

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



Development Application

Development Application Type:

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

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

Project Name: North Scottsdale State Trust Land Rezoning

Property's Address: Between Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy Valley Rd.

Property's Current Zoning District Designation: Residential (R1-130/ESL), (R1-43/ESL/FO)

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.

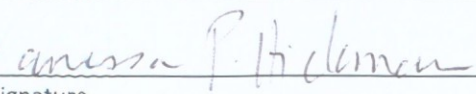
Owner: Vanessa Hickman	Agent/Applicant: Mark Edelman
Company: Arizona State Land Department	Company: Arizona State Land Department
Address: 1616 West Adams, Phoenix, AZ 85007	Address: 1616 West Adams, Phoenix, AZ 85007
Phone: 602-542-4631 Fax: 602-542-4621	Phone: 602-542-6331 Fax: 602-542-4621
E-mail: vhickman@azland.gov	E-mail: medelman@azland.gov
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

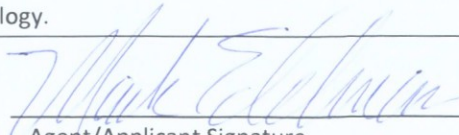
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

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

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

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


Owner Signature


Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

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



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 \$ _____ (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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 type="checkbox"/>	<input 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)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input 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)
<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
<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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements and Addressing Request Application (forms provided)
<input type="checkbox"/>	<input 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>
		15. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<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)
<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.
<input type="checkbox"/>	<input type="checkbox"/>	19. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" 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.
<input 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 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

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<input type="checkbox"/>	<input type="checkbox"/>	22. Historic Property <ul style="list-style-type: none"> <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input type="checkbox"/>	<input 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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a. Application Narrative <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 type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <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)

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<input type="checkbox"/>	<input type="checkbox"/>	b. Legislative draft of the proposed development standards, or amended development standards <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"/>	c. Legislative draft of the list of Land Uses, if proposed (PBD, SC) <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 type="checkbox"/>	d. A dimensioned plan indicating the proposed boundaries of the application <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 type="checkbox"/>	e. Context Aerial with the proposed site improvements superimposed <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>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input type="checkbox"/>	<input type="checkbox"/>	f. Site Plan <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"/>	g. Subdivision Plan <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 type="checkbox"/>	<input type="checkbox"/>	h. Open Space Plan (Site Plan Worksheet) (example provided) <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)

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<input type="checkbox"/>	<input type="checkbox"/>	i. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	l. Phasing Plan <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 type="checkbox"/>	<input type="checkbox"/>	m. Landscape Plan <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 type="checkbox"/>	<input type="checkbox"/>	n. Hardscape Plan <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 type="checkbox"/>	<input type="checkbox"/>	o. Transitions Plan <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 type="checkbox"/>	<input type="checkbox"/>	p. Parking Plan <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)

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<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 1/2" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input type="checkbox"/>	<input type="checkbox"/>	<p>s. Elevations</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 1/2" x 11" – 1 color copy, (quality suitable for reproduction) • 8 1/2" 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

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<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<p>aa. Exterior Lighting Site Plan</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>bb. Manufacturer Cut Sheets of All Proposed Lighting</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</p> <p>(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 type="checkbox"/>	<input 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 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)

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<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements) </p>
<input 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 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 type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input 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: _____ <p style="margin-top: 10px;">Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>

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<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	34. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8- ½ " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016
<input type="checkbox"/>	<input type="checkbox"/>	35. Transportation Impact & Mitigation Analysis (TIMA) <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. 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"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	36. Native Plant Submittal: (form provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. <p style="margin-left: 20px;">(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	37. Environmental Features Map <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"/>	38. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Planning, Neighborhood & Transportation Division

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

Rezoning Development Application Checklist

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; _____-PA-_____.
<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): _____ Phone Number: _____</p> <p>Coordinator email: _____ Date: _____</p> <p>Coordinator Signature: _____</p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or</p> <p style="padding-left: 150px;"><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>

