

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

GPA / Zoning / CUP Project Narrative

Desert Mountain Parcel 19

5-GP-2016 17-ZN-2016 6-UP-2016



Source: desertmountain.com

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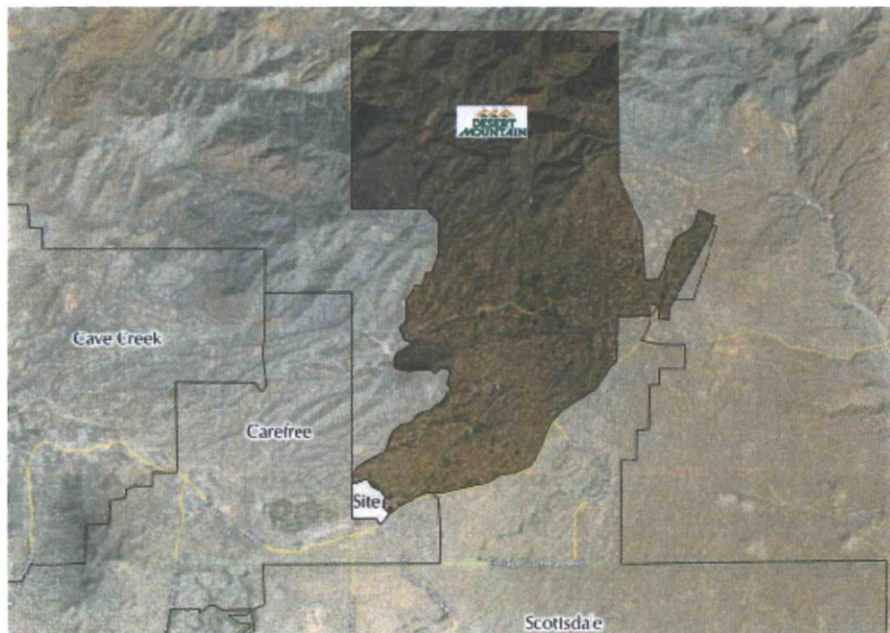
I. Purpose of Request

This request is for a major General Plan Amendment (“GPA”) from the Employment, Commercial, Office, Developed Open Space and Rural Neighborhoods land use categories to the Suburban Neighborhoods (approximately 55.5+/- acres) and Developed Open Space/Golf “G” (approximately 36.2+/- acres) land use categories on a property located north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19 (the “Property”) on approximately 91.7+/- acres in Scottsdale, which was filed prior to the annual major GPA deadline of May 20th (case# 5-GP-2016).

The proposed rezoning request is from I-1 ESL (HD) / Industrial Park – Environmentally Sensitive Lands (Hillside District), C-2 ESL (HD) / Central Business – Environmentally Sensitive Lands (Hillside District), C-0 ESL (HD) / Commercial Office – Environmentally Sensitive Lands (Hillside District), R1-7 ESL (HD) / Single Family Residential, 7,000 s.f. per lot – Environmentally Sensitive Lands (Hillside District), R1-35 ESL (HD) / Single Family Residential 35,000 s.f. per lot – Environmentally Sensitive Lands (HD)* to O-S ESL/ Open Space - Environmentally Sensitive Lands and R-4 ESL / Townhouse Residential – Environmentally Sensitive Lands.

Additionally, a Conditional Use Permit (“CUP”) application is included for the golf course and associated clubhouse and golf facilities. For clarity purposes this Project Narrative includes the GPA discussion along with the proposed rezoning and CUP request.

Context Aerial



*Current zoning for Desert Mountain Parcel 19 was adopted pursuant to case 85-ZN-1986#4 Ordinance No. 3902 on July 6, 2010 by the City Council.

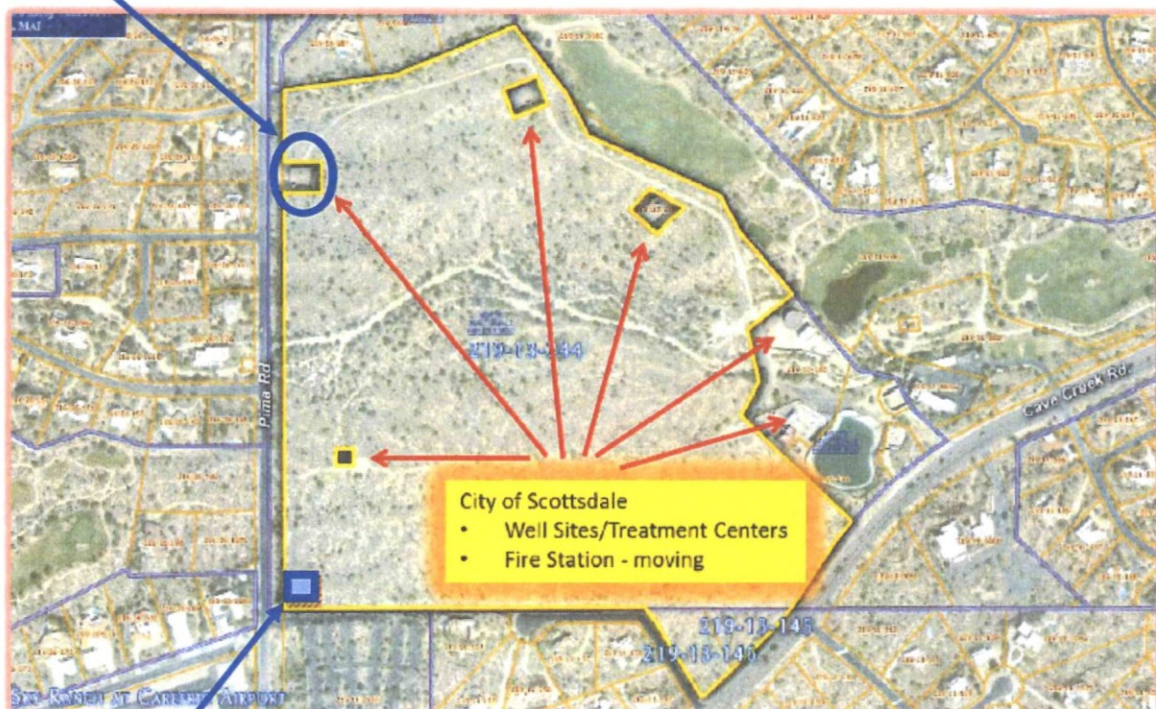
M3 Companies (“M3”) will be developing Parcel 19. Shared values, unique perspectives, and a love of designing great communities are M3’s core values. For over two decades M3, an Arizona based company, has built its solid name in real estate development throughout the Western U.S. with upscale master plan communities such as Wickenburg Ranch in Wickenburg, AZ, Sandstone American Ranch in Larkspur, CO, Spring Valley in Eagle, ID, Prescott American Ranch and Prescott Lakes in Prescott, AZ.

M3 is proposing to create an exclusive single family residential community consisting of 190 dwelling units, with amended development standards, compatible with the established character and context of the Desert Mountain master plan community as well as the surrounding mix of residential densities and uses in the surrounding area (overall density of 2.04 du/ac). Additionally they plan to construct an 18-hole short game golf course (par-3) with a clubhouse and accessory facilities (all to be owned and operated by Desert Mountain) on 36.2+/- of the 91.7+/- acres.

This request also includes the four existing City of Scottsdale (“City”) recharge well sites located within Parcel 19, which will be consolidated and relocated working together with the City to provide a more efficient solution for water recharge. The future potential well site location is shown below and on the following page (larger image provided with submittal). Final location will be determined by pilot-hole drilling and site evaluation.

