrated with the abundant desert landscaping proposed with this development.

IV. Planned Airpark Core Development (PCP)

This application includes a range of exhibits including the site plan, elevations, renderings, solar shade studies, pedestrian/vehicular circulation plan, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site.

The building is a contemporary, modern, dynamic place with a Scottsdale Airpark identity that will draw people with its strong architectural identity. Using the Sonoran desert environment as the inspiration, there is cohesion in the landscaping and green spaces. The natural washes on the site collect and transfer the waters from all over the

area. The design symbolizes this by pulling from different design features and creating a continuity of textures and aesthetics while adding features like decorative paving, public art, hanging gardens, shared plazas and other civic amenities.

The purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the GACAP. The PCP district should:

- A. Accommodate mixed-use commerce and employment centers.*
- B. Provide a dynamic complement to the employment cores with support retail, service, tourism, cultural, and residential uses.*

Response: The proposed PCP zoning will allow for the integration of a work, live, Play development on the subject 4.3+/- acre site. This development strongly contributes to the mixed-use sustainable character of the Scottsdale Airpark and complements the existing commerce and employment uses as well as the recreation, retail and service uses of the surrounding area.

The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian synergy with ground level commercial uses, and providing an employment/living mixed-use concept that reduces trip generation and fits well within the existing employment context.

- C. Promote efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.*

Response: While being focused on bringing employment to the site, the Work/Live use lends itself to lower traffic than other commercial uses such as office condos. The automobile circulation on site will be kept to minimum as owners will stay and work on site. The incorporation of the restaurant on the site should actually increase pedestrian circulation both on site and from the surrounding site during peak hours for lunch and dinner, complimentary to the times currently being used by Scottsdale Preparatory to drop off and pick up students. We have made great efforts to help Scottsdale Prep improve their traffic circulation and have been spearheading the process of working with the City. Based on the preliminary traffic study data, the work/live concept is the best use to keep employment onsite but decrease traffic from a traditional office use. The restaurant/retail will cause some traffic but will be largely during lunch and dinner, at completely opposite times from the Scottsdale Preparatory pick up and drop off.

The site plan sufficiently addresses the proper circulation plan for both fire and sanitation.

The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist along the perimeter of the site. The mixed-use nature of proposed development promotes vehicular trip reduction and a sustainable, walkable community. The residential land use integrated in this Airpark location increases the efficient

movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network.

- D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.*
- E. Promote adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP district.*

Response: The Bahia Project' design embodies an Airpark appropriate building with materials and colors that are compatible to existing fabric of the Airpark character while providing unique detailing and presence. The developer intends to create a three and four-story mixed-use development with Southwestern contemporary elevations in keeping with the surrounding character. The site is designed in a cohesive manner that provides visual and physical connectivity through the architectural styles and the hardscape/landscape design.

- F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.*

Response: This project promotes the value of usable open space on several levels. The proposed development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space with slightly over 26% of the site (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes gathering spaces, common amenities, private outdoor living and work spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy for owners, as well as a and a visual oasis and an attractive setting for the buildings.

Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.

Response: The Airpark is predominately an employment core area. Integrating the proposed work, live, Play land use will provide an opportunity for Scottsdale business owners to embrace the employment and service core area of the City in a different way. The location of the Property not only provides an opportunity for this unique mixed-use concept in the employment core, but also provides connectivity to the businesses and services established in the nearby area that will enhance their sustainability. The Bahia Project will promote an integrated, sustainable character for the area contributing towards the work, goals and policies identified in the GACAP. The project will create a sustainable, walk-friendly environment that takes advantage of the huge employment and support service base which surrounds the Property.

Bonus for Increase FAR

The applicant intends to utilize the bonus provision for floor area ratio (FAR) by applying the formula provided in Section 5.4008. Bonus Development Standards increasing the base PCP FAR of 0.8 to 1.2 (72,946 s.f.). Application of the formula is outlined below:

$$TCE / 1.035 \times 0.1 = SQBA$$

SQBA=square feet of gross floor area bonus

TCE=total construction cost estimate of the improvement

The developer proposes to allocate \$754,987 in the form of a direct monetary contribution to the City of Scottsdale.

$$\$754,987 / 1.035 \times 0.1 = 72,946 \text{ s.f.}$$

Based on the application of the formula the developer will gain an additional 72,946 s.f. of gross building area by providing \$754,987 to the City.

Bonus for Increased Building Height

The applicant intends to utilize the bonus provision for Building Height by applying the formula provided in Section 5.4008. Bonus Development Standards increasing the base PCP building height from 54 feet to 65 feet (additional 11 feet) to accommodate additional square footage and mechanical appurtenances. Application of the formula is outlined below:

$$TCE / 1.035 \times 0.0001 = FBH$$

FBH = Feet of Building Height Bonus

TCE = total construction cost estimate of the improvement

The developer proposes to allocate \$113,850 in the form of a direct monetary contribution to the City of Scottsdale.

$$\$113,850 / 1.035 \times 0.0001 = 11 \text{ ft of additional height.}$$

Based on the application of the formula the developer will gain an additional 11 feet of building height by providing \$113,850 to the City.

Allocations of these funds will be identified in the Development Agreement.

V. Horseman's Park PCD Findings

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: This application is in harmony with the General Plan and GACAP as outlined in section III above as well as the established Horseman's Park development plan. Further, the proposed development plan is compatible with the surrounding employment core established in the area. Developing a unique work, live, Play project will further bolster the economic stability of the established employment, recreation, and commercial services in the area.

- 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: External roadways adjacent (or near) to the property include the Loop 101, a regional transportation corridor to the west and Bell Road, a minor arterial to the north. These transportation corridors maintain more than sufficient capacity to accommodate proposed vehicle trips for the The Bahia Project work, live, Play development. A complete traffic analysis is provided with the application.

- 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.*
 - 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

3. *In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: Bahia complements these sensitive design principles in the following ways:

- 30' landscape buffer and setback along Bahia per the Horseman's Park development plan
- Hierarchy of building massing with stepped three and four-story concept
- Pedestrian connectivity along the street frontages and throughout the project
- Connectivity to larger open space network
- Place-making design concepts
- Activation of the street frontages with office/retail at the hard corner of 92nd and Bahia
- Completely unique rooftop studios and gardens

Horseman's Park Amended Development Standards

Pursuant to the height and FAR bonuses requested under the PCP district (see section IV above), the City has requested that we amend the Horseman's Park PCD for this 4.3 acres site accordingly. The amendments are as follows.

