

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



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

This request concerns all property identified in the development application.

Pre-application No: 1138 - PA - 2015

Project Name: Scottsdale Marketplace

Project Address: SEC Scottsdale Rd. and Chauncey Ln.

### 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: \_\_\_\_\_

SEE ATTACHED  
LETTER OF  
AUTHORIZATION  
FROM AZ. STATE  
LAND DEPARTMENT.

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division

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

**19-ZN-2002#4**  
**4/1/16**

**City of Scottsdale – Development Application Checklist – 1138-PA-15**  
**Part I – General Requirements**

- ✓ 3. Completed Development Application



# Development Application

### Development Application Type:

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

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

Project Name: Scottsdale Marketplace 1138-PA-2015

Property's Address: SEC Scottsdale Road and Chauncey Lane

Property's Current Zoning District Designation: PRC - Request to PRC/PCD/PSD

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: <u>Mark Edelman</u>	Agent/Applicant: <u>John V. Berry</u>
Company: <u>Arizona State Land Department</u>	Company: <u>Berry Riddell LLC</u>
Address: <u>1616 West Adams Street</u>	Address: <u>6750 E. Camelback Rd, St. 100, Scottsdale, AZ</u>
Phone: <u>602-542-6331</u> Fax: _____	Phone: <u>480-385-2719</u> Fax: _____
E-mail: <u>medelman@azland.gov</u>	E-mail: <u>jb@berryriddell.com</u>
Designer: <u>Robert Booth</u>	Engineer: <u>Steve Haney</u>
Company: <u>HLR Architects</u>	Company: <u>Kimley-Horn</u>
Address: <u>11200 Broadway, St. 2749 Pearland, TX 77584</u>	Address: <u>7740 N. 16th St. St. 300, Phx, AZ 85020</u>
Phone: <u>832-379-2983</u> Fax: _____	Phone: <u>602-906-1121</u> Fax: _____
E-mail: <u>robert.b@hlrinc.net</u>	E-mail: <u>steve.haney@kimley-horn.com</u>

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 applications will be reviewed in accordance with the Enhanced Application Review methodology.

Enhanced Application: Requesting the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application: Requesting the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

SEE ATTACHED LETTER OF AUTHORIZATION FROM THE AZ STATE LAND DEPT

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

### Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application

## Review Methodologies

### Review Methodologies

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

#### **1. Enhanced Application Review Methodology**

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

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

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

#### **2. Standard Application Review Methodology:**

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

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

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

#### Note:

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

#### **Planning, Neighborhood & Transportation**

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# Development Application

## Arizona Revised Statutes Notice

### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

#### Planning, Neighborhood & Transportation

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City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



Douglas A. Ducey  
Governor

Lisa A. Atkins  
Commissioner

## Arizona State Land Department

March 31, 2016

1616 West Adams, Phoenix, Arizona 85007  
(602) 542-4631

Kevin L. Rancil  
JLB Partners  
9721 E. Via de Ventura, Suite 215  
Scottsdale, Arizona 85258

RE: State Trust land located in T4N, R4E, Section 35 in Maricopa County  
ASLD Certificate of Purchase (the "CP") KE# 53-117739  
JLB Realty LLC – Authorization to Apply for Rezoning and Amended Development Standards

Dear Mr. Rancil:

In response to your March 30, 2016 e-mails, attached please find the following items related to your anticipated submittal to the City of Scottsdale ("City") for rezoning and amended development standards on the State Trust land referenced above:

- Owner's Authorization Letter from the Arizona State Land Department ("ASLD"), authorizing JLB Realty LLC to apply to the City for rezoning and amended development standards (the "Entitlements"); and,
- ASLD's Waiver of Claims for Diminution in Value of Property Under Proposition 207 ("207 Waiver").

The attached items will serve in place of ASLD's signature on the City forms titled "Development Application," "Request for Site Visits and/or Inspections," and "Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications."

Please be aware that our attached Authorization Letter allows you to submit your Entitlement request, and that the City, under their review and approval authority, may require revisions to your submittal as it moves through the Entitlement process.

ASLD appreciates your consideration in this matter, and looks forward to working with you and the City through this process. Please contact me at 602-542-6331 or [medelman@azland.gov](mailto:medelman@azland.gov) if you have any questions.

Sincerely,

Mark Edelman, AICP  
Manager  
Planning and Engineering Section

cc: Paul Peterson, Section Manager, ASLD Sales & Commercial Leasing  
Angela Calabresi, ASLD Sales & Commercial Leasing

attachments



Douglas A. Ducey  
Governor

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## Arizona State Land Department

1616 West Adams, Phoenix, AZ 85007  
(602) 542-4631

March 31, 2016

Kevin L. Rancil  
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9721 E. Via de Ventura, Suite 215  
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RE: State Trust land located in T4N, R4E, Section 35 in Maricopa County  
ASLD Certificate of Purchase (the "CP") KE# 53-117739  
JLB Realty LLC – Authorization to Apply for Rezoning and Amended Development Standards

Dear Mr. Rancil:

The Arizona State Land Department (the "Department" or "ASLD") has received your request for permission to act as authorized agent for the Department to apply to the City of Scottsdale (the "Jurisdiction") for rezoning and amended development standards (hereinafter, the "Entitlements") on the State Trust land described above as detailed in the application packet received by ASLD on March 30, 2016 and March 31, 2016.

**JLB Realty LLC, its employees, representatives, agents, and/or consultants (hereinafter "CP Holder") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings:**

1. CP Holder shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. CP Holder, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by the Department.
3. CP Holder shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process, and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the CP Holder shall provide the Department with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to the Department for approval prior to the date the documentation is filed with the approving



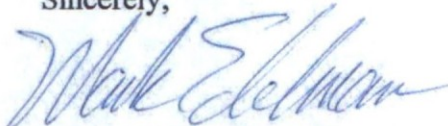
jurisdiction. A copy of the application shall be submitted to the Department on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. The Department staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. CP Holder shall submit to the Department all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the CP Holder, and at least ten (10) business days before each public meeting or hearing, if possible.
7. The Jurisdiction is authorized to enter and inspect the subject property.
8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.
9. **Regardless of Jurisdiction's approval of the Entitlements or interim issuance of an At-Risk Grading Permit, CP Holder may not commence ground-disturbing activities on the subject property prior to fulfillment of their financial obligations to the Department pursuant to the CP and issuance of a Patent transferring ownership from the Department to the CP Holder.**

All information will be provided to Angela Calabresi, ASLD Sales and Commercial Leasing Section with a copy to Mark Edelman, ASLD Planning and Engineering Section.

The Department appreciates your consideration in this matter, and looks forward to working with you through this process. Please contact Angela Calabresi (602-542-2632 or [acalabresi@azland.gov](mailto:acalabresi@azland.gov)) or myself (602-542-6331 or [medelman@azland.gov](mailto:medelman@azland.gov)) if you have any questions.

Sincerely,



Mark Edelman, AICP  
Manager  
Planning and Engineering Section

cc: Paul Peterson, Section Manager, ASLD Sales & Commercial Leasing  
Angela Calabresi, ASLD Sales & Commercial Leasing

**City of Scottsdale – Development Application Checklist – 1138-PA-15**  
**Part II – Required Narrative, Plans & Related Data**

23. b. Legislative draft of the proposed development standards  
 8 ½ x 11 – **2 Copies**

JLB – Scottsdale and Chauncey

Crossroads East

March 2016

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**Sec. 5.2604. - Property development standards.**

The following property development standards shall apply to all land and buildings in the PRC District.

A. Floor area ratio.

1. In no case shall the gross floor area of a structure, **EXCLUDING RESIDENTIAL**, exceed the amount equal to eight-tenths (0.80) multiplied by the next lot area of the PRC site in square feet. ~~Gross office floor area shall not exceed forty (40) percent of the total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor areas of the nonresidential buildings.~~
2. Residential and hotel uses either vertically or horizontally integrated with the commercial retail or office buildings shall be allowed and shall not be included in computing the total gross floor area for commercial retail or office uses.

~~B. Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area of the PRC site in square feet multiplied by sixteen (16) feet.~~

C. Open space requirement.

1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area of the PRC site within each Planning Unit and shall not be required to exceed twenty (20) percent of the net lot area of the PRC site within any one Planning Unit. Open space shall be in general conformance with an open space plan to be approved as part of the master plan approval process as set forth in **THE STIPULATIONS FOR CROSSROADS EAST**, section 2.00 of the ~~Stipulations attached as Exhibit B.~~
2. Planned regional centers shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, an opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the PRC site in square feet. The courtyard or malls shall be considered open space.
  - a. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.
3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. Building height.

