

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

Villages at Troon North

GPA & Zoning Project Narrative

389-PA-2016



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I. Request

The request is for a non-major General Plan Amendment (“GPA”) from the Commercial and Developed Open Space land use categories to Suburban Neighborhoods and Natural Open Space and a downzoning from C-2 ESL to R-3 ESL and O-S ESL on a 6.2+/- gross acre property located at the southeast corner of 101st Way and Dynamite Boulevard (the “Property”). As part of this request, the central boulder area will also be rezoned from HC ESL to COS ESL since the HC category is out of date. The development proposal for Villages at Troon North includes a 14-unit single family residential community with both common open space and abundant undisturbed open space. The acreage breakdown as proposed is 2.2+/- acres of R-3 ESL, 3.2+/- acres of O-S ESL and 0.8+/- acres of COS ESL.

II. Zoning Background

The existing commercial zoning was established in 1990 as part of the Troon North master plan zoning case 45-ZN-90 approved by City Council and subsequently amended under case 43-ZN-94. This master plan included 2,420+/- acres of land with approval of 2,374 dwelling units, 1,100 resort units (3,474 total units) and 92 acres of commercial. Based on an accounting of units approved within the Troon North master plan the total unit count is approximately 2,102 dwelling units and 241 resort units (2,343 total units); significantly below the entitled unit counts for the master plan. The addition of 14 dwelling units with this application still leaves the overall residential unit count well below the original master plan approvals. In 2002, case 10-ZN-2002 approved a commercial site plan specific to Parcel T, which included the subject Property (Phase 3 of Parcel T). The Property remains undeveloped today. Approved site plan and context aerial below.

10-ZN-2002 Approved Site Plan

site calculations

lot area	total	office	restaurant	total
147,947 sf				17.3 acres
48,424 sf				5.45
A	4,300			4,300 sf
B	11,000			11,000 sf
C	14,500			14,500 sf
D	14,500			14,500 sf
E	14,724	10,000	4,724	20,724 sf*
F	4,149	12,354	4,659	24,872 sf*
G	12,500			12,500 sf
H	5,000			5,000 sf
I	14,381			14,381 sf*
J	3,800			3,800 sf
K	3,400			3,400 sf
total				145,700 sf
parking provided				541 spaces

*includes existing building

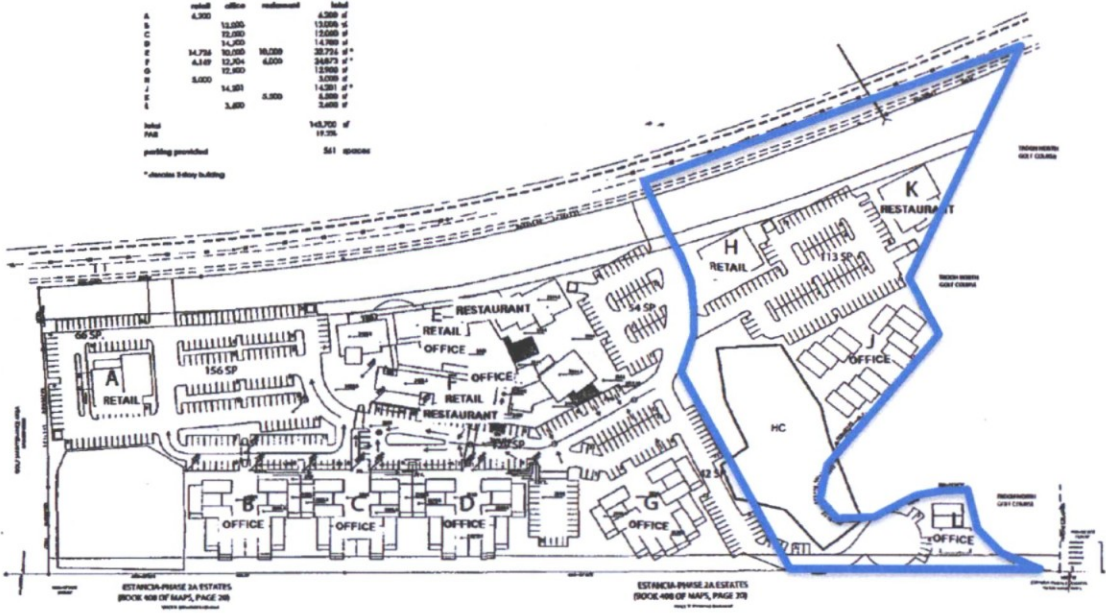


EXHIBIT 2

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 SUITE 100
 WEST VALLEY CITY, UT 84113
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 www.gsatyndall.com

Context Aerial



III. Project Overview

Villages at Troon North is a proposed residential community with 14 single family units on 2.2 acres (6.36 dwelling units/acre).

