

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

# Development Application



## Development Application Type:

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

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

Project Name: SCOTTSDALE FASHION SQUARE LUXURY REDEVELOPMENT  
 Property's Address: 7014 EAST CAMELBACK RD., SCOTTSDALE, AZ 85251  
 Property's Current Zoning District Designation: D/RCO-2 PBD DO

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>SCOTTSDALE FASHION SQUARE, LLC</u>	Agent/Applicant: <u>KATHRYN ZURZLIK</u>
Company: <u>MACERICH</u>	Company: <u>MACERICH</u>
Address: <u>11411 N. TATUM BLVD. PHOENIX, AZ</u>	Address: <u>11411 N. TATUM BLVD., PHOENIX, AZ 85028</u>
Phone: <u>602-953-6200</u> Fax:	Phone: <u>602-953-6407</u> Fax:
E-mail: <u>N/A</u>	E-mail: <u>kathryn.zmrzlik@macerich.com</u>
Designer: <u>JPRA - BRIAN GREGORICH</u>	Engineer: <u>CARDELL ANDREWS</u>
Company: <u>JPRA ARCHITECTS</u>	Company: <u>OLSSON ASSOCIATES</u>
Address: <u>39300 WEST 12 MILE RD. FARMINGTON</u>	Address: <u>7250 N. 16<sup>TH</sup> ST. PHOENIX, AZ 85020</u>
Phone: <u>248-539-6208</u> Fax: <u>HUS, MI 48831</u>	Phone: <u>480-333-4326</u> Fax:
E-mail: <u>bgregorich@jpra.com</u>	E-mail: <u>candrews@olssonassociates.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 Kathryn Zurzlik

Official Use Only Submittal Date: \_\_\_\_\_ Development Application No.: \_\_\_\_\_

# Development Application

## Review Methodologies



### Review Methodologies

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

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

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

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

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

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

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

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

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

#### **Note:**

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

#### **Planning and Development Services**

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

## Arizona Revised Statutes Notice



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

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

#### Planning and Development Services

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# 111022

111022  
1 01031245  
6/6/2017 PLN-1STOP  
KHAHAS HP60052020  
6/6/2017 3:15 PM  
\$0.00

Received From :

THE MACERICH COMPANY  
11411 N TATUM BL  
PHOENIX, AZ 85028  
602-953-6526

Bill To :

THE MACERICH COMPANY  
11411 N TATUM BL  
PHOENIX, AZ 85028  
602-953-6526

<b>Reference #</b>	8-PA-2017	<b>Issued Date</b>	6/6/2017
<b>Address</b>	7014 E CAMELBACK RD	<b>Paid Date</b>	6/6/2017
<b>Subdivision</b>	SCOTTSDALE FASHION SQUARE AMENDED	<b>Payment Type</b>	LETTER OF CREDIT
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	1201-08	<b>Jurisdiction</b>	SCOTTSDALE
<b>APN</b>	173-37-009	<b>Water Zone</b>	
<b>Owner Information</b>		<b>Water Type</b>	
THE MACERICH COMPANY	<b>Lot Number</b>	<b>Sewer Type</b>	
11411 N TATUM BL	1	<b>Meter Size</b>	
PHOENIX, AZ 85028	<b>Metes/Bounds</b>	<b>QS</b>	18-44
602-953-6526	No		
	<b>Gross Lot Area</b>		
	0		
	<b>NAOS Lot Area</b>		
	0		
	<b>Net Lot Area</b>		
	0		
	<b>Number of Units</b>		
	1		
	<b>Density</b>		

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221
3642	FASHION SQUARE DEV REV FEE CRDT		1	(\$1,515.00)	100-21300-44221

SIGNED BY CATHRYN ZMRZLIK ON 6/6/2017

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

Payment will be due within 30 days notification.

June 6, 2017

Mr. Bryan Cluff  
City of Scottsdale  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

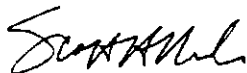
Dear Mr. Cluff:

Pursuant to Contract No. 2013-012-COS, Macerich is requesting and approves the application of a portion of their fee waiver/credit to the following:

<i>Item</i>	<i>Description</i>	<i>Amount</i>
Luxury Renovation	DRB Submittal #1	\$1,515.00

Please let us know if you have any questions.

Thank you in advance,



Scott H. Nelson  
Senior Vice President, Macerich  
602.953.6456

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 8 -PA- 2017

Project Name: SCOTTSDALE FASHION SQUARE LUXURY REDEVELOPMENT

Project Address: 7014 EAST CAMELBACK RD. SCOTTSDALE, AZ 85251

### 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 owner's agent: KATHRYN ZMRZLIK  
Print Name

Kathryn J. Zmrzlik  
Signature

### City Use Only:

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

### Planning and Development Services

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



Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

**You have the right to:**


- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, \_\_\_\_\_  
at the following number \_\_\_\_\_

Signature:  Date: 5/22/17

Printed Name: AMY GREENWOOD (contract rep)

Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_

**A.R.S § 9-833. Inspections; applicability**

- A.** A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
  2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  3. Disclose any applicable inspection fees.
  4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B.** On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
  2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C.** A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D.** A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
  2. Notwithstanding any other state law, within thirty working days after the inspection.
  3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
  - 1. Committed intentionally.
  - 2. Not correctable within a reasonable period of time as determined by the municipality.
  - 3. Evidence of a pattern of noncompliance.
  - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
  - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
  - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
  - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
  - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
  - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
  - 1. Shall not be used to exclude evidence in a criminal proceeding.
  - 2. Does not apply to a municipal inspection that is requested by the regulated person.

