

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



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

Project Name: The Sterling at Silverleaf

Property's Address: 10068 E. Legacy Boulevard

Property's Current Zoning District Designation: PCC PCD

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: Sterling Collection, LLC - Nathan Day	Agent/Applicant: Kurt Jones
Company: Sterling Collection, LLC	Company: Tiffany & Bosco, P.A.
Address: 18801 N Thompson Peak Pkwy Scottsdale, AZ	Address: 2525 E Camelback Rd 7th Floor Phx, AZ 85016
Phone: 480-443-6760 Fax:	Phone: 602-452-2729 Fax:
E-mail: Nathanday@sterlingsilverleaf.com	E-mail: kajones@tblaw.com
Designer: Robert Hidey	Engineer: Gordon Ward
Company: Robert Hidey Architects	Company: Land Development Team, LLC
Address: 3337 Michelson Dr. Suite 170 Irvine, CA 92612	Address: 3420 E Shea Blvd, Ste 156 Phx, AZ 85028
Phone: 949-655-1550 Fax:	Phone: 602-396-5700 Fax: 602-396-5701
E-mail:	E-mail: gward@1d-team.com

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

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

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

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

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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



City of Scottsdale Cash Transmittal

107877

107877
 3 00933162
 9/14/2016 PLN-1STOP
 KWHEELER HPDC600552
 9/14/2016 3:43 PM
 \$1,515.00

Received From :

TNHC Arizona LLC
 6730 N SCOTTSDALE RD STE 235
 SCOTTSDALE, AZ 85253

Bill To :

TIFFANY & BOSCO, PA
 2525 E CAMELBACK RD 7TH FLOOR
 PHOENIX, AZ 85016
 602-452-2716

Reference #	575-pa-2016	Issued Date	9/14/2016
Address		Paid Date	9/14/2016
Subdivision	DC RANCH PARCEL T4B LOTS 30 AND 31	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	1220-11	County	No
APN	217-57	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
STERLING COLLECTION GROUP		Net Lot Area	0
18801 N THOMPSON PEAK PKWY 240		Number of Units	1
SCOTTSDALE, AZ 85255		Density	
480-315-8265		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	39-52

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

78-DR-2005#3
09/14/16

SIGNED BY KURT ON 9/14/2016

Total Amount

\$1,515.00

(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 # 107877



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No: _____-PA-_____

Coordinator: _____

Case No: _____

Project Name: _____

Project Location: East of the intersection of Thompson Peak Parkway and Legacy Blvd.

Property Details: Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: PCC PCD Proposed Zoning: PCC PCD

Number of Buildings: 8 Parcel Size: 5.5 acres

Gross Floor Area/Total Units: 72 Floor Area Ration/Density: _____

Parking Required: _____ Parking Provided: 148 in garage; 21 on street

Setbacks: N - 5ft E - 5ft S - 5ft W - 5ft

Description or Request:

See attached narrative.

78-DR-2005#3
09/14/16

Planning, Neighborhood & Transportation Division

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

Sterling at Silverleaf
Development Review Board
Project Narrative
(11.14.16)

DC Ranch is an established master planned community located east of Pima Road along both sides of Thompson Peak Parkway as it traverses west of the McDowell Mountains. Development of DC Ranch commenced in 1999 and is almost complete with the exception of undeveloped custom lots throughout the community's single family neighborhoods. With this application, we are seeking Development Review Board ("DRB") approval of a site plan, elevations and landscaping plans for the last property to be developed within DC Ranch Town Center. The property that is the subject of this application, is located at the terminus of Legacy Boulevard on the east side of Thompson Peak Parkway. The request is for the development of a 72 unit condominium project referred to as Sterling at Silverleaf. There is a significant amount of background that precedes this request which will be outlined in this Project Narrative together with a detailed overview of the new proposal.

I. Project Location

As noted above the site is located at the terminus of Legacy Boulevard as it proceeds east of Thompson Peak Parkway into the area that is partially developed as Canyon Village and also referred to as the DC Ranch Town Center ("Town Center" or "Canyon Village"). More precisely, the site consists of Lots 30 and 31 of DC Ranch Parcel T4b which totals approximately 5.88 acres (the "Property"). While the Property is located within the Town Center, it is also included within the Silverleaf neighborhood within DC Ranch with important physical relationships to both Silverleaf and the Town Center.

II. Property Owner/Developer

The Property is currently owned by the Sterling Collection, LLC ("Owner"), who is in escrow to sell the property to DMB Associates ("DMB") and The New Home Company ("TNHC") (collectively, "DMB/TNHC" or "applicant") who are in partnership in the purchase and development of Sterling at Silverleaf.

TNHC, a publicly traded company based out of Orange County, California, is one of the pre-eminent home builders in the western United States. TNHC develops high end luxury single family, condominium and multi-family projects in California and Arizona. TNHC is developing the exclusive *Resort Residences at Mountain Shadows* in the Town of Paradise

Valley which are anticipated to open for sales in late 2016. TNHC is recognized as one of the finest luxury home builders in the western United States and have received numerous awards for their projects. Development in Silverleaf is a natural and logical extension of the type and quality of project they build.

DMB is partnering with TNHC to develop the Sterling at Silverleaf. As the previous owner of the Property and the developer of DC Ranch and Silverleaf, DMB is highly invested in the manner in which this Property is planned and developed. DMB is pleased to be able to partner with another high caliber developer with a proven track record of superior projects, and believes this is the right team to be completing the development of Silverleaf and the Town Center. DC Ranch and Silverleaf remain one of their proudest accomplishments and DMB desires to continue this tradition and legacy with this development.

Given their intimate knowledge of DC Ranch, DMB/TNHC have assembled a design team whose principals have had significant long-term involvement in the planning and execution of DC Ranch. The design team includes Robert Hidey Architects, Espiritu Loci, CollectiV Landscape Architects, LD-Team and Tiffany & Bosco. Principals working on this project have detailed knowledge of the site characteristics as well as the design expectations of DC Ranch, including areas of architecture, land planning, landscape architecture, engineering and project entitlements.

III. Property Zoning

The Property is zoned Planned Community Development ("PCD") with comparable Planned Community Center ("PCC") zoning¹ as approved as part of the overall DC Ranch zoning that is applicable to the entire community. By way of background, the PCD zoning along with amended standards were approved by the City of Scottsdale (the "City") in 1998 as part of a settlement of litigation. A development agreement (the Second Amendment to the Development Agreement, recordation number 98-0970077 (the "2nd Amendment") was approved on October 19, 1998. The 2nd Amendment has been amended several times with additional provisions that may or may not be applicable to any particular property including the Property. As part of the 2nd Amendment, amended standards and stipulations were also approved. As required by the 2nd Amendment, the Town Center Generalized Design Concept ("TC-GDC") was approved and amended in 2004 (the "TC-GDC Amended") by City Council. The TC-GDC Amended outlines the vision and additional development parameters for the development of the Property as well as the adjacent properties. Additional discussion on the TC-GDC Amended occurs below.