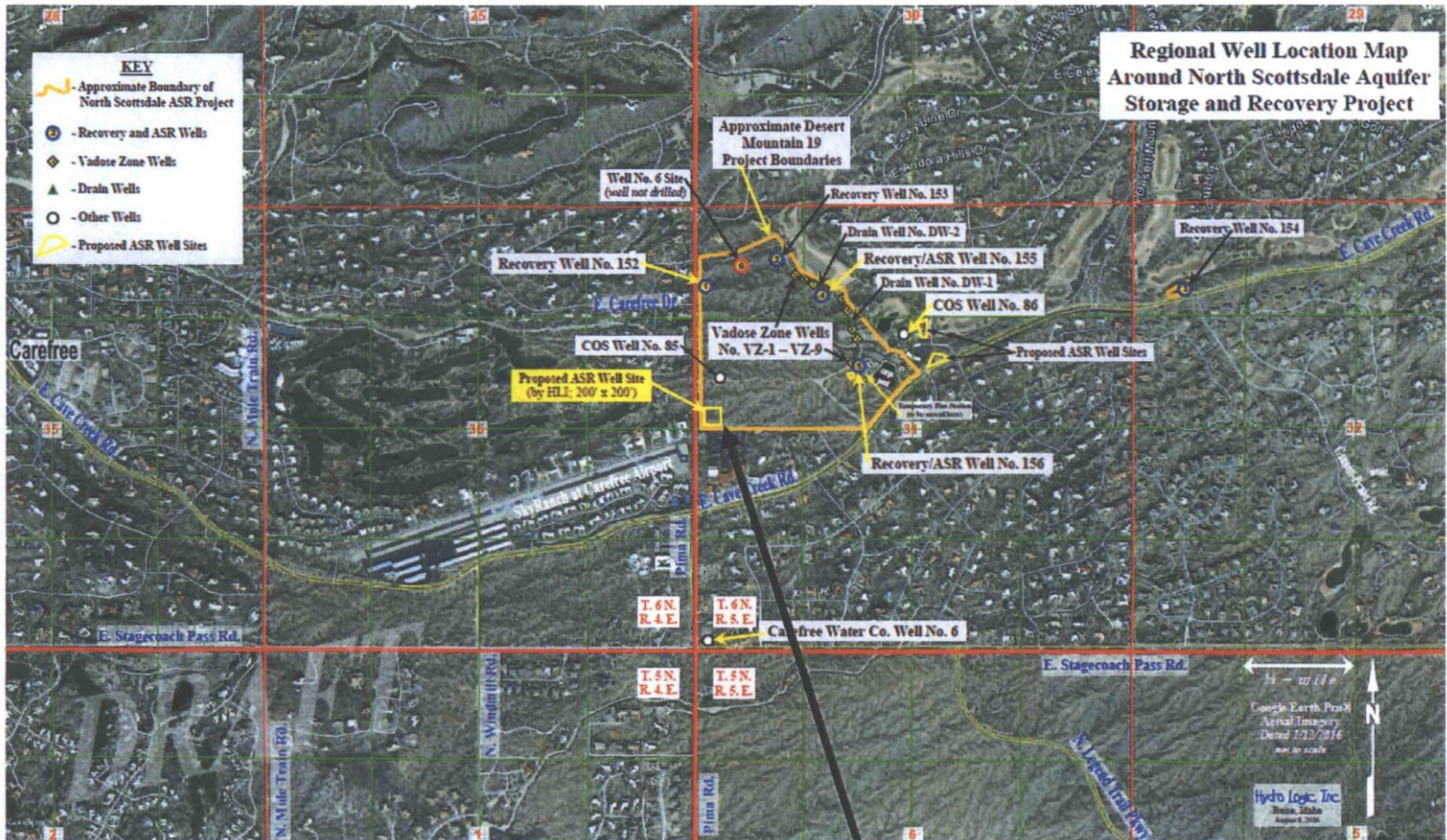
Well Sites

Note: The applicant is working together with the City to determine if the westernmost well site is to be maintained in its current capacity.



Proposed future well site location (final location TBD upon testing)

Desert Mountain 19 Potential Well Site



*Approximate location
of proposed well site (final
location TBD upon testing)*

II. History/Surrounding Context

The Property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and Rural-43 single family residential to the south, and the Carefree Sky Ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

Desert Mountain is an 8000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totally approximately 2,436 homes. The Desert Mountain HOA recently voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on the Property.

For the past 28 years, Desert Mountain has earned numerous awards of excellence in the areas of golf, clubhouse and residential design and conservation of its pristine natural desert setting. M3 intends to build upon the exemplary reputation of Desert Mountain with the development of Parcel 19 as an upscale high desert residential and golf community.

Existing Desert Mountain Master Plan



Source: desertmountain.com

Date: September 19, 2016
DM 19 - GPA, ZN & CUP

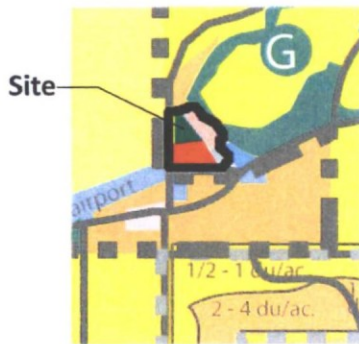
III. General Plan Amendment Overview

This request is for a major GPA from Employment, Commercial, Office, Developed Open Space and Rural Neighborhoods to Suburban Neighborhoods and Developed Open Space/Golf on 91.7+/- gross acres. The requested GPA is deemed “major” because the land use category change from the existing collection of land use categories to Suburban Neighborhoods and Developed Open Space/Golf does change the land use group classification to “Group B” as designated in the General Plan. Additionally, the request, 91.7+/- acres, is above the 15-acre threshold associated with major GPAs. This request is however, a decrease in land use intensity on the Property by removing the Employment, Commercial and Office land use designations and replacing them with a much lower intensity residential and golf land uses.

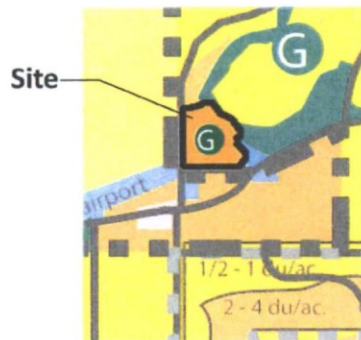
The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan at approximately 2 dwelling units/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public and/or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

General Plan Exiting & Proposed



Existing General Plan Land Use



Proposed General Plan Land Use
Suburban Neighborhood
with Golf Course

Conceptual Land Use Map



Conceptual Land Use Map



The Guiding Principles of the General Plan

A collection of “goals and approaches” intended to integrate the “Guiding Principles” into the planning process, determine if the City’s Guiding Principles are being achieved in the context of general land use planning. These six principles, goals and approaches are however not static or inflexible and the General Plan clearly recognizes that, “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” It is with this inherent flexibility in mind that the proposed GPA meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

Scottsdale’s character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) “Planning Zones” are identified in the City’s Level 1-Citywide Planning. The Property is located in the City’s Planning Zone “E”, which is the northernmost zone and includes a variety of master planned communities such as Terravita, Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands.

Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is not part of an adopted Character Area Plan.

Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property.

This request is for a major GPA to the land use category and map contained in the Land Use element of the General Plan. As previously stated, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

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



Source: desertmountain.com

A. Guiding Principle: Character & Lifestyle

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context.

“Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain and Carefree context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than 30' above natural grade in the R-4 district and 24' above natural grade in the O-S district, which will include the clubhouse, cart storage and maintenance facilities), earth-tone paint and indigenous exterior accents in keeping with the ESLO guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

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

Response: There is one significant wash corridor (approximately 1150 cfs) that traverses the Property, and as such, the goal will be to maintain and improve the majority of this vista corridor, which will be integrated into the golf course design and subdivision layout. Preservation of this vista corridor will comply with ESLO guidelines. As compared to the existing zoning which includes I-1, C-2 and C-0, this proposal will provide a context appropriate development pattern (residential, golf and native desert). The golf course together with the natural open space will constitute approximately 48% of the site, which is a significant increase in open space, and as a result, will optimize scenic views, as compared to the current zoning.

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

Response: The Property, at the southern tip of the Desert Mountain master plan, has relatively gentle terrain, with one primary wash corridor that traverses the site east-west. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The specific site plan/lot layout has not been determined at this time, but will comply with ESLO and exemplify the type of desert integrated residential development already established at Desert Mountain.

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

Response: The developer proposes to maintain Natural Area Open Space in conformance with ESLO requirements as well as dedicating a 100' wide Scenic Corridor along Cave Creek Road and due to the fact that Pima Road is not planned for expansion the 50' of excess right-of-way plus 25' of property shall serve as an average 75' wide Scenic Corridor along Pima Road (from edge of pavement). Berming and additional native landscaping will take place in the Scenic Corridor along Pima. M3 intends to

utilize the existing Desert Mountain master NAOS bank to satisfy the overall NAOS requirement for Parcel 19. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

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

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots, golf holes, cart paths, clubhouse, parking, maintenance facilities and internal streets will complement the natural terrain. There is no “public realm” in the traditional sense but connectivity will be provided within this private community similar to other established residential golf communities at Desert Mountain.

