

Case Research

Barnes, Jeff

From: Barnes, Jeff
Sent: Tuesday, April 25, 2017 10:53 AM
To: 'stu@rccdesigngroup.com'
Subject: 269-PA-2017 DRB checklist
Attachments: 201704251037.pdf

Stuart,

Per your indication that you wish to proceed down the path of a condo project, attached is the Development Review Board application checklist for the process of receiving approval for the site design and building elevations. The review of the condominium plat itself will typically follow after the DRB approval and coincide with the submittal of construction drawings for permit review.

Links to the forms referenced in the application checklist can be found here: <http://www.scottsdaleaz.gov/building-resources/forms>

Or more specifically as follows:

Development Application - <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/fomal-submittal-forms/Development+Application.pdf>

Affidavit of Authority -

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Affidavit+of+Authorization+to+Act+for+Property+Owner.pdf>

Policy on Appeals -

[http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Appeals+of+Dedication\\$!2c+Exactions+or+Zoning+Regulations.pdf](http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Appeals+of+Dedication$!2c+Exactions+or+Zoning+Regulations.pdf)

Title Evidence - <http://www.scottsdaleaz.gov/building-resources/plan-review/title>

Request for Site Visits/Inspections - <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Site+Visit+Cases.pdf>

Neighborhood Notification -

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/NeighborhoodNotificationChecklist.pdf>

DRB Project Narrative criteria requirements - <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/fomal-submittal-forms/Narrative+and+Criteria.pdf>

Open Space Worksheet -

[http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Open+Space+Plan+\(Site+Plan+Worksheet\).pdf](http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Open+Space+Plan+(Site+Plan+Worksheet).pdf)

Please let me know if you have any questions relating to the information on the checklist or the process moving forward.

Jeff Barnes

Planner

City of Scottsdale

Planning & Development Services

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(480) 312-2376

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<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>

<https://eservices.scottsdaleaz.gov/bldgresources>

Development Review

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

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

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1515</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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

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

PART II -- REQUIRED PLANS & RELATED DATA

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

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

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

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

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

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

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

Development Review Application Checklist

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

Development Review Application Checklist



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

Coordinator Name (print):

Jeff Barnes

Phone Number:

480-312-2376

Coordinator email:

jbarnes

@scottsdaleaz.gov

Date:

4/24/17

Coordinator Signature:



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

This application need a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

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



Development Applications Process

Enhanced Application Review

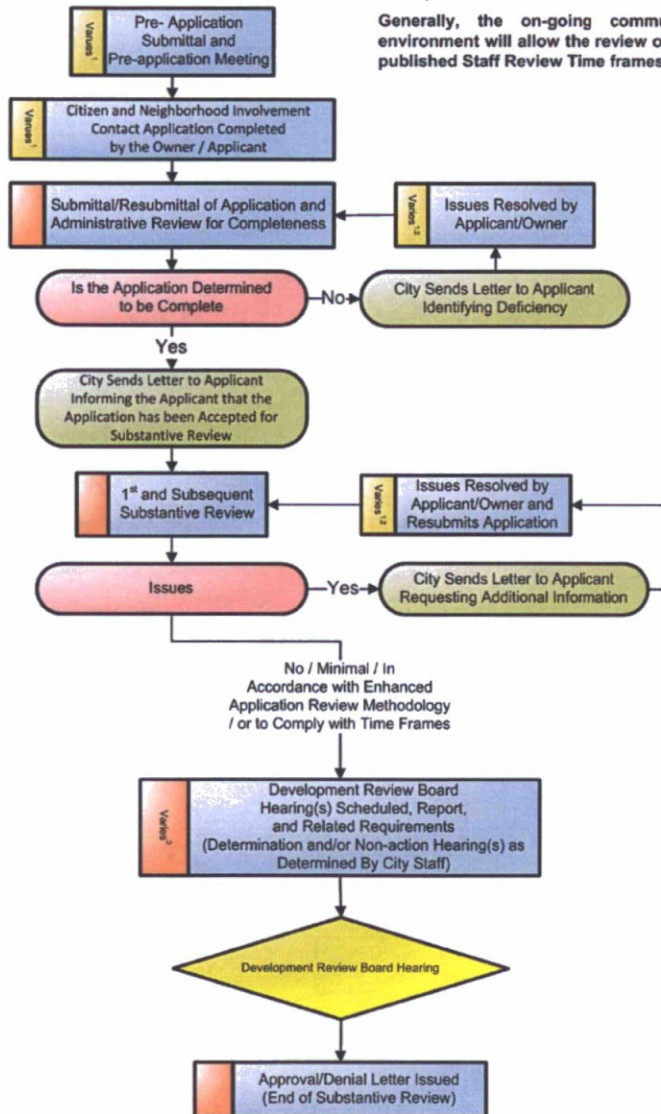
Development Review (DR and PP)

Enhanced Application Review Methodology

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

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

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



Note:

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

Time Line

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

Planning and Development Services

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Development Applications Process