¹ The City Council approved Ordinance Number 4221 on August 25, 2015.

IV. Request

As noted above, the request is for approval of a site plan, elevations, and landscaping plans from the DRB (the "Request"). Specifically, the Request is for approval of 72 luxury condominiums in eight (8) buildings ("Sterling at Silverleaf"). This project has been re-imagined, re-engineered and redesigned and is a fresh, new and more appropriate plan compared to the contentious project that was debated and approved 3 years ago. Importantly, the project has been right sized and overall residential units have been significantly reduced to 72 from the 213 previously approved. The Property will be the capstone of the Canyon Village development and final layering of luxury products in Silverleaf.

The re-imagined Sterling at Silverleaf has been envisioned to complete the development of this remaining parcel in a manner that engages and is consistent in scale with the existing development at Legacy and Thompson Peak, yet which also complements and provides a transition to the development in Silverleaf and specifically the Sterling Villas as well as other exclusive development in Horseshoe Canyon. Buildings have been carefully sited to take advantage of the magnificent view corridors into the McDowell Mountains. Because the site slopes downward as you proceed west and south, building massing and heights step down as you proceed west from 101st Street.

The vision for the development of this Property was established long ago with the approval of the DC Ranch Town Center plans which set forth a plan for an activity center with increased intensity, density and a mix of uses. With DC Ranch and north Scottsdale reaching maturity, the viability of these more intense uses has also matured. With this type of project, residents of DC Ranch and Silverleaf have many options to stay within their community and live in housing options that suit their lifestyle. Given the existing development in DC Ranch and the development of exclusive neighborhoods within DC Ranch, Silverleaf, the DC Ranch Country Club and the Parks neighborhoods, the fit and finish and scale of the proposed project is in keeping with the surrounding area.

Overall, Sterling at Silverleaf represents a reduction in intensity, with the following differences:

- Units reduced to 72 from 213 (*a reduction of 141 units*)
- Building heights remain generally the same. The PCC PCD zoning district within DC Ranch allows for certain uses a building height of 56 feet with potential mechanical screening and ornamental tower elements up to 75 feet. The current design of the building is at 56' with approximately 12 additional feet for the proposed mechanical screening and ornamental town elements.

- Gated access will be provided with some modification to traffic movements. Access to 101st Drive will be provided behind the gate.
- Architecture is designed to be compatible with the existing Town Center building, but provide for large patios to take advantage of the view corridors to the mountains and valley lights. The emphasis will focus on the units window walls providing a less dominant building mass.

DMB and TNHC anticipate that construction will begin in mid-2017 with sales commencing in 2017.

V. Surrounding Context

Sterling at Silverleaf is being developed as infill, as the site is almost entirely surrounded by existing development. Immediately to the west of the Property are two (2) developed properties including the Canyon Village commercial/office complex which sits on approximately 5.5 acres, with approximately 92,400 square feet of office and restaurant uses in several buildings and a parking garage ("Canyon Village Offices"). To the south of the Canyon Village Offices is the DC Ranch Village Health Club and Spa (the "Village Club") which is developed on six (6) acres and consists of a building with approximately 60,000 square feet. The Village Club provides recreation, fitness and spa amenities to members of the Village Club with some services (spa) available to the public. Sterling at Silverleaf will complete the development of the "Town Center" and will create the mixed use, higher intensity environment envisioned by the TC-GDC Amended.

Properties to the west, south and north of Sterling at Silverleaf are almost entirely developed with the Sterling Villas and Estate Villas. All three of the uses (Villas, Estate Villas and the proposed condominiums) were owned by the Sterling Collection, LLC and were planned, marketed and developed to all integrate together. The Owner has developed and sold most of the Villas and the Estate Villas, but has decided to not pursue the development of the condominiums. The Villas and the Estate Villas are two (2) stories and are accessed via a private street which will also be utilized by Sterling at Silverleaf.

VI. Site Access

Access to Sterling at Silverleaf remains generally consistent with the 2013 proposal whereby entry access for residents is provided exclusively from Legacy Boulevard via the private access roads in Canyon Village and a private gated automotive entry east of Building 1. The access road has been modified from early approvals with the elimination of a portion of the existing private roadway. Once past the gatehouse, the private street will proceed east to connect with existing 101st Street.

The private gated access will be operated and maintained by the sub-association for the Sterling at Silverleaf condominiums and residents of the condominiums will be the only residents who will be able to utilize this access as an entry. As previously agreed to with the DC Ranch Association, residents of the Sterling at Silverleaf condominiums will not be able to utilize the Horseshoe Canyon gatehouse for entry (unless they are members of the Silverleaf Golf Club). Residents of the Sterling at Silverleaf condominiums will be able to exit at the Horseshoe Canyon gate and likewise, any resident in Horseshoe Canyon can also exit out the new Sterling gatehouse.

In addition to the expanded private roads, pedestrian connections will be provided through Property thereby completing the connection from Canyon Village to the comprehensive DC Ranch path and trail system within the Beardsley Wash. Completion of the pedestrian access will encourage non-vehicular modes of transportation and pedestrian activity in and around DC Ranch, including the Village Club, Canyon Village Offices and retail uses in the area. Secured pedestrian access will be provided at several locations between Sterling at Silverleaf and the adjacent Town Center Parcels to encourage pedestrian activity and to create integration between the uses.

VII. Project Character and Architecture

Upon crossing Thompson Peak Parkway on Legacy, one enters the Canyon Village area with beautiful architecture enveloping the view corridor. The proposed Sterling at Silverleaf will provide an anchor and capstone for this small yet richly designed space. An iconic building matching the scale in terms of height will complete the story and finally provide a backdrop for the obelisk park. Consistent with the story of DC Ranch, architecture will provide a rich layer of diversity and quality with different styles and interpretations all living together in a seamless and natural fashion. The architecture for the proposed Sterling at Silverleaf will mirror that pattern, and while fresh with significant nods to contemporary and clean lines, will provide echoes of the Mediterranean/southwestern styles so often repeated in Silverleaf. Use of larger yet appropriately scaled window surfaces to take advantage of view sheds will be seen, while colors and materials will be used to provide grounding and context to surrounding development.

The ground level will provide a heavy base and fully enclose the parking areas on this floor. The heavy base is typical of historic architecture styles and is a key transition element included in these contemporary structures. Entry towers on each building provide direct elevator access to each unit and only 2 or 4 units per floor. The towers are topped with hipped tile roofs and accented by a central window column. These masses replicate the historic Mediterranean tower forms with more contemporary finishes. They also anchor the

upper level balconies that wrap the corner like historic Monterey forms. Windows on the side facades are punched opening in the larger wall masses. Again inspired by historic forms but finished in contemporary elegant material and details. Patio rail detailing will provide interest and texture to the simplified architecture.