1. No building shall exceed ~~sixty (60)~~ **SEVENTY FIVE (75)** feet in height as measured from the first finished floor elevation except as otherwise provided in article VII. ~~of this subsection.~~
2. Any building located in a PRC zone which was constructed to a height of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, an which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
3. Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the PRC zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the PRC zone. A freestanding ornamental monument shall not include signage.

**19-ZN-2002#4**  
**4/1/16**

- a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:
  1. Amended height for such monument shall be based on the context and character of the site and surrounding area including proximity to the adjacent freeway.
  2. Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment.
  3. Such monument shall be designed so as to provide a focal point, which provides scale and balance to a particular site.
  4. Such monument will be considered a community amenity and add to the city's quality of life.
  5. Such monument shall be accessible by pedestrians and not isolated in site design.

E. Density.

1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land area per guest room.
2. ~~Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in sections 5.2604A.~~ **THE DENSITY SHALL NOT EXCEED 25 DWELLING UNITS TO THE GROSS ACRE.**

F. Yards.

1. Front Yard/ **SCOTTSDALE ROAD.**
  - a. A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space within the scenic corridor on Scottsdale Road to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.
  - b. Buildings more than thirty-six (36) feet in height shall be set back a minimum of two (2) feet for each foot of building height from the perimeter of the PRC site.
2. Side and Rear Yards. **THERE SHALL BE A MINIMUM SETBACK OF TWENTY (20) FEET ALONG CHAUNCEY LANE FROM THE NORTH PROPERTY LINE; A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET ALONG 73<sup>RD</sup> FROM THE EAST PROPERTY LINE; AND A MINIMUM SETBACK OF FIFTEEN (15) FEET FROM THE SOUTH PROPERTY LINE.** ~~Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.~~
3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.

G. Property size. The gross land area on which there is a PRC development shall not be less than ~~twenty-five (25)~~ **TWELVE (12) GROSS** acres.

H. Remodeling or rezoning of existing shopping centers. None of the above criteria shall be reasons to deny applications to reconstruct, remodel or make additions to an existing shopping center, or to rezone an existing shopping center to PRC. Applications for additions to existing shopping centers shall not require compliance, except that portions of the site upon which an addition is proposed shall comply with all provisions hereof.

## JLB – Scottsdale and Chauncey

### Crossroads East

March 2016

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2. Any building located in a PRC zone which was constructed to a height of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, an which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
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a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:

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**City of Scottsdale – Development Application Checklist – 1138-PA-15**  
**Part I – General Requirements**



6. Affidavit of Authorization to Act for Property Owner



# Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC Scottsdale Road and Chauncey Lane
- b. County Tax Assessor's Parcel Number: 215-07-004G
- c. General Location: SEC Scottsdale Road and Chauncey Lane
- d. Parcel Size: 12.26 gross acres
- e. Legal Description: 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 Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & 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 and 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)	Date	Signature
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

SEE ATTACHED LETTER OF AUTHORIZATION FROM AZ STATE LAND DEPARTMENT

19-ZN-2002#4  
4/1/16

## Planning and Development Services

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



**EXHIBIT "A"**

A portion of Tracts 3A as shown on State Plat No. 16 Core South, according to Book 324 of maps, Page 50 as recorded in the Maricopa County Recorders Office, Maricopa County, Arizona, situated in the Northwest Quarter of Section 35, Township 4 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the West quarter corner of said Section 35, from which the Northwest corner of said Section 35 bears North 00 degrees, 09 minutes 29 seconds East, a distance of 2640.37 feet;

Thence North 00 degrees 09 minutes 29 seconds East, along the West line of said Section 35, a distance of 680.12 feet to the Point of Beginning of the parcel herein described;

Thence North 00 degrees 09 minutes 29 seconds East, continuing along the West line of said Section 35, a distance of 545.14 feet to a point on the South line of the minor subdivision plat for the Scottsdale Road & Union Hills Drive, according to Book 1131 of Maps, Page 32, records of Maricopa County, Arizona;

Thence South 89 degrees 50 minutes 31 seconds East, leaving said Section line, along said South Subdivision line, a distance of 75.00 feet to a point on the East right of way line of Scottsdale Road;

Thence North 45 degrees 04 minutes 44 seconds East, leaving said East right of way line, continuing along said South Subdivision line, a distance of 59.48 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 441.07 feet;

Thence North 84 degrees 27 minutes 19 seconds East, a distance of 98.99 feet;

Thence South 82 degrees 46 minutes 39 seconds East, a distance of 160.65 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 47 degrees 23 minutes 41 seconds East, a radial distance of 94.00 feet;

Thence Easterly along the arc of said curve, through a central angle of 84 degrees 56 minutes 31 seconds, a distance of 139.36 feet;

Thence South 07 degrees 09 minutes 14 seconds West, leaving said South Subdivision line, a distance of 225.71 feet;

Thence South 00 degrees 09 minutes 29 seconds West, a distance of 343.98 feet;

Thence North 89 degrees 50 minutes 31 seconds West, a distance of 915.01 feet to the Point of beginning of the parcel herein described.

**EXCEPT** all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizes of every name and description , together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in document recorded September 14, 2015 as 2015-0660434, of Official Records.

Douglas A. Ducey  
Governor



Lisa A. Atkins  
Commissioner

## Arizona State Land Department

1616 West Adams, Phoenix, AZ 85007  
(602) 542-4631

March 31, 2016

Kevin L. Rancil  
JLB Partners  
9721 E. Via de Ventura, Suite 215  
Scottsdale, Arizona 85258

RE: State Trust land located in T4N, R4E, Section 35 in Maricopa County  
ASLD Certificate of Purchase (the "CP") KE# 53-117739  
JLB Realty LLC – Authorization to Apply for Rezoning and Amended Development Standards

Dear Mr. Rancil:

The Arizona State Land Department (the "Department" or "ASLD") has received your request for permission to act as authorized agent for the Department to apply to the City of Scottsdale (the "Jurisdiction") for rezoning and amended development standards (hereinafter, the "Entitlements") on the State Trust land described above as detailed in the application packet received by ASLD on March 30, 2016 and March 31, 2016.

**JLB Realty LLC, its employees, representatives, agents, and/or consultants (hereinafter "CP Holder") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings:**

1. CP Holder shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. CP Holder, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by the Department.
3. CP Holder shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process, and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the CP Holder shall provide the Department with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to the Department for approval prior to the date the documentation is filed with the approving

jurisdiction. A copy of the application shall be submitted to the Department on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. The Department staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. CP Holder shall submit to the Department all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the CP Holder, and at least ten (10) business days before each public meeting or hearing, if possible.
7. The Jurisdiction is authorized to enter and inspect the subject property.
8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.
9. **Regardless of Jurisdiction's approval of the Entitlements or interim issuance of an At-Risk Grading Permit, CP Holder may not commence ground-disturbing activities on the subject property prior to fulfillment of their financial obligations to the Department pursuant to the CP and issuance of a Patent transferring ownership from the Department to the CP Holder.**

All information will be provided to Angela Calabresi, ASLD Sales and Commercial Leasing Section with a copy to Mark Edelman, ASLD Planning and Engineering Section.

The Department appreciates your consideration in this matter, and looks forward to working with you through this process. Please contact Angela Calabresi (602-542-2632 or [acalabresi@azland.gov](mailto:acalabresi@azland.gov)) or myself (602-542-6331 or [medelman@azland.gov](mailto:medelman@azland.gov)) if you have any questions.