- **Height**
Current maximum building height: 42 feet inclusive of mechanical
Proposed maximum building height: 65 feet inclusive of mechanical
- **Floor Area Ratio**
Current maximum FAR: 0.4
Proposed maximum FAR: 1.2

33-ZN-2000 Stipulation Modifications

1. **Maximum Building Height.** Unless otherwise stipulated, the maximum building height shall be ~~thirty-six (36) feet and a maximum of forty-two (42) feet~~ **65 FEET INCLUSIVE OF FOR MECHANICAL EQUIPMENT AND screening FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 92ND AND BAHIA.**
2. **Floor Area Ratio.** Maximum floor area ratio shall be ~~0.40~~ **1.2 FOR THE 4.3+/- ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 92ND AND BAHIA.**

VI. Conclusion

In summary, the applicant is seeking a Non-Major GPA to the 2001 General Plan from Employment to Mixed-Use Neighborhoods, a Non-Major GPA to the GACAP from EMP to AMU-R and rezoning from PCD I-1 to PCD – PCP/AMU-R on a 4.3 +/- gross acre site located at the southwest corner of 92nd Street and Bahia in the Horseman's Park master plan.

The applicant intends to create a mixed-use work, live, Play development, the The Bahia Project by creating a unique development that consists of 64 individual ground level office spaces with loft-style residential above. Additionally the applicant intends to create an office/retail hub at the corner of 92nd and Bahia which will include business/employment support services such as a coffee shop and/or a lunch and dinner restaurant. The commercial corner will also have office conference space available for the loft owners as well as tenants in the area. Fourteen additional work/live units will be provided above the corner building.

As mentioned above, the knowledge-based worker makes up an estimated 30% of the American workforce (and growing), and are known for their contribution towards creating new ideas and new technology. These workers crave a work/live option that is different than the traditional workplace and household environment. One that affords them a flexible schedule and independent loft concept like the cutting edge experience proposed for The Bahia Project work, live, Play development; a development that promotes sustainability, reduced trip generation, environment responsibility and professional synergy.

The proposed mix of uses will enhance the local and regional economic base. The Property is surrounded by a variety of employment, recreational, office, instructional/education and service related business in the Scottsdale Airpark and there is a strong demand for this unique work/live concept.

This is a very unique and exciting project, support from potential patrons of the restaurant. Based on data provided by 3rd party experts, this project will be not only a commercial success but will exemplify the vision that the City hopes to achieve in the area.

The project meets and exceeds the expectations of the City:

- Located within the General Plan targeted "Growth Area", a Mixed Use Commercial designation will allow for the best use of the site.
- The granting of the proposed zoning will be positive for the public welfare and will enhance the character of the neighborhood.
- It will benefit the existing tenants in the area and the general public. The commercial operations will not disturb nor be detrimental to the public in its

normal operation and instead will add to the livelihood of the surrounding area bringing jobs and revenue.

- The commercial and residential mix will increase the visibility of this site and bring attention to the existing retail and attractions.
- The granting of the requested rezoning will not be contrary to the objectives of the General Plan.
- There are positive traffic impacts from the property uses.
- The project fits with the commercial owners already in place; it fits within the General Plan and will strengthen the community.

Family Zone Narrative



History:

With the arrival of Westworld, the entire area north of the Canal, west of 94th st and east of the 101 freeway became zoned I-1 Industrial and a targeted Employment area under the Horseman's Park zoning case (33-ZN-2000). In the 14 years that has elapsed since that rezoning, big changes have happened. With proximity to the 101 highway, the Greater Airpark Area has been a magnet for offices and services, especially within the west side of the 101 freeway.

While the City designated the east side of the 101 freeway to be an industrial area, it instead has turned into a recreational area to serve the nearby residents. In the 14 years since the I-1 zoning was put into place (changing from the original R-35 zoning), large residential developments have been built all around Westworld in every direction. The Market determined that this would be a place where people wanted to live. The only problem was that there weren't any amenities for these growing households. A solution presented itself; The Family Zone sprung up organically to fill a void in the market. With high office vacancies across the Phoenix Valley, the market determined that it could make this area work best if it moved toward offering services to families. Spaces reserved for Industrial offices were converted to activity and recreational centers.

Family & Student Zone:

The Bahia Work + Live + Play project is located in what most commonly is called "The Family Zone" due to the abundance of activity centers for children and families. While the City may still consider the vision of this area being an industrial zone, the

reality today is that there are more students and parents that drive to this site everyday than employees. Based on demographics shared with us from a broker in the business park and the architect that designed most of the, its estimated that there are around 500 employees that work in this area that is south of Bell Rd. and north of Westworld.

In contrast there are over 1500 students and that is just between Scottsdale Preparatory and Notre Dame, this does not include On-Trac Academy, the U of A Eller campus nor Driving MBA. The amount of students in this immediate area far outweighs the amount of employees, at least 3 to 1. In addition, children and adults come to this area through out the day to participate in sports, weight lifting, martial arts, language learning, swimming lesson, physical therapy, skating lessons, educational activities, rock climbing, conditioning, biking, dental care and tutoring just to name a few. Students from other public and private school make use of the offering here in "the Family Zone", which offers almost every service a family could need, except for living space.

The Family Zone contains the following 33 businesses, to name a few:

Ambiant Dance Studio	Fitness 5	Little Bohemian
Arizona Outback Adventures	A+ Nannies	The Rise Scottsdale
Optimum Performance Training	Ice Den	On-Trac Academy
FROGS Physical Therapy	Mint Conditioning	Or Chadesh
Pump It Up Parties	Aqua Safe Swim	AZ on the Rocks
Plumb Performing Arts	Ninjitsu	Scottsdale Martial Arts
American Elite Gymnastics	Scribble to Script	Velocity
Phoenix Rise Professional GL	Voices	Scottsdale Education Center
Rebound Gymnastics West	Oxford Learning	Young Champions of America
Convenant Community Church	Faster	Active Body Worx
Charity Benefits Unlimited	Endurance Rehab	iLearn & Succeed