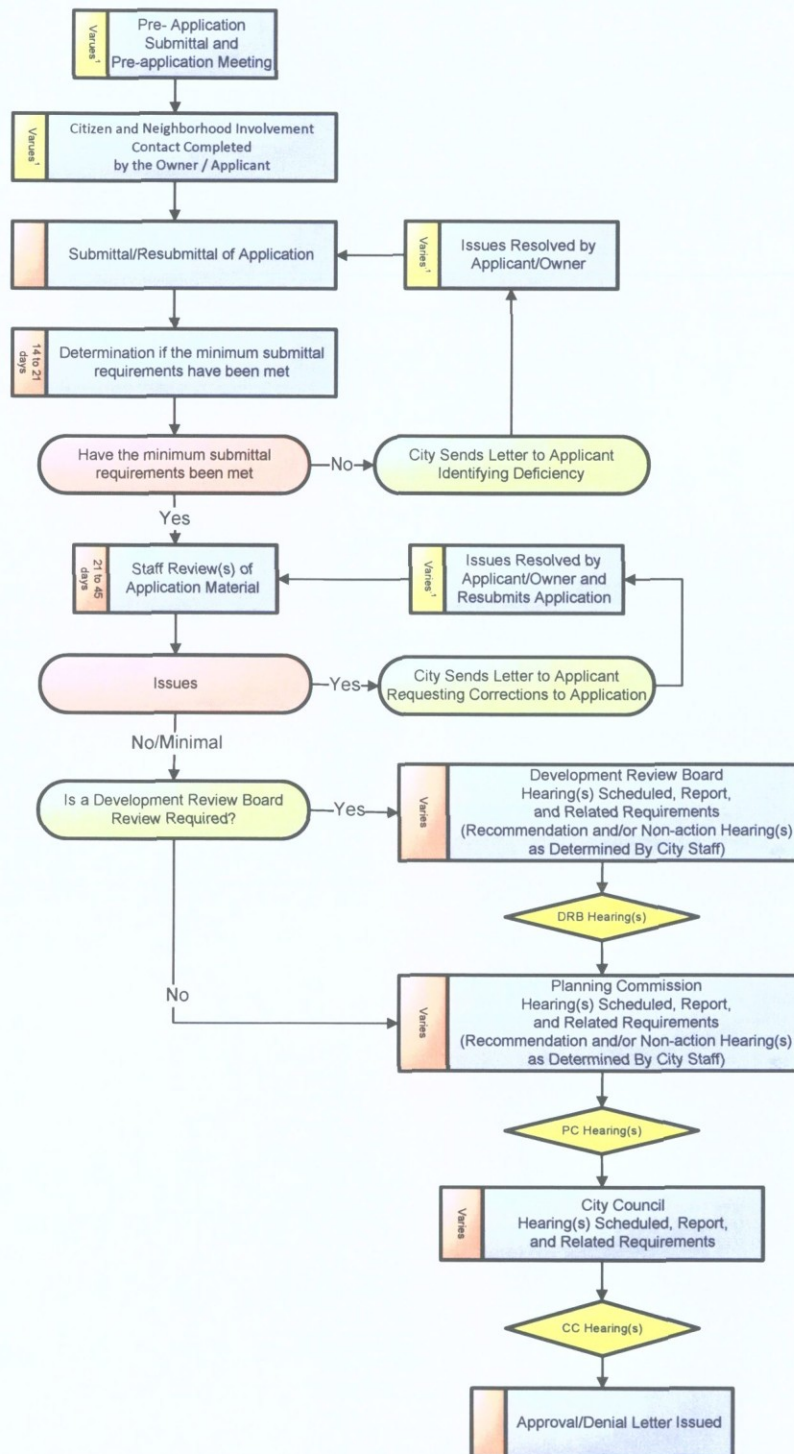
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Development Applications Process

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



Note:

1. Time period determined by owner/applicant.

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



Development Application

Review Methodologies

Review Methodologies

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

1. Enhanced Application Review Methodology

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

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

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

2. Standard Application Review Methodology:

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

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

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

Note:

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

Planning, Neighborhood & Transportation

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

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

Page 2 of 2

Revision Date: 01/31/2013

**19-ZN-2014
12/3/2014**



City of Scottsdale Cash Transmittal

99626

Received From :

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Bill To :