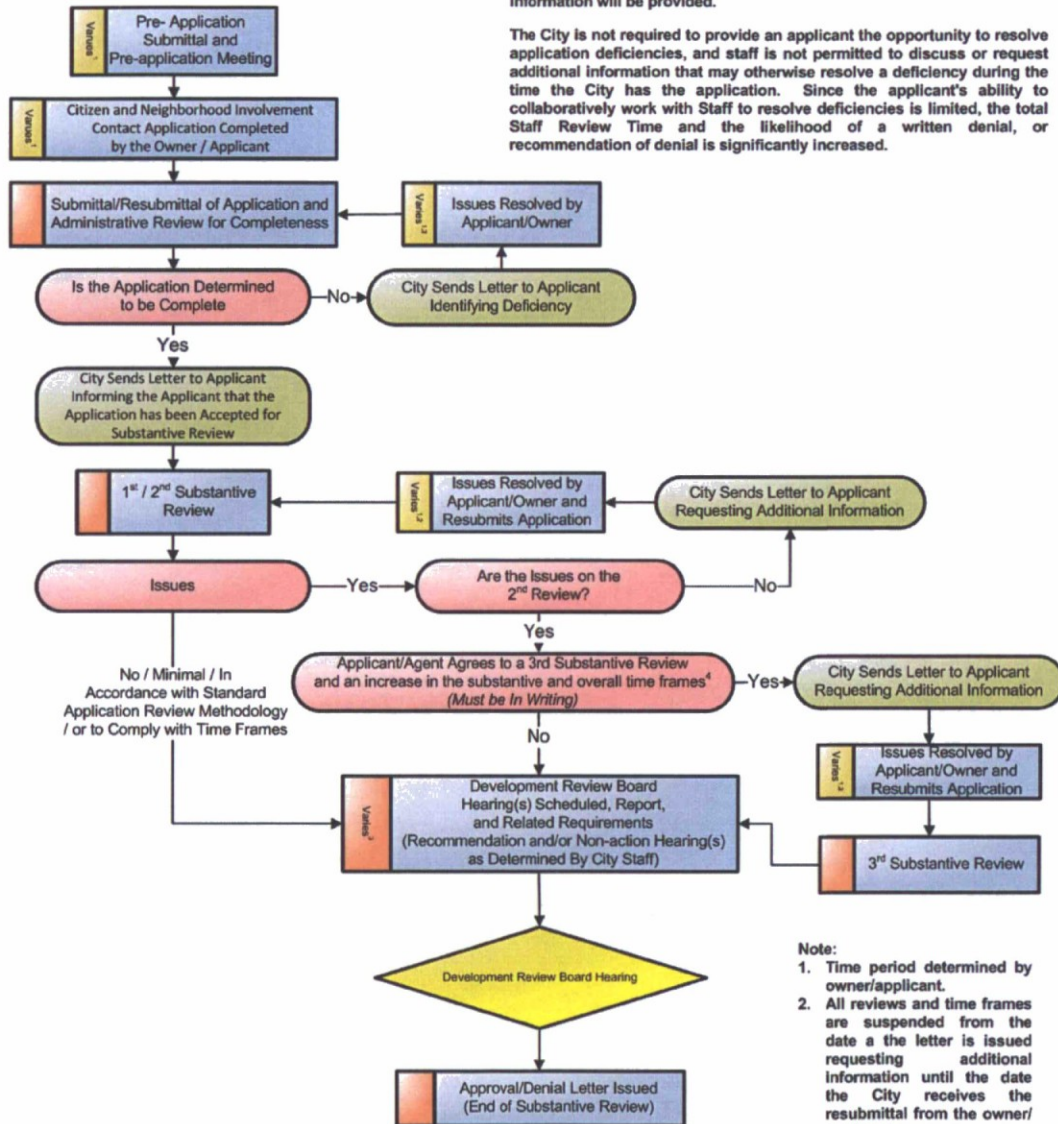
Standard Application Review

Development Review (DR and PP)

Standard Application Review Methodology:

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

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



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

Time Line

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

Affidavit of Authority to Act as the Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: _____
- b. County Tax Assessor's Parcel Number: _____
- c. General Location: _____
- d. Parcel Size: _____
- e. Legal Description: _____

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

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Neighborhood Notification Checklist



AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- Abandon of ROW/GLO
- Board of Adjustment
- Conditional Use Permit
- Historic Preservation Commission
- Development Review Board
- Hardship Exemption
- Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

Step 1: Neighborhood Notification

<p>Provide information by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
---	---

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

Step 2: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP



Step 3: Hold An Open House Meeting

You are required to hold a minimum of ___ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

Related Resources:

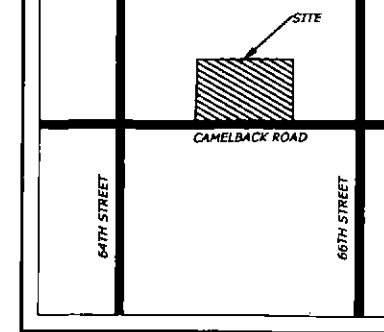
- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

Planning and Development Services

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FOR LUXIAN VILLAS ON CAMELBACK SCOTTSDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
6500 E. CAMELBACK ROAD



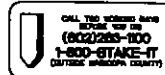
VICINITY MAP
NOT TO SCALE

RCC DESIGN GROUP, LLC
"WHATEVER IT TAKES"

4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
"CIVIL & SITE ENGINEERING SERVICES"



Expires 12/31/18



OWNER / DEVELOPER:
LUXIAN VILLAS ON CAMELBACK, LLC
11340 W. BELL ROAD, SUITE 114
SURPRISE, AZ 85378

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN, P.E.
4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

DESCRIPTION:
14 UNIT TOWNHOUSE DEVELOPMENT WITH
STIPULATIONS FROM ORDINANCE NO. 8082,
CASE # 8-ZN-2009

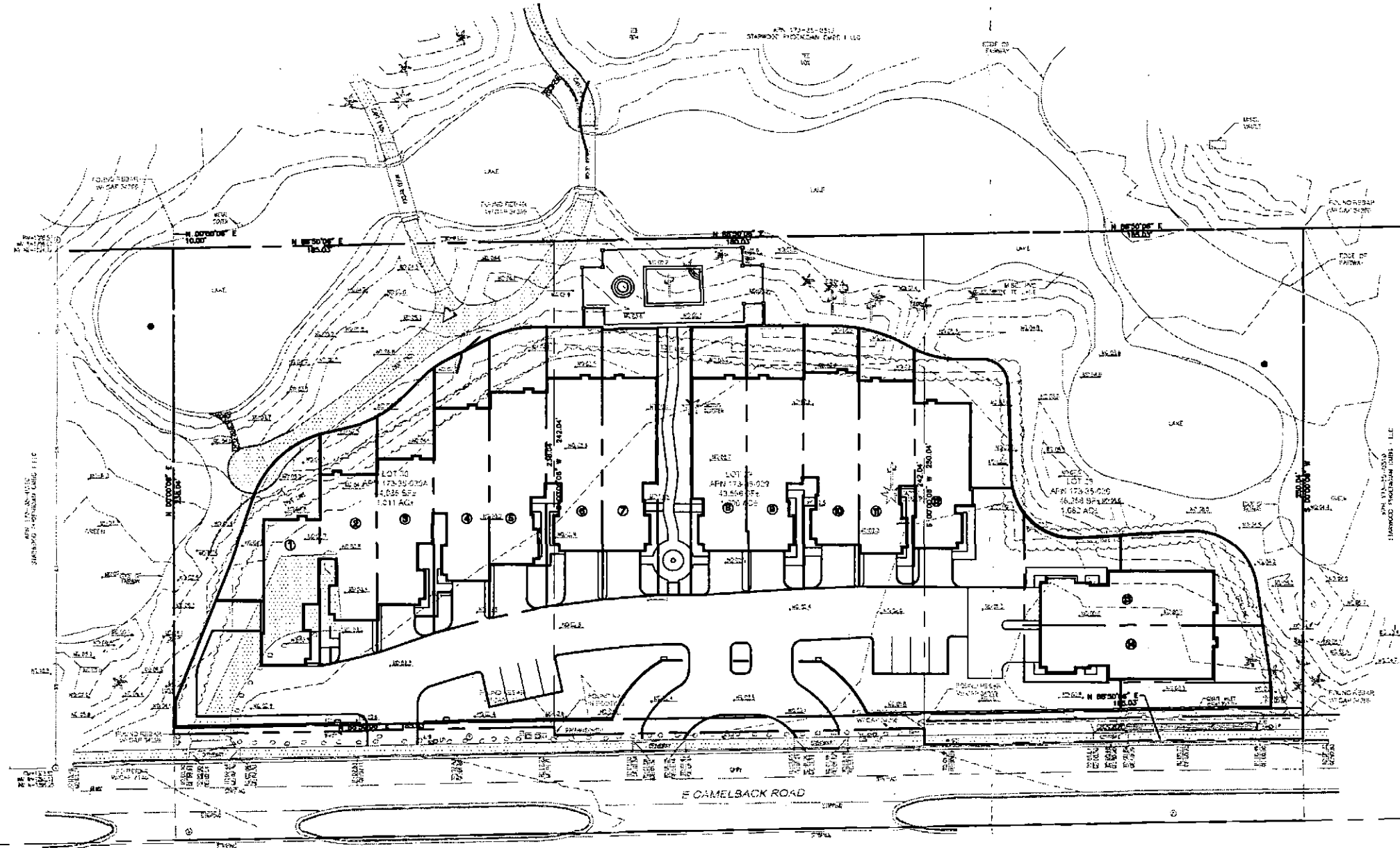
SITE AREA:
GROSS: 133,857 SF OR 3.07 ACRES
NET: 129,266 SF OR 2.97 ACRES

ZONING:
R-4 (WITH STIPULATIONS PER ORDINANCE
NO. 8082)