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Public Skating



Skating Programs



Hockey



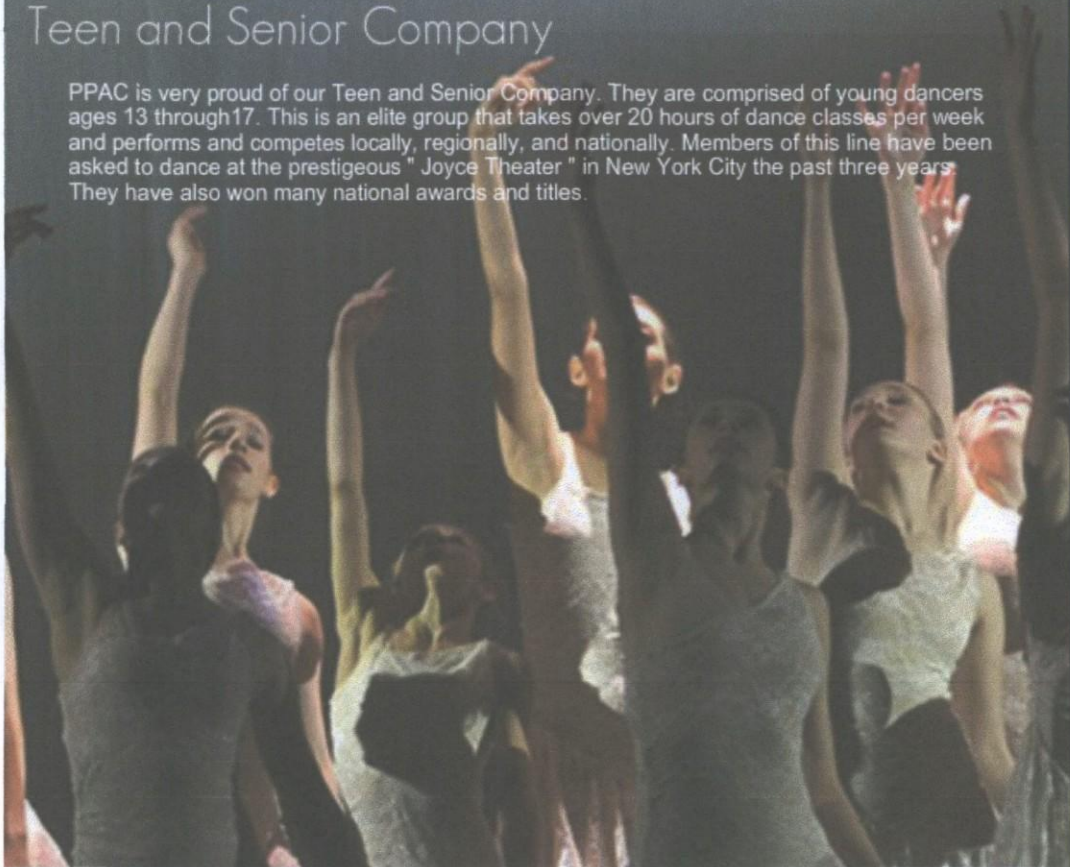
Turf Field





Performing Arts Center

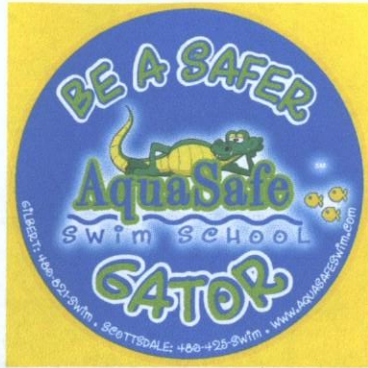
Teen and Senior Company

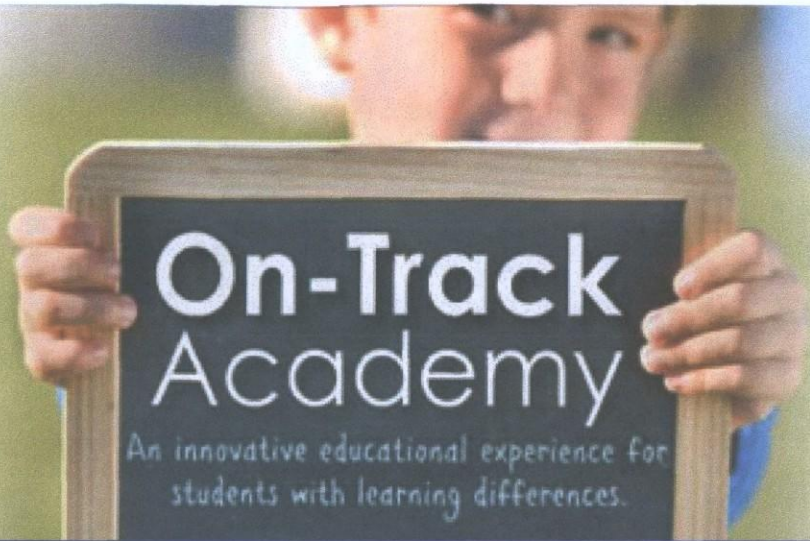
PPAC is very proud of our Teen and Senior Company. They are comprised of young dancers ages 13 through 17. This is an elite group that takes over 20 hours of dance classes per week and performs and competes locally, regionally, and nationally. Members of this line have been asked to dance at the prestigious "Joyce Theater" in New York City the past three years. They have also won many national awards and titles.



 **Rebound** 
Gymnastics *West*







discover
explore
achieve
create

SCIENCE
LITERATURE
ART
MATH
TECHNOLOGY

discover
explore
achieve
create

The central graphic features a collage of three images on the left: a teacher smiling at a student, a student painting on an easel, and hands assembling a molecular model. To the right is a large, close-up image of a smiling student. Overlaid on this collage is a list of subjects and the words "discover", "explore", "achieve", and "create" in various colors and orientations.

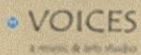
Recreational Center
 Your Destination For Family Fun!

FAMILY ZONE

at McDowell Mountain



The Family Zone at McDowell Mountain is a unique complex of family-oriented businesses offering world class recreation, entertainment and practical instruction. There is something for everyone - a distinct and convenient destination for lifestyle enrichment. Nowhere else but the Family Zone can you find the year-round schedules and amenities of the things that interest you and your family - sports, training, performing arts and more.



Conveniently located off the 101 Loop.



www.thefamilyzone.com



H&S International LLC

Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-385-8898
602-385-2298 (FAX)