VIII. Development Considerations

	Allowed	Proposed
Number of Units	213	72
Density	4 DU/AC (gross)	1.4 DU/AC (gross)
Setbacks:		
North	5'	5+'
East	5'	5+'
South	5'	5+'
West	5'	5+'

A. Open Space

The open space requirements for parcels located within the Town Center area of DC Ranch have been carefully planned for the area as a whole and are clearly outlined in the TC-GDC Amended. Included in this submission is an updated tracking of the Open Space and Land Use Budget which outlines how and where the Town Center open space requirements are being met.

While open space is not required on the Property, the project provides significantly more additional intimate open spaces between buildings, landscape adjacent to existing roadways and formal park settings. Approximately 2.3 acres or 40% of the Property is open space. In addition to the existing park at the end of Legacy Boulevard, a formal iconic park has been created and exists at the entrance to Sterling at Silverleaf, which from Horseshoe Canyon, opens to the northeastern view of Tom's Thumb within the McDowell Sonoran Preserve. This park is defined by flanking one-way streets, two-story single family homes, and capped by buildings 3 and 4 on axis. Open spaces are proposed between all of the buildings. Many of these spaces include dramatic changes in grade and incorporate retaining walls, steps, and architectural features to terrace the landscape. Courts are formed by building masses surrounding a central pool amenity on the north half of the Property. The courts on the south half are formed in concert with the adjacent building in the T4b parcel to enclose 101st Street on three sides. These interior courts take on desert resort like qualities.

IX. Background

A. Previous DRB Cases

On two (2) previous occasions, the DRB has approved applications for the Property. These approvals occurred in September 2005 (Case 78-DR-2005) and in October 2013 (Case 78-DR-2005#2). The 2005 approval included the twenty-nine (29) single-family lots as well as the condominium portion (Lots 30 and 31) which included 213 units in several buildings up to fifty-six (56) feet high with seventy-five (75) foot towers and mechanical enclosures together with 20,000 square feet of commercial space. The 2013 approval essentially proposed the same application with the 29 units excluded.

While the 2005 DRB case was approved with little fanfare, the 2013 case was the subject of significant neighborhood opposition. Objections were focused on questions concerning the zoning, density and height. As part of this effort, an appeal to the Board of Adjustment was submitted objecting to the Planning Director's interpretation that the PCC zoning on the Property allows the development of 213 condominiums. The Board of Adjustment upheld the decision of the Planning Director.

The proposed Sterling at Silverleaf overall represents decreases in several areas from the two (2) previously approved cases, including 1) reduction in residential units (72 units vs. 213), 2) elimination of the on-site commercial, and 3) reduction in development footprint (corresponding increase in on-site open space). Because of the sloping grade and length of the proposed balconies, building height, when measured from existing grade remains approximately the same. The architecture does represent a departure from previously approved versions, as the newer, more contemporary influenced interpretation of a Mediterranean architecture style will create a greater sense of diversity in the Town Center. While architectural diversity is present, the proposed architecture is designed specifically to complement the existing commercial and residential structures, with similar rectilinear massing, rooflines, towers and architectural detailing. The concept is to blend and complement the existing context, while at the same time, creating a fresh interpretation of styles. This blending of styles and character is endemic to the Silverleaf design criteria (for residential) where diversity of architecture and colors is encouraged.

B. DC Ranch Town Center Area

The 1998 DC Ranch zoning established a specific process for the development and approval of a vision for the DC Ranch Town Center. Within these documents, a vision for DC Ranch was articulated which included the idea that DC Ranch is a special place by virtue of its size, natural beauty, and location in the heart of an emerging southwestern desert city. The vision for DC Ranch is one of excellence, diversity and a true sense of community. Distinct residential neighborhoods and diverse community commercial, recreational, educational,

civic, and cultural uses are woven together at DC Ranch in a fashion that enhances the overall context.

The unique opportunity identified in early planning documents was that for DC Ranch, the ability to provide an array of land uses that complement the needs of the residential neighborhoods existed. The integration and mix of uses were envisioned and ultimately were established at Market Street, DC Crossing and now, within Town Center. From the earliest concepts of DC Ranch, Town Center was a part of the overall vision. DC Ranch was also created with an understanding and respect for the history of Scottsdale and the surrounding region. For the benefit of diversity, the DC Ranch vision also encouraged a fresh interpretation of regional architecture to avoid the sameness so common where an agreed upon vision does not exist.

In line with the DC Ranch vision, Town Center was envisioned as a unique mix of retail, commercial, office, employment, and residential uses in close proximity to potential educational and recreational facilities. The Sterling at Silverleaf project will fulfill the original vision of the Town Center and is designed to provide one of the last major components of the Town Center mix of uses – high-quality urban residential in the activity center.

1. *DC Ranch Development Agreement and Town Center Generalized Design Concept*

The 2nd Amendment and subsequent amendments to the Development Agreement govern the development of DC Ranch. The 2nd Amendment together with subsequent amendments, outline the process and regulation for development of DC Ranch, requiring among other documents, community wide and planning unit master plans. Additionally, the 2nd Amendment establishes special study areas, which require additional levels of planning. One such area is the Town Center Study Area.

As noted above, the 2nd Amendment requires that a “generalized design concept” be created and approved for the Town Center. The purpose of the generalized design concept is to address the transition of land use intensity and building massing within and adjacent to the edge of Town Center. The requirement to provide a generalized design concept for the Town Center was a supplemental effort to establish the character of DC Ranch Town Center and provide a framework within which the typically applicable development review process will occur. Ultimately the TC-GDC was approved by the City Council in July of 1999. In April 2004, the TC-GDC Amended was approved and the City Council approved substantial reduction in the density and intensity of uses in this area of DC Ranch.

The Sterling at Silverleaf project has been designed consistent with the requirements of TC-GDC Amended. The TC-GDC Amended established the Land Uses, Land Use Budget, Setbacks, Character Areas and Open Space Required in the Town Center as further articulated below.

2. *TC-GDC Amended Land Uses*

With the goal to encourage a harmonious mix of uses, the TC-GDC Amended designates this portion of the Town Center as "Integrated Residential" which may include condominiums and residential units like those proposed with integration to adjacent commercial use by the use of common architectural elements, common landscape themes, and pedestrian and vehicular connections.

