

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

## **City of Scottsdale Pima Park Municipal Use Master Site Plan Update and Thomas Groundwater Treatment Facility – Application Narrative**

### **Municipal Use Master Site Plan Overview**

Pima Park was established in 1970, and is a complex blend of public park and water treatment facility. The current parcel configuration was approved in 1984, amended in 1988 to accommodate the installation of water reservoirs and pumpstation(s), and again in 1991 to accommodate the Central Groundwater Treatment Facility (CGTF), which opened in 1994. A later update to the MUMSP was approved in 2008 to expand the treatment facility into the park to the west of the CGTF, however, those improvements were never built.

In 2015, the City of Scottsdale acquired approximately five-acres of property directly east of Pima Park which is located northwest of Pima and Thomas Roads. Two of the five acres were purchased by Scottsdale Water for the purposes of building a treatment facility capable of controlling scale formation in the local water distribution and the remaining acreage is intended for use as a stormwater detention facility. The stormwater detention basin is a component of the Granite Reef Watershed Project which is a drainage and flood control capital improvement project that will manage the runoff from the 100-year storm with the objective of eliminating the FEMA designated floodplain for Granite Reef Wash.

The existing park provides recreational equipment (playground & sport courts) and visitor amenities (restrooms, ramadas, shade structures) along with a bosque of shade trees and picnic tables, and open grass fields.

### **Groundwater Treatment Facility:**

The new Thomas Groundwater Treatment Facility will be a two-story approximately 15,000 square foot treatment facility designed to receive and treat a side stream of product water discharged from the CGTF. In addition to water treatment, the new Thomas Groundwater Treatment Facility will contain offices, a small laboratory, and a conference room for use by Scottsdale Water staff for meetings, training and presentations, and will be accessed from Thomas Road via a new driveway on the east side of the property east of the existing parking area.

### **Pima Park Detention Basin:**

The Pima Park Detention Basin will encompass portions of the existing open space on Pima Park and the recently acquired property south of the proposed Thomas Groundwater Treatment Facility, and is a key element to the Granite Reef Watershed Improvement project. The basin will be drained through a low flow outlet pipe that will connect to existing stormdrain infrastructure. The surface treatment of all detention areas will be recreational turf available for public use. No formal sports facilities are planned as part of this update to the Municipal Use Master Site Plan.

8-UP-2017  
5/1/2017



# City of Scottsdale Cash Transmittal

## # 110575

110575  
 6 01011844  
 5/1/2017 PLN-1STOP  
 KPETERS HP600G2020  
 5/1/2017 3:20 PM  
 \$0.00

Received From :  
 city of scottsdale  
 7447 E INDIAN SCHOOL RD  
 SCOTTSDALE, AZ 85251  
 480-312-7985

Bill To :

Reference # 108-PA-2017  
 Address 8650 E THOMAS RD  
 Subdivision  
 Marketing Name  
 MCR  
 APN 130-39-001M  
 Owner Information  
 city of scottsdale  
 7447 E INDIAN SCHOOL RD  
 SCOTTSDALE, AZ 85251  
 480-312-7985

Lot Number  
 Metes/Bounds No  
 Gross Lot Area 0  
 NAOS Lot Area 0  
 Net Lot Area 0  
 Number of Units 1  
 Density

Issued Date 5/1/2017  
 Paid Date 5/1/2017  
 Payment Type CASH  
 Cost Center WC07A  
 Jurisdiction SCOTTSDALE  
 Water Zone  
 Water Type  
 Sewer Type  
 Meter Size  
 QS 15-48

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$615.00	100-21300-44221
9610	CIP COS PERMITS AND FEES		1	(\$615.00)	602-WC07A-56043

City of Scottsdale  
 7447 E. Indian School Rd.  
 Scottsdale, AZ 85251  
 (480) 312-2500  
 One Stop Shop

Date: 5/1/2017 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HP600G20200  
 Tran #: 6 Batch #: 60199  
 Receipt: 01011844 Date: 5/1/2017 3:20 PM  
 110575  
 3175 USE PERMITS \$615.00  
 9610 CIP COS PERMITS & FEES (\$615.00)  
 TENDERED AMOUNTS:

Cash Tendered: \$0.00  
 Transaction Total: \$0.00

Thank you for your payment.  
 Have a nice day!

SIGNED BY ELAINE MERCADO ON 5/1/2017

Total Amount \$0.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSI

8-UP-2017  
 5/1/2017



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

Project Name: Municipal Master Site Plan Update for Pima Park and Thomas Groundwater Treatment Facility

Property's Address: 8650 E Thomas Road Scottsdale 85251

### Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.


Owner: <u>Dan Worth, Exec. Director of Public Works</u>	Agent/Applicant: <u>Elaine Mercado, Sr. Project Manager</u>
Company: <u>City of Scottsdale - Public Works</u>	Company: <u>City of Scottsdale - Public Works</u>
Address: <u>7447 E Indian School Rd, Ste 205</u>	Address: <u>7447 E Indian School Rd. Ste 205</u>
Phone: <u>480-312-7555</u> Fax:	Phone: <u>480-312-7985</u> Fax: <u>480-312-7971</u>
E-mail: <u>Dworth@scottsdaleaz.gov</u>	E-mail: <u>Emercado@scottsdaleaz.gov</u>
Designer:	Engineer: <u>Benjamin Lee</u>
Company:	Company: <u>Water Works Engineers</u>
Address:	Address: <u>7500 N. Dobson Road, Ste 200</u>
Phone: Fax:	Phone: <u>(480) 661-1742</u> Fax:
E-mail:	E-mail: <u>benl@wwengineers.com</u>


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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> 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](http://www.scottsdaleaz.gov)



# Development Application

## Review Methodologies

### Review Methodologies

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

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

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

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

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

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

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

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

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

#### Note:

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

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# Development Application

## Arizona Revised Statutes Notice

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

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

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