Sincerely,



Mark Edelman, AICP  
Manager  
Planning and Engineering Section

cc: Paul Peterson, Section Manager, ASLD Sales & Commercial Leasing  
Angela Calabresi, ASLD Sales & Commercial Leasing



# City of Scottsdale Cash Transmittal

## # 105880

105880  
 3 00894149  
 4/1/2016 PLN-1STOP  
 KHANAS HPTC600512  
 4/1/2016 2:31 PM  
 \$745.00

**Received From :**

K.L Ransil & C.L. Ransil LIV TR  
 9621 E BUTEO DR  
 SCOTTSDALE, AZ 85255  
 602-509-7580

**Bill To :**

K.L Ransil & C.L. Ransil LIV TR  
 9621 E BUTEO DR  
 SCOTTSDALE, AZ 85255  
 602-509-7580

Reference # 1138-PA-2015

Issued Date 4/1/2016

Address E CHAUNCEY LN/N SCOTTSDALE RD ()

Paid Date 4/1/2016

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

JLB PARTNERS LLC

Net Lot Area

Sewer Type

9237 E VIA DE VENTURA STE 215

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85258

Density

QS

480-717-6575

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$745.00	100-21300-44221

**19-ZN-2002#4**  
**4/1/16**

SIGNED BY KEVIN RANSIL ON 4/1/2016

Total Amount

**\$745.00**

(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 # 105880**

# Scottsdale Marketplace

## Project Narrative/Development Plan

### Rezoning Case

### SEC of Scottsdale & Chauncey

Rezoning from Crossroads East PCD  
to  
PCD PRC PSD  
with  
Amended Development Standards  
19-ZN-2002#4



Prepared by:  
Berry Riddell LLC

John V. Berry, Esq.  
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100  
Scottsdale, AZ 85251  
480-385-2727

Date: June 2016

1

**19-ZN-2002 #4**  
**06-09-2016**

## **I. Purpose of Request**

The request is for rezoning to amend the existing Crossroads East PCD/Planned Community District (19-ZN-2002/19-ZN-2002#2) comparable district of PRC/Planned Regional Center to allow for the development of a 12.26 +/- gross acre mixed-use development site located at the southeast corner Scottsdale Road and Chauncey Lane (the "Property"). The Crossroads East PCD has a Land Use Budget that allows developers to select the appropriate comparable zoning district at the time of development. The developer is seeking to utilize the PRC district, amending development standards (ie: minimum parcel size to 12 acres) similar to case 19-ZN-2002#3 to allow for the proposed mixed-use development. Additionally, the developer is requesting the PSD/Planned Shared Development overlay to allow for the cross-sharing of development standards between the commercial and residential components of the development plan. In summary, the requested zoning is PCD PRC PSD with amended development standards.

Note: The PSD overlay was approved by City Council on May 17<sup>th</sup> (case 7-TA-2014).

## **II. Development Plan Summary**

The proposed mixed use development includes approximately 51,880 +/- s.f. of retail, service, restaurant and entertainment uses along with 301 +/- upscale residential units (gross density of 24.55 du/ac). The tree-lined access from Scottsdale Road will be the focal point of the project with enhanced paving and "on-street" parallel parking and shaded pedestrian connectivity giving an impactful procession from Scottsdale Road. Primary access for the multifamily will be provided via Chauncey Lane along the north, with secondary access and loading from 73<sup>rd</sup> Place along the east. Importantly, the site plan has been designed for vehicular and pedestrian connectivity to future development to the south. Parking will be provided in both surface lots and an above grade parking structure wrapped by residential units on the northeast portion of the site.

The 2002 Crossroads East master plan established a vision for this 1,000 +/- acre area north and south of the Loop 101. As part of the master plan, a Land Use Budget table was approved by City Council identifying the allowable zoning districts for the entire area including maximum acreage and residential densities. Subsequently, two cases were approved by City Council amending the original case; 19-ZN-2002 #2 added C-3 to the Land Use Budget Table and 19-ZN-2002#3 amended the PRC site development standards applicable to the NEC of Scottsdale & Chauncey just north of the subject Property.

### **III. Greater Airpark Character Area Plan / General Plan**

The Greater Airpark Character Area Plan ("GACAP") was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP. The rezoning request is in conformance with the GACAP as demonstrated below.

GACAP Definition:

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

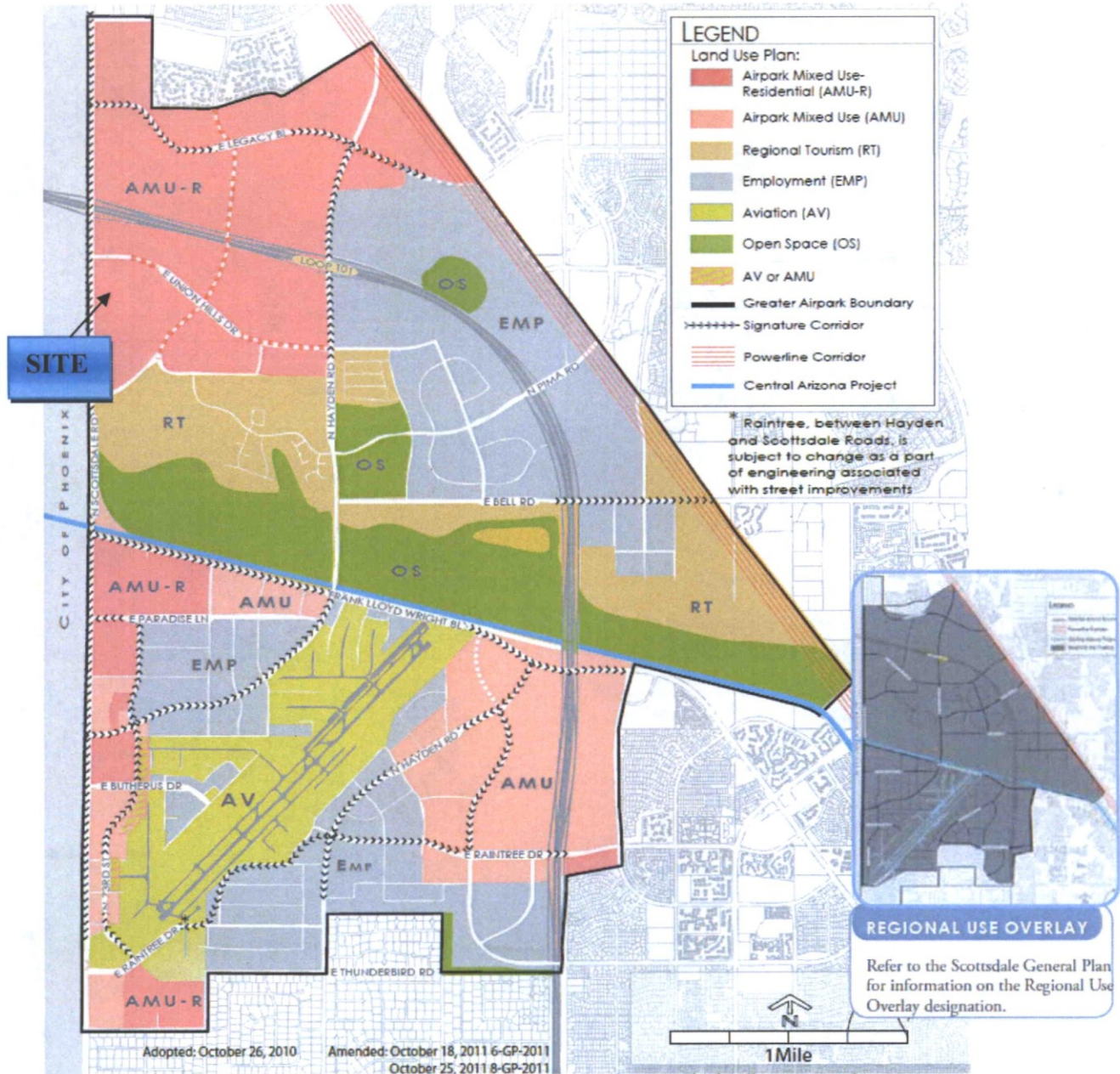
The Conceptual Development Type Map designates the Property as "Type C – Higher Scale" and "Regional Core" which is defined in the GACAP as follows:

*Type C development represents medium to higher scale development which supports pedestrian activity in the Greater Airpark. Type C is encouraged in areas with access to multiple modes of transportation, served by regional transportation networks (i.e. freeways or transit corridors), and where the scale will complement the area's character. Type C development is appropriate in areas next to both Types C1 and B development. Type C is not recommended immediately adjacent to the Scottsdale Airport.*

*The **Regional Core** designation denotes areas appropriate for the greatest development intensity in the Greater Airpark to support major regional land uses. Regional Core is only appropriate in Type C areas that are or will be served by high-capacity transit or a freeway. Regional Core areas should not be located adjacent to single-family residential areas or within Type A or B development areas [emphasis added].*

# Greater Airpark Future Land Use GACAP Page 11

The Future Land Use Map guides the aspirational land uses and character of specific portions of the Greater Airpark. Policies for each designation are denoted in the Land Use, Aviation, and Character & Design Chapters.