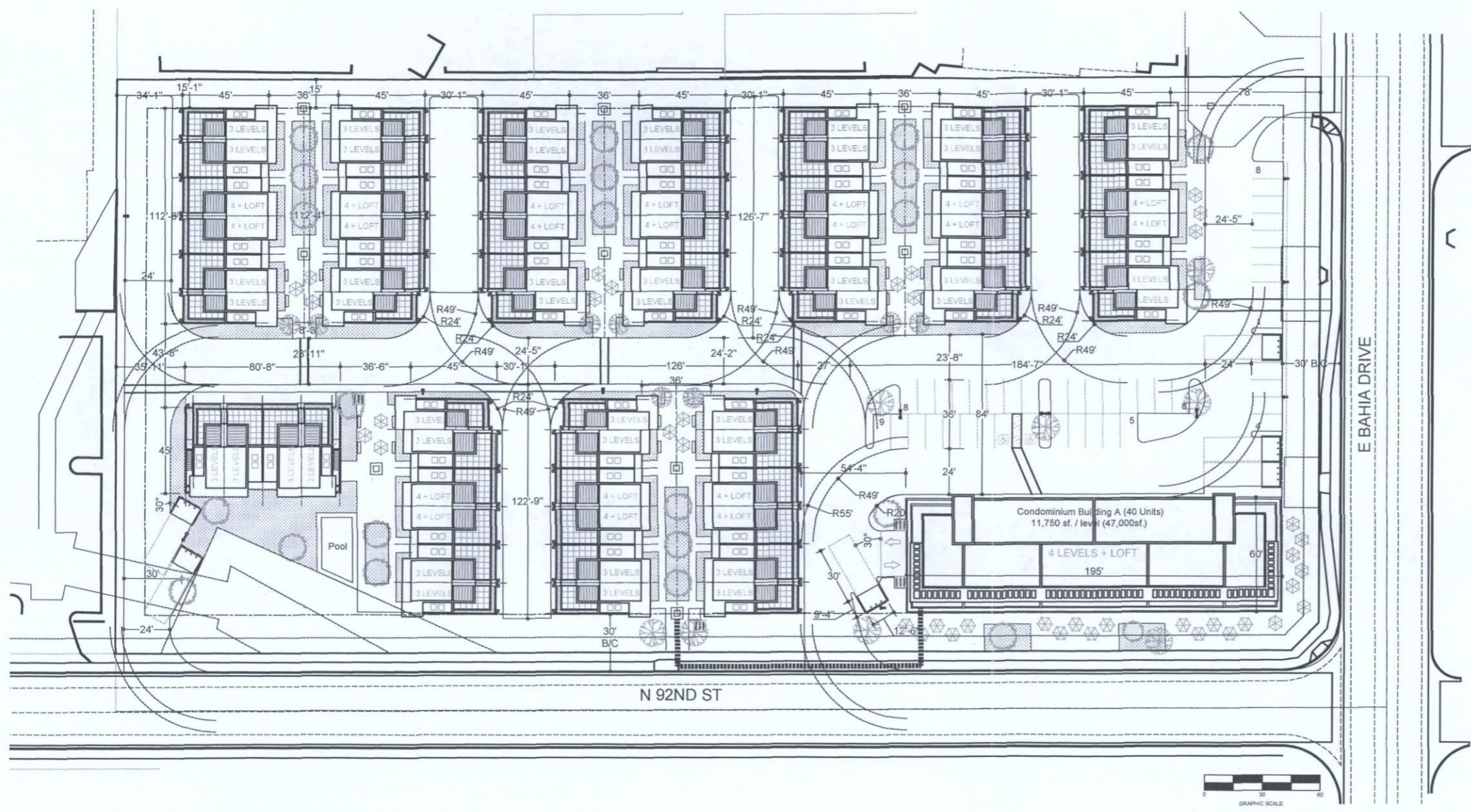
Kona Office
75-5565 Luluia St. #CC
Kailua-Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

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SCOTTSDALE, ARIZONA

BAHIA WORK LIVE PLAY

610 LOT 21 - BAHIA DRIVE AND 92ND STREET



Bahia Airpark Project Information

Aug 12, 2014

Site Area: 187,318 s.f. (or approx. 4.3 acs)
Current Zoning: I-1, PCD
Proposed Zoning: PCD with PCP overlay

Building Area and Unit Counts:

Retail/Restaurant:	10,000 sf
Condominiums:	36,000 sf 14 units
Townhouses:	171,800 sf 64 units
Total:	222,800 sf 78 units

FAR:
Allowed (base): 0.8 (plus bonus up to 1.6)
Proposed: 1.2

Dwelling units per Acre:
Proposed: 18.2 DU/A

Building Height:
Allowed: Up to 92 ft with bonus (base height 54 ft)
Proposed: 65 ft.

Parking:

Required:		
Townhouses:	64 units @ 2 per unit	128 spaces
Condominiums:	14 units @ 1.8 average	26 spaces
Restaurant:	3,000 sf @ 1/50 public	30 spaces
Commercial:	7,000 sf @ 1/200	35 spaces
		217spaces

Provided:

Townhouses:	128 spaces
Underground Parking:	36 spaces
Surface Parking:	43 spaces
	207 spaces

Open Space:
Required: 25% of net site area
187,318 sf x 25% = 46,830 sf of Open Space
Provided: 48,964 sf (26.1%)

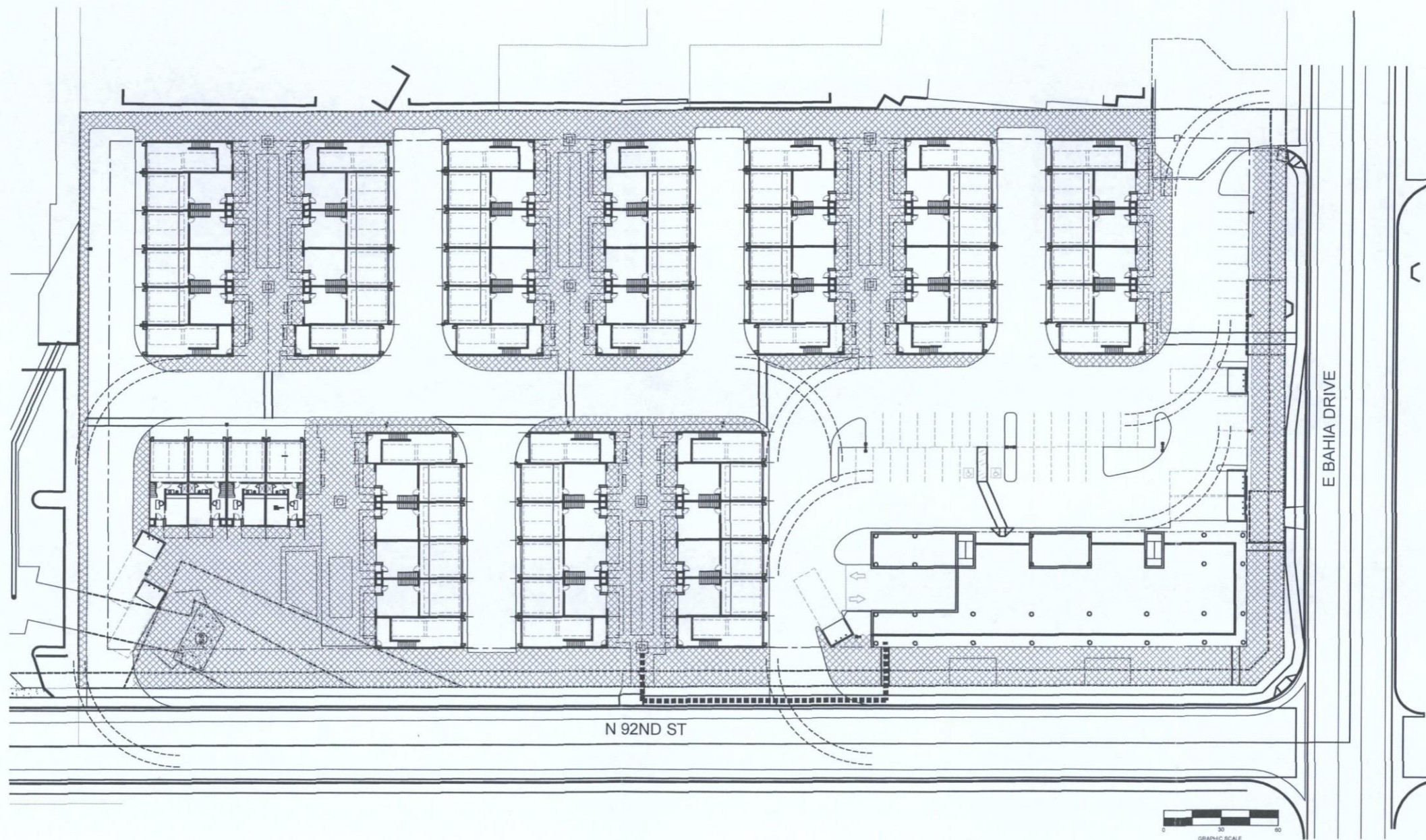
1 ROOF SITE PLAN
SCALE: 1" = 30'-0"