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Reference # 999-PA-2014

Issued Date 12/3/2014

Address City Wide

Paid Date

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$167,528.00	100-21300-44221

SIGNED BY MARK EDEK ON 12/3/2014

Total Amount

\$167,528.00

(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 # 99626



City of Scottsdale Cash Transmittal

99625

Received From :

CITY OF SCOTTSDALE
3939 N CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251
480-312-7064

Bill To :

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Reference # 999-PA-2014

Issued Date 12/3/2014

Address City Wide

Paid Date

Subdivision

Payment Type CASH

Marketing Name

Lot Number

Cost Center 458PB04A

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85003
602-542-2625

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$18,532.00	100-21300-44221

Applicant Signature

Total Amount

\$18,532.00

(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 # 99625

Scottsdale Development Plan Narrative

November 2014

Introduction

The Arizona State Land Department (“ASLD” or the “Department”) and the City of Scottsdale (“City”) have an extensive history of working together for mutual benefit. ASLD is filing this zoning application as the final step in a collaborative process initiated by the City in 1999 to acquire State Trust land through the Arizona Preserve Initiative (“API”). Through the API process, the City was able to acquire approximately 13,000 acres of State Trust land from ASLD for their McDowell Sonoran Preserve. Completion of this rezoning case will bring the zoning entitlements on approximately 4,020 acres of State Trust land into conformance with the City’s General Plan and provide enhanced value to the remaining State Trust land in the northern part of the City as mandated by state statute and as agreed upon by the City at the time ASLD agreed to designate 13,000 acres of State Trust land as suitable for conservation. The State Trust land that is the subject of this application is generally located in an area bounded by Scottsdale Road (west), the 104th Street alignment (east), Stagecoach Pass Road (north), and Happy Valley Road (south) (the “Subject Land” – depicted on the attached Exhibit A: State Trust Land to be Rezoned).

Project Overview

The Arizona Preserve Initiative

The API was enacted by the Arizona State Legislature in 1996 with the intent to encourage the purchase of State Trust land for conservation purposes while maximizing the return to the Trust’s beneficiaries. This program provided a mechanism for land in and around urban areas to be preserved as open space to benefit future generations, while allowing ASLD to fulfill its mission by enhancing value and optimizing economic return for Trust beneficiaries through the planning of adjacent State Trust lands with higher development utility.

During the 1990s the City began exploring options for the preservation of permanent open space within the McDowell Sonoran Preserve Study Boundary. On January 7, 1999, the City submitted a petition to the State Land Commissioner (the “Commissioner”) requesting the

reclassification of about 16,600 acres of State Trust land as “Suitable for Conservation Purposes” (the “Reclassification”) under API.

This action initiated a study, public process, and an application review process and examination by the Commissioner and ASLD staff. Included in this process were the following steps:

- Consultation with the City of Scottsdale;
- Consideration of:
 - recommendations of the ASLD Conservation Advisory Committee;
 - public input including comments received during a 30-day open comment period and at a public hearing attended by over 1,500 people;
 - physical and economic impacts to the local community, and;
 - comments from the Arizona State Historic Preservation Office, the Arizona Department of Game and Fish, and the Arizona Department of Transportation.

Commissioner's Order No. 078-2001/2002

This process was completed, and on August 30, 2001, the Commissioner issued Order No. 078-2001/2002 (the “Order”). Pursuant to the Order’s conclusion, and to justify reclassifying lands and selling them under API, the Commissioner is required to show how the reclassification would benefit the Trust. The Commissioner noted that while land immediately adjacent to open space has enhanced value, land further from the open space should be planned in a manner consistent with the character of the area, ensuring its enhanced value when it is sold or leased.

The Order acknowledged both Scottsdale’s desire to obtain all 16,600 acres as open space, and the Commissioner’s duty to obtain full value for the land. Based on the information presented during the Reclassification examination, a compromise was suggested wherein ASLD and the City could work together to identify suitable land uses in areas adjacent to and in the vicinity of land approved for Reclassification.

Approximately 13,000 acres were approved for Reclassification while the remaining acreage was identified as potentially developable and denied Reclassification. The Commissioner issued this order based on the City’s willingness to work with the Department in accommodating an enhancement in the value of the potentially developable lands.