Villages at Troon North will provide several benefits for its neighbors:

- The property is presently zoned C-2 ESL, which would allow a wide range of commercial uses and has an approved site plan for both retail and office with approximately 28,000 s.f.
- As part of this project, the property will be downzoned from C-2 ESL to R-3 ESL on 2.2 acres and from C-2 ESL to O-S ESL on 4.0 acres.
- Overall plan for residential development results in significantly more open space than required.
- Development will result in substantially less pavement/parking area as compared to the existing C-2 entitlement.
- Reduce building heights from the allowed 36' to maximum 30'.
- The residential uses proposed will result in a reduction in traffic of 58%, compared to the potential commercial uses.
- Preservation of the Scenic Corridor along Dynamite Boulevard with no additional driveway access points (development will utilize existing driveway).

IV. General Plan Overview

General Plan - Six Guiding Principles:

Per the General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

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

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3)

Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the “Goals and Approaches” established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City’s General Plan. As described in Section V of this narrative, Villages at Troon North is consistent with the Plan’s Guiding Principles and the Goals and Approaches contained in the following Elements.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” It is with this inherent flexibility in mind that the proposed non-major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a non-major GPA to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

Major GPA Criteria

- 1) The change in land use from Commercial and Developed Open Space to Suburban Neighborhoods (over 1 to 8 du/ac) and Natural Open Space would typically result in a major GPA due to Criteria #1 (changing from Group E “Commercial” to Group B “Suburban Neighborhoods” triggers a major GPA). However, the City of Scottsdale General Plan 2001 includes the following provision: “If a project applicant wishes to appeal the designation of a General Plan major amendment, the Chief Planning Officer, or the position equivalent, will evaluate the appeal and make a major amendment determination.” We respectfully ask for an appeal regarding the major amendment determination with this application due to the reduction in intensity proposed with this application.

Notably, a change in land use to “Urban Neighborhoods” which is more dense (8 du/ac or greater) would not trigger a major GPA. The Troon North area consists of similar residential densities as compared to the proposed plan for this site, and therefore, the Suburban Neighborhoods designation is more in line with the surrounding context which is discussed in more detail below. Additionally, the overall impacts of the proposed downzoning from commercial to residential will result in a lesser impact on infrastructure and traffic.

- 2) The acreage is less than 15 acres.
- 3) There is no designated Character Area Plan for this Property.
- 4) There is no increase in water and wastewater infrastructure for the proposed 14-unit residential community.

V. Elements of the General Plan

Character and Design Element

The Character and Design Element states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” This Element indicates that Scottsdale Values the following (specific to our proposal):

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people’s sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

Response: The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and site topography. The Property has sloped terrain, dense vegetation and a significant boulder outcropping. As a result, the residential units have been centered on the Property preserving 2.3 acres of the site as NAOS and COS (boulder outcropping). The 80’ Scenic Corridor will be maintained along Dynamite Boulevard. The residential community will blend with the desert landscape palette on the adjoining golf and commercial properties as well as the nearby existing residential.
- The development will be consistent with the Villages at Troon North architectural design guidelines in terms of building styles, enhanced design character and detailing, color palette and landscape palette. Additionally, the development will be subject to the standards and procedures set forth by the architectural review committee.
- The development will uphold the integrity of the Environmentally Sensitive Lands Ordinance (“ESLO”). Native desert preservation and low water use landscape

design elements will be incorporated with the development of this site both internally and along the perimeter streetscape/Scenic Corridor along Dynamite Boulevard.

- The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features.

This non-major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

Character and Design Goals and Approaches

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

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community.*
 - *Relationships to surrounding land forms, land uses and transportation corridors.*
 - *Contributions to city wide linkages of open space and activity zones.*
 - *Consistently high community quality expectations.*

Response: The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and adjacent commercial land uses. The overall open space area proposed with this development will be a significant increase from the previously approved C-2 site plan with the rezoning of 4.0 acres of land to O-S and COS. The architecture and site design will be consistent with the Troon North community quality expectations. Units will be approximately 1,800-2,200 square feet in size.