618-PA-2014

REVISION	
REVISION	
REVISION	
DATE	10-01-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1410
SCALE	AS NOTED
DRAWN BY	BH
CHECKED BY	BH
SHEET TITLE	ROOF SITE PLAN



BAHIA WORK LIVE PLAY



1 OPEN SPACE PLAN
SCALE: 1" = 39'-4"

OPEN AREA

ILLUSTRATES CALCULATED AREAS

ENTIRE SITE:	187,424.97 S.F.
OPEN AREA:	49,200 S.F.
PERCENT COVERAGE:	26.2 %



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P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-585-8888
602-585-2288 (FAX)

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BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
610 LOT 21 - BAHIA DRIVE AND 92ND STREET

618-PA-2014

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REVISOR	
REVISOR	
DATE	10-01-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1410
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	OPEN SPACE PLAN
AS-1.7	
BAHIA WORK LIVE PLAY	

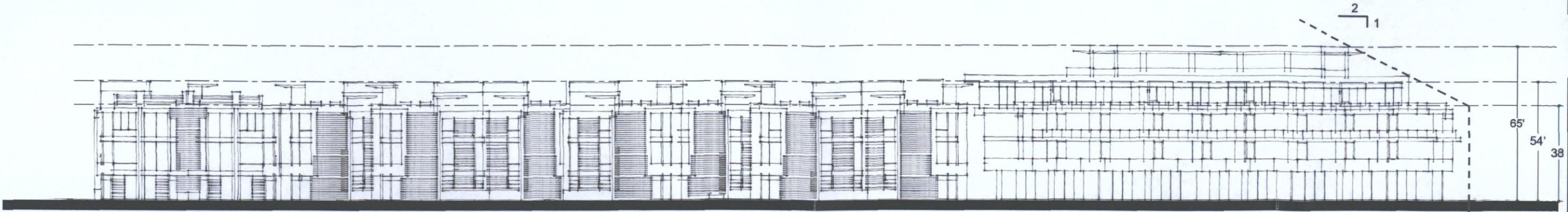


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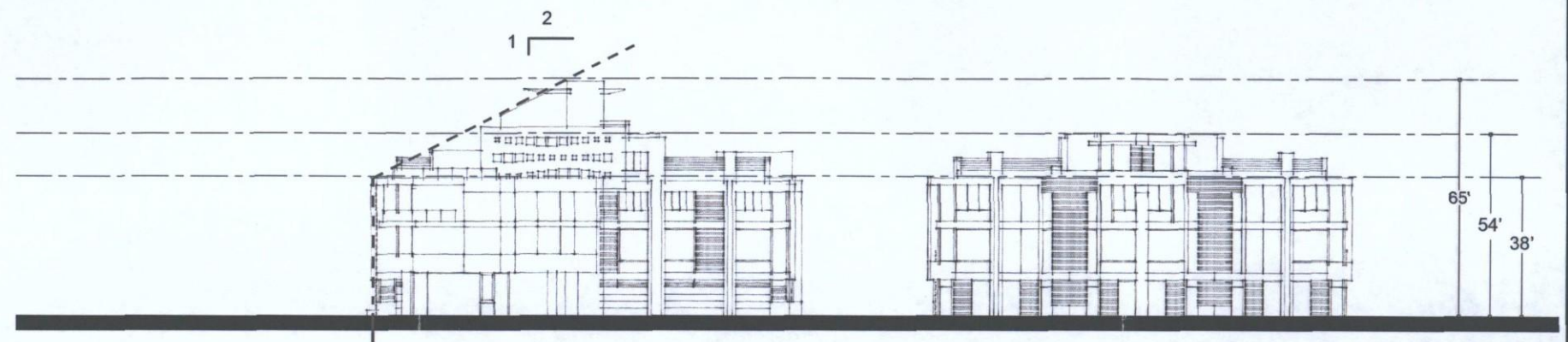
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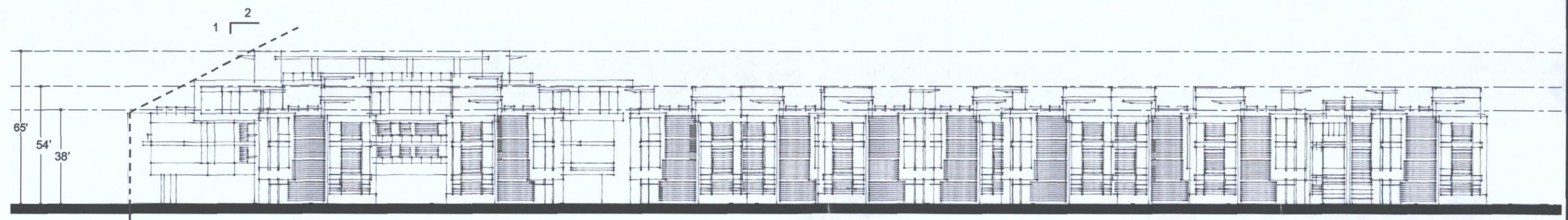
BAHIA WORK LIVE PLAY
 SCOTTSDALE, ARIZONA
 610 LOT 21 - BAHIA DRIVE AND 92ND STREET



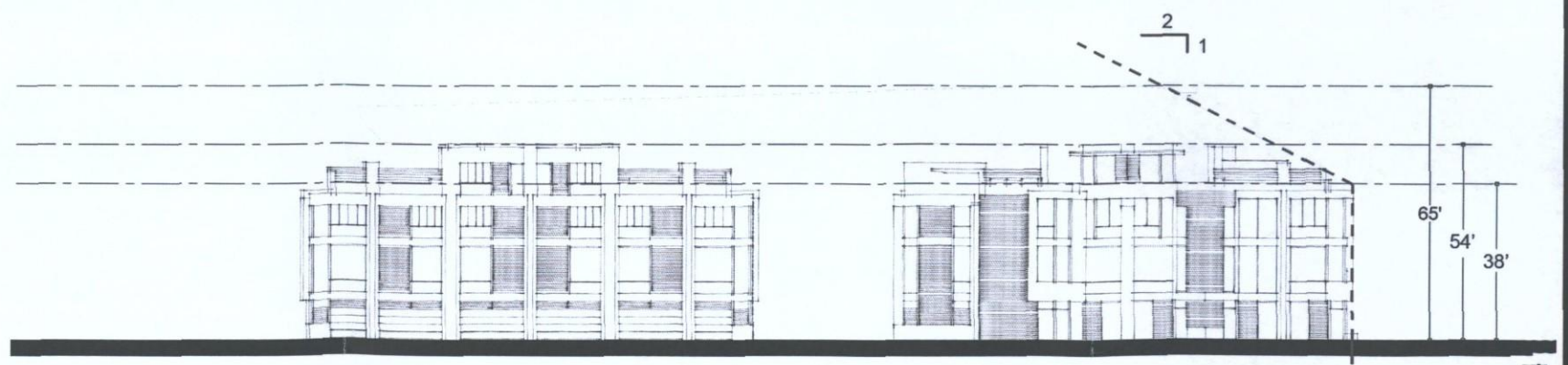
Bahia Drive - East Elevation
 esc 1" = 20' - 0"