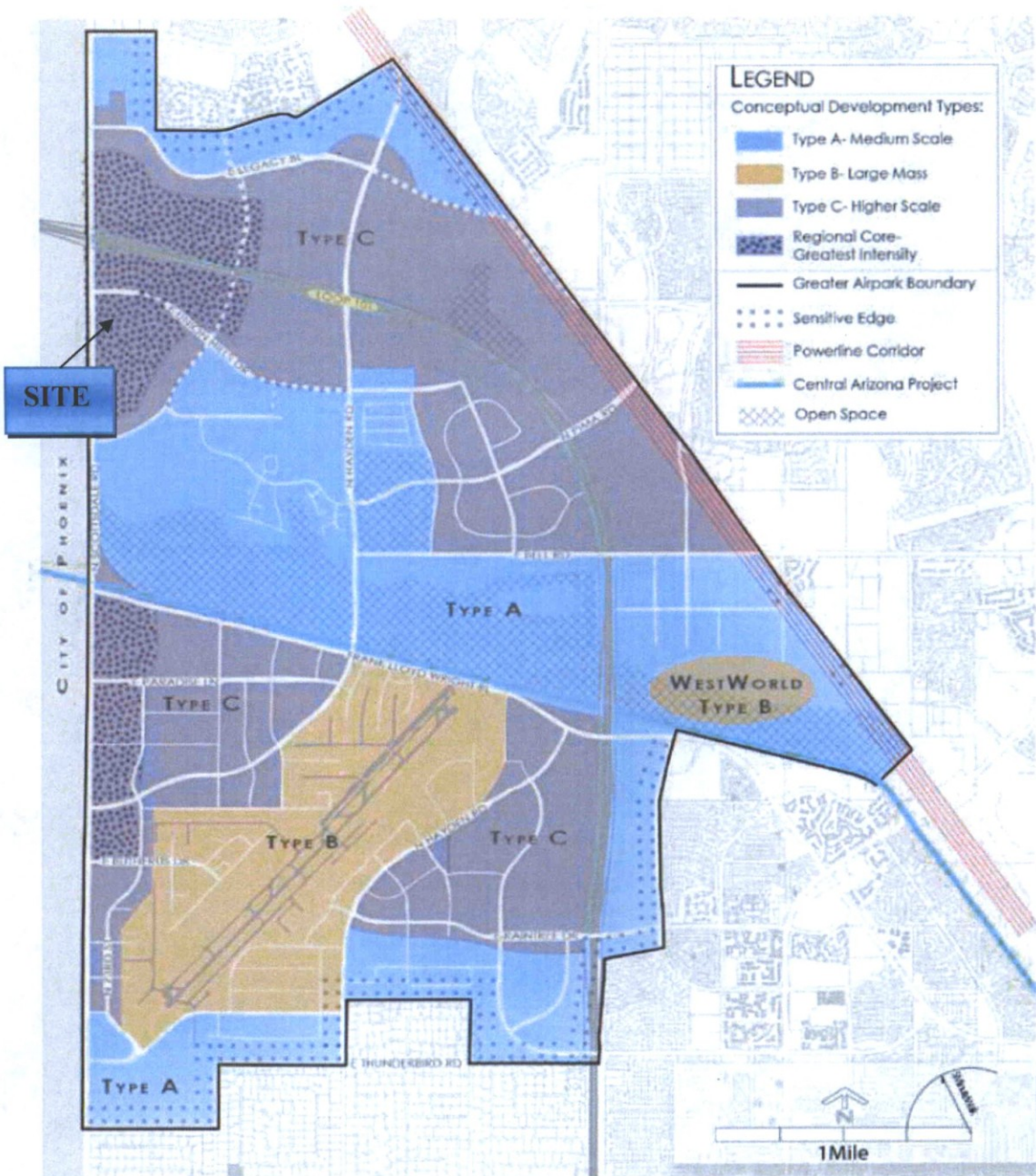


This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapter.



**Greater Airpark Development Types  
GACAP Page 17**

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



*This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review.*

## Land Use

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

**Response:** The proposal for mixed-use development on the 12.26+/- acre site fulfills this goal by bringing commercial and residential to a prime Airpark location of Scottsdale. Characteristics of successful mixed-use developments include a range of land uses and promote the "live, work, play" philosophy. The proposed development accomplishes a range of goals including revitalizing vacant property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

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

**Response:** Integrating the proposed multifamily land use will provide additional residential housing opportunities for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for housing in the employment core, but also connectivity to the retail, services and restaurants established in the nearby developments that will enhance their sustainability. The development will promote an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the GACAP.

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

**Response:** The development intends to utilize up to 75 feet in height (for only 5% of the roof area) allowed by the PRC ordinance to create a unique 5-story residential community with Southwestern contemporary elevations complementary to the character of the adjacent Scottsdale Airpark and range of architectural styles established in the area. The design reflects a "wrap" concept (residential buildings wrapping the above grade parking structure) with architecture that creatively carves out several courtyard spaces and private balconies for its residents to enjoy. The design creates more openness and interest than a traditional linear building design.

The mixed-use commercial component will include both single-story and two-story buildings including restaurants, services, retail and/or entertainment uses with ample use of shaded patio spaces connecting to the central core of the development. Together the project will create a sustainable, walk-friendly environment that takes advantage of the growing employment and retail base within the GACAP.

*Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.*

**Response:** Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Scottsdale Road which runs along the western edge of the site. Integrating a mix-use development in this location broadens the current range of land uses in the area and is ideally situated within the Regional Core – an area that, according to the GACAP, should have the greatest intensity of development.

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

**Response:** This project promotes the value of usable open space on several levels. The proposed mixed-use development will place emphasis on the pedestrian and create a walkable community and connectivity to the surrounding land uses. Additionally, the project provides abundant open space with 36% (151,799 s.f.) of the site as open space (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes a lush entry promenade off Scottsdale Road, gathering spaces, amenities, private outdoor living spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy and a visual oasis for the residents and an attractive setting for the buildings.

### **Neighborhood & Housing**

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

**Response:** A wide range of support services can be already be found nearby in the neighboring commercial developments. The proposed mixed-use development will be a natural fit and complement the fabric of existing land uses along Scottsdale Road and within the GACAP.

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

**Response:** The Airpark creates a unique opportunity to support a range of land uses that interrelate and balance the live, work, play concept. The integration of commercial and multifamily residential land uses on this site strengthens the overall employment core character of the Airpark. It builds upon the land use balance creating a strong sustainable employment and service node essential to the continued success of the GACAP and development along the Loop 101.

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

**Response:** The commercial portion of this mixed-use development is providing 22,319 s.f. of common area including gathering spaces and shaded promenade and the residential community is providing 64,304 s.f. of common area. Both the circulation plan and landscape plan show the open space, casual recreational areas and pedestrian corridors throughout development. Although these are two separate projects there will be a synergy and sharing of common spaces between the commercial and residential community.

The development provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting. The central open space area on the residential parcel shows a range of outdoor amenities including a pool, shaded cabanas, patio furniture and landscaping to create a resort-like feel. There are also several smaller courtyards providing passive recreational opportunities for the residents. The site has a network of sidewalks that connect from the street frontages in and around the commercial and residential buildings, providing linkages to the north and offering future connectivity to the south and east.