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

Response: The Desert Mountain master plan has a private trail system that weaves throughout the lush high desert setting. Due to location, however, Parcel 19 will not tie directly to this trail system (which is located 3+ miles away from Parcel 19). See Trail & Connectivity Plan. In general, this area allows for alternate mobility options for pedestrians, equestrians, and bicycles.

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

Response: The developer intends to provide quality common open space areas within the development and clubhouse area for the enjoyment of the future residents and golfers. The golf course will provide cart path access to the existing Desert Mountain community. Layout of the exact cart path network is still being refined with the site plan design and the planned remodel of the Renegade Golf Course being done by Desert Mountain. More detail will be shown with the DRB and preliminary plat submittals.

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

Response: Homes will be limited to a maximum 30' in height per Desert Mountain restrictions (R-4 zoning allows up to 30') as opposed to the current entitlements which allow up to 52' in height in the Industrial (I-1) district. The clubhouse and buildings related to golf which are located in the O-S zoned area will be limited to 24' in height. Building massing and articulation will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes both in Desert

Mountain and Carefree. The architectural theming graphics included with this application provide some conceptual ideas for building designs.

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

Response: Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

Response: Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the Desert Mountain plant palette and the City's ESLO standards.

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

Response: The community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials. Additionally, the proposed development will result in an approximately 70% (+) reduction in potable water consumption compared to currently approved zoning for the 91.7+/- acre site. The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1- 7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

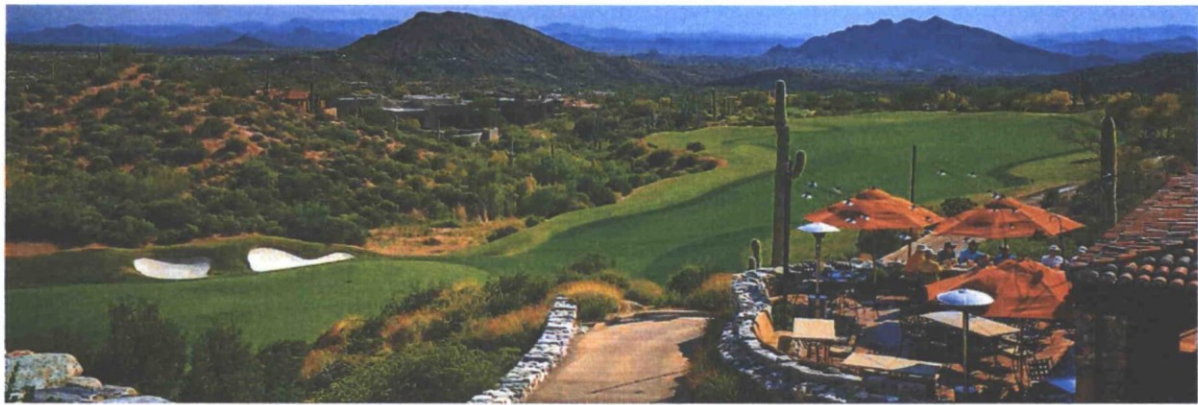
13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy not to mention the significant reduction in proposed lighting as compared to

what the existing land use entitlements would generate. The selected lighting standards will be low-scale in terms of height similar to the lighting standards found in Desert Mountain.

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

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.



Source: desertmountain.com

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

2001 General Plan Page 43

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

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community***
- Relationships to surrounding land forms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

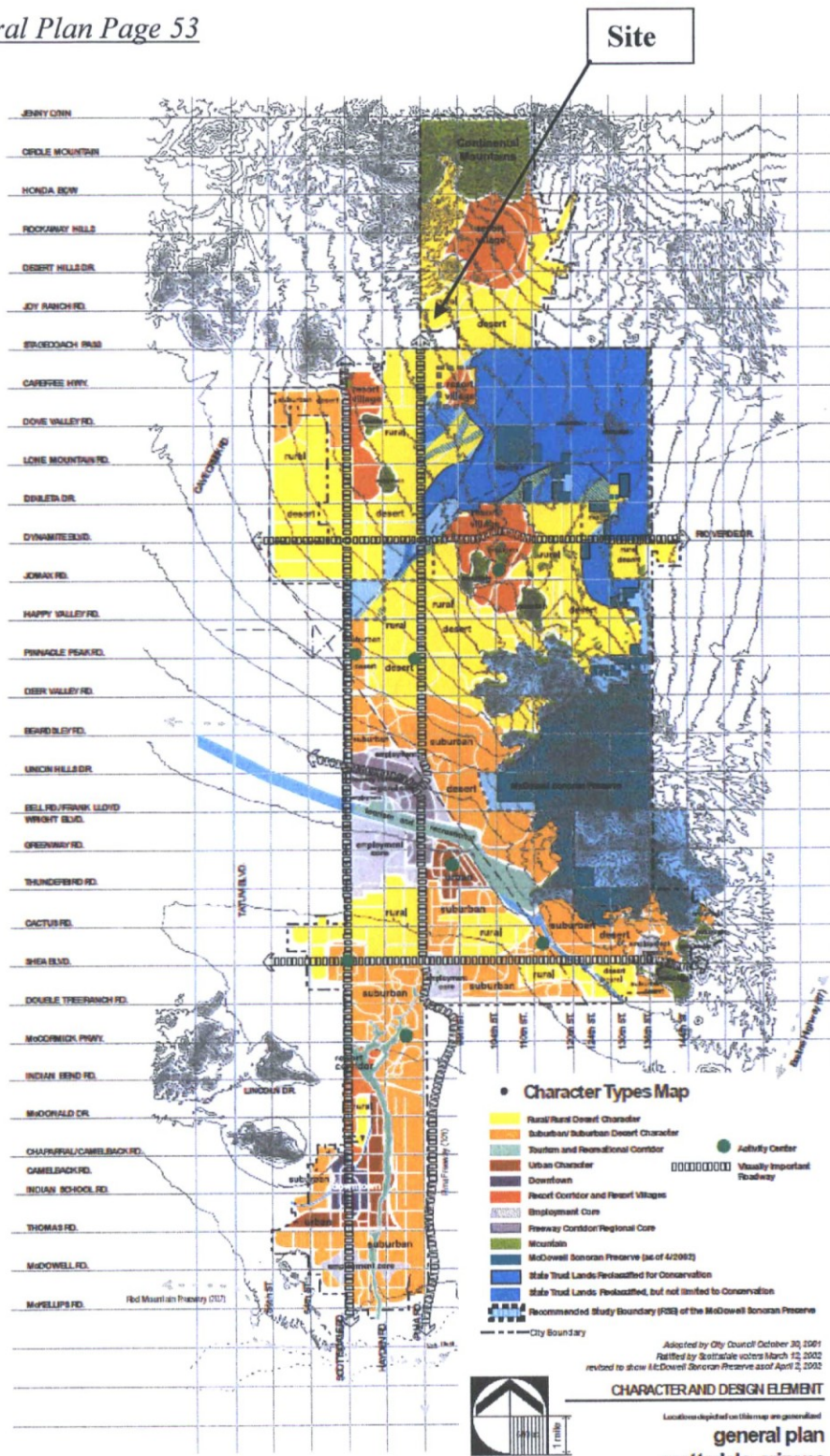
Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (ie: Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a lower density residential neighborhood (2.04 dwelling units/acre) as compared to the current much more intense land use designations of Employment/Industrial, Commercial and Office. The proposed golf course has been designed with a context appropriate development pattern and together with the natural open space will constitute approximately 48% of the site.

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the established Southwestern character of Desert Mountain through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is not part of an adopted Character Plan.



Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout, golf course design, internal road design and golf amenities including clubhouse and parking) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Desert Mountain Parcel 19 will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale and Desert Mountain.

This residential and golf community will promote the Scottsdale Sensitive Design Principles significantly more than the currently entitled Employment/Industrial, Commercial and Office land uses. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding Desert Mountain master planned community. See responses to Scottsdale's Sensitive Design Principles above.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: A Class III Cultural Resources Survey of the Desert Mountain 19 site was prepared by Logan Simpson and submitted to the City with the 1st submittal and subsequently updated with the 2nd submittal in August 2016 along with a Work Plan for National Register of Historic Places Eligibility Testing. Survey was updated on September 19, 2016 and Work Plan was updated September 13, 2016. Fieldwork will begin following issuance of written notice to proceed from the City. Subsequent reports will be submitted in conjunction with the National Register of Historic Places eligibility testing working together with the City of Scottsdale to identify significant archeological and cultural resources.