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

Response: This development will maintain the existing natural topographic features including the prominent boulder outcropping and will preserve mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating sidewalk connections to the existing commercial parcel to the west.

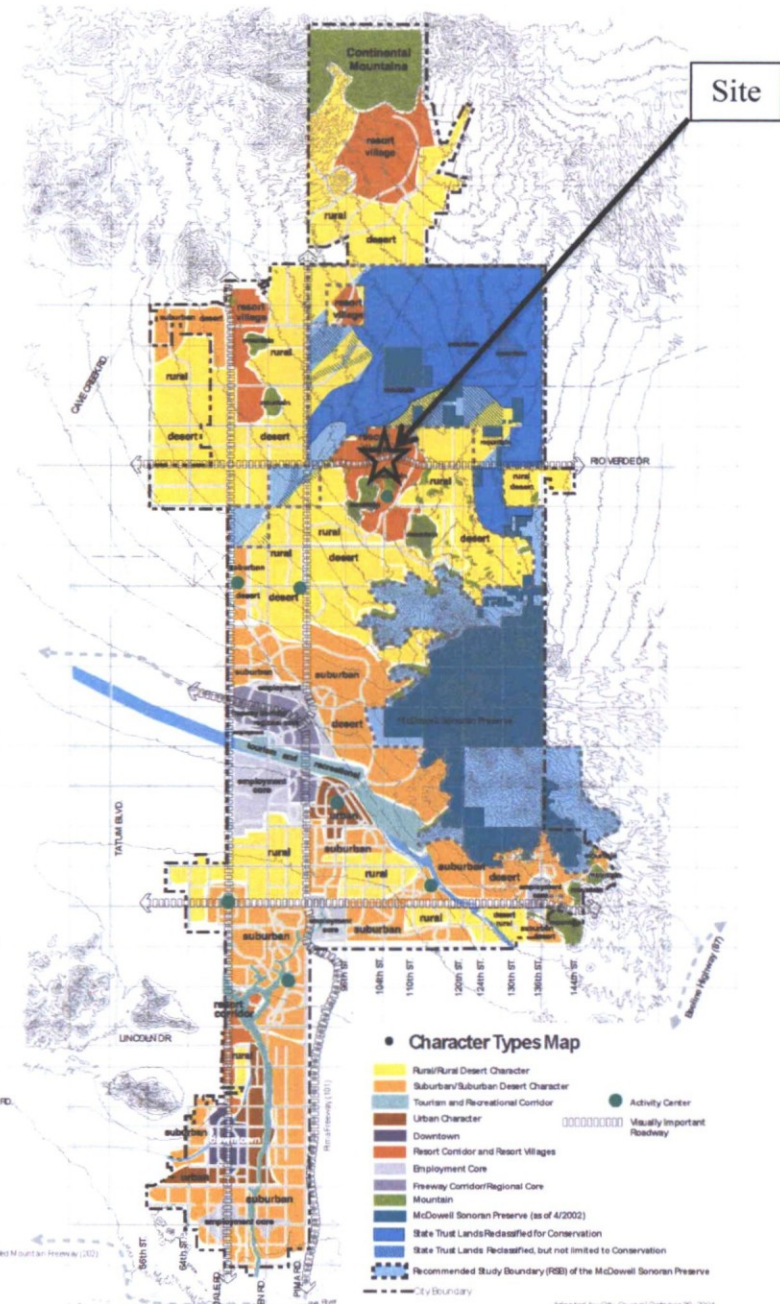
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

-Resort Villages are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

Response: The Character Types Map of the General Plan designates this Property as a Resort Village along Dynamite Boulevard which is designated as a Visually Important Roadway. Resort Villages contain medium density neighborhoods that include a variety of commercial centers, resorts and residential development. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding Troon North properties were designated as part of the Resort Village due to their proximity high quality resorts such as the Four Seasons, resort-style living and recreational/golf opportunities. The proposed residential community not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of existing land uses (commercial, residential, and golf). The upscale nature of the proposed development will complement the surrounding character and its large amount of open space will seamlessly integrated into the fabric of the established Resort Village of Troon North. The proposal is consistent with and furthers this Goal and Approach.