### ***Policy NH 3.2***

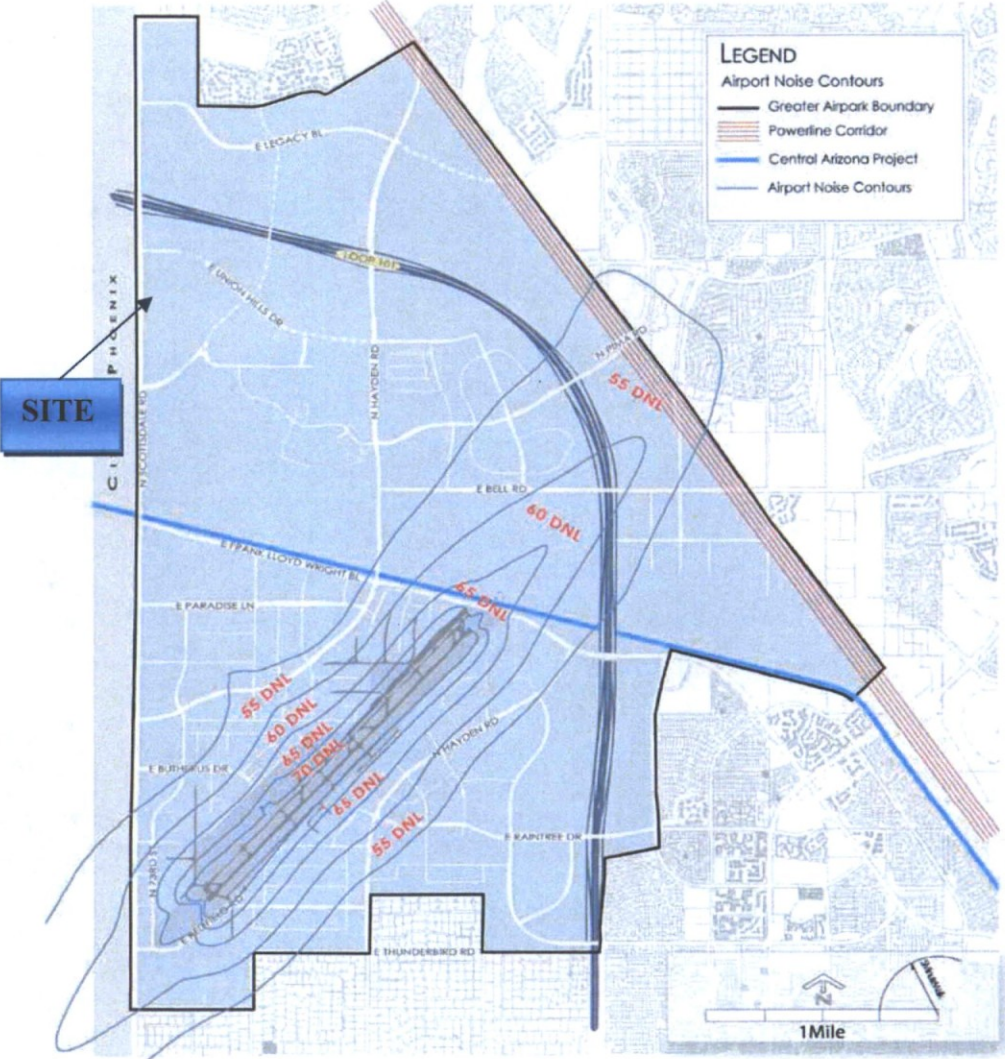
*Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality; and provide opportunities for workforce housing where:*

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

**Response:** The proposed dwelling units will be located well outside the 55 DNL line (see the Scottsdale Airport Noise Contours Map below) and designed with upgraded building materials and insulation to provide appropriate sound attenuation. Multi-modal transportation options will be available to the retail patrons and residents including, but not limited to walking, bicycling, driving and public transit. Scottsdale Road is designated as a "Pedestrian/Bicycle Corridor" and "Trails Corridor" in the GACAP.

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

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



## Community Mobility

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

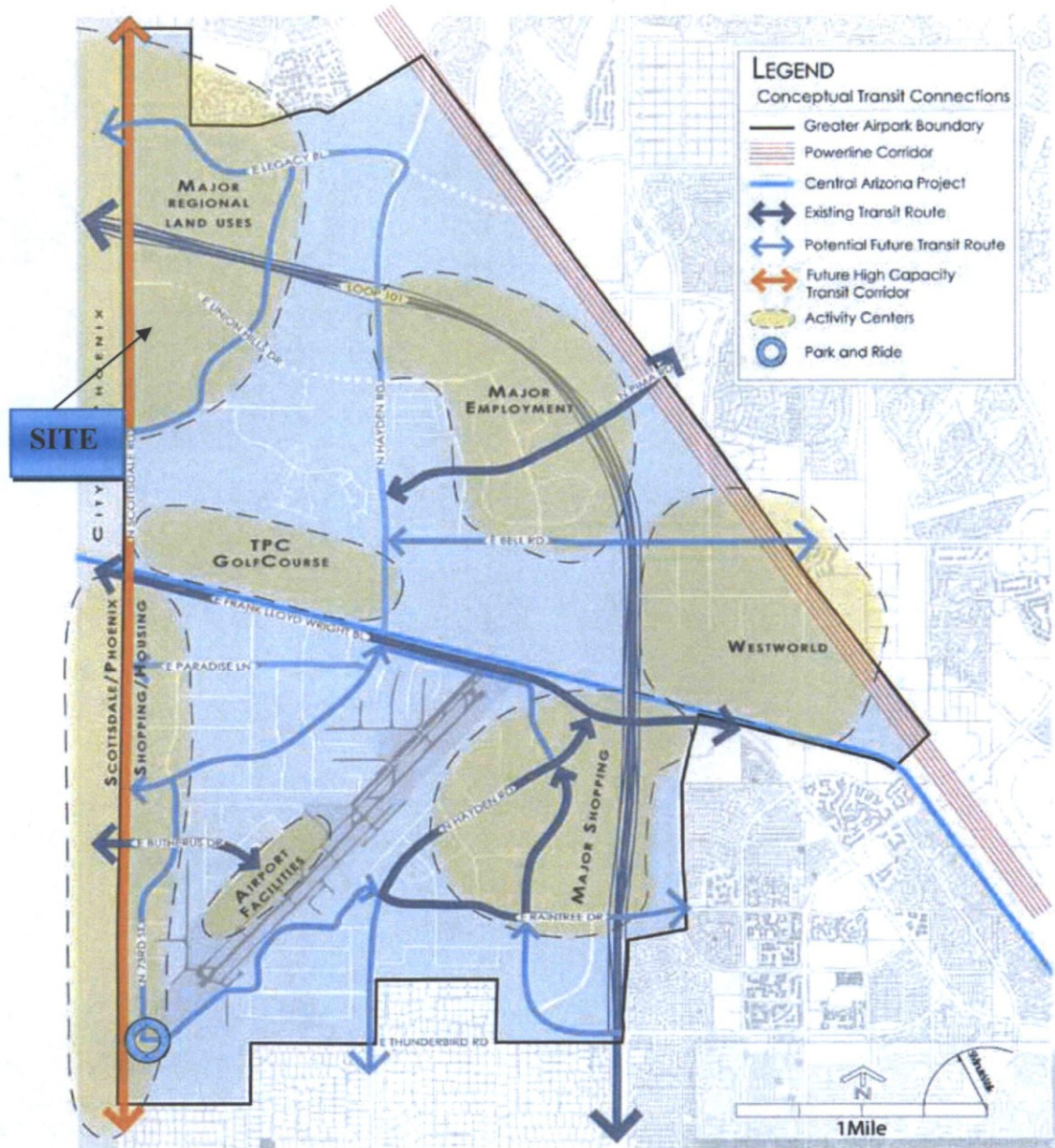
*Policy CM 7.2 Promote more sustainable modes of passenger transportation, such as alternative fuel vehicles, walking, biking, and/or other future technologies.*

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian and bicyclist internally and along the perimeter of the site. The mixed-use nature of the proposed development promotes vehicular trip reduction and a sustainable, walkable community. Residential land use integrated in this Airpark location increases the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The Greater Airpark Transit Connections Map (see below) designates this Property as a "Major Regional Land Use" area with adjacent transit corridor classifications (Scottsdale Road) connecting to Loop 101 and Frank Lloyd Wright.

All of these streets provide a framework for transit, pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between site amenities and other adjoining land uses. The site has a network of sidewalks that tie from the existing and planned sidewalks along Scottsdale Road, in and around the retail/commercial and residential buildings and to the existing retail to the east and west of the site (see Pedestrian Circulation Plan and Landscape Plan). A bike storage locker is provided in the parking structure for the residential community.

**Greater Airpark Transit Connections**  
**GACAP Page 34**

*The map illustrates areas where transit connections exist, as well as, potential locations for future transit routes and transit centers in the Greater Airpark.*



## Economic Vitality

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

**Response:** The proposed mixed-use development achieves this policy on several levels. The construction of new commercial and residential multifamily on undeveloped property will generate significant building permit fees and revenue for the City of Scottsdale. Secondly, the integration retail and residential units in the Scottsdale Airpark area will increase retail sales and sales tax revenue for the City. Lastly, the proposed uses will provide jobs not only for the restaurants, services and retail tenants but also for the management and operation of the residential community.

A key component of mixed-use synergy is having a range of uses within close proximity to one another. Residents require services, goods, food, and entertainment and draw from local businesses and resources. By creating a walkable environment, a land use balance is created which will strengthen the City's long-term economic stability of the Airpark area.

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

**Response:** In keeping with the approved Crossroads East master plan, the land uses proposed under this application complements the existing mixed-use character of the area. The area as a whole creates a unique opportunity to foster interrelated land uses and promote the live, work, play concept, which is memorialized in the GACAP. Additionally, surrounding retail development and the nearby employment core provide regional appeal for future residents. This application responds responsibly to the site's surrounding land uses and a strong market demand for multifamily residential in this area. Current housing trends indicate a fundamental shift away from traditional homeownership and providing additional housing options for the residents of Scottsdale stimulates growth and stability in the economy.