LEGAL DESCRIPTION:
LOTS 28, 29, 30 OF CAMELBACK CLUB
ESTATES

COMMON OPEN SPACE:
REQUIRED = 13,385 SF (10%)
PROVIDE = 76,126 SF (56.8%)

APN: 173-35-030A, 173-35-029, 173-35-028



STANDARDS	R-4 DISTRICT (STIPULATIONS PER RES. #8082)	PROVIDED
MINIMUM LOT DIMENSIONS	NONE	WIDTH=27' DEPTH=117'
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	4.63 (PER STIPULATIONS) - 14 UNITS	4.63 - 14 UNITS
PERIMETER BUILDING SETBACKS	25'	43'
STREET SETBACKS	15' MIN, 20' AVERAGE	33.97 MIN, 29.6' AVG
MAXIMUM HEIGHT	26' (PER STIPULATIONS)	26'
COMMON AREAS	MINIMUM 10% OF GROSS AREA	56.8%
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY	SINGLE FAMILY ATTACHED
REQUIRED REVIEW	DEVELOPMENT REVIEW BOARD	
GUEST PARKING	NONE	8
RESIDENT PARKING	2/UNIT	2 IN GARAGE

BENCHMARK
BENCH MARK IS A PERMANENTLY PLACED CAST IRON PEGHOLE LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THE TRACT AND CAMELBACK ROAD
ELEVATION = 555.127 MSL (+/-)

TRACT TABLE

TRACT	USE	AREA
A	PRIVATE DRIVE/OPEN SPACE	23,466
B	OPEN SPACE/GOLF COURSE ESMT	47,653
C	OPEN SPACE/COMMON AREA	5,007
TOTAL TRACT AREA		76,126



PRELIMINARY SITE PLAN
FOR
LUXIAN VILLAS ON CAMELBACK
6500 E. CAMELBACK ROAD
SCOTTSDALE
ARIZONA

PROJECT NO.16-023-50
DRAWING NO. 00483
DATE: 03/03/17
DRAWN BY: JSR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
C 1SP
1 OF 1
PRELIMINARY

From: Projectinput
Sent: Monday, April 17, 2017 4:05 PM
To: Projectinput
Subject: Online Pre-Application Submitted (269-PA-2017)



Pre-Application Number: **269-PA-2017**

Project Name: **Luxian Villas On Camelback**
Location: **E CAMELBACK RD / N 64TH ST**

Contact Name: **Stuart Rayburn**
Contact Phone: **(480) 598-0270**
Contact Email: stu@rccddesigngroup.com



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CITY COUNCIL REPORT



Meeting Date: October 27, 2009
General Plan Element: Land Use
General Plan Goal: Maintain a balance of land uses

ACTION

6500 Camelback Road (1-GP-2009, 8-ZN-2009). Adopt Resolution No. 8082 affirming the General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods and adopt Ordinance No. 3871 affirming the rezoning from Single-Family Residential District (R1-35) zoning to Townhome Residential District (R-4) zoning on a 3.03 +/- acre site.

OWNER

Paradise Camelback, LLC
480-945-2280

APPLICANT CONTACT

John V. Berry, Esq.
Berry & Damore, LLC
480-385-2727

LOCATION

6430, 6442 and 6502 East Camelback Road

BACKGROUND

Context

The site is located on the north side of E. Camelback Road east of N. Invergordon Road (64th Street) and N. 66th Street. The site contains three contiguous residential lots and is currently vacant. There were two single-family homes located on the site but they have since been demolished. Each lot is approximately one acre for a total of 3.03 +/- acres for the overall site.

The property north of the site is located in the City of Phoenix and includes the Phoenician Resort Golf Course. All three parcels of the site have a dedicated golf course easement from the Phoenician. The easement makes up 43% of the total site. The properties to the east and west of the site are leased to the Phoenician and are part of the golf course. The neighborhood south of E. Camelback Road consists of large lot, single story, single-family homes.

In the larger context, the site is part of a single-family subdivision. North of the site, in the City of Phoenix, and north of the golf course, are multi-family homes. East of N. 66th Street are multi-family homes also. West of N. Invergordon Road is a resort. Scottsdale Fashion Square is one-half mile from the site.

General Plan
Land Use Element

The General Plan Land Use Element designates the property as Rural Neighborhoods. This designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

Land use designations adjacent to the subject site include:

- North of this site, the property is in the City of Phoenix. The land use category is Open Space.
- South of this site, the land use category is Suburban Neighborhoods.
- East of this site, the land use category is Rural Neighborhoods.
- West of this site, the land use category is Rural Neighborhoods.

Major General Plan Amendment

Arizona State Statute Section 9-461.06 H. defines a major General Plan amendment as a proposal that results in a "substantial alteration of the municipality's existing General Plan land use element." The City of Scottsdale approved criteria that defined a major amendment on February 6, 2001, and reaffirmed that criteria in the General Plan adopted by City Council in October 2001, and ratified by a vote of the citizens in March 2002. These criteria identify amendments to the General Plan as major amendments if the proposal meets any one of the following criteria:

- Change in the Land Use Category
- Area of Change Criteria (gross acreage)
- Character Area Criteria
- Water/Wastewater Infrastructure Criteria

A land use change from Rural Neighborhoods to Suburban Neighborhoods designation, as proposed in this case, is considered a major General Plan amendment, regardless of the size of the property.

Key Items for Consideration

- This will allow a change from large lot single-family homes to medium or small lot single-family homes or townhouses.
- The site is part of an existing, single-family subdivision.
- The site is buffered from adjacent single-family and multi-family homes on the north, east and west of the property by the Phoenician Golf Course.
- The proposed R-4 zoning district allows one residential unit for every 5,240 square feet of gross land area.
- The maximum number of units that could be accommodated on the subject site under the proposed R-4 zoning district is 25 units (8.31 dwelling units per acre). The proposal is for 16 units (5.83 dwelling units per acre).
- The proposal is for infill development with no anticipated infrastructure or service impacts.

- Community outreach meetings were conducted, and several residents expressed concern that the proposal would compromise the rural character of the neighborhood, generate additional traffic, and obstruct views of Camelback Mountain.

Related Policies, References:

- 2001 City of Scottsdale General Plan
- 2008 Transportation Master Plan

APPLICANT'S PROPOSAL

Case 1-GP-2009 is a request by the applicant to amend the General Plan land use designation for 3.03 +/- acres located on the north side of E. Camelback Road, east of N. Invergordon Road and west of N. 66th Street. The applicant's request is to change the Land Use designation from Rural Neighborhoods to Suburban Neighborhoods.

Case 8-ZN-2009 is a request by the applicant to rezone the site from Single-Family Residential District (R1-35) to Townhome Residential District (R-4) to accommodate the construction of 16 townhomes. The proposal includes 16 dwelling units on approximately three acres. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight. The proposal of 5.83 dwelling units per acre would require a Suburban Neighborhood General Plan land use designation.

