

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



Development Application

Development Application Type:

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

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

Project Name: Scottsdale Executive Villas, LLC

Property's Address: 6320 - 6350 East Thomas Road

Property's Current Zoning District Designation: Service-Residential (S-R)

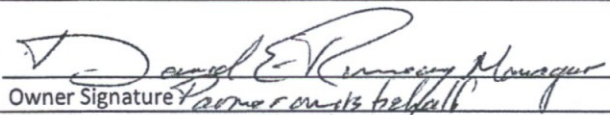
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner:	Agent/Applicant: George Pasquel III
Company: WL Scottsdale Thomas Owners, LLC	Company: Withey Morris, PLC
Address: 3200 N. Central Avenue, Suite 1170, Phx	Address: 2525 E. Arizona Biltmore Cir, Ste A-212, Phx
Phone: 602.358.2081 Fax:	Phone: 602.230.0600 Fax: 602.212.1787
E-mail: Curt.Kremer@Everwest.com	E-mail: George@WitheyMorris.com
Designer: Alex Garrison	Engineer:
Company: Gensler	Company:
Address: 1225 17th Street, Suite 150, Denver, CO	Address:
Phone: 303.595.8585 Fax:	Phone: Fax:
E-mail: Alex_Garrison@Gensler.com	E-mail:

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature 

Agent/Applicant Signature 

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

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

SCOTTSDALE EXECUTIVE VILLAS

Minor General Plan Amendment, Rezoning and Development Review

PROJECT NARRATIVE

Prepared by:

Withey Morris, PLC

Mike Withey

George A. Pasquel III

On behalf of:

WL Scottsdale Thomas Owners, LLC

Curt Kremer

Design Team:

Gensler

Alex Garrison

Adam Ambro

1-GP-2016

01/12/16

1. INTRODUCTION

Location

The Scottsdale Executive Villas is comprised of two parcels totaling roughly 13 acres located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street, Accessor Parcel No. 128-49-235, and 128-49-002H (the "Property"). However, this application for a Minor General Plan Amendment and Rezoning only pertains to a small portion of the Property which totals less than 3 acres. As seen on the exhibits, the area under consideration (the "rezoning area") is located on the south side of the Property towards Thomas Road.

Adjacent Zoning / Uses:

- North: R-4 (multifamily residential)
- East: Arizona Canal, 64th Street, then R-5 (multifamily residential)
- South: Thomas Road, then R1-10 (water treatment facility) and R-4 (multifamily residential)
- West: C-1 (Commercial shopping center)

Request

The Property is currently zoned Service-Residential (S-R) and has a General Plan designation of Office. Because this designation is not adequate to allow the required amenities for the renovated office project, this application seeks to rezone a portion of the Property to Neighborhood Commercial (C-1) with a General Plan designation of Commercial.

Purpose of Request

The purpose of this request is to obtain the entitlements necessary to provide amenities and services to the existing office complex. The Scottsdale Executive Villas was developed in early 1980's and has seen few improvements since that time. The new owners plan to maintain the existing buildings and site configuration, while implementing a series of upgrades including enhanced landscaping, new interiors, improved courtyards and new shade features. No new buildings or additional height are being requested.

As part of the improvements, two (2) of the existing buildings will be remodeled to allow a boutique café and possibly a small fitness center or other commercial service uses. These new amenities, totaling less than 3,500 square feet each, are positioned near the southern portion of the property close to Thomas Road. These amenities and commercial services are necessary to attract the more upscale tenants desired to lease space in the improved complex. The approval of this request will help upgrade and improve an aging office complex while also helping Scottsdale retain and attract highly sought after employers seeking creative office space.

2. PROJECT OVERVIEW

In order to achieve the project goals of improving the physical characteristics of the existing office complex, and therefore improving the quality of tenants attracted to the project, a cohesive and consistent design concept is proposed throughout the project. This concept involves returning the buildings themselves to their basic components and then interjecting pedestrian scaled elements throughout the site that create an enhanced sense of place.

It is proposed that the individual buildings will receive needed repairs and an overall refresh. This includes new glazing, roofing, and stucco repairs. Threaded between the buildings will be a new trellis to provide necessary shading and pedestrian orientation. The existing courtyards between the buildings are also scheduled to receive improvements that respect the existing trees, and in fact better support their future growth and viability, through an overall reduction in hardscape. The courtyard spaces are intended to provide a quite respite complimentary to the adjacent office spaces.