Goal 4: Encourage “streetscapes” for major roadways that promote the City’s visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.

Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The 100’ Scenic Corridor will be provided along Cave Creek Road. As discussed with City Staff, it is important to note that Pima Road is not a visually significant road north of Cave Creek Road (local residential street), there is no north-south Scenic Corridor connectivity, and there is also an existing well site at the northwest corner of the Property that will likely be maintained in its current capacity. However, the developer is willing to maintain an average 25’ in addition to the City’s existing 50’ of right-of-way measured from existing pavement along Pima Road creating a 75’ wide Scenic Corridor along Pima. Further, the development will provide additional open space well beyond the base requirements, with approximately 48% of the site designated as natural and recreational open space including open space expanses along Pima Road. Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors.

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

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. This site is not located in an adopted Character Area. However, the vision for the Property is a contemporary Southwestern residential community nestled in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert and Desert Mountain master plan. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will reduce the effects of heat and glare on buildings and pedestrian areas (over 48% of the site is open space) and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged.

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

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s polices. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high quality design of the overall project and will be low-scale in terms of height similar to the adjacent Desert Mountain community as compared to the type/amount of lighting that would be proposed for the existing land use categories (Employment/Industrial, Commercial and Office). Pathways and active areas near the golf clubhouse will be illuminated with lighting that ensures safe movement of pedestrians.

ii. Land Use Element

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

Per the General Plan, “Neighborhoods” focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Suburban Neighborhoods “include medium to small-lot single family neighborhoods or subdivisions.” This land use category supports densities between 1-8 dwelling units/acre and the site is surrounded by Suburban Neighborhoods with comparable densities. Thus, the proposal to modify the land use designation to Suburban Neighborhoods and Developed Open Space to accommodate a residential subdivision at 2.04 dwelling units/acre and golf course is inherently supported by the existing, surrounding development

This General Plan Amendment is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

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

Bullet 1: 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 location of the Property and the neighborhood sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. In fact, the proposed use is a considerably better transition than the existing land use designations (Employment/Industrial, Commercial and Office), which are not as compatible with the character of the low density residential area.

The surrounding mix of existing land uses in the immediate area include the Desert Mountain master plan (north and northwest) with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35. Desert Mountain is an 8,000 acre master community with approximately 2,436 planned homes and six Jack Nicklaus signature golf courses with varying skill levels. It was originally planned and approved for 4,500 residential and hotel/resort units. The Property is immediately surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

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

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a Citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space and preserving view corridors.

Goal 5: *Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential and golf opportunity for residents of Scottsdale who chose to purchase a home in this Desert Mountain community.

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

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all of M3's developments, the site plan for Parcel 19 has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and nearby Sky Ranch Airport. The home sites have been masterfully integrated with the proposed golf amenity and refinement of the design will continue to develop through the zoning and subsequent Development Review Board process with the City.

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

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.

Response: The existing 8000+/- acre Desert Mountain master plan, which was approved in 1987, consists of approximately 2,436 planned homes and six golf courses with clubhouses and associated amenities (restaurants, tennis, fitness, spa) The property is surrounded by R1-7 ESL single family residential to the north, O-S ESL, Desert Mountain golf course and Scottsdale Fire Station to the east (soon to be relocated), Our Lady of Joy Catholic Church and R-43 single family residential to the south, and the Carefree Sky ranch Airport and R1-35 single family residential to the west in the Town of Carefree.

The Desert Mountain HOA recently voted to support (87% in favor) this request for a GPA and rezoning to R-4 ESL and O-S ESL to allow residential and golf course development on the Property finding it to be compatible and in character with the existing surrounding development and high desert lifestyle.

B. Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

A market analysis was prepared by Elliott Pollack, demonstrating that the proposed additional homes and golf course use is a positive change vs. the current General Plan categories of Employment/Industrial, Commercial and Office. Development of these parcels under the current land use entitlements cannot be supported by lower density residential build-out of area (approximately 2,436 units) as compared to what was initially planned in the 1980's with the original Desert Mountain master plan (approximately 4,500 units). A copy of this market analysis will be provided to City Staff upon completion.

The proposed private course and clubhouse will be operated and financially supported by dues from Desert Mountain Club members. Desert Mountain has approximately 2,000 members generating \$57 million in annual revenues. Parcel 19 will add to the number of Desert Mountain members, and generate sufficient revenues to support the additional amenities.

C. Guiding Principle: Neighborhoods

i. Community Involvement Element

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began early outreach efforts in late 2015 with Desert Mountain and in early 2016 with the surrounding property owners, the Town of Carefree and other stakeholders. These outreach efforts and dialogue with the community will continue throughout the public process.

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

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and has been ongoing (and will continue to be ongoing) throughout this entitlement process with the City. In addition to several meetings with the Desert Mountain HOA Board and Velvet Shadows/Carefree Shadows HOA Board, a neighborhood meeting was held on May 4th at Christ the Lord Lutheran Church on Cave Creek Road. The site was posted and a mailing was sent to all property owners within 750' of the Property as well as interested parties. A complete Citizen Outreach Report is provided with the application.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This General Plan Amendment is consistent with the following goals and approaches contained within the Housing Element:

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

Bullet 1: Maintain Scottsdale's quality-driven development review standards for new housing development.

Response: The R-4 housing proposed for Desert Mountain Parcel 19 will be single family for-sale homes with an estimated selling price of \$900,000-\$2.5 million. This development will uphold Desert Mountain's quality standards and complement the existing upscale lifestyle and character established throughout the Desert Mountain master plan while providing a more maintenance free lifestyle. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. The development team is also formulating a set of design guidelines to further uphold the established Desert Mountain character.

iii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The term "neighborhood" is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan's Guiding Principle for sustainable neighborhoods.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This General Plan Amendment is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Bullet 1: Provide neighborhood recreation facilities and parks.

Response: The proposed residential and golf community will provide a wider array of housing options for the residents of north Scottsdale in a unique desert setting and the new golf course will provide an 18-hole short game course that can be enjoyed by all skill levels while providing abundant open space, preserving view corridors and promoting high desert living.

D. Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors (Cave Creek Road), provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This General Plan Amendment is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

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

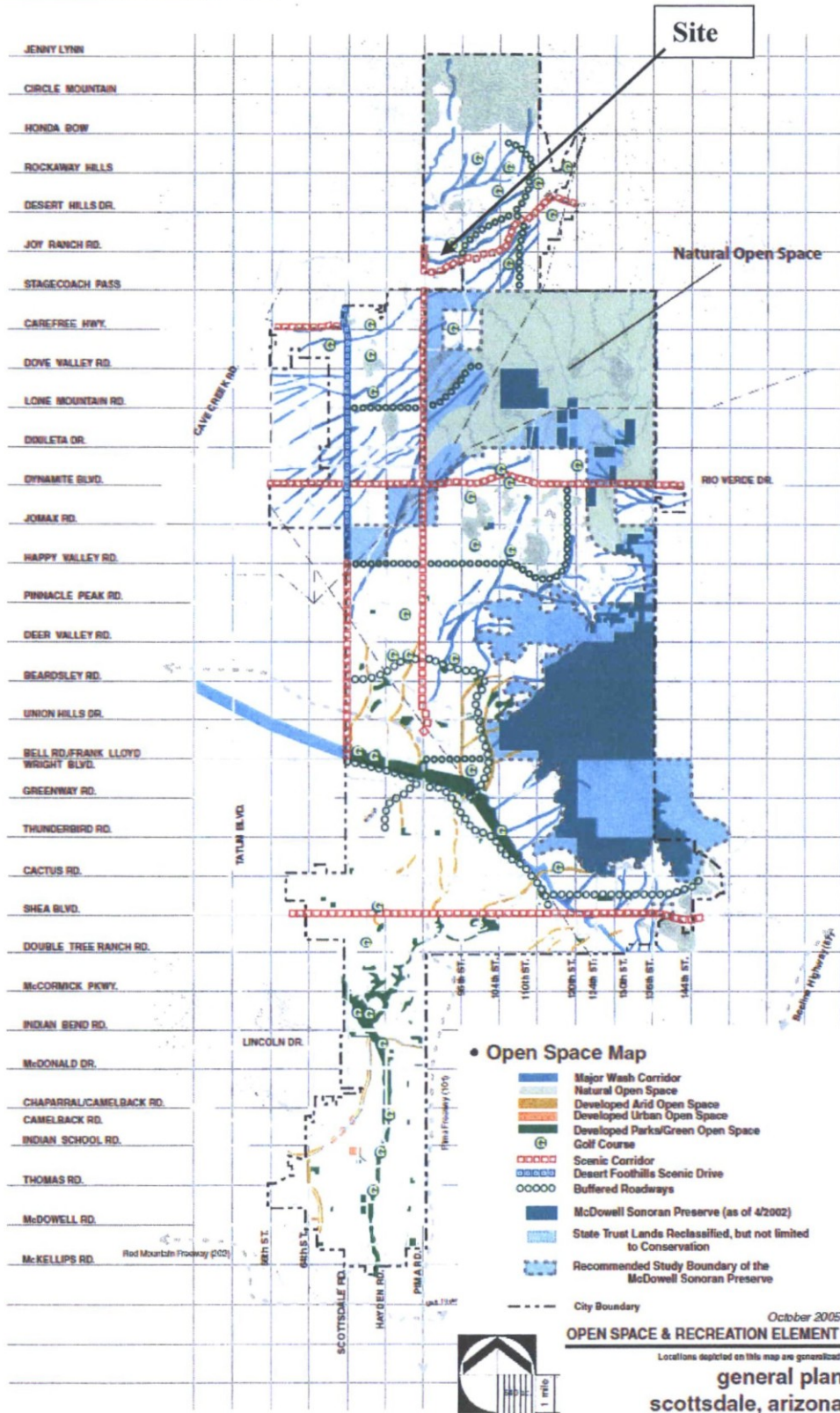
Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through both the preservation of NAOS and a new golf course amenity. The golf course and clubhouse area will be approximately 36.2+/- acres and overall there will be approximately 48% of open space provided on the Property and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known to the Desert Mountain community. Additionally, as with the developed portions of Desert Mountain, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design.



ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, reducing vehicle trips to minimize congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overlying theme is to bring a close and supportive relationship between natural resources, environmental quality and the economy of the area. This proposed residential community is a significant reduction in average daily trips as compared to the existing zoning from 9,371 daily trips to 620 daily trips, a 93% decrease.

This General Plan Amendment is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

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

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, at the southern tip of the Desert Mountain master plan in the high desert of north Scottsdale, has relatively gentle terrain, with a primary wash corridor that traverse the site east-west. The site design and home placement will respond to the terrain of the site. The proposed home sites are respectful of the natural wash corridors, mature vegetation and preservation of wildlife corridors. Building design will consider the distinctive qualities and character of the surrounding Desert Mountain context and incorporate those qualities in its design.

Goal 3: Achieve a sustainable balance between the conservation, use and development of Scottsdale Natural Resources.

Bullet 5: Investigate and implement techniques, which minimize use of chemicals in maintaining turf and landscape materials, for example in parks and golf courses.

Bullet 8: For flood control channels, a high priority in the design criteria should be placed on:

-Sensitive aesthetic treatment

-Multiple uses that harmonize with the character of the adjacent neighborhood

-Impact on habitat

Response: M3 will seek to implement turf and landscape treatments are environmentally sensitive and minimize the use of chemicals. The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This includes natural drainage characteristics, established flood planes, 404 jurisdictional washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: The proposed development will result in an approximately 70% (+/-) reduction in potable water consumption compared to the currently approved zoning for the 91.7+/- acre site. Additionally, daily vehicular trips will be reduced by 93% as compared to the currently approved zoning which includes office, commercial and industrial designations. The estimated total potable water average day demand per current zoning is approximately 338,500 gallons per day using I-1, C-2, and CO square footages combined with R1- 7 and R1-35 residential densities. The estimated average day demand for Parcel 19 as proposed is approximately 72,200 gallons per day, resulting in greater than 70% less demand.

M3 intends to promote sustainable building techniques and materials, provide both natural and man-made shading, promote solar energy opportunities and implement energy efficient lighting.

Goal 5: Conserve water and encourage the reuse of wastewater.

Bullet 1: Continue and expand the current water conservation program and investigate feasibility of using reclaimed wastewater for irrigation and water features throughout the city.

Response: The golf course will be irrigated with part of the current IWDS (Irrigation Water Distribution System) water allotment for Desert Mountain supplying non-potable water for golf course turf irrigation.

Goal 7: Promote local and regional efforts to improve air quality.

Response: The low density development will provide approximately 48% in open space including both natural and recreational open space amenities, thereby creating a vast improvement to air quality as compared to the current collection of more intense zoning designations. Additionally, as noted above the proposed development will result in a 93% reduction in daily vehicular trip generation.

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

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

-and-

Goal 10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of mature native vegetation as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. M3 is committed to creating a specially designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert golf setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed.

Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. These elements will be addressed in the design guidelines established for Parcel 19.

See Golf Course Policy remarks under Section V.

E. Guiding Principle: Sustainability

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

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

F. Guiding Principle: Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community’s quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale’s aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This General Plan Amendment is consistent with the following goals and approaches contained within the Community Mobility Element:

General Plan Page 177

Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: This development will result in a 93% reduction of traffic compared to currently approve zoning entitlements (9,371 total trips compared to 620 total trips).

IV. Conditional Use Permit Criteria

Zoning Ordinance Sec. 1.401. - Issuance.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and, except in the case of conditional use permits for adult uses under Section 1.403(A), only after the Planning Commission has made a recommendation and the City Council has found as follows:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: The proposed golf course and golf club use will not produce damage or nuisance from noise, smoke, odor, dust, vibration or illumination. In fact, the golf course, which is primarily open space and generally a quiet use, is and will be an extremely sensitive neighbor to the surrounding homes and will be an amenity to adjacent residential development (existing and proposed). The clubhouse will be nestled within the 91.7+/- acre development buffered by the surrounding golf course holes and Natural Area Open Space (NAOS). The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response: The golf course use has a much lower impact on the volume and character of traffic as compared to the current Industrial, Commercial and Office entitlements (see traffic study). . Daily vehicular trips will be reduced by 93% as compared to the currently approved zoning. Primary access to the site will provided via Cave Creek Road with secondary access via Pima Road.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Response: The character of the existing golf course and clubhouse are extremely compatible with the surrounding low-density residential land use and established Desert Mountain community. NAOS will be provided in conformance the City's requirements. NAOS together with the golf course will total approximately 48% open space on the Property.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

The burden of proof for satisfying the aforementioned requirements shall rest with the property owner.

V. City of Scottsdale - Golf Course Policy

The Scottsdale Golf Course Policy was developed in 1997 and identifies 5 Primary issues that are significant in the development of Golf Courses. These 5 issues are-

1. Environmental
2. Land Use
3. Economic
4. Open Space
5. Water Supply

Within each of these issues, goals have been established to direct golf course development in general. The goals which pertain to the proposed project are itemized below along with responses specific to this project.

GOAL 1 – Encourage high levels of environmental performance in the design and management of new golf facilities.

-and-

GOAL 3 – Encourage environmental sensitivity and resource protection in every phase of course development and management

Response: As part of a substantial downzoning from highly intensive employment and commercial uses that by in large are not supported by local residents, nor warranted by actual market conditions, the proposed golf course will add 35 acres of non-impervious surfaces to the area which is currently not part of the land use entitlements for this site.

These 35 acres will provide a wide variety of desert friendly plant zones with palettes specific to wash zones, arroyo areas, desert enhancement, desert revegetation and turf. The turf area will provide a beautiful playing surface for its users, but also help provide water storage areas and one method of conveying drainage run off.

The golf course design has been diligently thought through and respects, preserves and showcases all existing environmentally sensitive areas. This includes natural drainage characteristics, established flood planes, 404 jurisdictional washes, significant boulder outcroppings and native vegetation. The proposed grading for the course takes into account the existing terrain of the area and is compatible with its surrounding environment. The natural drainage patterns will remain intact and fully functioning, creating no impact to downstream properties. In addition, wildlife corridors will not be disrupted following golf course development.

Typically desert golf courses utilize and are limited to 90 acres of turf per golf course facility. Based on an industry average of 35,000 rounds for daily free golf, this acreage translates into 1 acre for approximately 389 rounds of golf. The Desert Mountain Parcel 19 golf course proposal is very unique for many reasons, but specific to turf efficiency the new golf course is targeted for 25,000 rounds which translates to 1,000 rounds per acre of turf which represents over 250% increase in turf function. Additionally, the proposed golf course represents approximately 25% of the typically allowed turf for a golf facility.