Development Information

- Existing Use: Vacant Land
- Proposed Use: 16 residential townhomes
- Buildings/Description: Semi-subterranean parking beneath two levels of living space
- Parcel Size: Three separate one-acre parcels
- Building Height Allowed: Existing Zoning = 30 Feet
- Building Height Allowed: Proposed Zoning = 30 Feet
- Building Height Proposed: Max. 30 Feet
- Parking Required: 2/unit = 32 spaces
- Parking Provided: 32 garage spaces + 3 guest spaces
- Open Space Required: 13,200 Square Feet
- Open Space Provided: 69,382 Square Feet
- Density Allowed on Site: Existing Zoning = 3 single-family homes
- Density Allowed on Site: Proposed Zoning = 25 residential units

- Density Proposed: 16 residential units

IMPACT ANALYSIS

General Plan Analysis

In examining the elements of the General Plan in relation to the proposal, the following goals and approaches should be considered:

Land Use Element

The Land Use Element encourages land uses that support a high quality of life and a diverse mixture of housing opportunities. This can be done by providing a variety of housing types and densities and innovative development patterns and building methods that will result in greater affordability. It also states that more intense land uses should be located along major transportation networks.

This request is to amend the General Plan Land Use Element to Suburban Neighborhoods. The Land Use Element describes the Suburban Neighborhoods land use category as follows:

- *This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

Though the Suburban Neighborhoods designation allows a higher intensity than existing, this increased intensity is compatible with the surrounding mix of single-family and multi-family land uses. This site is located on a minor arterial and is buffered from adjacent single family homes by the Phoenician Golf Course.

Character and Design Element

The General Plan Character and Design Element designates this site within the Suburban Character Type. This character type typically contains medium-density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. These districts comprise most of the southern and central areas of the city.

Housing Element

Goals of the Housing Element emphasize the importance of having a variety of housing options. The

Housing Element also encourages housing development that provides for "live, work, and play" relationships. One approach to achieve this is to consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers, along major transportation networks and/or near major employment. The proposal would increase residential intensity at a location that is near a major commercial and employment area (Downtown Scottsdale) and also along a major roadway.

Neighborhoods Element

The Neighborhoods Element focuses on neighborhood preservation and revitalization. It states the importance of encouraging context-appropriate new development in established areas of the community. This can be done by promoting existing developed areas of the community as opportune economic development infill sites. This element also discusses how the use of existing infrastructure can be an incentive to encourage more infill development within the community.

This site is located in a developed area of the community and is considered an infill site. The former single-family residences on the site have been demolished, leaving a bare, underutilized property. Existing infrastructure is adequate for the proposal. In accordance with this Element, along with goals of the Character and Design Element, consideration should be taken so that the project design is compatible with the surrounding neighborhood.

Community Mobility Element

Similar to the Land Use Element and Housing Element, the Community Mobility Element supports land use decisions that reduce the distance and frequency of automotive generated trips. Trip reduction improves air quality and reduces traffic congestion, which in turn, enhances quality of life and the environment. Increased intensity in a location that provides a choice of walking, bicycling, transit or has a short commute to a major commercial and employment center, such as this site, is in alignment with the goals of the Element.

Zoning Analysis

Land Use

The site is zoned Single-Family Residential District (R1-35), which is intended to provide for relatively low density development having individual ownership. The R1-35 zoning district requires a minimum lot size of 35,000 square feet, and allows a maximum density of one single-family dwelling per lot. The principal land use is single-family dwellings.

The site is immediately adjacent to the Phoenician golf course on single-family residential zoned property. The nearest residential uses are single-family homes. Multi-family residential zoned properties are located 150 feet north of the site, and 400 feet east of the site. The maximum density allowed on the subject site under the proposed R-4 zoning is 25 dwelling units (8.31 dwelling units per acre). The proposal for 16 units equates to 5.83 units/acre.

Adjacent Land Uses and Zoning

- North: Phoenician Golf Course in City of Phoenix

- South: Single-family residences in the R1-35 zoning district
- East: Phoenician Golf Course in the R1-35 zoning district
- West: Phoenician Golf Course in the R1-35 zoning district

The R-4 district also provides for built-in privacy either in the form of part wall construction or enclosed yards and courts. The proposed site plan includes a single vehicular access point off E. Camelback Road via a new deceleration lane, into the gated complex. A trash enclosure is proposed just west of the entry gate. Two vehicular egress points are proposed. The 16 units will be contained within three separate buildings, and each unit will have a private yard. The project will comply with applicable R-4 development standards.

Building height in the existing R1-35 and the proposed R-4 zoning districts is limited to 30 feet. The Zoning Ordinance further prescribes that when an R-4 development abuts a single-family residential district, the City Council may limit the building height to one story, as determined by the Development Review Board (DRB). The DRB reviewed the proposed site plan and elevations at its September 3, 2009 meeting. It was brought to the Board's attention that heights in the surrounding single-family neighborhood range from 16 to 24 feet, and a viewshed analysis was presented. The DRB expressed no concerns regarding the proposed 30-foot building height.

The proposed plan identifies drainage basins that appear to be insufficient to meet the City's minimum stormwater detention requirements. Upgrading the proposed detention basin(s) could result in changes to the site plan, which may in turn require re-approval by the Planning Commission and City Council.

Traffic

The site is located on the north side of E. Camelback Road between N. 64th Street and N. 66th Street. East Camelback Road is classified as a minor arterial roadway between N. 64th Street and N. Hayden Road. This section of E. Camelback Road consists of two lanes in each direction with a raised median. It was improved by the City of Scottsdale in 2007. The current daily traffic volume on E. Camelback Road adjacent to the site is 31,400 vehicles.

A preliminary land use impact analysis was performed when the major General Plan amendment application was submitted. This preliminary analysis estimated that changing the land use designation from Rural Neighborhoods to Suburban Neighborhoods would generate approximately 129 additional trips per day. When the rezoning application and site plan were submitted, a more thorough traffic analysis was performed. It is now expected that the proposed townhome development could generate 132 daily trips, with 12 a.m. peak-hour trips and 14 p.m. peak-hour trips. This represents an increase of 78 daily trips over potential development under the current single family zoning district (R1-35).

This increase is not anticipated to have a significant impact on the surrounding street system. The existing median configuration on E. Camelback Road will be modified with this development to increase the storage length for eastbound vehicles turning left into the site. A new right turn deceleration lane will provide queuing area for westbound vehicles turning right into the site.

Parking

The proposed site requires 32 parking spaces, and 32 garage parking spaces are provided, as well as three guest parking spaces.

Water/Sewer

Water and sewer service lines currently exist within the vicinity serving adjacent uses. The owner is responsible for all required service connections to the existing sewer and water lines. The existing infrastructure is adequate for the proposal, and the proposed development is not anticipated to generate any adverse impacts on the existing infrastructure.

School District Comments/Review

The school district reports that it has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area.

Open Space

The proposed site requires 13,200 square feet of open space, and a total of 69,382 square feet of open space is proposed, including 56,613 square feet of golf course easement area. The proposal includes a significant landscape buffer area between the proposed residences and E. Camelback Road.