General Plan Amendment 4-GP-2002

Following the API Reclassification, the City and ASLD conducted an examination of the area, which culminated in the drafting of Major General Plan Amendment 4-GP-2002 (the “Amendment”). The Amendment was the first step in executing the conditions specified in the Order. In a joint planning effort, the City and the Department undertook an extensive study and public outreach process to revise the General Plan. This effort sought to meet the City and community visions and goals for the area, while enhancing the value of the State Trust land. A

number of open houses, neighborhood meetings, mailed comments and public hearings before the Planning Commission and City Council resulted in the drafting and adoption of the Amendment. The Amendment calls for incorporating the open desert and mountain character by including characteristics such as:

- Scenic Corridors along major roads to provide a sense of openness for the community;
- Vista Corridors along washes to provide visual linkages and preserve habitat linkages for indigenous wildlife, and;
- Housing diversity to offer a range of lot sizes.

The Amendment took a holistic approach in considering changes to various elements of the General Plan including updates to the following elements:

- Land Use Element: The 2001 City General Plan estimated a range of between 7,800 and 9,000 units as being appropriate within the 16,000 acres of State Trust land. Among the changes were the removal of a designated golf course, shifting and reduction of planned Commercial uses, reconfiguration of residential master planning areas, and redesignated the API-reclassified land as “Natural Open Space.” Commercial designations at Stagecoach Pass and Pima roads were removed from the plan reducing the gross acreage planned for Commercial from 70 to 40 acres. The plan provided more flexibility to the Department for future uses through consolidating Master Planning Areas with higher potential value within the non-reclassified acreage. The overall changes established through the Land Use Element of 4-GP-2002 resulted in a decrease in the estimated dwelling units by over 20%, from the General Plan estimate to 6,261.
- Open Space and Recreation Element: the open space map was updated to reflect the Natural Open Space to be acquired by the City through the Reclassification, and;
- Public Services and Facilities Element: addressed the potential for a new school within the area in the event of development.

About two square miles of land within the Amendment area also lies within the area covered by the Desert Foothills Character Area Plan, which will be followed when or if the land is developed.

Proposed Rezoning

To aid in determining appropriate zoning across the Subject Land, nine Master Planning Areas have been identified which contain 32 distinct Parcels (see the attached Exhibit B: Master Planning Areas, and Exhibit C: Master Planning Areas and Parcels). The design closely aligns with the conceptual land use plan for the Subject Land established in 4-GP-2002.

The proposed rezoning incorporates Scenic Corridors on the Subject Land along Pima Road Scottsdale Road and Dynamite Boulevard, and enhances the corridors’ ability to serve as practical and aesthetic buffers to existing neighborhoods through setbacks, right of way

specifications, and a number of design standards to ensure a visually appealing transition zone. In addition, where potential new development abuts existing neighborhoods, each parcel has a lower intensity of use than the existing adjacent development.

This proposed rezoning is a continuation of the joint planning effort between the City and the Department that began in 2001. As such the proposal, aims to match each Master Planning Area identified in 4-GP-2002 with an appropriate zoning category (see the attached Exhibit D: Land Use and Proposed Zoning).

- Rural Neighborhoods have proposed zoning categories ranging from R1-130 to R1-35, with intensity varying based upon a number of factors such as surrounding uses, slope, and drainage.
- Suburban Neighborhoods have proposed zoning categories ranging from R1-43 to R1-7 with intensity varying based upon a number of factors such as surrounding uses, slope, and drainage.
- Commercial land use within Master Planning Area 9 has a proposed zoning of PCC. This designation allows for a large variety of retail goods and personal and professional services for multiple neighborhoods. The siting has been moved since 4-GP-2002, when it was adjacent to the McDowell Sonoran Preserve. It has migrated south from what is now Parcel L-5 along Pima Road, to Master Planning Area 9 on Scottsdale Road.
- Resorts/Tourism land use has been planned on Parcels K-4 and K-9, with approximately half located along Scottsdale Road adjacent to the Commercial Parcel and the other half enclosed in Master Planning Area 4. Each Parcel has a proposed zoning of R4-R, which allows for townhomes within the resort property.
- Natural Open Space is identified in Master Planning Areas 2, 3, 4, 6, 8 and 9. These open space areas will improve connectivity through the site and aid in the integration into the surrounding desert and mountain landscape.