92nd Street - North Elevation
 esc 1" = 20' - 0"



Rear West Elevation
 esc 1" = 20' - 0"



Rear South Elevation
 esc 1" = 20' - 0"

REVISION	
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REVISION	
DATE	
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1410
SCALE	
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	

618-PA-2014



BAHIA WORK LIVE PLAY



Bahia Drive - East Elevation
esc 1" = 20' - 0"



92nd Street - North Elevation
esc 1" = 20' - 0"



Rear West Elevation
esc 1" = 20' - 0"



Rear South Elevation
esc 1" = 20' - 0"



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P.O. BOX 13720
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602-585-6858
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Kailua-Kona, Hawaii 96740
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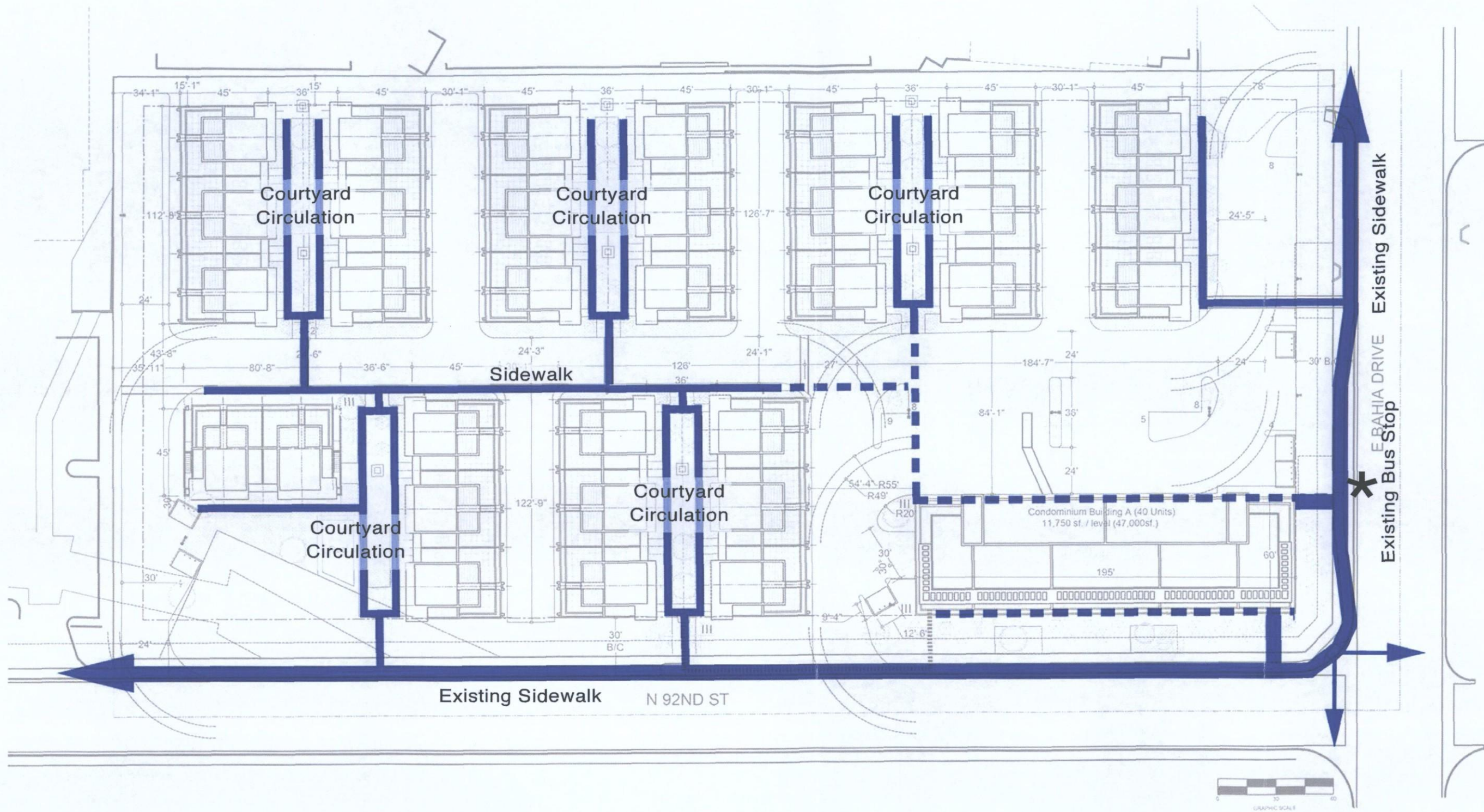
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BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
GLO LOT 21 - BAHIA DRIVE AND 92ND STREET

REVISION	
REVISION	
REVISION	
DATE	
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	14-10
SCALE	
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	

618-PA-2014





Indicates Pedestrian Circulation Path/Sidewalk

Pedestrian Circulation Plan



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 602-585-2298 (FAX)

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BAHIA WORK LIVE PLAY
 610 LOT 21 - BAHIA DRIVE AND 92ND STREET
 SCOTTSDALE, ARIZONA

REVISION	
REVISION	
REVISION	
DATE	09-30-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1610
SCALE	AS NOTED
DESIGN BY	
CHECKED BY	BH
SHEET TITLE	

618-PA-2014





BAHIA - WORK LIVE PLAY





BAHAI - WORK LIVE PLAY





BAHIA - WORK LIVE PLAY





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 checked="" 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: Bahia Live, Work, Play Project

Property's Address: 16576 N 92ns Street, Scottsdale AZ 85260

Property's Current Zoning District Designation: I-1

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.