3. *TC-GDC Amended Setbacks*

Per the section of the City Council approved TC-GDC titled, "Zoning." "Setbacks between zoning districts within Town Center shall be eliminated so that parcels can be planned and developed as an integrated whole." It continues, "A building spacing of 0' or 10' as regulated by zoning will still be maintained." This project has been designed to be integrated into a setting between the adjacent single family residential units and the commercial centers. As approved by the City's Design Review Board in 2005 and 2013, the plan for the Sterling at Silverleaf is to integrate with these surrounding uses so that they appear as a cohesive and complementary development – consistent with projects that develop over time. This project as composed will complete the original design intent with buildings designed within the approved amended setbacks.

4. *TC-GDC Amended Character Areas*

The TC-GDC Amended designates the area of this proposed development in the Town Center as the, "Mixed Use Activity Center," character area with an, "Activity Center," overlay over the central western portion of the site. The "Mixed Use Activity Center," character area encourages pedestrian activity with shaded arcades, courtyards and tree-lined street for the comfort of users. The character area also encourages on-street parking in close proximity to destinations without negatively impacting the core pedestrian experience. Tree-lined streets and courtyards are designed throughout the proposed project, encouraging pedestrian activity. Separate fitness and spa amenities are not being provided within the proposed project to encourage the use of the adjacent commercially provided amenities with strong pedestrian links between the two. The project connects at the core with pedestrian connections to the adjacent commercial, single family neighborhoods and the regional path and trail system along the Beardsley Wash. The "Activity Center" is focused

around the park on Legacy Boulevard and is designated as the area with the greatest pedestrian activity. It stresses that "pedestrian generators be focused in this zone to promote a sense of energy and vitality that is critical to the success of Town Center areas." The design of the proposed project supports these goals by relating to existing commercial space along the street frontages in this zone. Imagery of the character areas provided in the TC-GDC Amended include a page of residential which includes many multi-story buildings in architectural styles, detail and massing similar to that being proposed with this project.

5. *TC-GDC Amended Open Space Required*

Per the TC-GDC Amended, "In an effort to create a Town Center as a composite project, the Open Space requirements will be consolidated." A land use and open space budget tracker is submitted with each DRB application for projects within the Town Center area. In total, the TC-GDC requires 48.8 acres of open space in the Town Center area, which has been previously satisfied.

The TC-GDC Amended outlines very specific requirements for the development of this Property. The proposed development project follows these guidelines and completes the original design intent. To ensure its integration with the rest of the Town Center elements, this proposal has used designers familiar with DC Ranch design criteria, building layout, landscape character and architectural styles as the rest of the Town Center development.

X. Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

A. *Compatibility with City of Scottsdale General Plan*

The land use plan of City of Scottsdale General Plan, approved by the City Council in 2001 and ratified by the voters in March 2002 (the "General Plan"), identifies this general area of DC Ranch as the confluence of three (3) categories including "Urban Neighborhoods", "Commercial" and "Suburban Neighborhoods", all reflecting the location of a Town Center. This specific property is located within the area of the Urban Neighborhoods category. With this designation it is evident that the General Plan, reflecting the vision of the DC Ranch Town Center, anticipated a mixed use type development in this area.

Additionally, the Growth Area Map of the General Plan, identifies this general area as an "Activity Area" which is defined as an area where development is concentrated, but to a lesser degree than a Growth Area. While the original vision for DC Ranch anticipated a

more robust Town Center, for the most part, DC Ranch has developed as planned with a majority of the land area used for suburban neighborhoods, neighborhood parks, golf courses and hillside open space and accented by three (3) small urban cores. Sterling at Silverleaf is within the Town Center (later known as Canyon Village). This project realizes the vision of the "Urban Neighborhood" category denoted on the General Plan and will complete the mixed use character of the area. Designed as prescribed in the General Plan, "These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses."

B. Consistency with the Character and Design Element of the General Plan

DC Ranch is not located within a Character Area, but rather is identified as a "Future Character Area". The Character and Design Element of the General Plan does provide three (3) designations for the DC Ranch area as follows: 1) Character Type: Suburban/Suburban Desert Character Types; 2) Streetscape: Natural.

C. Consistency with Zoning

1. DC Ranch DA – PCC Zoning

As previously noted, the Property is zoned PCD – PCC as part of the 2nd Amendment. As part of the 2nd Amendment, *Schedule J*, the development standards for PCC Zoning to be used are those that existed as of March 6, 1990, also identified at that time in *Section 5.2500* PCC Planned Community Center of the City Zoning Ordinance. The base zoning development standards outline requirements for floor area ratio, volume, open space, building height, density, and yards, all of which are modified by other areas of the 2nd Amendment (or other amendments thereto) or by the TC-GDC Amended. The PCC zoning permits the proposed uses including residential physically integrated with commercial establishments at a density of four (4) dwelling units per gross acre. While the TC-GDC's Land Use Budget amends this, there are 53.25 gross acres of PCC zoning in the Town Center area permitting 213 dwelling units per the base zoning. This project proposes 72 dwelling units. The open space development standards require that courtyards shall be a minimum of one (1) percent of the net lot area. While open space is consolidated by the TC-GDC Amended, this project provides approximately 2.3 acres of open space, in excess of the base zoning.

2. 2nd Amendment– Schedule G

In accordance with *Schedule G Section 6.0 C.* of the 2nd Amendment, "Non-residential District including resort and hotel," and "Uses in *Sections 7.102 A, B,*" in "*Class 3 Lower Desert Areas,*" are permitted a building height of fifty-six (56) feet above natural grade with ornamental towers and mechanical enclosures permitted to a height of seventy-five (75) feet above natural grade. The proposed development plan has been modified from the previous City of Scottsdale Design Review Board approved plans to reduce the amount of roof area over fifty-six (56) feet. All of the proposed development complies with the 2nd Amendment height requirements.

D. Consistency with Scenic Corridor Guideline

There are no adopted scenic corridor guidelines that impact the Property.

E. Consistency with Streetscape Guidelines

There are no adopted streetscape guidelines that impact the Property.

F. Consistency with Other Requirements – DC Ranch Covenant Commission (Private Design Guidelines and approval process)

In addition to the requirements of the City's General Plan, Zoning and the TC-GDC Amended, the character of the proposed development is reviewed by the DC Ranch Covenant Commission, the private governance entity, to ensure it is in keeping with the vision for this portion of DC Ranch. The project as proposed has been designed consistent with the architectural design character required in the Silverleaf, Town Center and Canyon Village character areas of DC Ranch. The project has been submitted to the DC Ranch Covenant Commission for design review and approval. The final plans and details of each building as well as the final landscape plans will be required to be reviewed and gain the approval of the DC Ranch Covenant Commission before construction of each element may begin.

X. Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Sterling at Silverleaf will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity in several ways. The development of the Property will improve the site by completing the development of the area, removing the unsightly construction fencing and provide the connections from existing development to the east to the commercial development at Legacy Boulevard. Development of the condominium project will provide a housing opportunity for residents in the area that allows for a lock and

leave lifestyle, and further, one that is conveniently located to the existing Canyon Village Offices and Village Club. Many tenants in the office building reside in DC Ranch and providing an opportunity to live close to the office will be a benefit. The proposed use is consistent with and in keeping with all DC Ranch zoning and was anticipated since its inception.