GOAL 5 - Anticipate potential future golf course locations and integrate them with other open space linkages.

Response: The CUP application for this proposed golf course is accompanied by a General Plan Amendment request which will identify it on the Land Use Map as a “G” symbol. The subject course is being designed to integrate into the existing Desert Mountain master plan. This course is an extension of the existing Desert Mountain Golf Club and as such will be operated and privately maintained by the Desert Mountain Golf Club.

GOAL 6 – Golf courses should be effectively integrated into surrounding land uses and managed so as to provide the highest benefit to the community.

Response: Landscape buffers and transition areas will utilize a plant palette that will consist only of native species in densities that are commensurate with the surrounding Sonoran Desert and the Desert Mountain Community. The design and layout of the course will compliment and reinforce the existing golf character of Desert Mountain. The routing of the course will provide special enclaves within the project without jeopardizing the overall sense of community.

The Desert Mountain Parcel 19 golf course will be an addition to the Desert Mountain golf facility, the most recognizable golf brands and sophisticated golf facilities in the world. To meet these high standards, the course will be designed and developed with assistants of the industry leaders and experts who maintain and sustain the current Desert

Mountain golf courses. The same golf courses that represent the leading science and design standards within the City of Scottsdale. The developers and designers expectations are to use the uniqueness of the proposed short course to challenge those criteria and experts and achieve standards that will inspire all of Desert Mountain and the courses of North Scottsdale to think about maintenance and design in even more detail than they have before. Design and detail will consider the following:

- Careful location and judicious placement of turf providing turf quantities that focus on the primary required playing strategy areas and minimize large unnecessary expanses of turf.
- Creating turf forms that relate to the specifications of the equipment delivering water.
- Careful delineation of tighter turf areas to minimize wasted water that translates to reduced equipment and fuel usage.
- Dimensional focus on turf areas in relation to the types of mowers that will be maintaining the turf areas.
- Utilize plant materials with appropriate densities to minimize maintenance while creating a safe and beautiful setting for the golf course.
- Locate maintenance facility to minimize equipment movement.
- Provide a golf facility that has additional social aspects and uses such as a small built-in amphitheater style event space for special events, dining and cocktail amenities, social games that cross over between the clubhouse facility and golf holes during the early evening and dining hours, and a golf path that will function as a community trail during non-golf operational hours.

GOAL 7 – *Maintain an appropriate balance between public and private golf courses in the community.*

-and-

GOAL 9 – *Encourage golf as a continuing recreational opportunity for Scottsdale’s residents.*

Response: Desert Mountain represents a unique aspect and living opportunity unique to Scottsdale with a world class reputation. A reputation that certainly provides a substantial boost to the City’s brand and economic well-being. Desert Mountain is keenly aware of its place in the location and national golf scene and is continually managing and assessing their status, member satisfaction and financial stability. The game of golf is always expanding and contracting which is influence by many factors. Desert Mountain is extremely unique with very large private membership including multiple golf courses and club facilities. While these amenities are world class, the membership and club management views the new Parcel 19 facility, a 3,000 yard very walkable short course, as providing a variety of opportunities which are not currently

offered at Desert Mountain golf courses. This new golf facility will help sustain the club, its reputation, and its current membership further growing the game at Desert Mountain and throughout Arizona.

The short course will provide a user friendly game for the aging member, a golf experience exemplary with the level of play they are accustomed to at Desert Mountain which will extend their connection with the game and their usage of the club's overall facilities. The short course will provide a venue for existing members and potential members a fun non-threatening golf experience where the stress of not being good enough or keeping pace of play being removed from the equation. The balance between simple outdoor fun and the inclusion of golf will expand the normal user profile and potentially allow members enough experience and comfort to move to one of the larger courses and grow the game internally. Further, it's a place for those passive golf members to bring people to Desert Mountain to show them a different type of golf.

The short course is a perfect place for parents and grandparents to teach their children and grandchildren the wonderful game of golf while spending quality time they otherwise would have to wait to enjoy until those same children were good enough to tackle the larger courses. Expanding golf's life, creating a unique way to play the game, and teaching the next generation to play will contribute as a major role in sustaining Desert Mountain, the game of golf and Scottsdale's golf market in the future. The development of short courses are expanding the game, and like usual, Desert Mountain is going to lead the way.

GOAL 10 – Encourage that golf courses be a part of and contribute value and diversity to a system of meaningful open space providing aesthetic, recreational and environmental benefit to the community.

Response: This proposed golf course is an extension of the existing golf courses within Desert Mountain and as such will continue to provide a scenic and environmentally sensitive relationship with the award winning Desert Mountain master plan. NAOS requirements will be strictly adhered to, ensuring that the uniqueness and natural beauty of the desert landscape which characterizes Desert Mountain will be maintained. There is no NAOS reduction being requested in the development of this golf course. Wildlife habitat and movement will be enhanced by the development of this golf course by providing additional vegetation to a property that is currently sparse in vegetation.

GOAL 11 – Golf courses should develop a separate and distinct water supply and delivery system so as not to negatively impact service to the overall community or divert potable water available for citizen consumption.

Response: Since this golf course is part of the Desert Mountain master plan, the irrigation water supply already exists in capacity, quantity and proximity. Desert Mountain is a member of both the RWDS and IWDS. Irrigation will be extended from the existing system within Desert Mountain.

The golf course contemplated for Parcel 19 will be an 18-hole executive par 3 course. Irrigation water will be supplied by the current Irrigation Water Distribution System (IWDS), which has a statutory "North Scottsdale Backup-up Supply" storage requirement of 11,640 acre feet of water into the Carefree acquirer (Second Amended and Restated IWDS Pipeline Capacity Agreement for Desert Mountain Club, Inc., section 1.111). Storage of the statutory water is anticipated to be complete by 2018

Desert Mountain has pipeline capacity agreements with the City of Scottsdale for 6 shares of water. The 6 shares are comprised of 4 shares of RWDS and 2 shares of IWDS. Desert Mountain uses RWDS and less than one share of IWDS to irrigate the 6 courses, leaving more than an additional share of IWDS for future courses. The proposed course will have approximately 20% of the turf acres of a typical Desert Mountain's courses; further support that Desert Mountain possesses irrigation water agreements sufficient for the proposed course.

The City of Scottsdale attorney office has confirmed that the pipeline capacity agreements allow for use of IWDS water on the new Parcel 19 course (see correspondence from Desert Mountain).

GOAL 12 – Continuous efforts to reduce water usage in, both existing and future golf courses, is encouraged.

Response: As described above, Desert Mountain and thus this new course have always been and will continue to be committed for both environmental and economic reasons to utilize the latest irrigation technology to minimize water usage in their irrigation practices.

VI. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.*
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.*
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.*

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.*
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.*

Response: The Environmentally Sensitive Lands Ordinance (ESL or ESLO) was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS.
- Sensitive placement of golf holes, paths, clubhouse, maintenance facilities and internal roadways to complement the natural landscape.
- Preservation of undisturbed native vegetation and re-vegetate areas with ESLO desert plantings where disturbed by construction.
- Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors.
- Maintain wildlife habitats through preservation of natural washes and connective NAOS.
- Utilized desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.*

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.*

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.*

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the Desert Mountain design guidelines.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent main buildings (single family and clubhouse).

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

Response: Exterior lighting will be low scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that have a LRV greater than thirty-five (35) percent.*

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City. Note, however, the golf course is allowed to be turf.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: With the exception of the golf course, turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*

- i. Justification for the request.*

- ii. Plans showing:*

- (1) That the application will result in an equal or enhanced quality of open space.*
- (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*

- (3) *If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
- (4) *If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: An application for wash modification with a specific narrative describing the improvements will be provided under separate application.

VII. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) *The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.*

Response: Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential and golf community. The Desert Mountain community as a whole has a high regard for the natural environment and preservation of native plants. The development of Desert Mountain Parcel 19 will be no different and will provide consistency with the established Desert Mountain master plan.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.*

Response: The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. As with other development within Desert Mountain, the relationship of the built environment with the natural environment will be embraced and celebrated.

- (3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.*

Response: A native plant plan has been provided with the zoning submittal. An more in depth inventory will be provided with the wash modification application and subsequent DRB and preliminary plat submittals consistent with the City's requirements.