JENNY LYN
 ORCLE MOUNTAIN
 HONDA BOW
 ROCKAWAY HILLS
 DESERT HILLS DR
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LONE MOUNTAIN RD.
 DOOLEY DR
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINNACLE PEAK RD.
 DEER VALLEY RD.
 BEARDLEY RD.
 UNION HILLS DR
 BELL RD / FRANK LLOYD WRIGHT BLVD.
 GREENWAY RD.
 THUNDERBOLT RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLE TREE RANCH RD.
 MCCORMICK PKWY.
 INDIAN BEND RD.
 McDONALD DR.
 CHANNARA / CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 McDOWELL RD.
 McHELPS RD.



Character and Design Element

CHARACTER AND DESIGN ELEMENT
 Locations depicted on this map are general
general plan
scottsdale, arizona

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

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

Response: Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The proposed residential community will complement and enhance the quality of the existing Troon North master plan which has formed the surrounding context. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Troon North.

The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features. The proposed development intends to dedicate well above the required NAOS (2.3 acres) and maintain the integrity of the ESLO through site design, architectural character and landscaping.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

- *Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.*
- *Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.*
- *Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.*

Response: Dynamite Boulevard is designated as a Visually Important Roadway per the Character Types Map (GP 2001) and Scenic Corridor per the City's Scenic Corridor plans and policies with the goal to preserve views and enhance native vegetation along significant frontages providing an open feel and visual continuity to be enjoyed by the community. The Scenic Corridor is proposed to be a minimum width of 80'. The adjacent commercial to the west has a dedicated Scenic Corridor of 80' and the residential development (On the Green) to the north is providing 40' of open space with no dedicated Scenic Corridor per the City's records.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*
- *Encourage the retention of mature landscape plant materials.*

Response: The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site will be retained with the proposed site plan. Salvaged plant materials shall be relocated into areas that provide the greatest benefit to the community for buffering and open space enhancement.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- *Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*
- *Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Response: Lighting will be designed in an appropriate manner and respectful of the nearby residential developments, minimizing glare and promoting the City’s dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

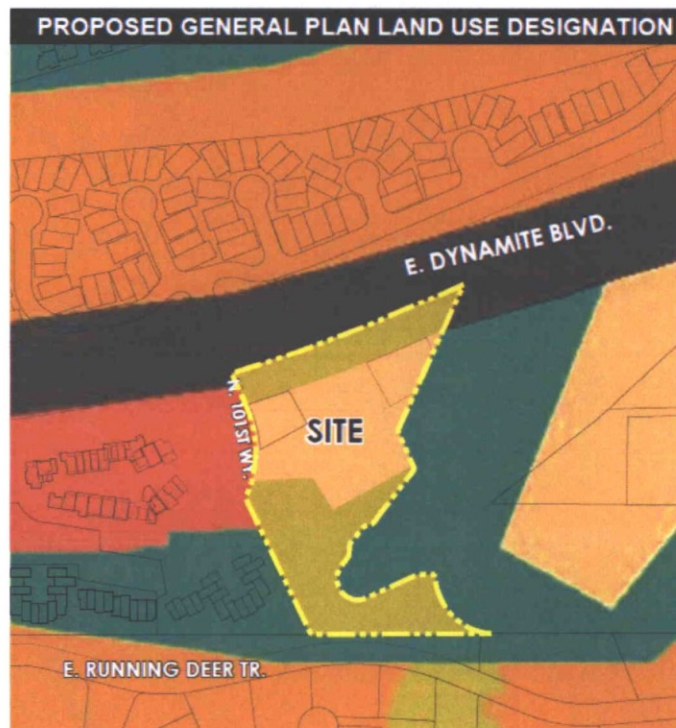
Land Use Element

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

The Land Use Element Vision Statement reads: *“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically.”*

This General Plan amendment will add to the diversity of land uses in the area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states “Neighborhoods” focus on a range of mostly residential classifications and “residential land uses should be designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions.” The proposed residential community is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.



This non-major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

Land Use Goals and Approaches

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available*

Response: The surrounding mix of land uses in the area includes a range of commercial to the west (Dynamite Animal Hospital, Chase bank and various offices), recreational golf and open space to the east, and residential R-4R ESL to the north and south. The proposed development will provide an aesthetic character and density commensurate with the Troon North master plan and will be a logical and gradual transition from the more intense commercial land uses located to the west to the residential and open space uses to the north, south and east.