While parking modifications and improvements are minimal, the project goals include developing a more intuitive site where parking is clearly associated with individual building entries. The replacement of existing parking and overall site lighting with more energy efficient and site sensitive LED lighting is proposed. In addition, pedestrian connections throughout the parking will be enhanced to create a more connected site and a safer pedestrian environment.

By creating a refreshed and more connected office environment, the project intends to develop a sense of community that is currently lacking, which in turn will instill an overall sense of pride amongst its occupants. This sense of pride traditionally leads to a greater level of respect for the site as whole as well as the surrounding communities.

3. GENERAL PLAN CONFORMANCE

This Application Does Not Trigger the Requirements for a Major General Plan Amendment

The General Plan Conceptual Land Use Map designates the Property as Office. The proposed change to Mixed-Use Neighborhood does not meet the criteria for a Major General Plan Amendment as defined in the General Plan and discussed below:

- **Criteria No. 1 - Change in Land Use Category**
Per the table provided on page 20 of the General Plan, a change of land use category from Category E (Office) to Category E (Commercial) does not constitute a Major amendment.
- **Criteria No. 2 - Area of Change Criteria**
Per the map provided on page 21 of the General Plan, the Property is located within Planning Zone A1. In Zone A1, a change in land use designation for an area greater than 10 acres triggers a Major amendment. The proposed amendment area is only 2.52 acres (109,828 sf).
- **Character Area Criteria**
The Property is located within the Southern Scottsdale Character Area Plan and, as further outlined in this document, complies with the guidelines and standards embodied within this Character area. The proposal therefore does not trigger a Major amendment.
- **Water/ Wastewater Infrastructure Criteria**
The proposal will not result in a premature increase in the size of the master planned water transmission or sewer collection facility. In fact, the proposal will maintain the existing building in their current configuration with only minor changes in the allowable use of two small buildings. Therefore, the proposal does not trigger a Major amendment.

Conformance with the Six Guiding Principles

CityShape 2020 established six Guiding Principles as recommendations for reaffirming and improving the General Plan. The proposed rezoning and minor General Plan Amendment is in conformance with these guiding principles as outlined below:

1. **Preserve Meaningful Open Space**
The proposal will maintain and enhance the on-site open space by use of shade structures and outdoor seating areas, creating meaningful outdoor space which will enhance and preserve pedestrian connections.
2. **Enhance Neighborhoods**
The proposal will greatly improve a long-neglected office complex while also allowing for small amenity spaces to serve both the offices and the surrounding neighborhood. These improvements will greatly enhance and preserve the neighborhood.
3. **Seek Sustainability**

It is often said that the greenest building is a re-used building. The primary sustainability tactic for this project is the retrofitting of the existing buildings versus the environmental and resource cost of demolition and new construction. The retrofits performed on the buildings, including visually opening up the office spaces to the interior courtyards, will further reduce energy use.

4. Support Economic Vitality

The aging office complex is currently struggling to maintain and attract high-quality tenants, which is evidenced by the 50% occupancy rate. The proposal will help Scottsdale, and this particular neighborhood, retain and attract highly sought after employers seeking innovative and creative office space.

5. Advance Transportation

Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing on-site amenities that enable tenants to stay on-site while reducing vehicle dependency. A series of new bike racks will also be installed to encourage non-vehicle trips and take advantage of the adjacent canal path. Overall these combined efforts will reduce vehicle trip generation.

6. Value Scottsdale's Unique Lifestyle and Character

Southern Scottsdale provides the opportunity to live, work and play in close proximity without the need for distant commutes. The renovation of this existing office complex and the provision of some small on-site amenities will further enhance the unique lifestyle and character of this area.

General Plan Goals and Approaches

The proposed rezoning and minor General Plan Amendment would support the following goals and policies of the General Plan Guiding Principles as outlined below:

(CD) Character & Design

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

- *Approach: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Approach: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: The property has already been developed in a compatible manner with the surrounding context and character. This proposal will help to maintain that compatibility by preserving the existing buildings and site configuration while providing the modern enhancements needed to keep the complex viable and attractive.