Policy Implications

The proposed land use is compatible with the surrounding neighborhood, which has a mix of single-family and multi-family residences. The proposed 16-unit townhome project meets the intent of the proposed R-4 zoning district and the applicable development standards, and will create no impacts to existing infrastructure and services.

Community Involvement

A city-sponsored open house for case 1-GP-2009 was held on June 11, 2009, from 5:30-7:00 p.m., at One Civic Center. Twelve community members were in attendance along with city staff. At the open house, staff received one comment card in opposition. The applicant sponsored open house regarding 1-GP-2009 and 8-ZN-2009 occurred on August 18, 2009, from 5:30-6:30 p.m. There were five residents in attendance.

Verbal input along with emails have also been received. To date, staff has received three emails in opposition. Residents have expressed concern that, if approved, this request would compromise the rural character of their neighborhood, generate traffic, and obstruct views of Camelback Mountain. The subject site is also part of a single-family subdivision. Because of this, residents are concerned approval could be precedent setting and could cause the erosion of their single-family neighborhood. The emails, comment card and open house sign-in sheet are included.

The site has been posted with a notification sign since May 13, 2009. Property owners within 750 feet have been notified by the city and those who attended the city sponsored open house have been added to the notification list.

Community Impact

The proposed development introduces a new residential development type to an existing neighborhood. This proposal is an infill development with no anticipated infrastructure or service impacts. A total of 69,382 square feet of open space is proposed, including a significant landscape buffer area between the proposed residences and E. Camelback Road.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board reviewed the proposed site plan and elevations at its September 3, 2009 meeting to provide comments, which would then be relayed to the Planning Commission and the City Council in their reports. It was brought to the Board's attention that heights in the surrounding single-family neighborhood range from 16 to 24 feet, and a viewshed analysis was presented. The Board expressed no concerns regarding the proposed 30-foot building height.

Planning Commission

A remote Planning Commission hearing was held on August 26, 2009, at 5:00 p.m., at the City of Scottsdale Water Campus for 1-GP-2009. Public testimony was received and the comment cards are attached. Two citizens spoke in opposition to the request. No action was taken at this time.

The Planning Commission heard 1-GP-2009 and 8-ZN-2009 on September 23, 2009. Four citizens spoke in opposition to this request, and a citizen petition of opposition was provided. The Planning Commission recommended approval of the Major General Plan amendment and the rezoning proposals, subject to the attached stipulations, with a unanimous vote of 7-0.

OPTIONS & STAFF RECOMMENDATION

Adopt Resolution No. 8082 affirming the Major General Plan amendment from Rural Neighborhoods to Suburban Neighborhoods and adopt Ordinance No. 3871 affirming the rezoning from Single-Family Residential District (R1-35) zoning to Townhome Residential District (R-4) zoning on a 3.03 +/- acre site.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

STAFF CONTACTS

Carrie Wilhelme, AICP
Senior Planner

480-312-2205

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Senior Planner

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E-mail: KChafin@ScottsdaleAZ.gov

APPROVED BY

Carrie Wilhelme
Carrie Wilhelme, AICP, Senior Planner/ Report Author

09/28/09
Date

Kim Chafin
Kim Chafin, AICP/CEED-AP, Senior Planner/ Report Author

10-1-09
Date

Connie Padian
Connie Padian, Advance Planning Director
480-312-2671, CPadian@ScottsdaleAZ.gov

10/5/09
Date

Lusia Galav
Lusia Galav, AICP, Current Planning Director
480-312-2506, LGalav@ScottsdaleAZ.gov

10-3-2009
Date

David E. Richert
David E. Richert, Division Managing Executive Director
Planning, Neighborhood and Transportation
480-312-2890, DRichert@ScottsdaleAZ.gov

10/5/09
Date

ATTACHMENTS

1. Resolution No. 8082
Exhibit 1. Proposed General Plan Land Use Map
2. Ordinance No. 3871
Exhibit 1. Stipulations
Exhibit A to Exhibit 1. Proposed Site Plan
3. Applicant's Narrative for 1-GP-2009
4. Applicant's Narrative for 8-ZN-2009
5. Context Aerial
- 5A. Aerial Close-Up
6. Conceptual Land Use Map
7. Multi-Family and Commercial Map
8. Community Involvement
9. Traffic Impact Summary
10. Viewshed Analysis
11. City Notification Map
12. August 26, 2009 Planning Commission Remote Hearing Minutes
13. September 3, 2009 Development Review Board Study Session Minutes
14. September 23, 2009 Planning Commission Hearing Minutes

RESOLUTION NO. 8082

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM RURAL NEIGHBORHOODS TO SUBURBAN NEIGHBORHOODS FOR PROPERTY LOCATED AT 6430, 6442 AND 6502 EAST CAMELBACK ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a remote public hearing at the Water Campus on August 26, 2009 and another hearing on September 23, 2009 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on October 27, 2009, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use Element for the City of Scottsdale, for the property located at 6430, 6442 and 6502 East Camelback Road from Rural Neighborhoods to Suburban Neighborhoods.

Section 2. That the above amendment is described in Case No. 1-GP-2009, and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 North Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 27th day of October, 2009.

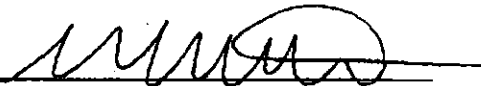
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

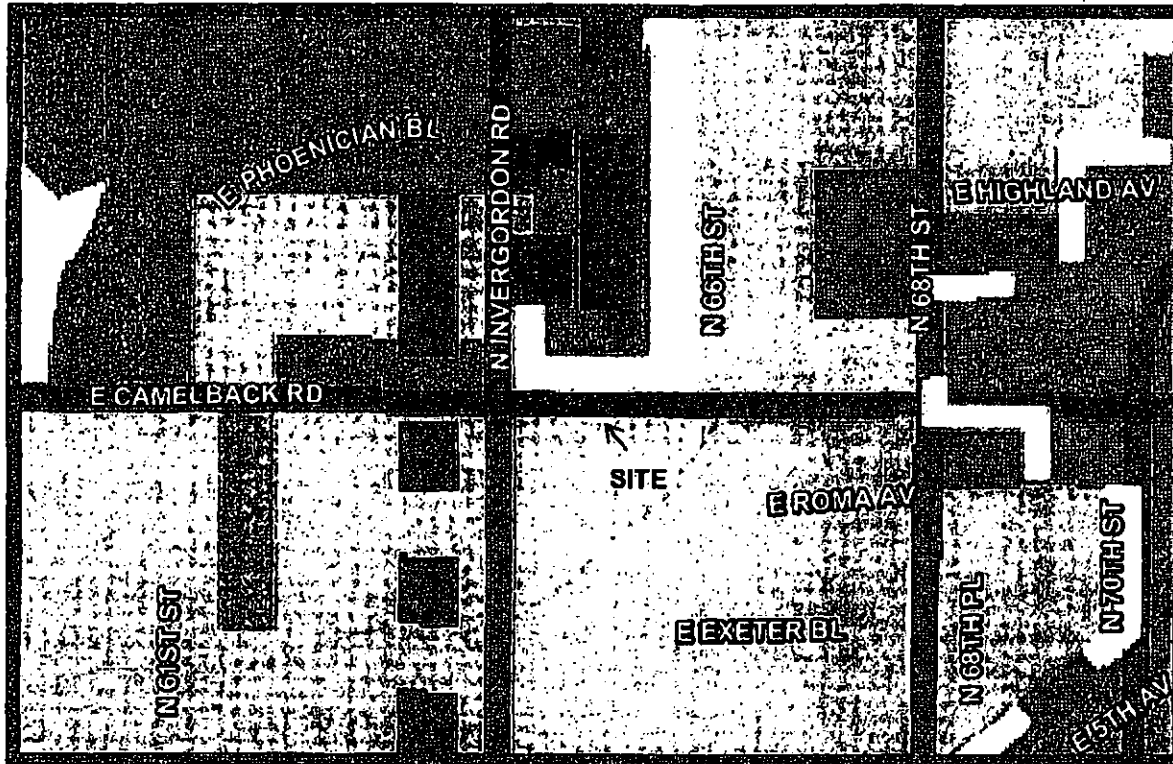
By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____