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

- *Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.*
- *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

Response: Locating the proposed 14-unit residential community within the Resort Village Character Type on an underutilized/undeveloped commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide an alternative housing option vs. the larger lot single-family homes in north Scottsdale and is an appropriate density adjacent to Dynamite Boulevard, C-2 commercial development to the west and R-4R development to the north (On the Green at Troon North and The Ridge at Troon North developments), south and east (LaScala/Estancia and Pinnacle Canyon at Troon North). Although speculative, the approximate sales price for the proposed residential community will be \$350 per square foot.

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

- *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

- *Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*
- *Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*
- *Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.*

Response: Residents will have a convenient link to the existing commercial development to the west of the site. Sidewalk improvements will physically integrate the proposed residential use with adjacent commercial use, resulting in fewer automobile trips. Additionally, approximately one-mile to the east is a shopping center located at the southwest corner of Alma School and Dynamite Boulevard which will also provide convenient neighborhood services (UPS Store, Scottsdale Livestock, Rare Earth Wine & Pizza, Walgreens and Wells Fargo) to the future residents of this development.

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

- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*
- *Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems*

Response: The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural topography and preserves view corridors. Further, areas of existing natural open space will be maintained adjacent to the proposed residential community by rezoning 3.2+/- acres as O-S ESL and 0.8+/- acres as COS ESL, totaling 4.0 acres of open space sensitively buffering the residential development. The development goals proposed for this project contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character.

Economic Vitality Element

This non-major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

Economic Vitality Goals and Approaches

7. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- *Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The adjoining commercial development has maintained increasing vacancy rates since its initial construction phase in 2004. The Property is not ideal or even attractive for additional commercial use due the amount of office and retail in the area in comparison to the number of supporting rooftops and the modest population growth rate predicted for north Scottsdale. Troon North was approved with 3,474 units (residential and resort) and currently has 2,343 developed units, well below the entitled number of units for the master plan.

This General Plan goal and approach encourages the reuse of underutilized or vacant parcels. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and developing a privately owned commercial parcel by providing more rooftops that will support and strengthen the existing area retail and support services. This will lead to increased local shopping, higher retail sales actively and the collection of additional retail taxes by the City of Scottsdale. The proposed residential community will provide additional quality housing options in this desirable and developing area of the community.

Community Involvement Element

Community Involvement Goals and Approaches

This non-major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

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

Response: Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that encourages citizen involvement and public participation. The development team for the Villages at Troon North has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, our public open house meeting was held on October 13th at one of the vacant suites on site. Citizens were notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report is provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report).

Housing Element

The Housing Element Vision Statement reads: *“Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert.”*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City’s natural surroundings. The Villages at Troon North will add to the variety of housing opportunities in this north Scottsdale area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a lower-maintenance resort lifestyle. This project will assist in achieving the City’s stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This non-major GPA is consistent with the following goals and approaches contained within the Housing Element:

Housing Goals and Approaches

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

- *Maintain Scottsdale’s quality-driven development review standards for new housing development.*
- *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: This proposal offers a medium density residential community (14 dwellings at 6.2 dwelling units/acre), which fits appropriately within the range of residential densities and intensity already developed in the area. The proposed residential community with its low-scale architectural style (lower heights than the current commercial zoning) will harmonize with and complement the surrounding Troon North neighborhood context and Sonoran Desert character. By limiting building height to 30’ (36’ allowed currently) the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been or will be graded. The overall 6.2+/- acre site will consist of 2.2+/- acres of R-3 ESL, 3.2+/- acres of O-S ESL and 0.8 acres+/- of COS ESL for the boulder feature.

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors.

4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

- *Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*
- *Work to adjust the housing mix based on changing demographics and economics of the city.*

Response: The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near trails, golf and commercial. The Troon North master plan includes a range of suburban densities integrated with golf and supporting commercial. The development of the subject Property as a distinctive Scottsdale luxury residential community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan.

Neighborhood Element

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This non-major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Neighborhood Goals and Approaches

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

- *Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.*
- *Improve and maintain the current landscape, sign, and design standards throughout the community.*

Response: Villages at Troon North will achieve this goal by providing vehicular and pedestrian connectivity to the existing commercial development to the west. Further, the project will maintain and enhance the existing native desert landscape, preserve boulder features, and will establish high-quality sign and architectural design standards that complement this unique neighborhood.