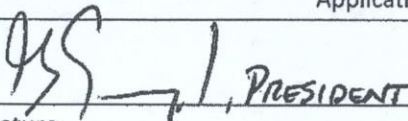
Owner: Greg Engel	Agent/Applicant: Irene Catsibris Clary
Company: Spensa Management, LLC	Company: Catclar Investments LLC
Address: 10446 N 74th Street, Scottsdale AZ 85258	Address: 16621 N 91st Street, Suite 101, Scottsdale AZ 85260
Phone: 952-404-3381 Fax: 480-609-9227	Phone: 480-473-3700 Fax: 480-473-3716
E-mail: greg@spensagroup.com	E-mail: icatsibrisclary@catclar.com
Designer: Bing Hu	Engineer:
Company: H & S International LLC	Company: Sustainability Engineering Group, LLC
Address: 15100 North 78th Way, Suite 201, Scottsdale AZ 85260	Address: 8280 E. Gelding Dr. Ste 101, Scottsdale, AZ 85260
Phone: 480-585-6898 Fax:	Phone: 480-516-5514 Fax:
E-mail: BHu@handsinternational.com	E-mail: info@azseg.com

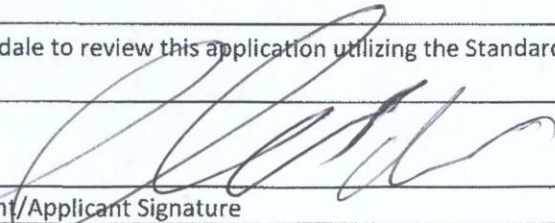
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These 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.

14-ZN-2014
8/28/2014

Planning, Neighborhood & Transportation
 7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-512-7000

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

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Huclar Investments, LLC

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Scottsdale, AZ 85260
480-473-3700

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91-532/1221

1019

8/28/2014

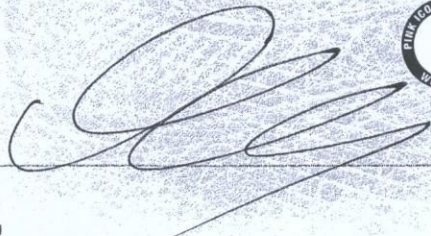
PAY TO THE ORDER OF City of Scottsdale

\$ **2,420.00

Two Thousand Four Hundred Twenty and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

City of Scottsdale
Planning Division
7447 E Indian School Rd #105
Scottsdale, AZ 85251



MEMO

Rezoning / Project 618-PA-2014 / Application Fee

⑈001019⑈ ⑆122105320⑆ 0050061856⑈

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1019

City of Scottsdale	8/28/2014	
Soft-Acquisition & Land Develop:Municipa	Rezoning / Project 618-PA-2014 / Application Fee	2,420.00

Huclar Main Checking	Rezoning / Project 618-PA-2014 / Application F	2,420.00
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14-ZN-2014
8/28/2014



City of Scottsdale Cash Transmittal

***** DUPLICATE *****

98485

98485
1 00691063
08/28/14 PLN-1STOP
JOGAZ HPDC600524
8/28/2014 4:27 PM
\$2,420.00

Received From :

Catcler Investments
14676 N 100 PL
SCOTTSDALE, AZ 85260
480 363-2396

Bill To :

***** DUPLICATE *****

Catcler Investments
14676 N 100 PL
SCOTTSDALE, AZ 85260
480 363-2396

Reference # 618-PA-2014
Address 16576 N 92ND ST

Issued Date 8/28/2014
Paid Date 8/28/2014

Subdivision

Payment Type CHECK

Marketing Name

Lot Number 21

Cost Center

MCR

County No

Metes/Bounds No

APN 217-13-015A

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

SPENSA ARIZONA VII LLC
601 CARLSON PK STE 350
MINNETONKA, MI 55305-5212
952-449-5755

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 36-49

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,420.00	100-21300-44221

14-ZN-2014
8/28/2014

Applicant Signature

Total Amount **\$2,420.00**

(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 # 98485



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 checked="" 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: Greg Engel - SPENSA ARIZONA II, LLC
 Company: Spensa Management, LLC
 Address: 10446 N 74th Street, Scottsdale, AZ 85258
 Phone: 952-404-3381 Fax: 480-609-9227
 E-mail: Greg@spensagroup.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): GREG ENGEL Title: PRESIDENT
 Signature: [Handwritten Signature] Date: 8-14-14

Official Use Only: Submittal Date: _____
 Request: Approved or Denied
 Staff Name (Print): _____
 Staff Signature: _____ Date: _____

14-ZN-2014
8/28/2014



Addressing Request Application

ADDRESS CHANGES OR REVISIONS TO EXISTING ADDRESS

***Required Fields**

*Project Name: Bahia Live, Work, Play Project Date: 8/1/14
 Current Address & Suites if applicable: 16576 N 92nd Street, Scottsdale, AZ 85260
 Zoning: I-1 Associated Case Number: 618-PA-2014
 A.P.N.: 217-13-015A Quarter Section: -

***Check all that apply:**

New Verification Suite Assignment Occupied
 Change Correction Lot Tie Lot Split
 Single Family Commercial
 Change to: _____
 Is there an active Permit or Application? Yes No
 Permit # _____ Plan Check # _____

***Submittal Requirements:**

Please submit 1 copy of materials below.

Copy of building suite layout
 Copy of site plan

*Signature

Date

Check One: Applicant Owner Architect Contractor

Please Note: A Certificate of Occupancy cannot be issued until address issues are resolved.

***Applicant/ Contact Information: (Please Print)**

Name: Irene Catsbris Clary
 Phone: 480-473-3700

Title: President at Catclar Investments
 Email: icatsbrisclary@catclar.com

***Property Owner:** Greg Engel

Company: Spensa Mana
 Address: 10446 N 74th Street, Scottsdale, AZ 85258

Phone: 952-404-3381 Fax: _____
 E-mail: greg@spensagroup.com

Official Use Only:

Post Office Permit Other Department Emergency Inspections

Line Item No. _____ Notification Dates: GIS _____ Mail Out _____

New Address Assigned _____

Suite Numbers/Bldg Letters: _____

Notes: _____

14-ZN-2014
 8/28/2014

Planning and Development Department

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



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 618 -PA- 2014

Project name: Bahia Live, Work, Play

Project Location 16576 N 92nd Street, Scottsdale, AZ 85260

Applicant Name: Irene Clary Phone: 480-473-3700

Applicant E-mail: icatsibris@catclar.com Fax: 480-473-3716

School District: Scottsdale Unified School District

I, Richard L. Freeman hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

[Signature]
Superintendent or Designee

8/1/14
Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-343-7088

14-ZN-2014

8/28/2014

7088

Revision Date: 9-Mar-10



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. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>2,190 + \$200.00</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 checked="" 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 checked="" type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" 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

Rezoning Development Application Checklist

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Historic Property <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Completed Airport Vicinity Development Checklist – 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. No application shall be accepted without all items marked below.
		24. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Development Plan

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<div style="display: flex; align-items: flex-start;"> <div style="width: 10%; font-size: 2em; color: red; margin-right: 10px;">IB</div> <div> <p>a. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <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) <input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input checked="" type="checkbox"/> bonus provisions and justifications, <input checked="" 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 <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) </div> </div>

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <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 style="margin-left: 20px;"> <input checked="" type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other: _____ </p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan <i>See Development Plan</i></p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided) <i>See Development Plan.</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</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"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations <i>See Development Plan</i></p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>t. Elevations Worksheet(s)</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"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives <i>See Development Plan</i></p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