The reconfiguring of land uses and additional allocation of Open Space within this proposal would reduce the estimated number of dwelling units on the subject land from 6,261, as envisioned in 4-GP-2002 to 5,000 - a reduction of over 20%.

Sensitive Design Principles

The City has established a set of design principles to help sustain the community and its quality of life. This proposal strives to incorporate these ideas and respect the unique character of the area. Through the steps below, this proposal will help to reinforce the quality of design advocated by the Sensitive Design Program. Each design element will be expected to be incorporated into any future developments within the planning area, as the concepts are central to

maintain the feel and character of the area. The principles are listed below in italics followed by a brief description of how these principles have been, or will be, addressed.

1. *The design character of any area should be enhanced and strengthened by new development. The building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design. The building design should be sensitive to the evolving context of an area over time.*

The open desert and mountain environment will be strengthened through the integration of Scenic and Vista Corridors, and open space amenities, which have been incorporated into this proposal. The land use and proposed zoning establishes a framework for enhancing the area through the preservation of major riparian corridors providing important habitat connectivity throughout the site (see the attached Exhibit E: Open Space).

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as scenic views of the Sonoran desert and mountains and archaeological and historical resource.*

Views of the desert and mountains will be preserved using Scenic and Vista Corridors. Scenic Corridors along Scottsdale Road and Pima Road will preserve existing sightlines and a sense of openness. Vista Corridors along preserved washes will maintain wildlife connectivity, and provide visual links throughout the site. Transition zones have been created along the edges of the parcels to ensure that new development will have a lower intensity than adjacent existing development.

3. *Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Environmentally sensitive features on the site have been identified and designated as Open Space. Factors examined include drainage, slope, elevation, soil type and flood zones. This preliminary site analysis was used to inform the proposed zoning and mitigate impact to environmentally sensitive features.

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

Parcels E-2, H-3, H-4, H-5, CC-1A, R-6, W-8, and BB-9, were identified as high-priority washes and are designated as Natural Open Space. These parcels comprise approximately 563 acres, which will be set aside to preserve important natural habitat and trail linkages through the site (see the attached Exhibit F: Trails and Power Lines).

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations. Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

The ultimate developer will be responsible for implementation of specific streetscape design.

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

A transportation network has been identified to provide connectivity and integrate the site into the fabric of the existing infrastructure. Streets, trails, and a power line corridor provide access to and through the site, strengthening access from surrounding neighborhoods to the McDowell Sonoran Preserve (see the attached Exhibit F: Trails and Power Lines and Exhibit G: Transportation and Access).

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments. Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

The ultimate developer will be responsible for implementing pedestrian scale design and landscaping elements.

8. *Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*

Scenic vistas along major thoroughfares ensure appropriate setbacks will be utilized to preserve the natural sightlines and maintain an open feel. A future developer of the property will address building specific design.

9. *The design of the built environment should respond to the desert environment. Interior spaces should be extended into the outdoors both physically and visually when appropriate. Materials with colors and coarse textures associated with this region should be utilized. A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities. Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

The ultimate developer will be responsible for implementing physical and visual design elements.

10. *Developments should strive to incorporate sustainable and healthy building practices and products. Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

The ultimate developer will be responsible for implementing sustainable and healthy building practices.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region. The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement. The landscaping should complement the built environment while relating to the various uses.*

The ultimate developer will be responsible for implementing appropriate landscape design.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants. Water, as a landscape element, should be used judiciously. Water features should be placed in locations with high pedestrian activity.*

The ultimate developer will be responsible for implementing appropriate water use techniques.

13. *The extent and quality of lighting should be integrally designed as part of the built environment. A balance should occur between the ambient light levels and designated focal lighting needs. Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

The ultimate developer will be responsible for implementing appropriate lighting.

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

be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The ultimate developer will be responsible for implementing appropriate context based design techniques.

Conclusion

This zoning application is the final step in completing the collaborative process initiated by the City's API petition and subsequent purchase of approximately 13,000 acres of State Trust land for the McDowell Sonoran Preserve through the API process. As outlined in the State Land Commissioner's Order No. 078-2001/2002, the reclassification of was ordered subject to the City of Scottsdale's willingness to accommodate an enhancement of land values for the remaining State Trust land.