- (5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.*

Response: The site revegetation and new landscape palette will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition between developments.

- (6) The native plant program shall include a relocation program for excess salvageable plants.*

Response: The native plant program will include a relocation program for excess salvageable plants if deemed necessary.

VIII. Design Standards & Policies Manual

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Detailed design for the Desert Mountain Parcel 19 is in its initial stages as it moves forward through the City's entitlement process for a GPA, rezoning and CUP. Therefore, specific design is not complete at this time. However, the standards and policies conveyed by the DS&PM will be pursuant to following:

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Concrete for exposed drainage structures, sidewalks, curbs, gutters and driveways will be integrally colored to match the surrounding environment.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Only local native rock will be used for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.
- Cut & fill slopes will be graded to blend back into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid "tall" wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be "free-form" so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.

- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where Utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, re-vegetation will be provided.

IX. Conclusion

This GPA, rezoning and CUP request will result in numerous benefits to the communities, which are summarized below:

- Change in land use and downzoning from industrial, commercial and office zoning to residential and golf.
- Upholds Desert Mountain's quality standards and complements the existing product/homes with a maintenance-free single family residential lifestyle product.
- Results in a 70% (+/-) reduction in potable water consumption as compared to currently approved zoning.
- Results in a 93% reduction of traffic compared to currently approved zoning uses.
- Preserves NAOS integrated throughout the site in keeping with the City of Scottsdale and Desert Mountain quality standards and approximately 48% open space provided (including natural and recreational open space.)
- Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials, desert contemporary architecture and native vegetation.
- Desert Mountain HOA voted to support (87% in favor) for the creation of this new residential and golf community.



Source: desertmountain.com



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

Project Name: Desert Mountain Parcel 19

Property's Address: North of the Northeast Corner of Cave Creek Road and Pima Road

Property's Current Zoning District Designation:

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: Bob Jones	Agent/Applicant: John Berry/ Michele Hammond
Company: DM 19, LLC	Company: Berry Riddell
Address: 10550 E. Desert Hills Drive, Sct, 85262	Address: 6750 E. Camelback Rd, Suite 100, Sct, 85251
Phone: 480-595-4030 Fax: 480-437-2706	Phone: 480-385-2753 Fax: 480-385-2757
E-mail: bjon@desertmt.com	E-mail: mh@berryriddell.com
Designer: Wendell Pickett	Engineer: Dan Cronin
Company: Greey Pickett	Company: Wood Patel
Address: 7144 E. Stetson Drive, Suite 205, Sct, 85251	Address: 1550 E. Missouri, Suite 203, Phx, 85014
Phone: 480-609-0009 Fax:	Phone: 602-3358550 Fax:
E-mail: wpickett@greepickett.com	E-mail: dcronin@woodpatel.com

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

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

<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.

see letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Planning, Neighborhood & Transportation

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

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

17-ZN-2016
6/17/16



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

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

Owner: DM Real Estate Holdings, LLC

Company: _____

Address: 10550 E Desert Hills Drive, Scottsdale, AZ 85262

Phone: 480-595-4030

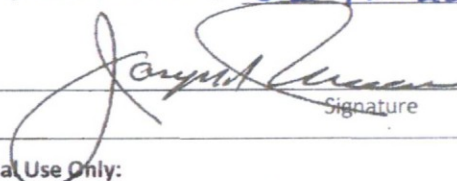
Fax: 480-437-2706

E-mail: bjon@desertmt.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): JOE MASLUK

Title: PRESIDENT


Signature

Date: 4/25/16

Official Use Only:

Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

April 21, 2016

Via Hand-Delivery, to:

City of Scottsdale
Planning & Development Services Department
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

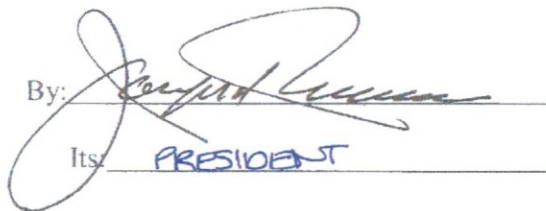
Re: Letter of Authorization – 279-PA-2016 (Desert Mountain – Parcel 19)

To Whom It May Concern:

This letter authorizes the firms and companies of The M3 Companies, Berry Riddell, Greey Pickett, Wood Patel, Land Development Services, Technical Solutions, and Stanley Consultants to represent and act on behalf of DM Real Estate LLC in connection with the General Plan Amendment, Zoning, Use Permit, Development Review Board, Preliminary Plat applications and related City matters for the 89+/- acre property located north of the northeast corner of Pima and Cave Creek Roads (Desert Mountain Parcel 19) the City of Scottsdale, Maricopa County, Arizona.

DM Real Estate Holdings, LLC

By:



Its: PRESIDENT

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: 37080 N Cave Creek Rd, Scottsdale, AZ 85262
- b. County Tax Assessor's Parcel Number 219-13-244
- c. General Location N Pima Rd and E Cave Creek Rd
- d. Parcel Size: Approx 89 acres
- e. Legal Description: See Attached

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

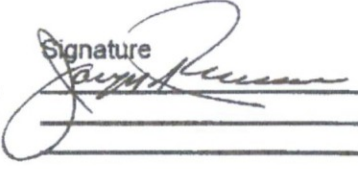
5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
JOE MASLICK

Date
4/22 2016

Signature


APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

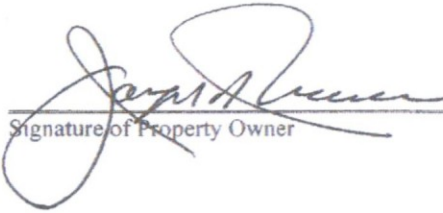
**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

37080 N Cave Creek Rd, Scottsdale, AZ 85262

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

4/25/16
Date



Submittal Fee

Project Name: DESERT Mtn # 19 Pre-App#: 279 PA 2016
Fee Type: ZNS Fee Amount: \$ 7,020
Staff Name: _____ Signature: Loucaine Phone: x Date: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



City of Scottsdale Cash Transmittal

106852

106852
 1 00913270
 6/17/2016 PLN-1STOP
 CRIV HPTC600512
 6/17/2016 10:43 AM
 \$7,020.00

Received From :

M3 Acquisitions, LLC
 4222 E CAMELBACK RD STE H100
 PHOENIX, AZ 85018

Bill To :

Reference #	279-PA-2016	Issued Date	6/17/2016
Address	37080 N CAVE CREEK RD	Paid Date	
Subdivision	M.O.D. NORTH SCOTTSDALE AQUIFER STORAGE & RECOVERY	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	754-30	Lot Number	8
APN	219-13-244	County	No
Owner Information		Gross Lot Area	0
Robert Jones - Desert Mountain Real Estate Holding		NAOS Lot Area	0
10550 E. Desert Hills Drive		Net Lot Area	
Scottsdale, AZ 85262		Number of Units	1
480-595-4030		Density	
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	62-49

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$7,020.00	100-21300-44221

17-ZN-2016
6/17/16

SIGNED BY ASHLEY PORTER ON 6/17/2016

Total Amount

\$7,020.00

(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 # 106852



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.

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.

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 type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>1,140 + 70.00 = \$7,020</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

17-ZN-2016
6/17/16

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. 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)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. 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 type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies <i>see title</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. 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 type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
		12. Addressing Requirements (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review 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.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. 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.