General Plan Proposed Land Use Map



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 9/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



1-GP-2009

Exhibit 1
Resolution No. 8082



November 25, 2009

Michele Hammond
Berry & Damore
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 211-PA-2009
8-ZN-2009 & 1-GP-2009
6500 Camelback

Dear Michele Hammond,

This is to advise you that the case referenced above was approved at the October 27, 2009 City Council meeting. Enclosed is a copy of the approved ordinance and/or resolutions for the case referenced above. Please distribute all necessary copies to any persons involved with this project and remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2542.

Sincerely,

A handwritten signature in cursive script, reading "Frances Cookson".

Frances Cookson
Planning Specialist

Enclosure

ORDINANCE NO. 3871

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 8-ZN-2009 FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R1-35) TO TOWNHOME RESIDENTIAL DISTRICT (R-4) ZONING ON 3.03 +/- ACRES LOCATED AT 6430, 6442 AND 6502 EAST CAMELBACK ROAD.

WHEREAS, the Planning Commission held a hearing on September 23, 2009; and

WHEREAS, the City Council held a hearing on October 27, 2009; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 8-ZN-2009.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 3.03 +/- acre parcel located at 6430, 6442, and 6502 East Camelback Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-Family Residential District (R1-35) to Townhome Residential District (R-4) Zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 27th day of October, 2009.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By:  _____

Carolyn Jagger
City Clerk

By:  _____

W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____

Stipulations for the Zoning Application:

6500 Camelback

Case Number: 8-ZN-2009

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

Gray highlighted text indicates addition and strike through text indicates deletion made in accordance with the City Council's October 27, 2009 approval.

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by R. Nicholas Loope, and with the city staff date of 8-28-09, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Parcels	Gross Acres	Zoning	Dwelling Units/Acre	Number of Units
173-35-028, 173-35-029, 173-35-030A	3.03± gross acres	R-4 (Townhouse Residential)	4.63 5.83 du/ac	1416

3. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed ~~26~~ 30 feet in height, measured as provided in the applicable section of the Zoning Ordinance.

INFRASTRUCTURE AND DEDICATIONS

4. **TRAFFIC IMPACT STUDY.** With the Development Review Board submittal, the owner shall submit a traffic impact study for the site, which shall be subject to city staff approval.
5. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Camelback Road	Minor Arterial	5' additional Right-of-way or roadway easement (55'	Driveway, curb and gutter, median reconstruction,	See 5.b., 5.d., 5.e., 5.f., 5.g., 5.h.

		half street is required)	sidewalk	
--	--	--------------------------	----------	--

- b. **TRAFFIC IMPROVEMENTS.** Construct any improvements supported by the approved traffic impact study, as determined by city staff.
 - c. **VEHICLE NON-ACCESS EASEMENT.** Dedicate a one foot wide vehicular non-access easement on Camelback Road site frontage, except at the approved street entrance(s).
 - d. **MEDIAN.** Reconstruct the existing median(s) on Camelback Road by pulling back the existing eastbound median nose near the main site driveway, in order to provide left-turn transition room into the site, and relocate any existing landscaping that will be displaced, as determined by city staff.
 - e. **SIDEWALK.** The developer shall construct a six-foot wide (minimum) sidewalk along site frontage along Camelback Road. The sidewalk shall be pulled back from the curb line as much as possible and shall pass through any proposed island at the proposed main site driveway. Pedestrian connection shall be provided from the site to the proposed sidewalk on Camelback Road.
 - f. **NON-MOTORIZED PUBLIC ACCESS EASEMENT.** Dedicate non-motorized public access easement for the Camelback Road sidewalk that extends outside of the right-of-way.
 - g. **ACCESSIBLE RAMPS.** The developer shall provide ADA accessible ramps at site driveway, perpendicular to the curb line. The developer may locate the sidewalk back along the north side of the driveway or design the driveway crossings to flush with the existing sidewalk and eliminate the need of the ADA ramps at the main driveway.
 - h. **AUXILIARY LANE.** Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on Camelback Road. The design of deceleration lane shall provide 100 feet of storage and 90 feet of transition along the reverse curve.
6. **IN LIEU PAYMENTS.** Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing a specified street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
7. **ACCESS RESTRICTIONS.** Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):
- a. Access to the site is provided by one main site driveway on Camelback Road. An emergency and service vehicle egress gate is proposed west of the main site driveway.
 - b. Entry design shall be provided to accommodate emergency and service vehicles with a 55 foot turning radius. Ingress and egress lanes shall be a minimum 16 feet wide.
8. **CIRCULATION.**
- a. Internal driveway shall be 24 feet wide.
 - b. Internal sidewalk shall be a minimum of 5 feet wide.
 - c. At the entrance to the site, the developer shall provide a separate pedestrian access from gated vehicular entry, to the satisfaction of Planning, Neighborhood and Transportation Division Managing Executive Director, or designee.

9. DRAINAGE REPORT. Prior to Development Review Board submittal, a preliminary drainage report that addresses all City requirements shall be approved and accepted:
- a) calculation of the volume of runoff to be detained on the site must be presented, with all data necessary to verify the volume,
 - b) the location of the detention structures must be specified on a figure and their characteristic dimensions or depth-volume relationships must be specified,
 - c) the interconnection of the detention structures with each other and with the outfall must be shown on a figure,
 - d) the drainage time for each structure must meet the requirements of the City's Drainage Standards & Policy Manual (DS & PM), and
 - e) Finally, include an adequate description on how the proposed below-ground garages will be protected from flooding.