5. Promote and encourage context-appropriate new development in established areas of the community.

- *Encourage new development efforts toward existing developed areas in Scottsdale.*
- *Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.*

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding residential neighborhoods, open space/golf and commercial uses.

This proposed non-major GPA for Suburban Neighborhoods and Natural Open Space land use represents a significant improvement over the Commercial land use for the following reasons:

- The proposal will reduce the approved intensity of the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such, it will better complement existing development in the vicinity.
- The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).
- This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the home sites and the smaller amount of surface parking and paved accessways needed to serve the development.
- Proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 ESL zoning.
- The low-profile residential community will employ sensitive design techniques related to siting and orientation of buildings that will be more sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Open Space and Recreation Element

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. Maintaining connected open space corridors, such as Scenic Corridors, serves to reinforce the regional open space network.

This non-major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Open Space & Recreation Goals and Approaches

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

- *Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.*
- *Provide access areas of sufficient size and with adequate facilities for public use and open space system access.*
- *Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*

Response: Preserving Scenic Corridors and common open space contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that of a commercial development (approved zoning) with large expanses of surface parking areas.

In addition to maintaining visual connectivity within the Scenic Corridor, the amount of proposed open space onsite will help maintain wildlife corridors and provide residents with visual enjoyment of the native desert setting and wildlife observation.

Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

“Scottsdale is a community that embraces conservation and preservation of the environment. The city’s decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it.

As noted earlier, the proposed development will restore native vegetation where it has been degraded. This non-major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Preservation and Environmental Planning Goals and Approaches

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

- *Retain Scottsdale's image and heritage of the Sonoran Desert.*
- *Encourage developments to retain and integrate the desert ecosystem where appropriate.*
- *Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.*

Response: The ESL Ordinance establishes guidelines for development in the northern regions of Scottsdale and the protection of sensitive natural areas and will serve as a model for the preservation of local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology. As previously mentioned, the proposed residential community will preserve undisturbed native vegetation, connected wildlife habitat, and scenic view corridors inherent to Scottsdale's vision. The developer also intends to preserve and enhance the native vegetation, through revegetation where appropriate, as part of the site development. Project design standards will incorporate native Sonoran Desert vegetation throughout the site and the low profile buildings will maintain scenic views to nearby natural features.

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

- *Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.*
- *Retain and preserve native plants to retain a Sonoran desert character.*
- *Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.*
- *Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.*

Response: Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and enhanced where appropriate with the development of this site. Additionally, strong efforts will be made to salvage native vegetation wherever possible.

Cost of Development Element

Cost of Development

The impacts of development and on-going community services associated with the subject Property will be minimized due to existing off-site infrastructure and a reduction in the overall site intensity as a result of the proposed General Plan land use amendment from Commercial and Developed Open Space to Suburban and Natural Open Space. An analysis of demands associated with the existing (commercial) and proposed (residential) land uses for this region of Scottsdale indicate substantial reductions in vehicular trips per day, water use and wastewater generation associated with residential uses. These findings are based on the TIMA, Water and Wastewater reports submitted with the application.

Public Services and Facilities Element

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Villages at Troon North development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This non-major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

Public Services and Facilities Goals and Approaches

10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

- *Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.*

Response: A minimum 80’ wide Scenic Corridor will be maintained along Dynamite Boulevard. As mentioned above, the request includes a non-major GPA from Commercial and Developed Open Space to Suburban Neighborhoods and Natural Open Space. The existing commercial zoning was established with the Troon North master plan in the 1990’s and the downzoning will provide substantially more O-S ESL zoned land with a total of 3.2+/- acres plus the COS ESL boulder feature which equates to 4.0+/- acres or 64% of the site. Preservation of the Scenic Corridor along Dynamite Boulevard will provide visual connectivity opportunities with adjacent parcels.

Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This non-major GPA is consistent with the following goals and approaches contained within the Community Mobility Element:

Community Mobility Goals and Approaches

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

- *Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.*

Response: The Property has frontage on Dynamite Boulevard, a minor arterial street providing east west connection through North Scottsdale. Downzoning from commercial to residential and additional open space will bring 14 additional rooftops to the area. Clustering housing near commercial, recreational and resort uses reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (14 single family dwelling units) are substantially less than the counts associated with the existing commercial land use designation approved for the site. The proposed rezoning results is 58% fewer daily trips.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- *Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.*

Response: The perimeter streets and internal driveways will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system as well as the Troon North master plan. The project proposes a minimum 80' wide Scenic Corridor along the northern boundary and 4.0+/-

acres of overall open space. Internally, the design of the project will ensure that all infrastructure for the driveway and parking will be sensitively integrated into the natural and/or physical settings tying to the existing commercial development to the west.