XII. Describe the spatial relationship that will exist between near-by structures and the proposed development; as well as open spaces, and topography, both within the project site and in the surrounding context.

In 2004, the TC-GDC Amended was approved and work began to design a mixed use center at the base of the McDowell Mountains. While greatly reduced in size from what was originally envisioned, an intimate Town Center was developed which circles a small plaza with a focal obelisk and fountain that capped the end of Legacy Boulevard. The pedestrian activity of the center is anchored by the fitness, recreation and spa activities of the 60,000 square foot complex on the south side of the plaza. The outdoor pools of the Village fitness complex were designed to open to the southern sun exposure and so these uses were placed on the south side of the plaza. On the north side, pedestrian activity is encouraged by quasi-retail uses on the ground floor along the plaza with convenient on street parking. Office space above and in two adjacent buildings north of the plaza provide office locations for professionals, many of whom reside in DC Ranch. The existing buildings were placed to hold the street edge and taper in height as they progressed north. Many design elements were included to provide a creative transition to the single family custom home lots to the north. On the east end of the plaza residential uses in the form of higher density condominiums as proposed will frame the view at the end of Legacy Boulevard with the mountain peaks towering above. These buildings are designed to sit furthest back in the composition so that the residential units could be a part of the adjacent Silverleaf residential community, secured from the commercial portions of the area.

Surrounding the condominium buildings on three sides, dense multi-story single family homes (3,000 – 4,000 square foot homes on small lots) provide the transition to other residential and open space uses further east in Silverleaf. North of the condominium buildings, surrounded by dense single family residential homes is an intimate neighborhood park. This park provides a picturesque entry from the residential neighborhoods. This arrangement of uses provides the potential for a walkable live-work-play environment with strong connections to the regional trail system via Thompson Peak Parkway and the Beardsley Wash trail providing access to the McDowell Mountain Sonoran Preserve. All of the elements of this Town Center core have been constructed except the condominium buildings. The Sterling at Silverleaf request is for the re-approval for the condominium

buildings portion of this Town Center core. The proposed development has been designed to complete the original vision.

The topography of the Property along the eastern edge of the Town Center area must be maintained as the natural edge to the Beardsley Wash. This is the major controlling topographic element in the area. The topography of the Property generally falls from northeast to south west. The two commercial elements of the area take advantage of this fall to hide the parking structure and provide access to the pools from the lowest level of the fitness complex. The proposed development has also been designed to take advantage of the natural fall across the site. The existing neighborhood park cascades down decorative steps to the private roadway north of Buildings 3 and 4 and then the site continues to retreat to the community pool amenity which is surrounded by Buildings 1, 2, 3 and 4. Below all buildings one level of partially underground parking are tucked into the grade.

XIII. Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

While the proposed development does not front any public streets, access to Sterling at Silverleaf is provided primarily via a private drive from the intersection of Thompson Peak Parkway and Legacy Boulevard. This existing access is a private extension of Legacy Boulevard between the two commercial components of the DC Ranch Town Center, around the plaza in the center of Legacy Boulevard, terminating in the site entrance of the proposed development. This access provides direct automotive access from the Loop 101 freeway via Pima Road and Legacy Boulevard. As requested by local residents as part of the 2013 DRB case, the automotive access to the proposed development from Legacy Boulevard will occur as an extension of the drive via a manned guardhouse access. Upon entrance through the gates, parking for units will be within an at-grade and underground beneath each building. Two (2) spaces will be provided for each unit and access to these private parking areas will be via card access for each building. Some on-street parking is also provided throughout the development at the community amenity and along 101st Street. Trash for the proposed development is collected and taken to a compactor co-located with the trash dumpsters and back-of-house utilities for the Canyon Village Offices. Fire access is provided as requested by City Staff via an access route south of the proposed development between DC Ranch Parcel T4b and the Village Club.

Pedestrian connections are provided through the proposed development to all adjacent uses. Pedestrian connections between the proposed development, the adjacent neighborhood park and adjacent residential uses are provided via a sidewalk along 101st Street. This route provides pedestrian access to the Silverleaf Golf Club east of the Property

as well. Five (5) pedestrian routes, one at the manned guardhouse, one south of Building 8, one south of Building 6, one at Building 1 and one at Building 5 provide access to the commercial center of Canyon Village and the plaza at the east end of Legacy Boulevard. These routes also provide access to the Village Club.

The circulation of the proposed development is designed to complete the plan for the DC Ranch Town Center. This area is intended to be the capstone of this area and as such pedestrian and automotive activity is concentrated in this area. Simple, safe and convenient routes are provided for both automotive and pedestrian access including on-street and underground parking solutions.

XIV. Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

The proposed development is designed by a design team that has extensive and long term experience in planning and designing within DC Ranch. This team has created a carefully orchestrated composition of desert appropriate architectural and open space settings to tie the entire district together as one place while providing an accent to the overall character of the residential neighborhoods of Silverleaf. The architecture is a contemporary interpretation of Southwestern or Mediterranean architectural styles found throughout Scottsdale and DC Ranch. It incorporates materials, colors and architectural features common to the area. The earth-toned stucco and tile roofs are complementary to the surrounding buildings and homes with glass and intricate metal elements that steer the architecture in a modern direction. The intention of the architecture is to not match existing buildings, but to blend styles in a manner that complements and feels natural for this area.

The landscape character uses the same palette of street furniture, materials and plants to tie the various projects together in one seamless expression. The site plan focuses pedestrian activity on the core surrounding the plaza at the end of Legacy Boulevard. The site plan also subtly provides privacy to the residential uses without creating isolation. The site plan for the proposed development is designed to complete the site plan for the larger DC Ranch Town Center area.

As part of the DC Ranch community, this project celebrates its setting in the Sonoran Desert. Designed as a Canyon Village at the foothills of the McDowell Mountains, the DC Ranch Town Center strives to create a unique urban destination to attract visitors and locals to its setting. Using desert appropriate architecture influenced by the region's Spanish history, the place is anchored by a small central fountain and a plaza with European detailing and Sonoran Desert landscape character. Shade is a key design element, and shaded, tree-lined

streets, narrow shaded mews between tall buildings, and shaded courtyards are all integral to the design of the Town Center and this proposed development. In the architecture the desire for shade influences the recessed openings and private shaded patios to bring the outdoors into the units. The site plan for the proposed development provides an additional pedestrian link between from the plaza area to the regional trail system along the Beardsley Wash strengthening the community's sense of stewardship of the desert by inviting interaction. Underground parking is provided beneath all of the condominium buildings in this proposed development. This parking solution not only encourages pedestrian activity by shorting walking distances between uses, but also reduces heat in the environment by reducing large asphalt surface parking areas. In a similar way the placement of the Town Center was as a result of a detailed analysis of the Sonoran Desert environment throughout DC Ranch. A location was selected that did not require major interruptions to the natural water and wildlife corridors through the community. As a result, the Town Center and this proposed development sit in one of the flattest areas of DC Ranch bounded on the east by the Beardsley Wash and on the west by the Reata Wash.