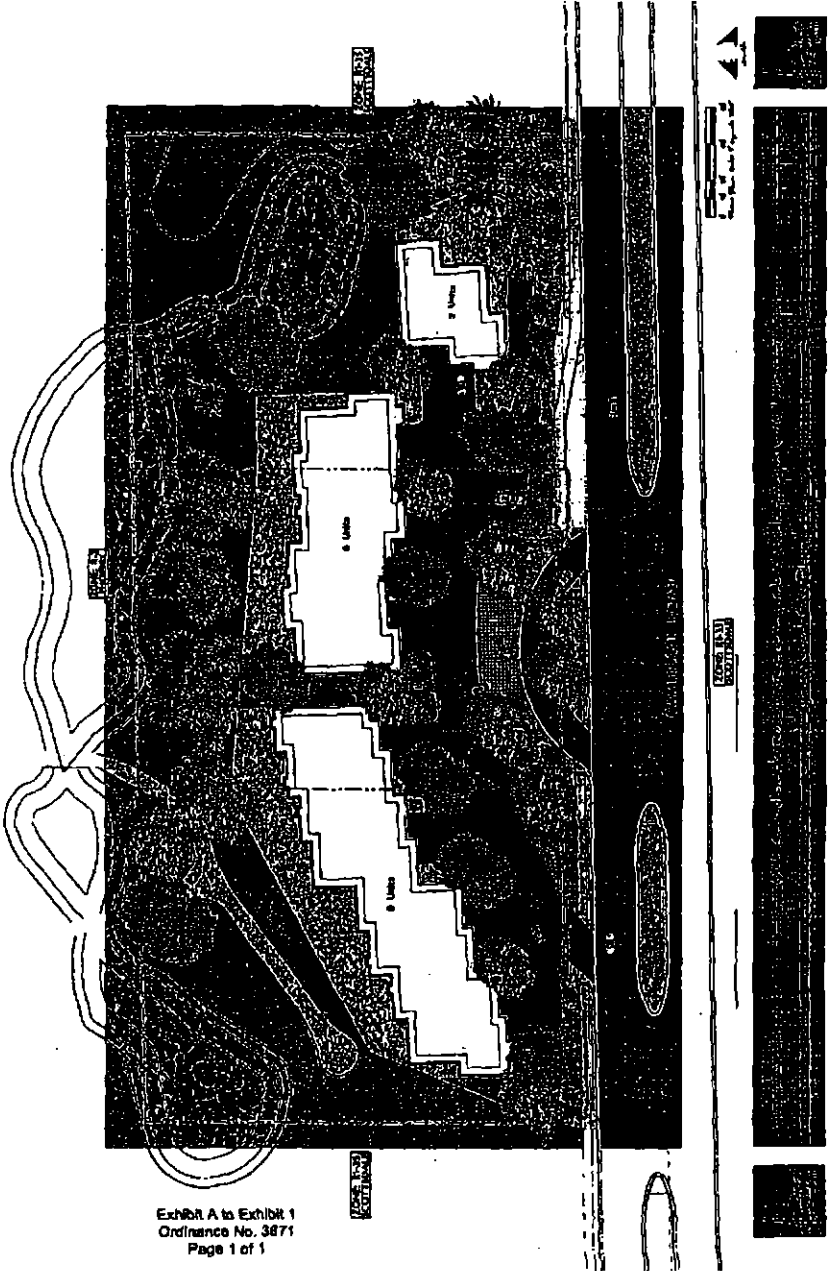
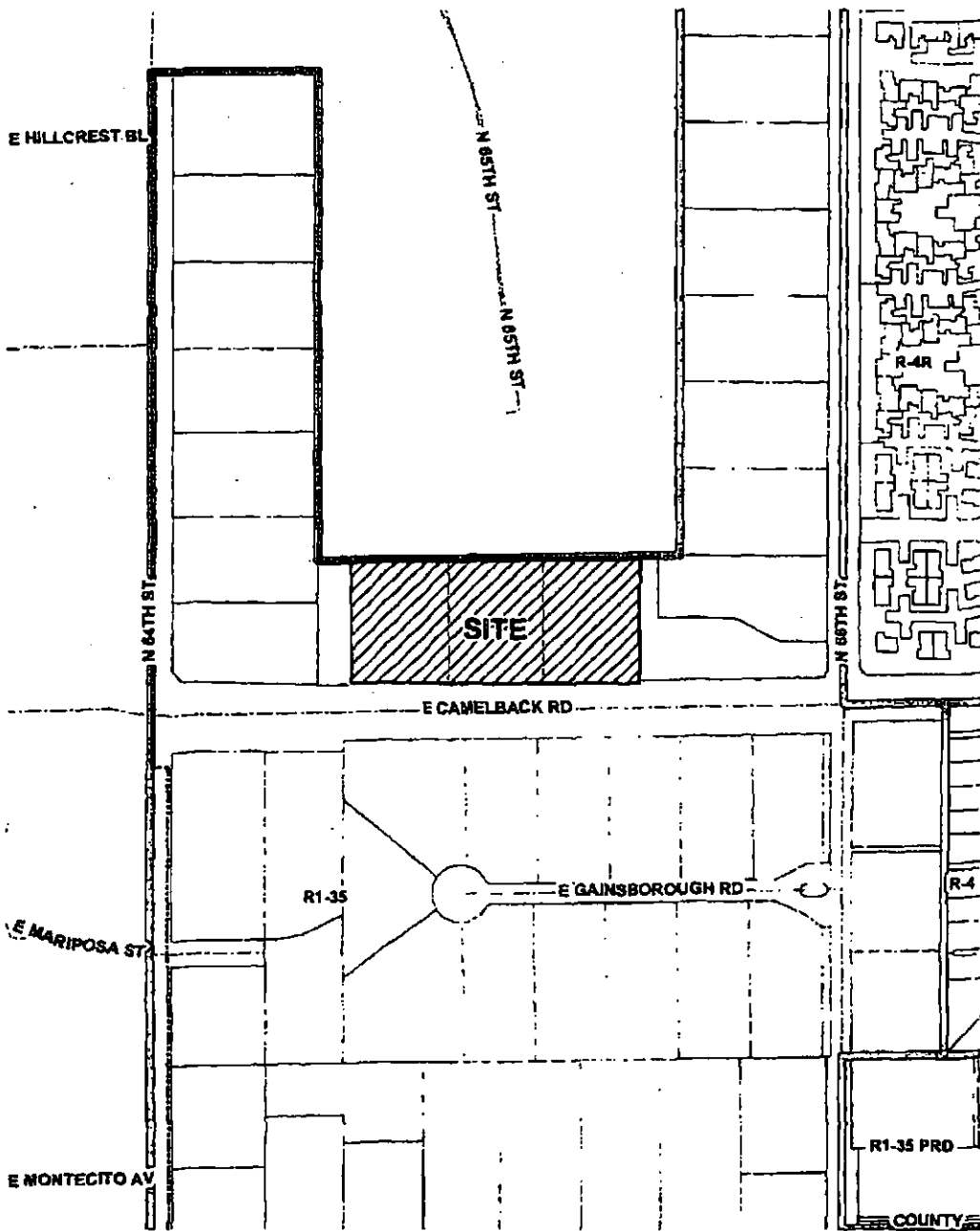


Exhibit A to Exhibit 1
Ordinance No. 3671
Page 1 of 1



8-ZN-2009

Exhibit 2
Ordinance No. 3871
Page 1 of 1



RESOLUTION NO. 8082

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM RURAL NEIGHBORHOODS TO SUBURBAN NEIGHBORHOODS FOR PROPERTY LOCATED AT 6430, 6442 AND 6502 EAST CAMELBACK ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a remote public hearing at the Water Campus on August 26, 2009 and another hearing on September 23, 2009 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on October 27, 2009, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use Element for the City of Scottsdale, for the property located at 6430, 6442 and 6502 East Camelback Road from Rural Neighborhoods to Suburban Neighborhoods.