The current zoning on the Subject Land is not representative of the uses and densities approved in the joint planning effort between the City and the Department in 4-GP-2002. The Proposed Zoning in this application seeks to bring entitlements into conformance with the Land Use Element of the General Plan as mandated by state statute. The Department looks forward to working with Scottsdale's residents, City staff, the Planning Commission and the City Council as we move forward together to implement zoning consistent with the Land Use Element of 4-GP-2002 and the adopted General Plan.

November 21, 2014

ADAMS ELBERT R/MITRA
6667 W COUNTRY GABLES
GLENDALE, AZ 85306

Re: Notice of Intent to Rezone State Trust Land

Dear Property Owner,

This letter is to inform you of an initiation of a rezoning case on approximately 4,020 acres by the Arizona State Land Department. The purpose of this rezoning case is to bring zoning entitlements on the subject land into conformance with the City's General Plan pursuant to General Plan Amendment Case Number 4-GP-2002. The Land Use Element of the General Plan designates areas to serve as Rural Neighborhoods, Suburban Neighborhoods, Resorts/Tourism, Commercial and Natural Open Space.

Site Location: Between Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy Valley Rd.
Case Name: North Scottsdale State Trust Land Rezoning
Case Number: 999-PA-2014
Applicant Contact: Mark Edelman, 602-542-6331
City Contact: Jesus Murillo, 480-312-7849

To view the case info sheet, enter the case number at: <https://eservices.scottsdaleaz.gov/eServices/Cases>
The case file may also be viewed at Current Planning: 7447 E. Indian School Road, Suite 105, Phoenix AZ 85251

Please feel free attend one of the upcoming open house events for further information:

December 8, 2014. Legend Trail Community Center, 34575 N Legend Trail Pkwy, Scottsdale, AZ 85262

December 9, 2014. Florence Eli Nelson Desert Park, 8950 E. Pinnacle Peak Road, Scottsdale, AZ 85255

December 17, 2014. Desert Mountain High School, 12575 E. Via Linda, Scottsdale, AZ 85259

Sincerely,

Mark Edelman, AICP
Manager
Planning & Engineering Section

You are receiving this e-mail based on your signing in and providing an e-mail address while in attendance at one of the Open Houses held last week for the two zoning cases that are being proposed in North Scottsdale. As a reminder, there are two separate cases being proposed:

20-ZN-2014 - proposes to rezone land that has been acquired by the City of Scottsdale for the Preserve, as Conservation Open Space (COS). Currently, this land is zoned for residential use and the rezoning to COS will help insure that the land remains in its natural state for perpetuity.

19-ZN-2014 - proposes to rezone State Trust Land to match the city's General Plan land uses, which were proposed and approved in 2002. (These State Trust lands are located within the Preserve study boundary but which the city does not own)

There will be another Open House this Wednesday, December 17th from 4-7pm at Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road.

We understand a lot of questions were raised at the open house and we wanted to provide you a very brief summary of the key issues from the history leading up to this point and the two cases being proposed. Additionally, we have attached the fact sheet we handed out at the Open Houses and we have also included a summary provided by two citizens, former McDowell Sonoran Preserve Commission Chairmen Howard Meyers and current McDowell Sonoran Preserve Commission Chairmen Jim Heitel, which outlines their perspective of the history and current proposals.

The following is a brief summary provided by city of Scottsdale and Az. State Land Department staff:

➤ ***State Trust lands***

- *Granted to Arizona by the United States, per provisions for Arizona's statehood in 1912.*
 - *Not public land, held in trust/managed for the sole purpose of generating revenues for the 13 beneficiaries, the largest of which is Arizona's K-12 public schools.*

➤ ***Scottsdale's desire for conservation***

- *1990s, citizen desire in Scottsdale led to a plan to conserve natural open space (Preserve)*
 - *citizens passed two sales taxes to buy land for conservation*

➤ ***The API is created to manage competing interests***

- *Trust lands purpose for maximum return conflicted with citizens' desire to conserve land*
 - *1996, the Arizona Preserve Initiative (API) was enacted into law, allows a process for State Trust land in urban areas to be reclassified "suitable for conservation"*
 - *Per API, "The land value cannot be reduced because of the conservation purpose."*

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