CD Goal 7 – Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- *Approach: Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Approach: Encourage lighting designs that minimize glare and lighting intrusions.*

Response: Current lighting on site features dated and upward facing lights. Redevelopment of the site will incorporate downward facing and/or shielded lighting, and more energy efficient light fixtures to minimize glare and spill-over of light.

(LU) Land Use Element

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.

- *Approach: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Response: The office complex provides a transition from the intensity of Thomas Road to the residential neighborhoods to the north. A redevelopment plan which does not maintain the existing buildings would likely provide a more intense development than what currently exists. The applicant believes the proposed redevelopment, which maintains the existing buildings, configuration, heights, etc. is the optimal way of maintaining a proper buffer and transition while still keeping the complex relevant in today's office market.

LU Goal 5 – Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- *Approach: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Approach: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- *Approach: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Response: Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing a few minor on-site amenities (i.e. a coffee shop, eatery, small fitness or yoga studio, etc.) that will encourage fewer automobile trips and a better balance of live, work play land uses for the area. New bike racks will also be installed to provide further mobility options and take advantage of the adjacent canal path.

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

- *Approach: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

Response: Creating a sense of community while reinforcing the area's character is a key aspect of this proposal. The retrofitted buildings and improved courtyard will encourage intermingling among office tenants and visitors. The amenities will be open to the surrounding community, further encouraging a sense of community.

(EV) Economic Vitality Element

EV Goal 7 – *Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

- *Approach: Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Approach: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The proposal will enable the redevelopment and revitalization of an office complex that will help sustain the long-term economic well-being of the City. The property is in need of major repairs and upgrades to stay relevant in the office market and to capture the desired office tenants that might otherwise located outside of the City.

(N) Neighborhood Element

N Goal 2 – *Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.*

- *Approach: Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.*

Response: The proposal is a perfect example of revitalization efforts in a mature neighborhood aimed at stemming deterioration. The existing complex, build in the 1980's is in need of major improvements which require a major economic investment. The approval of this request will enable those improvements to proceed.

(PE) Preservation and Environmental Planning Element

PE Goal 10 – *Encourage environmentally sound "green building" alternatives that support sustainable desert living.*

- *Approach: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*
- *Approach: Encourage "green building" techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.*

Response: One of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required

to demolish and construct new buildings. Additionally, the planned retrofits and improvements will increase shade while allowing for greater use of natural daylighting of interior spaces.

4. SOUTHERN SCOTTSDALE CHARACTER AREA PLAN CONFORMANCE

The Southern Scottsdale Character Area Plan (SSCAP) was adopted in 2010 for the purpose of setting forth goals and policies to guide decision making in Southern Scottsdale. The proposed project adheres to numerous provisions of the SSCAP, including some of the standards outlined below:

(LU) Land Use, Growth & Activity Area

PE Goal 10 – *Create Regional Centers and Activity Areas to guide future land use types and intensities throughout southern Scottsdale.*

- *Policy LU 5.3: Encourage moderate-intensity development at Activity Area locations to support reinvestment, revitalization, and new and infill development at these community destination sites. Also, these developments can function as activation areas for adjacent community amenities such as Indian Bend Wash and the canal system. These developments are located within General Plan designated Activity Area classifications, on Opportunity Corridor roadways, and are considered a community destination.*
- *Policy LU 5.4.1: The Thomas/Crosscut Activity Area (located west of 68th Street and Thomas Road) should focus on commercial, office, and mixed-use residential development. This Activity Area encompasses the adjacent Crosscut Canal and associated open spaces. New development and redevelopment should be oriented to complement and activate this unique adjacent amenity.*

Response: The Property is located immediately adjacent to the Thomas/Crosscut Activity Area and has immediate access to the Crosscut bike and pedestrian pathway. The proposal represents a significant investment in the revitalization of this office complex and the creation of community amenities (coffee shop, eatery, health studio, etc.) which could be accessed by the surrounding community and activity area.

(CD) Character & Design

CD Goal 2 – *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

- *Policy CD 2.1: Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The proposed building modification and new amenity uses will engage pedestrians and extend the indoor spaces to the outside. The existing courtyards are overgrown and inefficient while the existing buildings are cave-like with minimal connection to the exterior. The proposed improvements will include large windows, patios and better organized courtyards to help visually blur the division between indoor and outdoor spaces.

