

**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 type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN) <i>PSD overlay</i>	<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: *CROSSROADS REZONE*

Property's Address: *18515 N. SCOTTSDALE RD*

Property's Current Zoning District Designation: *PRC*

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: <i>DVANE WILKES</i>	Agent/Applicant: <i>ALEXANDRA SCHUCHTER</i>
Company: <i>BLB GROUP INVESTMENTS</i>	Company: <i>DPCRE</i>
Address: <i>18515 N. SCOTTSDALE RD</i>	Address: <i>7055 E. MCDONALD, SUITE 100A</i>
Phone: <i>602.457.2144</i> Fax:	Phone: <i>480.394.8830</i> Fax:
E-mail: <i>DVANE.W@BLBGROUP.COM</i>	E-mail: <i>ALEXANDRA@DPCRE.COM</i>
Designer:	Engineer: <i>TRAVER JONES</i>
Company:	Company: <i>KIMLEY-HORN</i>
Address:	Address: <i>7740 N. 16TH ST, #300 PHX 85020</i>
Phone: Fax:	Phone: <i>602.744.5500</i> Fax:
E-mail:	E-mail: <i>TRAVER.JONES@KIMLEY-HORN.COM</i>

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

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

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

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

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

19-ZN-2002#5
6/3/16

Crossroads East

Project Narrative/Planned Shared Development

Current Zoning:

PCD/PRC

Location:

NEC Scottsdale Road and Chauncey Lane

19-ZN-2002#5

6/3/16

1. SUMMARY OF REQUEST

This request is for a development plan amendment to the approved zoning, site plan and stipulations pursuant to case 19-ZN-2002 #3 for a property located at the NEC of Scottsdale Road and Chauncey Lane. Case 19-ZN-2002 #3 approved a PRC district on the south 12 acres of the overall Crossroads East parcel. This request is to amend the development plan on the south 12 acres of the overall Crossroads East parcel to allow for reallocation in the following:

Allowable Building Height
Allowable Building Density
Open Space Required/Provided
Public Open Space (Courtyard) Required/Provided
Frontage Open Space Required/Provided
Parking Lot Landscaping Required/Provided
Landscape Island Planting Area Required/Provided
Parking Spaces Required/Provided

2. CONTEXT

The property is located South of the 101 Freeway, along Scottsdale Road. To the North of the property is the Bell Lexus North Scottsdale automotive dealership (PCD). To the East of the property is vacant Arizona State Land (PCD). To the South of the property is the vacant recently purchased Arizona State Land piece by JLB realty (PCD). To the West of the property is Schumacher Mercedes Benz located in the City of Phoenix (C-2).

3. ZONING BACKGROUND

Currently, the site is zoned Planned Community District (PCD). Case 19-ZN-2002, which established the master zoning plan for the Crossroads East project, includes a Land Use Budget Table that Identifies the allowable zoning districts for the entire 1,000-acre project, including maximum acreage and maximum residential densities for those districts that allow residential (refer to Attachment #8). A subsequent amendment processed under case 19-ZN-2002#2 added the Highway Commercial District (C-3) to the Land Use Budget Table, and increased the total maximum number of multi-family dwelling units for the entire Crossroads East project from 3,443 to 4,378.

As part of the original Crossroads East zoning case (19-ZN-2002), several zoning districts were adopted, all with amended site development standards (ASDS). For the PRC district, the following development standards were amended as part of that case: open space requirements, method for determining maximum building height, and floor area ratio. Those amendments continue to apply to the project site. A total of 170 acres of PRC are approved for the Crossroads East master planned development, with the potential for up to 1,524 multi-family dwelling units. The PRC

district allows a wide variety of commercial office, retail and service uses; as well as residential when the residential is included as part of a mixed-use project.

4. GENERAL PLAN

The Land Use Element of the General Plan designates the site as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with strong access to varied modes of transportation, and have a focus on human-scale development. Mixed-Use Neighborhoods can accommodate higher density housing, usually combined with supporting commercial office or retail uses. Additionally, the site falls within a designated Regional Use District, per the General Plan, that encompasses most of the Crossroads East master-planned area (approx. 1,000 acres). The Regional Use District provides flexibility for land uses when it can be determined that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, regional serving retail, major medical, educational campuses, community service facilities, tourism, and destination attraction uses.

5. PCD FINDINGS

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

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

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

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

Response: External roadways adjacent to the property include Scottsdale Road, a major arterial, Chauncey Lane, a collector, and 73rd Place, a collector. All roadways are built to typical standards with 6 traffic lanes and a median on Scottsdale Road

and 2 lanes on Chauncey and 73rd Place. These roads maintain more than sufficient capacity to accommodate the proposed vehicle trips for the development.

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

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

Response: Not applicable to this application.

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

Response: Not applicable to this application.

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

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



Submittal Fee

Project Name: Crossroads PSD Pre-App#: 346-PA-02
Fee Type: Zoning fee Fee Amount: \$ 2140.00
Staff Name: Greg Blockberg Signature: [Signature] Phone: x24306 Date: _____

Planning, Neighborhood & Transportation Division

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



City of Scottsdale Cash Transmittal

106664

106664
3 00910230
6/3/2016 PLN-1STOP
KWHEELER HPDC600552
6/3/2016 11:08 AM
\$3,376.00

Received From :

DPDS
7500 E MCDONALD DR 100A
SCOTTSDALE, AZ 85250
480-383-8188

Bill To :

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

Reference #	346-pa-2002	Issued Date	6/3/2016
Address	18575 N SCOTTSDALE RD	Paid Date	6/3/2016
Subdivision	SEC SCOTTSDALE ROAD & UNION HILLS DRIVE	Payment Type	CHECK
Marketing Name	Lot Number 2	Cost Center	
MCR	1131-32	County	No
APN	215-07-245	Gross Lot Area	0
Owner Information	NAOS Lot Area 0	Water Zone	
ARIZONA STATE LAND DEPARTMENT	Net Lot Area 0	Water Type	
1616 W ADAMS ST	Number of Units 1	Sewer Type	
PHOENIX, AZ 85003	Density	Meter Size	
602-542-2625		QS	38-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,140.00	100-21300-44221
3150	PRELIMINARY PLAT FEES	minor division	1	\$1,236.00	100-21300-44221

19-ZN-2002#5
6/3/16

SIGNED BY DPDS ON 6/3/2016

Total Amount

\$3,376.00

(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 # 106664



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN) <i>PSD overlay</i>	<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 <i>Minor</i>	<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: BCB GROUP INVESTMENTS
Company: BCB GROUP INVESTMENTS
Address: 18315 N. SCOTTSDALE RD
Phone: 602.457.2144 Fax: _____
E-mail: DUANEW@BERKEGROUP.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): DUANE WILKES Title: CEO

 Signature Date: 5-17-16

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

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

19-ZN-2002#5
6/3/16



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

This request concerns all property identified in the development application.

Pre-application No: 346 - PA - 02

Project Name: Chauncey Crossroads

Project Address: NE Corner of Scottsdale Road and Chauncey Lane

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: _____

Alexandra Schuchter

Print Name

[Signature]

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

19-ZN-2002#5
6/3/16

Rev. 9/2012