XV. Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

In the Town Center area, most mechanical equipment is located on the roofs of the buildings in architecturally screened areas. The proposed development will locate most mechanical equipment in a similar location and screen it with architectural elements similar to the other buildings in the DC Ranch Town Center area. Ground mounted utilities will be placed to minimize their impact on the streetscape and pedestrian routes. When possible, mechanical equipment may be placed in the underground garages to minimize their presence on the ground plane. Back-of-house and trash collection is consolidated at a location northwest of Building "3". This location allows these elements to be co-located with the back of house and trash equipment servicing the Canyon Village commercial center. Screening for the trash and back-of-house elements will match the screening provided by the commercial center so that it appears designed as an integral whole.

XVI. Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

- A. Consistency with Sensitive Design Principles as amended by DRB on March 8, 2001
1. The design character of any area should be enhanced and strengthened by new development.

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
- Building design should be sensitive to the evolving context of an area over time.

Response: *The proposed Sterling at Silverleaf has been designed with the surrounding properties in mind. The architecture, materials and colors were designed to provide a seamless transition from the commercial uses to the west and the lower scale residential uses to the east. The Request proposes an iconic building matching the scale of the existing commercial buildings and which will provide a backdrop for the obelisk park. Consistent with the story of DC Ranch, architecture will provide a rich layer of diversity and quality with different styles and interpretations all living together in a seamless and natural fashion.*

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

- Scenic views of the Sonoran desert and mountains
- Archaeological and historical resources

Response: *The orientation of the buildings will take advantage of the surrounding scenic views of the valley views and mountains. The Town Center was designed with taller buildings to create a strong mixed-use environment while appropriately transitioning to the lower scale development nearby. The concentration of density on this site allows other sensitive areas within DC Ranch to be preserved for its archaeological and historical resources.*

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

Response: *The Property is developed with the natural terrain in mind. The Property slopes from north to south and the buildings will take advantage of this varying topography and blend into the natural surroundings of the Town Center.*

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

Response: *Sterling at Silverleaf has minimal impacts to the Sonoran desert as the site has been previously graded. The large wash corridor to the east of the site satisfies this sensitive design guideline.*

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

Response: *Sterling at Silverleaf will enclose the obelisk park and create a cohesive development pattern for the Town Center area. Continuous sidewalks, landscaping and integrated infrastructure will all be a part of the proposal.*

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: *Sterling at Silverleaf will have several pedestrian connections to the Town Center uses as well as the residential neighborhoods to the east and north. Pedestrian connections are provided through the proposed development to all adjacent uses. Pedestrian connections between the proposed development, the adjacent neighborhood park and adjacent residential uses are provided via a sidewalk along 101st Street. This route provides pedestrian access to the Silverleaf Golf Club east of the Property as well. Five (5) pedestrian routes, one at the manned guardhouse, one south of Building 8, one south of Building 6, one at Building 1 and one south of Building 5 provide access to the commercial center of Canyon Village and the plaza at the east end of Legacy Boulevard. These routes also provide access to the Village Club.*

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

Response: *Sterling at Silverleaf includes landscaped walkways and pedestrian connections that will allow residents convenient access to the other Town Center uses.*

The proposed buildings and existing buildings will cast shadows along the walkable areas throughout the day. Shade is a key design element, and shaded, tree-lined streets, narrow shaded mews between tall buildings, and shaded courtyards are all integral to the design of the Town Center and this proposed development. In the architecture, the desire for shade influences the recessed openings and private shaded patios to bring the outdoors into the units. The site plan provides additional pedestrian links from the plaza area to the regional trail system along the Beardsley Wash strengthening the community's sense of stewardship of the desert by inviting interaction.

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

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

Response: *The buildings are designed with a logical hierarchy of masses and pedestrian access points. The proposed building masses are smaller than previous proposals and allows for open space pockets throughout the Town Center.*

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

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

Response: *The proposed buildings focus around window walls and large patios to extend the interior spaces into the outdoors both physically and visually. This is the trademark of the proposed building design. The materials, textures and overall building design will reflect DC Ranch's rich architectural styles.*

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: *The site has designed and utilizes desert appropriate landscaping and materials. Construction materials and methods are being considered that will reduce energy consumption and endure over time.*

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: *The landscape character uses the same palette of street furniture, materials and plants to tie the various projects together in one seamless expression. The site plan focuses pedestrian activity on the core surrounding the plaza at the end of Legacy Boulevard. The site plan also subtly provides privacy to the residential uses without creating isolation. The site plan for the proposed development is designed to complete the site plan for the larger DC Ranch Town Center area.*

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

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: *The pool amenity proposed for the residents is simple yet elegant. The request will utilize drought tolerant landscaping in peripheral areas with lush landscaping located where pedestrians and residents gather on the Property.*

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

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: *The proposed lighting plan will be planned to minimize lighting yet provide appropriate lighting that meets zoning criteria. All exterior lighting will be shielded and directed downward so as not to impact existing residential neighborhoods nearby.*

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility

Response: *Minimal signage will be proposed on the buildings. Quality monument signage will be located at the vehicular entrance providing for a sense of arrival to the project. No other major signage will be proposed for the project.*

B. Consistency with City of Scottsdale Section 1.904 Criteria

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: *The above narrative demonstrates that the design and theme of the Request is consistent with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan. We have provided this justification throughout the project narrative.*

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: *As described above, the topography of the Property along the eastern edge of the Town Center area must be maintained as the natural edge to the Beardsley Wash. This is the major controlling topographic element in the area. The topography of the Property generally falls from northeast to south west. The two commercial elements of the area take advantage of this fall to hide the parking structure and provide access to the pools from the lowest level of the fitness complex. The proposed development has also been designed to take advantage of the natural fall across the Property.*

- b. Avoid excessive variety and monotonous repetition;