CD Goal 6 – *Promote, plan, and implement design strategies that are sustainable.*

- *Policy CD 6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: As previously noted, the most sustainable buildings are often the existing buildings when compared with the energy and resources required to demolish and construct new structures. The proposal will maintain the existing building structures while implementing a variety of sustainable design strategies. New building codes will be observed while performing the build-out, further improving the building's energy performance.

CD Goal 7 – *Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.*

- *Policy CD 7.3: Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The proposal is a perfect example of the above stated Goal and Policy. The existing building form and design is ideal as a transitional buffer to the adjacent neighborhood, while the contemporary redevelopment design solution will help address the current lack of marketability. Both of these strategies will help to protect the existing multi and single family neighborhood.

(EV) Economic Vitality

EV Goal 2 – *Enhance economic vitality and activity in Southern Scottsdale.*

- *Policy EV 2.1: Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: The proposal represent an opportunity to support the long-term economic sustainability of Southern Scottsdale by enabling a redevelopment that will attract new, quality businesses and an expanded tax base. The complex will increase occupancy at higher rent rates, providing increased tax collection.

(NR) Neighborhood Revitalization

NR Goal 2 – *Strengthen neighborhood identity, unity, and health within Southern Scottsdale.*

- *Policy NR 3.3: Enhance Southern Scottsdale residents' neighborhood interaction by creating more community gathering places that engage people of all ages and abilities and are safe and accessible by walking, bicycling, auto, and/or transit.*
- *Policy NR 3.4: Work with developers to provide community gathering places in private developments that are accessible to the surrounding community and appeal to both residents and visitors.*

Response: Two of the buildings within the office complex will be retrofitted to allow small commercial establishments (such as a coffee shop, restaurant, fitness studio, or other small amenity uses). The goal is to create a gathering place for the office tenants and the local community alike. The proximity and connectivity to the adjacent neighborhood will be able residents to walk or bike over for a casual coffee or a great lunch.

(PE) Preservation & Environmental Planning

PE Goal 1 – Promote conservation and sustainability within neighborhoods.

- *Policy PE 1.1: Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.*

Response: As previously noted, one of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required to demolish and construct new buildings. The planned retrofits to the existing buildings and courtyard will also provide more energy efficiency buildings through the use of shade and natural daylighting strategies.

5. CONFORMANCE WITH ZONING DESIGNATIONS

The Property is currently zoned Service-Residential (S-R) and the majority of the office complex will maintain this designation. The area being rezoned to Neighborhood Commercial (C-1) is located adjacent to Thomas Road and consists of only 2.5 acres within the larger complex. The rezoning will allow for appropriate amenities uses to occur within two of the existing buildings in the complex. The stated purpose of the Neighborhood Commercial district is to provide convenient shopping and services for nearby neighborhoods and to provide *"small business and service establishments which supply commodities and services to meet the daily needs of the community."* The proposal will meet the stated goal of the zoning district and the small size of the area ensures proposed uses will be appropriately sized for this location.

6. CONCLUSION

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan and the South Scottsdale Character Area Plan. The project will breathe new life into an aging complex and bring new, high-quality tenants into the center. All of this will be accomplished while maintaining the existing building footprints and general site layout. This is precisely the type of redevelopment envisioned by these applications and beneficial to the surrounding area and South Scottsdale as a whole.



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

Owner:

Company: WL Scottsdale Thomas Owners, LLC

Address: 3200 N. Central Avenue, Suite 1170, Phoenix, AZ 85012

Phone: 602.358.2081

Fax: -

E-mail: Curt.Kremer@Everwest.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): DAVID E RAMSAY Title: Managing Partner LLC

David E Ramsay
Signature

Date: 1/8/16

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

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

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



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

This request concerns all property identified in the development application.