Rezoning Development Application Checklist

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <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® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>z. Solar Analysis</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"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>aa. Exterior Lighting Site Plan <i>See Development Plan</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>bb. Manufacturer Cut Sheets of All Proposed Lighting <i>See Development Plan</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Development Plan Booklets</p> <ul style="list-style-type: none"> • 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. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input checked="" type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> Open Space Plan <input checked="" type="checkbox"/> Phasing Plan <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input checked="" type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input checked="" type="checkbox"/> Conceptual Elevations <input checked="" type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input checked="" type="checkbox"/> Exterior Lighting Plan <input checked="" type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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LC/ JB
PC/ JB

H2S
H2S
H2S

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HS

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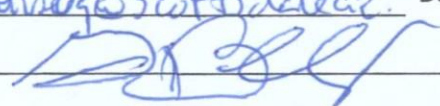
HS
HS

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</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 checked="" type="checkbox"/>	<p>28. Drainage Report</p> <p>See the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Master Drainage Plan</p> <p>See the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Master Plan and Design Report for Water</p> <p>See the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Master Plan and Design Report for Wastewater</p> <p>Please review the City's <u>Design Standards & 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"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets

Rezoning Development Application Checklist

PART III – 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"/>	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>6010</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. 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"/>	<p>43. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Bloemberg</u> Phone Number: <u>480-312-4306</u></p> <p>Coordinator email: <u>gbloemberg@scottsdaleaz.gov</u> Date: <u>7-22-14</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>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>	

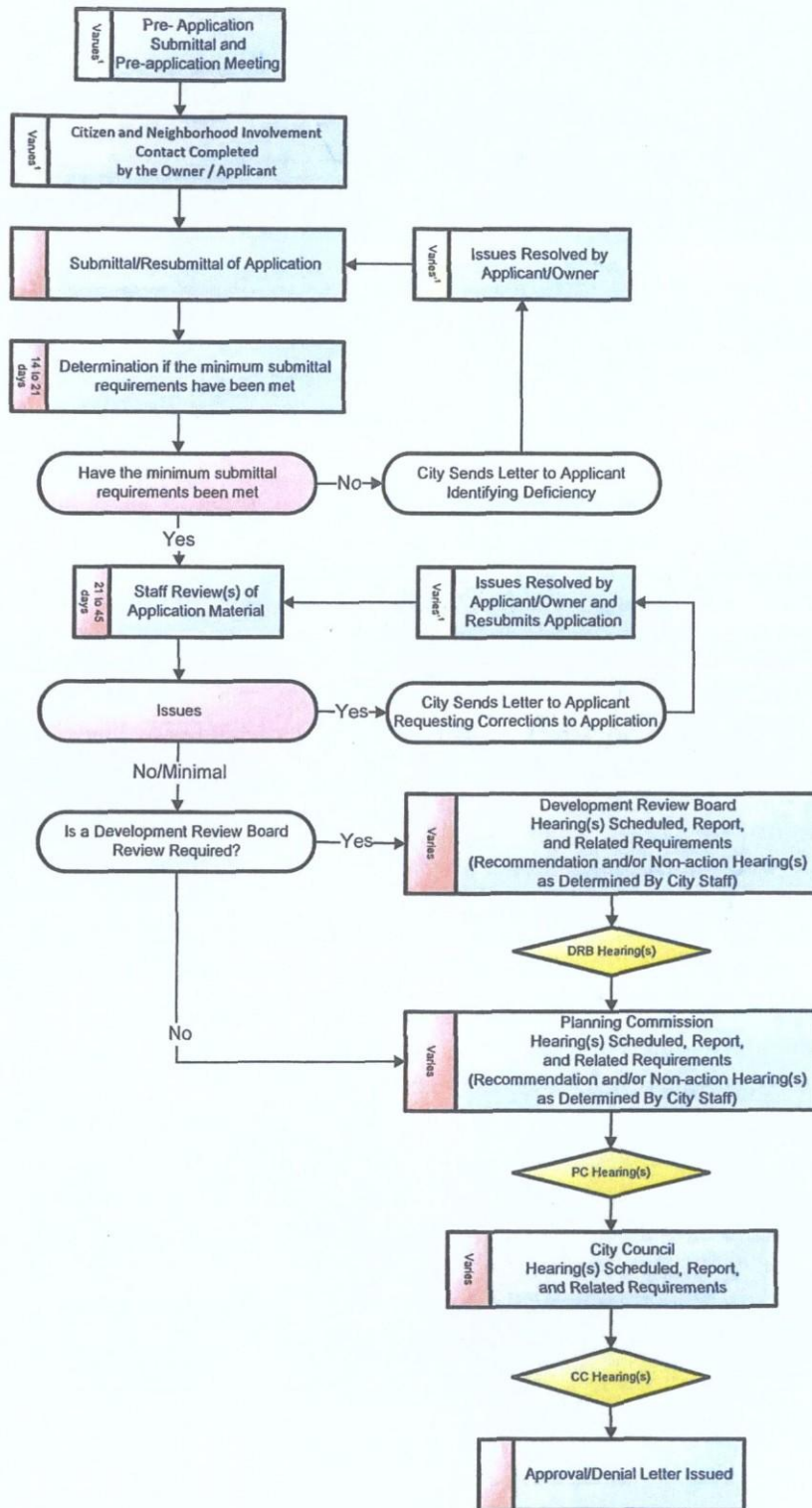
Planning, Neighborhood & Transportation Division

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

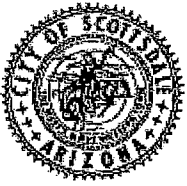


Development Applications Process

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



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



City of Scottsdale Cash Transmittal

105192

105192
 15 00879194
 2/10/2016 PLN-1STOP
 CBLANCO HF 300G1028
 2/10/2016 3:44 PM
 \$113,850.00

Received From :

Bahia Live/Work Lofts And Townhomes LLC
 16621 N 91ST ST
 SCOTTSDALE, AZ 85260
 48-473-3700

Bill To :

SPENSA ARIZONA VII LLC
 601 CARLSON PK STE 350
 MINNETONKA, MI 55305-5212
 952-449-5755

Reference # 1520-15-1
 Address 16576 N 92ND ST
 Subdivision

Issued Date 2/10/2016
 Paid Date 2/10/2016
 Payment Type CHECK

Marketing Name
 MCR
 APN 217-13-015A

Lot Number 21
 County No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area
 Number of Units 1
 Density

Cost Center
 Metes/Bounds No
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 36-49

Owner Information
 SPENSA ARIZONA VII LLC
 601 CARLSON PK STE 350
 MINNETONKA, MI 55305-5212
 952-449-5755

Code	Description	Additional	Qty	Amount	Account Number
8065	DOWNTOWN CULTURAL TRUST		1	\$113,850.00	280-21720-48912

SIGNED BY MATT PERSONNE ON 2/10/2016

Total Amount

\$113,850.00

(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 # 105192