Response: There are two (2) main building designs proposed for the Request. The Property's shape and the placement of the different buildings minimize any monotonous repetition on the site.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Our justification above demonstrates our response to the City's Sensitive Design Principles. Please refer to the above section in the Project Narrative.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: The Property within DC Ranch as a result of the 2nd Amendment is not required to comply with the City of Scottsdale Environmentally Sensitive Land ("ESL") ordinance. As a whole the community does comply with many of the ESL principles and exceeds the ESL requirements in many areas. The DC Ranch community provides significant natural hill side open space in excess of the requirements of the 2nd Amendment. The DC Ranch community plan also protects many significant landscape and cultural resources while providing public trail access via the Beardsley Wash corridor to the McDowell Mountain Sonoran Preserve Trail Head and the peaks. Height in DC Ranch is measured in ways similar to the ESL ordinance with maximum building heights being measured from the pre-existing natural grade of the site. This helps to ensure that all buildings step with the terrain. The placement of the Town Center and this proposed development were carefully analyzed as part of the original design concept. Various view sheds were studied to make certain the Town Center was sited appropriately in the larger DC Ranch setting using three-dimensional computer modeling.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: The Request is not within the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Access to Sterling at Silverleaf remains generally consistent with the 2013 proposal whereby entry access for residents is provided exclusively from Legacy Boulevard via the private access roads in Canyon Village and a private gated automotive entry south of Building 1. The access road has been modified from early approvals with the elimination of a portion of the existing private roadway. Once past the gatehouse, the private street will proceed east to connect with existing 101st Street. The private gated access will be operated and maintained by the sub-association for the Sterling at Silverleaf condominiums and residents of the condominiums will be the only residents who will be able to utilize this access as an entry. As previously agreed

to with the DC Ranch Association, residents of the Sterling at Silverleaf condominiums will not be able to utilize the Horseshoe Canyon gatehouse for entry (unless they are members of the Silverleaf Club). Residents of the Sterling at Silverleaf will be able to exit at the Horseshoe Canyon gate and likewise, any resident in Horseshoe Canyon can also exit out the new Sterling gatehouse.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: *All mechanical units will be screened by architecturally integrated parapets and ornamental tower elements.*

5. Within the Downtown Area, building and site design shall:

a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: *The request is not within the Downtown Area.*

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

a. Accessibility to the public;

b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

c. Location near the primary pedestrian or vehicular entrance of a development;

d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

e. Location in conformance to standards for public safety. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

Response: Although there is no Cultural Improvement Program or public art within the Request, the project is designed around the obelisk park which in turn will be enjoyed by the project's future residents.

B. The property owner shall address all applicable criteria in this section.

Response: The above criteria have been addressed.

XVII. SUMMARY

The proposed Sterling at Silverleaf will complete the development of the Town Center and one of the last development parcels in exclusive Silverleaf. Not only does the proposal represent a smaller scale project than previously envisioned and approved, it will result in the development of a residential offering absent from DC Ranch – thereby giving DC Ranch residents (both new and old) additional opportunities to stay within the community. Importantly, Sterling at Silverleaf complies with all pertinent and applicable policy and regulatory documents including the City's General Plan, and the complex DC Ranch entitlement documents. The proposal complements the design character of the Silverleaf and DC Ranch communities it sits within. The proposed development is similar to but importantly, less dense than the previous design concepts approved by the City of Scottsdale DRB in 2005 and 2013. The architectural character, landscaping and site design of Sterling at Silverleaf will promote a desirable relationship between the structures of the Town Center with architecture, building context, landscaping, minimized fencing, open spaces and connections tying them together. The proposed design takes advantage of the topography of the site to provide social transitions within the project. The project has been designed to complete the architectural and landscape character of the Town Center and avoids excessive variety and monotonous repetition. The detailing of the building architecture and placement of courtyards through-out the project, connected by tree-lined streets ensure that the proposed design recognizes the unique climatic and environmental factors of the Sonoran Desert.



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input 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 checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Sterling Collection, LLC Nathan Day
 Company: Sterling Collection, LLC
 Address: 18801 N. Thompson Peak Parkway, Ste 240 Scottsdale, Arizona 85255
 Phone: 480-443-6760 Fax: _____
 E-mail: NathanDay@sterlingatsilverleaf.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Nathan Day Title: President
 _____ Date: 8/15/16
 Signature

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____	Submittal Date: _____
Staff Signature: _____	Date: _____

78-DR-2005#3
09/14/16



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

This request concerns all property identified in the development application.

Pre-application No: 575 - PA - 2016

Project Name: Sterling at DC Ranch

Project Address: 10068 E. Legacy Boulevard

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: _____


Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Rev. 9/2012

78-DR-2005#3
09/14/16



Development Review

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, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

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

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ 1,515.00 <u>1,515.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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

78-DR-2005#3
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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Appeals of Required Dedications or Exactions (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old) 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>11. Request for Site Visits and/or Inspections Form (form provided)</p>		
		<p>12. Addressing Requirements (form provided)</p>		
		<p>13. Design Guidelines</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </td> </tr> </table> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design 	<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course
<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. Neighborhood Notification Process Requirements: (form provided)</p> <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum. 		
		<p>15. Request for Neighborhood Group Contact information (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request. 		

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input type="checkbox"/>	<input type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies` 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Site Plan <ul style="list-style-type: none"> • 24" x 36" – 12 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Open Space Plan (Site Plan Worksheet) (Example Provided) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	27. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	30. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>36. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Development Review Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>38. Elevations Worksheet(s)</p> <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>39. Perspectives</p> <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>40. Streetscape Elevation(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>42. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>43. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>44. Roof Plan Worksheet(s) <i>Height Analysis</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>45. Sign Details</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>48. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • 1 – copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>52. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>53. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>54. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>55. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>56. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input type="checkbox"/>	<input type="checkbox"/>	<p>57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact Elisa Klein at 480-312-5670</p> <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input type="checkbox"/>	<input type="checkbox"/>	<p>58. Native Plant Submittal:</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>59. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

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<input type="checkbox"/>	<input type="checkbox"/>	<p>60. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>61. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>62. Cuts and Fills Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>63. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>64. Geotechnical Report</p> <p>8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>65. Unstable Slopes / Boulders Rolling Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>66. Bedrock & Soils Map</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>67. Conservation Area, Scenic Corridor, Vista Corridor Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>68. Other:</p> <hr style="border: 0.5px solid black;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)

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Development Review Application Checklist

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	69. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2"x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 ½" x 11" – 1 copy of a printed digital photo of the material board
<input type="checkbox"/>	<input type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up [®] model or other electronic modeling media acceptable to the Current Planning Services department.)
<input type="checkbox"/>	<input type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up [®] model or other electronic modeling media acceptable to the Current Planning Services department.)