## Environmental Planning

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

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



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

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

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

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

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

### Character & Design

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

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

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

*the street, high-activity uses on the street level, and the integration of public art.*

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

- Mixed-use live, work, play philosophy enhanced with proposed combination of uses
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and along the perimeter
- Compatibility with surrounding context
- Site and building design focuses on Sonoran Desert climate through the use of solar shading, recessed windows, articulation, material selection, textures, paint colors, scale and massing
- Open space maximized; development provides abundant open space with 151,799 s.f. or 36% of the site.

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

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

***Policy CD 2.1*** *Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.*

***Policy CD 2.1.4 Scottsdale Road Signature Corridor***

*The Scottsdale Road Signature Corridor, from the southern Greater Airpark boundary to Frank Lloyd Wright Boulevard, includes the Scottsdale Road Streetscape Design Guidelines which promote integration of Frank Lloyd Wright design philosophy, as well as the area's tradition of aviation. Streetscape design should be more formal in character and respond to the architecture, businesses, and design influences of adjacent uses. Gateways in this area should include interpretative elements that discuss Frank Lloyd Wright and/or the Airport. The area should have a more commercial feel and active street life.*

*The Scottsdale Road Signature Corridor, from Frank Lloyd Wright Boulevard to the northern Greater Airpark boundary, is a designated scenic corridor with distinct design guidelines, which reflect the transitional nature from urban to the native desert, while responding to sophisticated urban development and resort characteristics found in adjacent developments.*

**Response:** The proposed development will highlight Scottsdale Road as a Signature Corridor and provide design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting.

*Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements.*

**Response:** The proposed streetscape along Scottsdale Road will match the established landscape theme along this frontage (to the north and south) and tie into the proposed street frontages along Chauncey and 73th providing consistency for the overall development. Other elements such as decorative paving for sidewalks and pedestrian crossings will be integrated into the project hardscape where appropriate. All hardscape elements including paving and site furnishings will reinforce the developer's commitment to connectivity and establishing a strong pedestrian realm.

*Policy CD 2.3 In designated Signature Corridors, encourage pedestrian- and transit-oriented development, with parking and automobile access in the rear of the development, and short access paths to transit.*

**Response:** The proposed commercial component will be surface parked and the residential community's parking will be designed in a wrap configuration with the living units wrapping the central parking structure. The focus of the site and building design is on the pedestrian, and therefore, the location of the buildings and pedestrian connectivity takes precedence. The design encourages residents to walk, bike and utilize transit opportunities. As the Crossroads East master plan continues to develop these connections will be further emphasized.

#### **IV. Scottsdale's Sensitive Design Principles**

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

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

**Response:** The contemporary, context appropriate building character and massing fits well with the surrounding development including the area automobile dealerships,

residential, retail and hotel uses. The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

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

**Response:** The developer has taken special consideration in providing meaningful open space and recreational amenities for the residents and well-designed public spaces for the retail patrons. Approximately 3.48 acres of open space (36%) will be provided onsite with this mixed-use development.

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

**Response:** All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

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

**Response:** To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

- 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:** Pedestrian circulation along both the perimeter and through the site is an important design feature of the proposed mixed-use development which is within close proximity to abundant retail, restaurant, employment, cultural and entertainment uses. The design of these public spaces will be contextually appropriate with surrounding developments and will comply with the GACAP.

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

**Response:** The Property is located along Scottsdale Road, is within close proximity to Frank Lloyd Wright Boulevard and the Loop 101, all of which provide regional access.

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

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the site to the north, south, east and west as well internal connections.

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

**Response:** The proposed use of building massing is compatible to surrounding developments with the 5-story residential buildings on the east portion of the site stepping to the lower 1- and 2-story commercial retail buildings along Scottsdale Road. Building articulation and stepped massing promote a natural hierarchy. See the elevations, cross-section and stepback exhibits for more details.

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

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

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

**Response:** This mixed-use development promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible.

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

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

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

**Response:** The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road and within the Crossroads East master plan and throughout the GACAP.

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

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents and in conformance with City standards.

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

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.

**V. PCD Findings (Sec. 5.2104)**

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

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

**Response:** The proposed mixed-use development is in substantial harmony with the General Plan/GACAP as identified above and is compatible with the existing and planned development in the surrounding area. The Airpark is predominately an employment core area. Integrating the proposed mixed-use development will provide additional housing opportunities for the residents of Scottsdale in a growing employment and service core area of the City. The location of the Property not only provides an opportunity for housing in the employment core, but also connectivity to the retail and restaurants established as part of this mixed-use development as well as nearby developments that will enhance the overall sustainability of the Airpark. The development promotes an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the GACAP.

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

**Response:** The street systems in place, adjacent Scottsdale Road and nearby Loop 101, are suitable and adequate to serve the proposed uses. A TIMA is provided with the application submittal providing a specific traffic analysis.

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

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

**Response:** The school district has been notified and the area schools have adequate facilities to serve the additional residents.

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

**Response:** Not applicable.

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

**Response:** The proposed commercial component is situated on the western portion of the site along Scottsdale Road, which will provide appropriate access and visibility from this regional arterial transitioning to the eastern residential component of the mixed-use development. The overall design is intended to function seamlessly together as well as integrate with the surrounding mix of land uses and future land uses in the Crossroads East master plan.

## **VI. PCD Amended Development Standards**

The developer is seeking to utilize the PRC district, amending development standards through the PCD similar to case 19-ZN-2002#3 to allow for the proposed mixed-use development. Following are the requested amendments for the proposed development plan. Additionally, see proposed property development standards and modified land use budget for Crossroads East (Schedule B) following the Conclusion below.

- Minimum parcel size decrease from 25 acres to 12 gross acres
- Establish 25' minimum setback from the property line on east side (73<sup>rd</sup> Place)
- Establish 20' minimum setback from the property line on north side (Chauncey Lane)
- Establish 15' minimum setback from the property line on south side
- Maximum building height increase from 60' to 75' for 5<sup>th</sup> floor clubhouse and fitness center (excluding mechanical)
- Land Use Budget table modification to overall PRC unit count, increase from 1,524 to 1,715 (additional 191 units)\*
- Establish density to have a minimum gross land area of one thousand seven hundred and seventy three (1,773) square feet per dwelling unit from the allowed two thousand (2,000) square feet per dwelling unit. This equates to an allowable density of 25 units/acre.

The requested Amended Development Standards are necessary to create an energized, vibrant and successful commercial and residential mixed-use lifestyle center. The project utilizes best planning concepts in terms of creating a friendly, pedestrian scaled, vibrant main street promenade that will host a collection of some of the best restaurants and entertainment venues to be established in North Scottsdale along with a luxury residential community. The key to success is to have an appealing residential and commercial aesthetic that creates a walkable village like atmosphere, where residents are patrons of the commercial businesses and view them as amenities. Likewise, the concentration of residents in close proximity and neighboring hotel and residential to the north of the site, along with mass visual appeal from Scottsdale Road, will make this a successful gathering spot for the North Scottsdale community at large. The Scottsdale Marketplace is different than any development north of Frank Lloyd Wright and could be a model for future mixed-use development going forward.

Features in the Scottsdale Marketplace development include a collection of restaurant and retail buildings that will be broken up with different heights, separation between buildings that will offer shaded dining areas, large patios for dining, a walkable main street promenade with dining and retail storefronts and an outdoor community gathering area that is twice the required size in the P-C district. Sensitivity has been shown to



reduce a visual sea of parking and create a closer relationship between the different uses. There will be a natural termination to the promenade at the opening to the residential office center, which will be highlighted with a structure, outdoor gathering area and vehicle drop off similar to a resort. The residential building has purposefully dramatic setback shifts in the elevations, stretching setbacks as far back as 105' to provide interesting facades, rather than flat blank walls. Thoughtfulness in terms of additional outdoor living space, courtyard space, dog parks, enlarged ground floor stooped patios and common areas increase the open space, when combined with outdoor patios, is 44%, more than double the required 20%. Increased building heights in specific locations add interest to the sky line and afford an upstairs clubhouse and fitness center with uninterrupted views of the McDowell Mountains. The specific requests for standards are as follows:

\*Note: The existing Crossroads East Land Use Budget allows 170 acres of PRC with a maximum 1,524 units or 8.96 du/ac (as uniformly allocated on a per acre basis). Therefore, the base density allowed by this Land Use Budget would equate to 110 units on 12.26+/- acres, which is also the number of units the Arizona State Land Department has allocated for the subject site. The request under this application is for 301 units, which is a 191-unit increase from the base maximum dwelling unit number in the PRC district. This request has been approved by ASLD.