Pre-application No: 682 - PA - 2015

Project Name: Scottsdale Executive Villas

Project Address: 6200-6390 East Thomas Road, Scottsdale

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent:

T. DAVID E. RAMSAY
Print Name

T. David E. Ramsay
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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



General Plan Amendment

Development Application Checklist

Minimal Submittal Requirements:

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

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

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

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,950</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)

Planning, Neighborhood & Transportation Division

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

General Plan Amendment

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

Planning, Neighborhood & Transportation Division

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General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Application Narrative <i>5 copies</i></p> <ul style="list-style-type: none"> • 8 1/2" x 11" – 17 <i>5</i> copies <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp and Elements as listed).</p> <p>a. Value Scottsdale's Unique Character and Lifestyle:</p> <ul style="list-style-type: none"> i. Character and Lifestyle (http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp) ii. Land Use (http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp) <p>b. Support Economic Vitality:</p> <ul style="list-style-type: none"> i. Economic Vitality (http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp) <p>c. Enhance Neighborhoods:</p> <ul style="list-style-type: none"> i. Community Involvement (http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp) ii. Housing (http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp) iii. Neighborhoods (http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp) <p>d. Open Space:</p> <ul style="list-style-type: none"> i. Open Space and Recreation (http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp) ii. Preservation and Environmental Planning (http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp) <p>e. Seek Sustainability:</p> <ul style="list-style-type: none"> i. Cost of Development (http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment) ii. Growth Areas (http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp) iii. Public Services and Facilities (http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp) <p>f. Advance Transportation:</p> <ul style="list-style-type: none"> i. Community Mobility (http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</p>

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General Plan Amendment

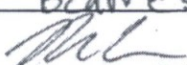
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Provide an Analysis of the Following: <i>STAFF TO PROVIDE - TR. 1/7/16</i> </p> <ul style="list-style-type: none"> • If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element & discuss the applicable plans & policies within each element as it relates to your proposed amendment).</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>20. Other:</p> <hr/> <hr/>

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General Plan Amendment

PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>682-PA-2015</u> .
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. 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>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>BRAD CARR</u> Phone Number: <u>480.312.7713</u></p> <p>Coordinator email: <u>bcarr@scottsdaleaz.gov</u> Date: <u>12-9-2015</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>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>

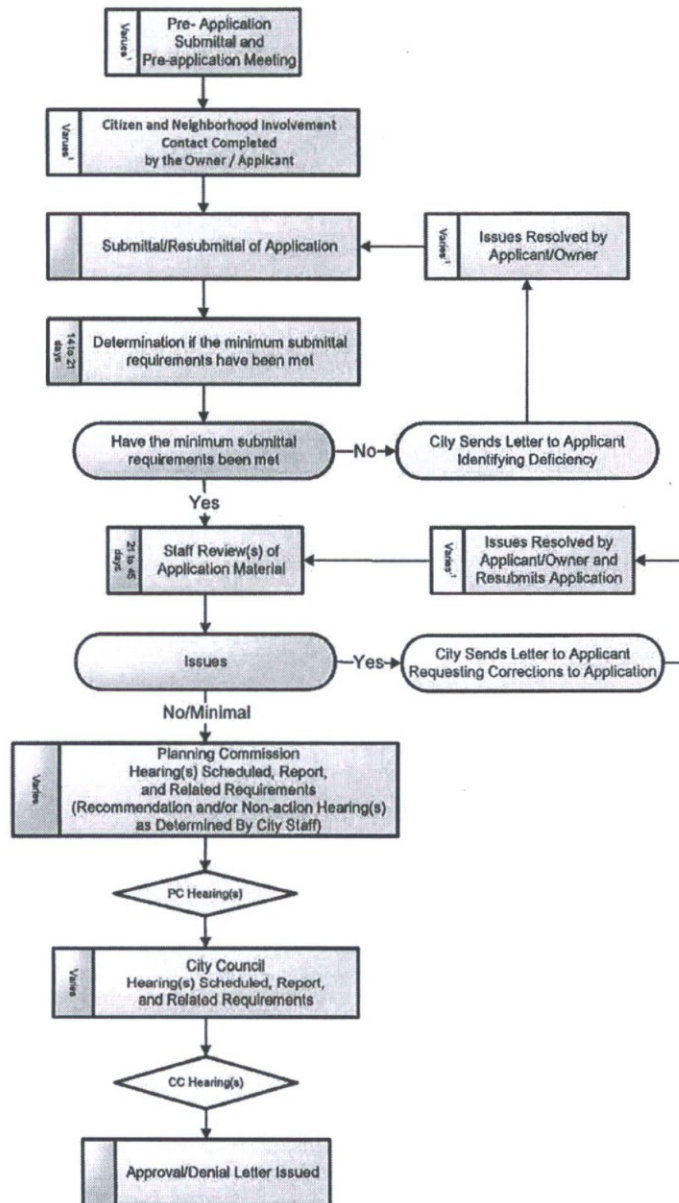
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Development Applications Process