11. Provide opportunities for building “community” through neighborhood mobility.

- *Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel (ie: placing landscaping between curbs and sidewalks).*
- *Emphasize strong pedestrian orientation ie: shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: The site plan provides convenient connections for residents to access the adjoining commercial uses through internal pedestrian connections between parcels.

VI. Conclusion

Villages at Troon North will bring a luxury residential community to an underutilized commercially zoned site in north Scottsdale. The proposed residential community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the existing commercial uses to the west and the golf and residential neighborhoods to the north, south and east.

The downzoning will reduce the approved intensity the Property from 28,000 square feet of commercial to 14 single family dwelling units. As such it will better complement existing development in the vicinity.

The decrease in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area. The existing commercial zoning, if fully built out per the approved site plan, would generate 4,840 daily weekday trips for the commercial center. With the proposed 14-unit residential plan on the eastern portion of the site, the daily weekday trips are reduced to 2,020 (a 2,820 trip reduction or 58%).

This residential community will help achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with the proposed home sites and the smaller amount of surface parking and paved accessways needed to serve the development. Additionally, the proposed homes with a 30’ maximum building height will have less visual impact than the 36’ building height allowed under the existing C-2 zoning.



General Plan Amendment

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:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; 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 page 5 of this application.

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,950.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. 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))

Planning and Development Services

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

General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. 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>8. 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 type="checkbox"/>	<input type="checkbox"/>	<p>9. Request to Submit Concurrent Development Applications (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. General Plan Neighborhood Involvement & Public Notification Program (form provided)</p> <ul style="list-style-type: none"> • Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Request for Neighborhood Group Contact information (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 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). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</p> <ul style="list-style-type: none"> • Graphic 1: <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • Graphic 2: <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed. • Graphic or Table 3: <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area. • Graphic or Table 4: <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

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General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 17 copies <p>A narrative description, analysis and justification of how the proposed GPA would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/general-plan/general-plan-2001 and Elements).</p> <ol style="list-style-type: none"> a. Value Scottsdale's Unique Character and Lifestyle: <ol style="list-style-type: none"> i. Character and Lifestyle ii. Land Use b. Support Economic Vitality: <ol style="list-style-type: none"> i. Economic Vitality c. Enhance Neighborhoods: <ol style="list-style-type: none"> i. Community Involvement ii. Housing iii. Neighborhoods d. Open Space: <ol style="list-style-type: none"> i. Open Space and Recreation ii. Preservation and Environmental Planning e. Seek Sustainability: f. <ol style="list-style-type: none"> i. Cost of Development ii. Growth Areas iii. Public Services and Facilities f. Advance Transportation: <ol style="list-style-type: none"> i. Community Mobility
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan. The adopted Character Areas are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cactus Corridor <input type="checkbox"/> Desert Foothills <input type="checkbox"/> Downtown <input type="checkbox"/> Dynamite Foothills <input type="checkbox"/> Greater Airpark <input type="checkbox"/> Shea Area <input type="checkbox"/> Southern Scottsdale <input type="checkbox"/> _____

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Provide an Analysis of the Following: - TAYLOR</p> <ul style="list-style-type: none"> • A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • The Long Range Planning Unit of Scottsdale’s Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city’s General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>18. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<p>19. Other: _____</p>
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PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>319</u> -PA- <u>2016</u> .</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</p>