The Crossroads East allowable density is calculated using 2,000 square feet per dwelling unit. This would allow for 267 units or 21 units/acre. Under the requested modification, density would be increased by reducing the square footage requirement of 2,000 to 1,773, which would allow for 301 units or 25 units/acre for an increase of 34 units. The request comes for a need to maximize the residential and retail opportunities. The more residential purchasing power on the site, the better chance for mixed-use commercial success. Additionally, the unit sizes for this community are smaller (850 sf) than what was originally conceived, as the 21 unit/acre is a typical planning scheme that would encourage larger garden style, two-story flats and townhouses (1,200 sf typ). A low rise garden style community does not achieve the high-core density anticipated in the GACAP or the vibrant mixed-use development encouraged under the P-C District. Although the development would increase the density, the smaller units provide a building solution that remains less than the allowable building volume calculation and has nearly doubled the allowable open space from 20% to 36%. The increase in maximum building height up to 75' is for only 5% of the total roof area for the clubhouse and fitness amenities as shown on the roof exhibit submitted with the application. This increase allows for a dramatic viewing deck from the clubhouse, fitness center and outdoor pool and deck. The negative edge pool on top of the garage will be a spectacular amenity, not quite seen in Scottsdale. The setback and stepbacks proposed under this application are far greater than the development standards that were approved for the property to the north (19-ZN-2002#3). Cross section exhibits are provided with the application to better depict the edge condition for Scottsdale Marketplace. There are no specific standards for side yards in the PRC property development standards, and therefore, the dimensions specified above, and included with the property development standards for this application, will provide a more clear development standard condition

for these edges. The front yard requirements along Scottsdale Road will not only be met, but exceeded, in terms of both setbacks and stepbacks.

From a design standpoint, the building “fingers” allow for meaningful courtyard open spaces and view corridors from each unit, as well as create a visually interesting building design with movement vs. a static flat building mass. Each residential courtyard design is unique, creating different views and passive recreational opportunities. There is a large meditation area, ample sun bathing deck area, shade cabanas, and BBQ’s planned for the central residential courtyard, a fenced-in dog park planned along the east side of the building, and numerous seating areas nestled within the lush desert landscaping to be enjoyed by the residents. Further, many ground level units will be designed with a large walk-out stoop, front door access, which will provide activity along the ground level around the building.

The overall project open space provided, including private outdoor patios and balconies, is 178,264 s.f. or 44% of the site, which exceeds the requirement of 20%. Additionally, the internal oriented courtyard requirement of the PRC district is 1% of the net site area, or in this case 4,189 s.f., and the proposed development plan provides an internal courtyard area of 2%, approximately 8,838 s.f., over twice the requirement; connecting the residential and commercial components of the development plan both visually and physically. See plaza plan submitted with the application.

## **VII. Conclusion**

In summary, the request is for rezoning to amend the existing Crossroads East PCD/Planned Community District (19-ZN-2002/19-ZN-2002#2) comparable district of PRC/Planned Regional Center to allow for the development of a 12.26 +/- gross acre mixed-use development located at the southeast corner Scottsdale Road and Chauncey Lane. The request also includes amended development standards to allow for the proposed mixed-use development plan and the PSD/Planned Shared Development overlay to allow for the cross-sharing of development standards between the commercial and residential components of the development plan.

Integrating the proposed multifamily and commercial mixed-use land use will provide additional housing opportunities for the residents of Scottsdale along with a connective retail/commercial development in a predominately employment and service core area of the City. The location of the Property not only provides an opportunity for mixed-use development in an employment core, but also connectivity to the retail and support services already established in the nearby developments that will enhance their sustainability. This development will promote an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the GACAP.

SCHEDULE B  
CROSSROADS EAST (19-ZN-2002#4)

LAND USE BUDGET  
CHANGES ARE SHOWN IN **BOLD, UPPERCASE AND STRIKETHROUGH**

Category	Zoning	Permitted Zoning Districts Within Planning Units*				Gross Acreage by Zoning	Maximum Dwelling Units per Gross Acre (du/ac)	Maximum Allowable Dwelling Units
		I	II	III	IV			
Employment	I-1	P	P	P	P	477	NP	NP
Employment	C-O	P	P	P	P	91	NP	NP
Mixed Use	PRC	P	NP	NP	P	170	See Schedule C	<del>1524</del> <b>1715</b>
Commercial	PCoC	P	P	P	P	2	NP	NP
Commercial	PCC	P	P	P	P	12	4	48
Commercial	C-2/C-3 (1,2,3)	P	P	P	P	156	NP	NP
Residential	R-5	P	P	P	P	122	23	2806
<b>TOTAL</b>						1000		<del>4378</del> <b>4569</b>

\* See Schedule D  
P – Permitted  
NP – Not Permitted

Notes:

1. PCoC and C-2/C-3 development standards are comparable to the C-2 zoning district amended development standards shown in Schedule C.
2. C-2/C-3 zoning includes 123 acres previously zoned C-3.

3. C-3 Comparable districts shall be placed at least 600 feet from any off-site (outside Crossroads East boundary) residential, resort, hotel, timeshare or motel uses.

## JLB – Scottsdale and Chauncey

### Crossroads East

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#### Sec. 5.2604. - Property development standards.

The following property development standards shall apply to all land and buildings in the PRC District.

A. Floor area ratio.

1. In no case shall the gross floor area of a structure, **EXCLUDING RESIDENTIAL**, exceed the amount equal to eight-tenths (0.80) multiplied by the next lot area of the PRC site in square feet. ~~Gross office floor area shall not exceed forty (40) percent of the total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor areas of the nonresidential buildings.~~
2. Residential and hotel uses either vertically or horizontally integrated with the commercial retail or office buildings shall be allowed and shall not be included in computing the total gross floor area for commercial retail or office uses.

B. Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area of the PRC site in square feet multiplied by sixteen (16) feet.

C. Open space requirement.

1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area of the PRC site within each Planning Unit and shall not be required to exceed twenty (20) percent of the net lot area of the PRC site within any one Planning Unit. Open space shall be in general conformance with an open space plan to be approved as part of the master plan approval process as set forth in **THE STIPULATIONS FOR CROSSROADS EAST**. ~~section 2.00 of the Stipulations attached as Exhibit B.~~
2. Planned regional centers shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, an opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the PRC site in square feet. The courtyard or malls shall be considered open space.
  - a. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.
3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. Building height.

1. No building shall exceed ~~sixty (60)~~ **SEVENTY FIVE (75)** feet in height as measured from the first finished floor elevation except as otherwise provided in article VII. ~~of this subsection.~~
2. Any building located in a PRC zone which was constructed to a height of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, and which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
3. Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the PRC zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the PRC zone. A freestanding ornamental monument shall not include signage.
  - a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:
    1. Amended height for such monument shall be based on the context and character of the site and surrounding area including proximity to the adjacent freeway.
    2. Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment.
    3. Such monument shall be designed so as to provide a focal point, which provides scale and balance to a particular site.
    4. Such monument will be considered a community amenity and add to the city's quality of life.
    5. Such monument shall be accessible by pedestrians and not isolated in site design.

E. Density.

1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land area per guest room.
2. ~~Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in sections 5-2604A.~~ **THE DENSITY SHALL NOT EXCEED 25 DWELLING UNITS TO THE GROSS ACRE.**

F. Yards.

1. Front Yard/ **SCOTTSDALE ROAD.**
  - a. A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space within the scenic corridor on Scottsdale Road to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.

- b. Buildings more than thirty-six (36) feet in height shall be set back a minimum of two (2) feet for each foot of building height from the perimeter of the PRC site.
2. Side and Rear Yards. **THERE SHALL BE A MINIMUM SETBACK OF TWENTY (20) FEET ALONG CHAUNCEY LANE FROM THE NORTH PROPERTY LINE; A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET ALONG 73<sup>RD</sup> FROM THE EAST PROPERTY LINE; AND A MINIMUM SETBACK OF FIFTEEN (15) FEET FROM THE SOUTH PROPERTY LINE.** ~~Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.~~
3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.
- G. Property size. The gross land area on which there is a PRC development shall not be less than ~~twenty-five (25)~~ **TWELVE (12) GROSS** acres.
- H. Remodeling or rezoning of existing shopping centers. None of the above criteria shall be reasons to deny applications to reconstruct, remodel or make additions to an existing shopping center, or to rezone an existing shopping center to PRC. Applications for additions to existing shopping centers shall not require compliance, except that portions of the site upon which an addition is proposed shall comply with all provisions hereof.