## **PROJECT NARRATIVE**

### ***Scottsdale Fashion Square- Luxury Entrance and Site Plan***

The following request is for DRB approval of the luxury entrance and site plan of the existing Scottsdale Fashion Square Mall. The modifications to the site plan will take place on the Northwest portion of the Mall (west of Goldwater Blvd). The new building finishes will include the adjacent above-grade parking structure, the Dillard's building and will bridge over Goldwater Blvd. to the buildings immediately adjacent.

The new entrance design is 48'-0" (above adjacent finished grade) tall to the top of roof and will project out from the existing building approximately 53'-0" to meet a new vehicular approach. The new vehicular loop will accompany lush, curated landscaping, enhanced hardscape, a valet drop off and other luxury amenities to address the street frontage design.

The architectural design for this entrance is the next evolutionary style of the Mall itself. The design unmistakably reaches out to create a significant presence toward the public way by visually punctuating the existing garage and existing blank facades on the Northwest quadrant of the mall. The new design successfully engages the public with an inviting entrance featuring ambient lighting, lush landscaping and engaging architecture. The design meets the stated goals for the downtown urban design principles in the following ways:

A1-2. The design and theme is an enhancement of the existing Mall and conforms to the development standards approved for the Mall, and as will be evident, our proposal exceeds the traditional prototypical designs of the mall and future uses.

The proposed building design creates an integrated solution to adding to the existing Mall, by engaging the North side of the Mall and East face of the existing Dillard's building and adjacent parking structure. It maintains the existing pedestrian connection to the Mall from the single-family residents on the North side, yet provides the residents with an added measure of screening through tasteful landscaping and a new site wall.

The building retains its urban characteristics and the landscaping is designed to be sensitive to the Sonoran Desert.

The design is sensitive to the historical Mid-Century influences to the Site and the Downtown area. The building massing is broken down and provides various transitions in plane, elevation and finishes

A3. The major traffic circulation and service access from Goldwater Blvd. and 68<sup>th</sup> Street that currently serves the Mall is being maintained. The existing parking lot is being re-configured and minimized to create a better pedestrian connection.

A4. The existing new mechanical equipment will be screened from view. Any new mechanical equipment will be integrated in the design of the building and also

screened from view. The utilities are integrated and screened from view and located along the service drive or within the parking lots that exist today. The service drive that exists today also serves as the waste collection area. Compactors will be used and are naturally screened from the public way. Future phases of the renovation will continue to evolve and further define the building architecture in massing, undulation and character.

A5. The design for the expansion of the Mall is consistent with the Downtown Plan Urban Design and Architectural Guidelines. The design provides for valet parking near the entry and within the existing parking structures, and a drop off area. The architecture is reinforced by planting, furniture, decorative paving and ornamental lighting. The design responds to the scale of the building appropriately at the vehicular and pedestrian level.

A6. One way that the design of the building engages and breaks up the monotonous nature of a mall is in the heroic tower element. This will also provide the pedestrian with a covered, shaded experience in getting in to the mall. The existing understated entry element is re-interpreted and re-created as an iconic architectural focal element to the building. The entry element canopy is 48'-0" above adjacent finished grade and 5,170 sf in area, which represents only 1.07 % of the Mall Building roof area and 0.62% of the Mall Building with Anchors included roof area.

The use of structural glass, architectural panels, timeless pavers, lighting and enhanced landscaping form the groundwork for the new design and anchor the luxurious nature of the entry and site. The finishes will provide for interest and a sense of enhanced scale to the pedestrian.

The building uses structural curtain wall with high efficiency glass facing North and architectural panels to break up the bulk and massing of the building. The decorative panels will be cut in a pattern for texture and differentiation to create a visually pleasing and interesting re-interpretation of a mid-century modern textural pattern to address the blank walls of the existing building. The existing parking structure will be broken up in portions so that the long, monotonous elevation fronting Goldwater Blvd. will have visual intrigue to the pedestrian and vehicles passing by.

This design will take advantage of its urban location and enhances the overall context by providing an upscale and more inviting method of entry into the mall. We believe that this renovation will energize the Northwest side of the Mall and increase the pedestrian traffic to this portion of the Mall. The proposed development is consistent with the architectural character of the surrounding context and will be an integral part of the Mall and provide for an elevated urban experience. The existing vehicular and pedestrian circulation around the site is maintained and is not impacted by the new development.

The palette of materials proposed is complimentary to the mall. The materials used will include:

- New veneer of Architectural glass fiber reinforced concrete panels, offering subtle variations in natural color, texture and pattern
- Natural cut stone at the solid wall areas and columns of the new entry enclosure
- Point supported structural glazing at the new entry wall
- Painted architectural composite metal soffit and fascia panels at the new entry canopy
- An array of laser cut patterned painted aluminum architectural screen panels organized on each side of the new entry enclosure with subtle low level back lighting

The proposed renovation will serve to improve the pedestrian and vehicular experience on the Northeast side of the Scottsdale Fashion Square Mall by providing a new and improved experience. The design is sophisticated, clean and compliments the existing mall and will prove a benefit to the Downtown area.