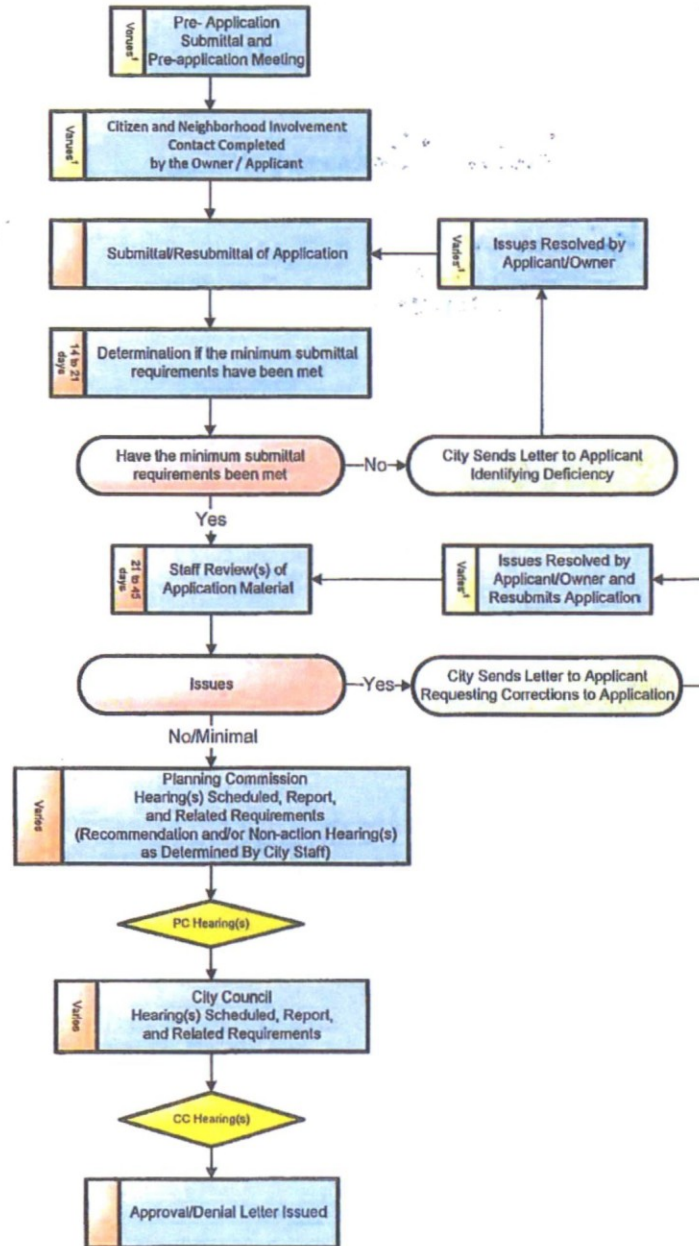
General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input checked="" type="checkbox"/>		<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Keith Niederer</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederer</u> @scottsdaleaz.gov Date: <u>10-3-2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by Planning and Development Services, 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 Service 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 One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning and Development Service Director One Stop Shop Planning and Development Services 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Development Applications Process

Non-Major General Plan Amendment (GP)



Note:
1. Time period determined by owner/applicant.

Planning and Development Services
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Development Application

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

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

Project Name: Villages at Troon North

Property's Address: SEC of 101st Way & Dynamite Boulevard

Property's Current Zoning District Designation: C-2 ESL and H-C ESL

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: David Delzotto (Contact: Stephen Herman)

Agent/Applicant: John Berry / Michele Hammond

Company: Troon, LLC

Company: Berry Riddell LLC

Address: 2701 E. Camelback Rd. 170, Phx 85016

Address: 6750 E. Camelback Rd, #100, Sct, 85251

Phone: 602-753-3729

Fax:

Phone: 480-385-2727

Fax:

E-mail: seh@thecapitalcos.com

E-mail: mh@berryriddell.com

Designer: Alex Stedman

Engineer: Jason Burm

Company: LVA Design

Company: Kimley Horn

Address: 120 S. Ash Ave, Tempe 85281

Address: 7740 N. 16th Street #300, Phx, 85020

Phone: 480-994-0994

Fax:

Phone: 602-216-1232

Fax:

E-mail: astedman@lvadesign.com

E-mail: jason.burm@kimley-horn.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.

See letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

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

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10-GP-2016
12/9/16



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

This request concerns all property identified in the development application.

Pre-application No: 389 - PA - 2016

Project Name: Villages at Troon North

Project Address: SEC of 101st Way and Dynamite Blvd.

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:

David DelZotto

Print Name

[Handwritten Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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Rev. 9/2012

10-GP-2016

12/9/16



Request To Submit Concurrent Development Applications Acknowledgment and Agreement

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

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

Owner: _____
 Company: Troon, LLC
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

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): David DelZotto Title: Manager

Date: 12/11/16

Signature

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ _____ Staff Signature: _____	Submittal Date: _____ _____ Date: _____
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10-GP-2016
 12/9/16