# 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. <b>No application shall be accepted without all items marked below.</b>
<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>745.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" 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 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)

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (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 checked="" type="checkbox"/>	7. <b>Appeal of Required Dedications, Exactions, or Zoning Regulations</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Request for Site Visits and/or Inspections</b> (form provided)
		12. <b>Addressing Requirements</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Draft Development Agreement</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
		14. <b>Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing )</b> (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. <b>Citizen Review Checklist:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Citizen Review Report</li> <li>• 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.</li> </ul>
		16. <b>Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. <b>Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>• Affidavit of Posting for Project Under Consideration</li> <li>• Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>• Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>School District Notification –</b> (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> </ul>

### 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 checked="" type="checkbox"/>		<b>20. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>21. Completed Airport Vicinity Development Checklist</b> – 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. <b>No application shall be accepted without all items marked below.</b>
		<b>22. Plan &amp; Report Requirements For Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23. Development Plan</b>

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 15%;"> <p><b>a. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 1/2" x 11" <del>5</del> <sup>5</sup> copies</li> </ul> </div> <div style="width: 85%;"> <p><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following:</p> <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and polices of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> <p><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)</p> <p><input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><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</li> <li><input type="checkbox"/> Historic Property – existing or potential historic property.                             <ul style="list-style-type: none"> <li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </div> </div>

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>d. A dimensioned plan indicating the proposed boundaries of the application</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>e. Context Aerial with the proposed site improvements superimposed</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <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 type="checkbox"/>	<p><b>f. Site Plan 10 <i>DB</i></b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – <del>2</del> copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>g. Subdivision Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>h. Open Space Plan (Site Plan Worksheet) (example provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

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## Rezoning Development Application Checklist

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

together

OK

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## Rezoning Development Application Checklist

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

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## Rezoning Development Application Checklist

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

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>24. Development Plan Booklets</b> <i>w/ 2nd submitted JB</i></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 3 copies (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 (See Digital Submittal Plan Requirements)</li> <li>• 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a <b>delayed submittal</b> that is to be made after the Planning Commission recommendation.</li> </ul> <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Application Narrative</li> <li><input checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards</li> <li><input type="checkbox"/> Legislative draft of the proposed List of Land Uses</li> <li><input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application</li> <li><input checked="" type="checkbox"/> Context Aerial with the proposed Site Plan superimposed</li> <li><input checked="" type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Subdivision Plan</li> <li><input checked="" type="checkbox"/> Open Space Plan</li> <li><input checked="" type="checkbox"/> Phasing Plan</li> <li><input checked="" type="checkbox"/> Landscape Plan</li> <li><input checked="" type="checkbox"/> Hardscape Plan</li> <li><input type="checkbox"/> Transitions Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input checked="" type="checkbox"/> Pedestrian and Vehicular Circulation Plan</li> <li><input checked="" type="checkbox"/> Conceptual Elevations</li> <li><input checked="" type="checkbox"/> Conceptual Perspectives</li> <li><input type="checkbox"/> Electronic Massing Model</li> <li><input type="checkbox"/> Solar Analysis</li> <li><input type="checkbox"/> Exterior Lighting Plan</li> <li><input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting</li> <li><input type="checkbox"/> Cultural Amenities Plan</li> <li><input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)</li> <li><input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</li> <li><input type="checkbox"/> Master Thematic Architectural Character Plan</li> <li><input type="checkbox"/> Conceptual Signage Plan</li> <li><input type="checkbox"/> Other:</li> </ul> <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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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b></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><b>26. Drainage Report</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>27. Master Drainage Plan <i>and G+D plan for the site</i></b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Preliminary Basis of Design Report for Water and Wastewater</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>29. Preliminary Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>30. Master Plan for Water</b></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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>31. Master Plan and Design Report for Wastewater</b></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"> <li>• 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>32. Transportation Impact &amp; Mitigation Analysis (TIMA)</b></p> <p>Please review the City's Design Standards &amp; 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"> <li><input checked="" type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>33. Native Plant Submittal Requirements: (form provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded.</li> </ul> <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> <li>• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>34. Environmental Features Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>35. Other:</b> Revised Land Use Budget for Crossroads PCD</p> <p style="color: red; font-size: 1.2em; text-align: center;">inside project NARRATIVE</p>

### PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION


Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>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>1138-PA-15</u>.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</b></p>

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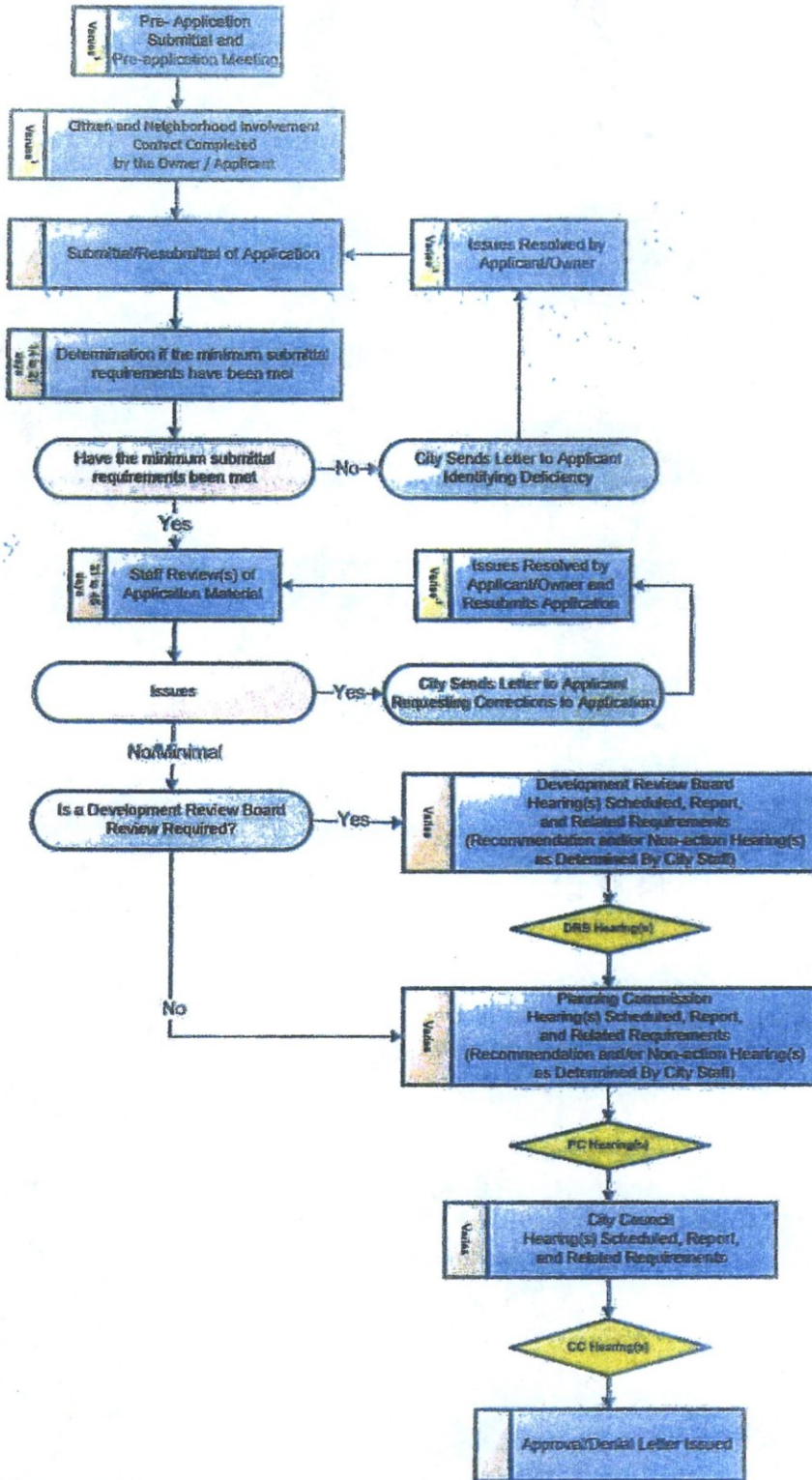
## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. <b>Delayed Submittal.</b> 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.</p>
<input checked="" type="checkbox"/>	<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Blumberg</u> Phone Number: <u>480-312-4308</u></p> <p>Coordinator email: <u>gblumberg@scottsdale.gov</u> Date: <u>12-16-15</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or  <input checked="" type="checkbox"/> A New Phase to an old Project Number: <u>19-2N-02 #4</u></p> <p><b>Required Notice</b></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 &amp; 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: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division  One Stop Shop  Planning, Neighborhood &amp; 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.