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Development Review Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Keith Niederer Phone Number: 480-312-2957

Coordinator email: kniederer@scottsdaleaz.gov Date: 7-27-16

Coordinator Signature: 

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: New Project Number, or
 A New Phase to an old Project Number: _____

Required Notice

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 and Development Services 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 and Development Services Director. 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 and Development Services Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Planning and Development Services Division

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Development Applications Process

Enhanced Application Review

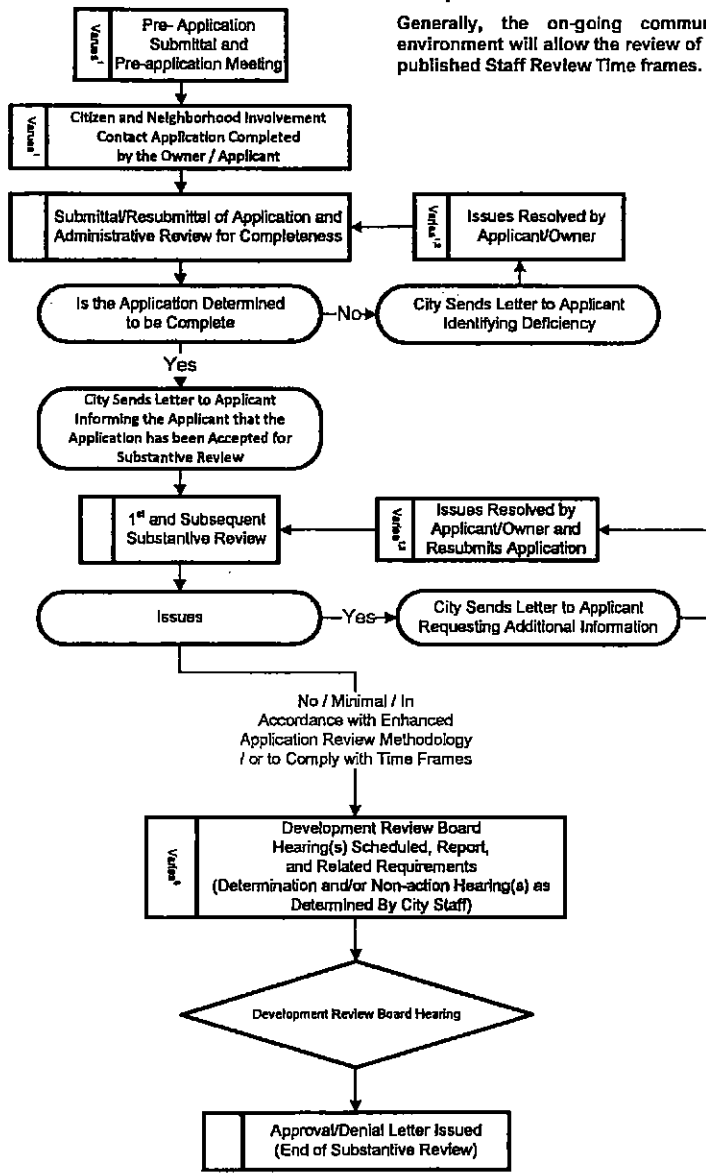
Development Review (DR and PP)

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.



- Note:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Public Hearing Process Time Frames Vary ²	Approval/Denial Letter Issued
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Development Applications Process

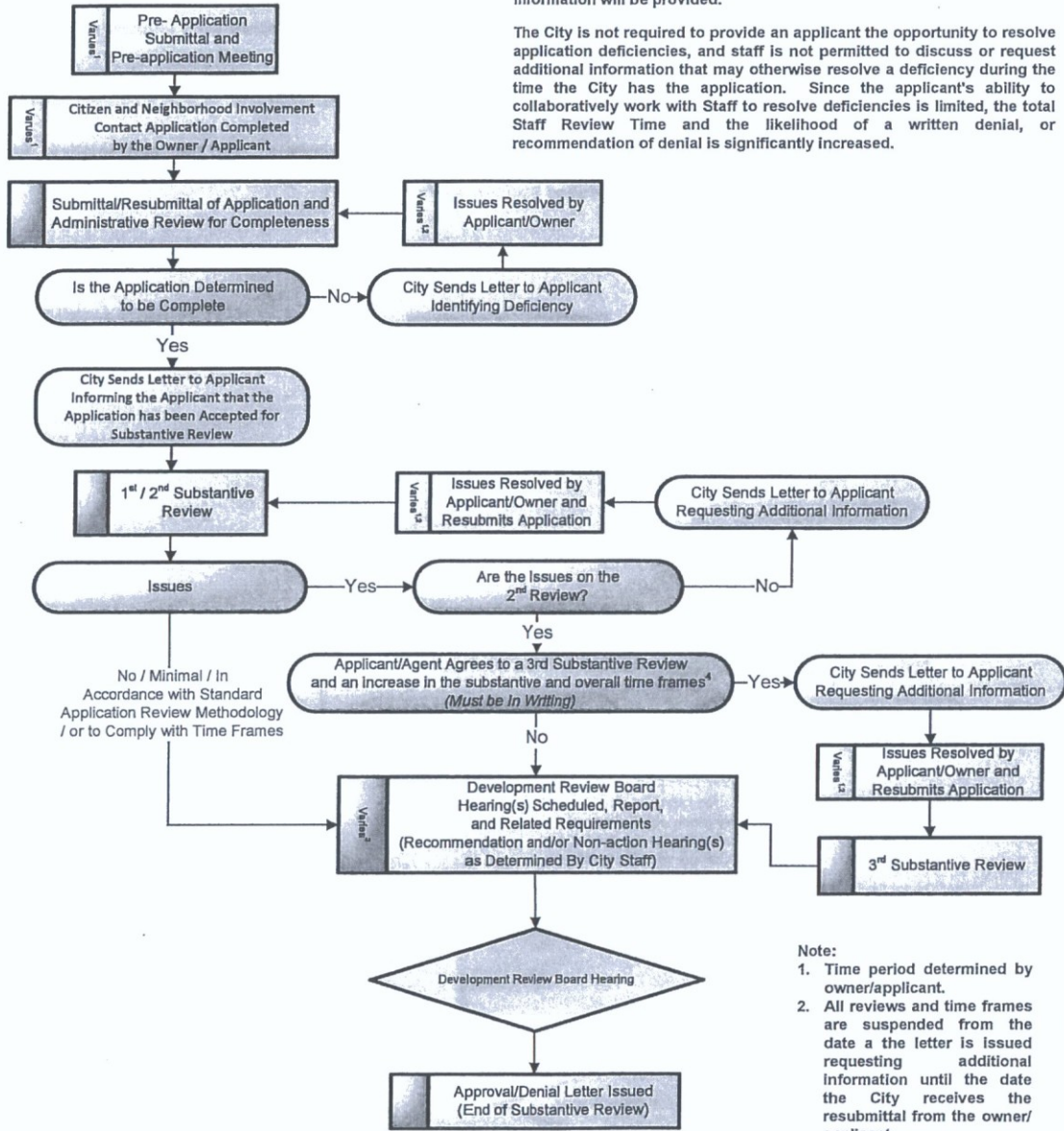
Standard Application Review

Development Review (DR and PP)

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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ¹	