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. 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.
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		22. Plan & Report Requirements For Development Applications Checklist (form provided)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan
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Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input 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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Rezoning Development Application Checklist

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

Same

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Rezoning Development Application Checklist

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

see siteplan

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</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 checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded

per 6/16 mtg of Jesus

N/A

N/A

N/A

N/A

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Rezoning Development Application Checklist

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

✓
Conceptual
OK

✓
Same

✓
Conceptual
OK

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input checked="" type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> Open Space Plan HABS <input type="checkbox"/> Phasing Plan <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input checked="" type="checkbox"/> Parking Plan <input checked="" type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input checked="" type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input checked="" type="checkbox"/> Solar Analysis <input checked="" type="checkbox"/> Exterior Lighting Plan <input checked="" type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input checked="" type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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(delayed)

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Drainage Report</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>28. Preliminary 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 and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>29. Preliminary 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 and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Transportation Impact & Mitigation Analysis (TIMA)</p> <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 • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Environmental Features Map</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>35. Other:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>


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"/>	<p>36. 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>279</u> -PA- <u>2016</u> .</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</p>

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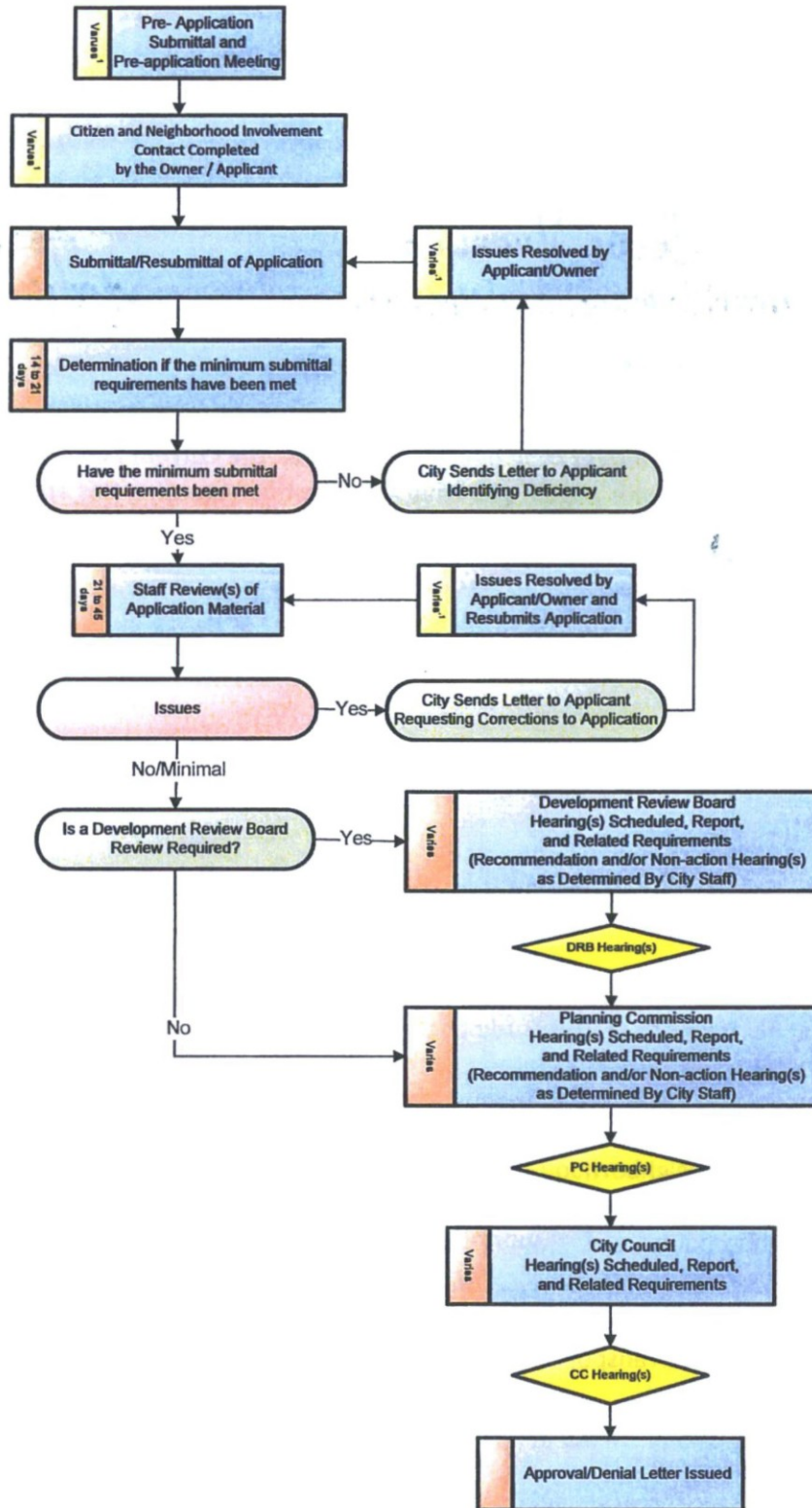
Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. 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"/>	39. 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"/>		40. If you have any question regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>Jesús Murillo</u> Phone Number: <u>480.312.7849</u> Coordinator email: <u>jmurillo@scottsdaleaz.gov</u> Date: <u>4/21/16</u> Coordinator Signature:  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. This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____
<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>		



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

This request concerns all property identified in the development application.

Pre-application No: 279 - PA - 2016

Project Name: Desert Mountain - Parcel 19

Project Address: 37080 N Cave Creek Rd, Scottsdale, AZ 85262

STATEMENT OF AUTHORITY:

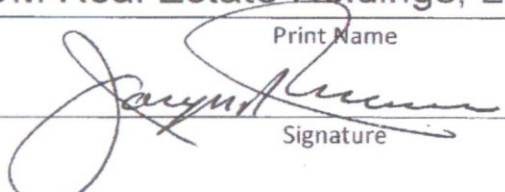
1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have 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: DM Real Estate Holdings, LLC

Print Name



Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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Rev. 9/2012

**17-ZN-2016
6/17/16**

Amended Development Standards

FOR REFERENCE ONLY

Sec. 5.800. - Townhouse Residential (R-4).

Sec. 5.804. - Property development standards.

The following property standards shall apply to all land and buildings in the R-4 district:

A. *Minimum property size.*

1. Any property* for which R-4 zoning is requested shall contain a minimum of eight thousand (8,000) square feet.

***FOR THE PURPOSES OF MINIMUM PROPERTY SIZE, PROPERTY SHALL MEAN THE OVERALL R-4 DEVELOPMENT PROPERTY NOT INDIVIDUAL LOTS.**

B. *Required common open space.*

1. Minimum: 0.10 multiplied by the total gross land area of the development, including landscape areas and recreation areas.
2. Accessory buildings for recreation may occupy up to 0.15 multiplied by the minimum required common open space.
3. This common open space is not required for developments with densities of less than five (5) units per acre.
4. The City Council may waive this common open space requirement based on the development's relationship with an existing public park or recreation area.

C. *Building height.*

1. The building height shall be as determined by Development Review Board except that no building shall exceed thirty (30) feet in height and except as otherwise provided in article VII.
2. If the R-4 development abuts a single-family residential district or an alley abutting a single-family residential district, the City Council may limit the building height to one (1) story as determined by Development Review Board.

D. *Density.*

1. The overall density shall not exceed one (1) dwelling unit per five thousand two hundred forty (5,240) square feet of gross land area.
2. Specialized residential health care facility: the number of beds shall not exceed twenty-eight (28) beds per gross acre of land.
3. Minimal residential health care facility: the number of units shall not exceed fourteen (14) dwelling units per gross acre of land.

E. *Building setback.*

1. Wherever an R-4 development abuts an R-1, R-4R or M-H district or an alley abutting any of those districts, the following shall apply:

- a. A yard of not less than ~~fifteen (15)~~ **TWELVE (12)** feet shall be maintained for the single story structures.
 - b. An additional depth of ~~ten (10)~~ **EIGHT (8)** feet shall be provided for each additional story.
2. Within an R-4 development or wherever an R-4 development abuts any district other than R-1, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ~~ten (10)~~ **EIGHT (8)** feet in depth. **ALTERNATIVELY, A TWELVE (12) AGGREGATE SIDE YARD SHALL BE PERMITTED.** Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.
 3. No building or part thereof shall be erected or altered in this district that is nearer a dedicated street than ~~fifteen (15)~~ **TWELVE (12)** feet except that the average setback from any dedicated street shall be ~~twenty (20)~~ **FIFTEEN (15)** feet.

Exception:

 - a. Where a lot is located at the intersection of two (2) or more streets the setback on one (1) street shall be not less than ~~ten (10)~~ **EIGHT (8)** feet.
 4. No more than thirty (30) percent of the frontage dwelling units shall have living space above one (1) story in height that is located within ~~fifty (50)~~ **THIRTY EIGHT(38)** feet of any dedicated street (**APPLIES TO PIMA ROAD AND CAVE CREEK ROAD ONLY**).
- F. *Distance between buildings.*
1. There shall not be less than ~~ten (10)~~ **SEVEN (7)** feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.
- G. *Walls, fences and required screening.*
1. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in Article VII.
 2. All parking areas shall be screened to a height of three (3) feet above the parking surface.
 3. Storage and refuse areas shall be screened as determined by Development Review Board.
- H. *Access.* Access shall be as determined by Development Review Board.