Non-Major General Plan Amendment (GP)



Note:

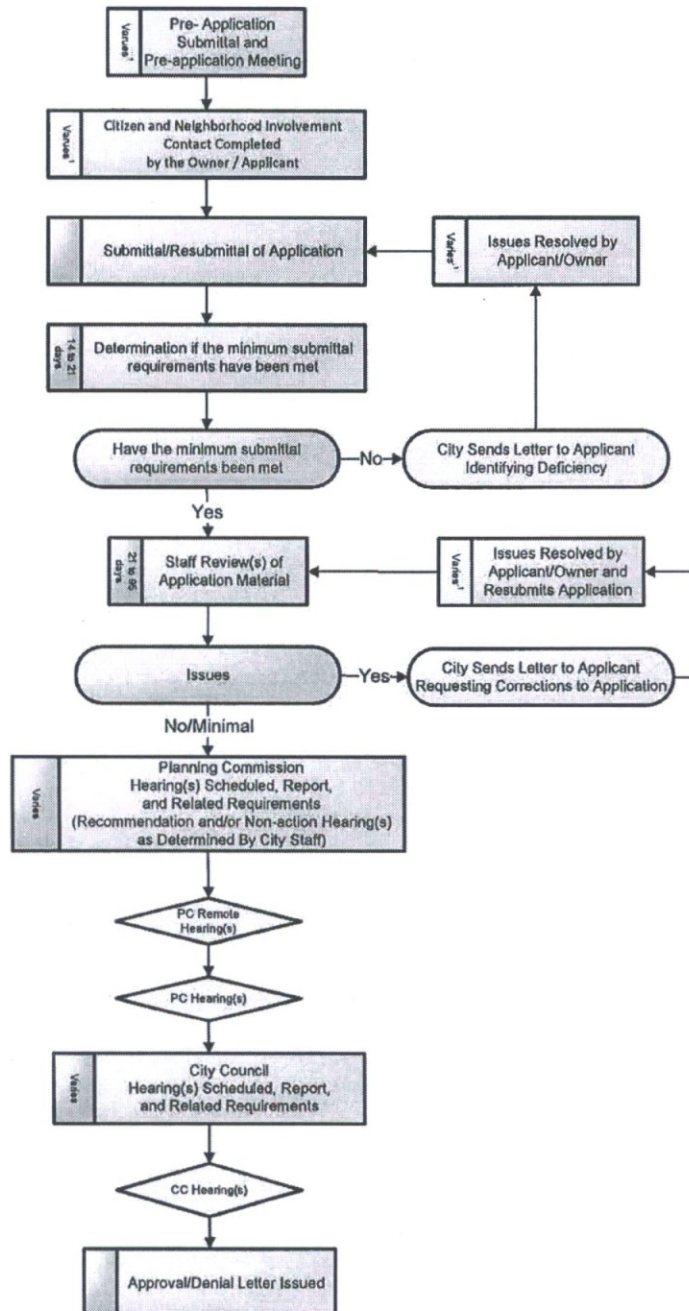
1. Time period determined by owner/applicant.

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Development Applications Process

Major General Plan Amendment (GP)



Note:

1. Time period determined by owner/applicant.

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Provide an Analysis of the Following: <u>STAFF TO PROVIDE - T.P. 1/7/16</u> (M)</p> <ul style="list-style-type: none"> If this is a General Plan <u>land use</u> amendment the proposed changes include <u>+/- 2.5</u> amount of acres/dwelling units/square footage changing from General Plan land use designation(s) <u>OFFICE</u> to General Plan land use designation(s) <u>COMMERCIAL</u> The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or <u>no change</u>). The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or <u>no change</u>). The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or <u>no change</u>). The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or <u>no change</u>). The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or <u>no change</u>). The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or <u>no change</u>). The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or <u>no change</u>). A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>20. Other:</p> <hr/> <hr/>

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