Section 2. That the above amendment is described in Case No. 1-GP-2009, and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 North Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 27th day of October, 2009.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: 

Carolyn Jagger
City Clerk

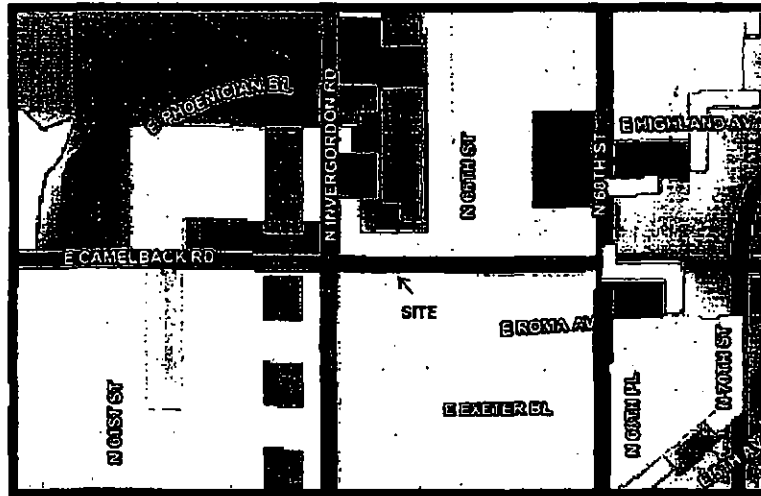
By: 

W. L. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

General Plan Proposed Land Use Map



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SIENA CORRIDOR		MCDONELL-SANDORAN PRESERVE (AS OF 8/2005)
	MARY ELPHINSTON DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDONELL-SANDORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



1-GP-2009
Exhibit 1
Resolution No. 8082

Stipulations for the Zoning Application:
6500 Camelback
Case Number: 8-ZN-2009

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

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3. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed ~~26~~ ³⁰ feet in height, measured as provided in the applicable section of the Zoning Ordinance.

INFRASTRUCTURE AND DEDICATIONS

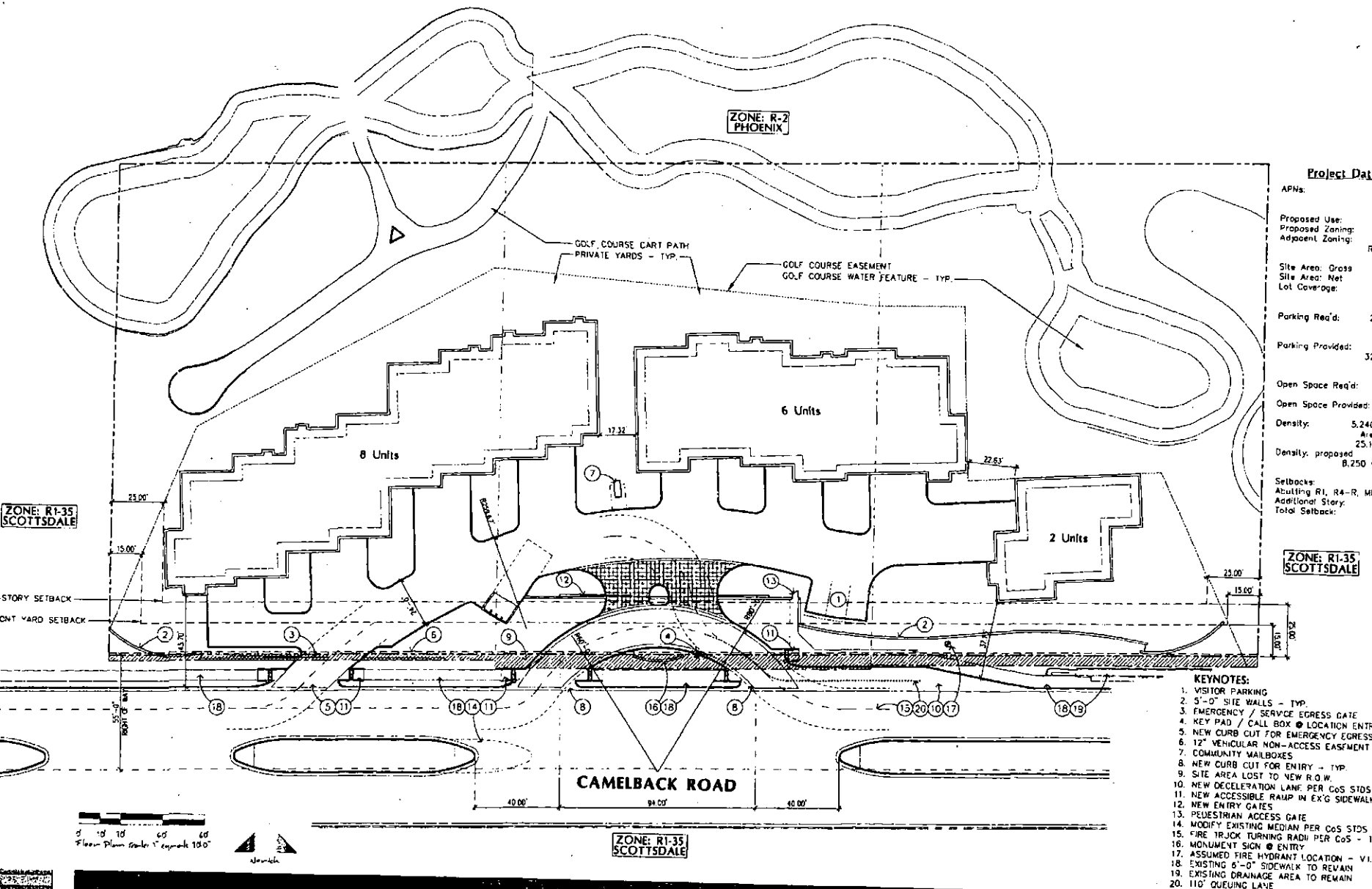
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		half street is required)	sidewalk	
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- b. **TRAFFIC IMPROVEMENTS.** Construct any improvements supported by the approved traffic impact study, as determined by city staff.
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 - b. Entry design shall be provided to accommodate emergency and service vehicles with a 55 foot turning radius. Ingress and egress lanes shall be a minimum 16 feet wide.
8. **CIRCULATION.**
- a. Internal driveway shall be 24 feet wide.
 - b. Internal sidewalk shall be a minimum of 5 feet wide.
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9. DRAINAGE REPORT. Prior to Development Review Board submittal, a preliminary drainage report that addresses all City requirements shall be approved and accepted:
- a) calculation of the volume of runoff to be detained on the site must be presented, with all data necessary to verify the volume,
 - b) the location of the detention structures must be specified on a figure and their characteristic dimensions or depth-volume relationships must be specified,
 - c) the interconnection of the detention structures with each other and with the outfall must be shown on a figure,
 - d) the drainage time for each structure must meet the requirements of the City's Drainage Standards & Policy Manual (DS & PM), and
 - e) Finally, include an adequate description on how the proposed below-ground garages will be protected from flooding.



Project Data:

APNs:
 Proposed Use:
 Proposed Zoning:
 Adjoent Zoning: R
 Site Area: Gross
 Site Area: Net
 Lot Coverage:
 Parking Req'd: 2
 Parking Provided: 32
 Open Space Req'd:
 Open Space Provided:
 Density: 5.240
 Density: proposed 8.250

Setbacks:
 Additional Story:
 Total Setback:

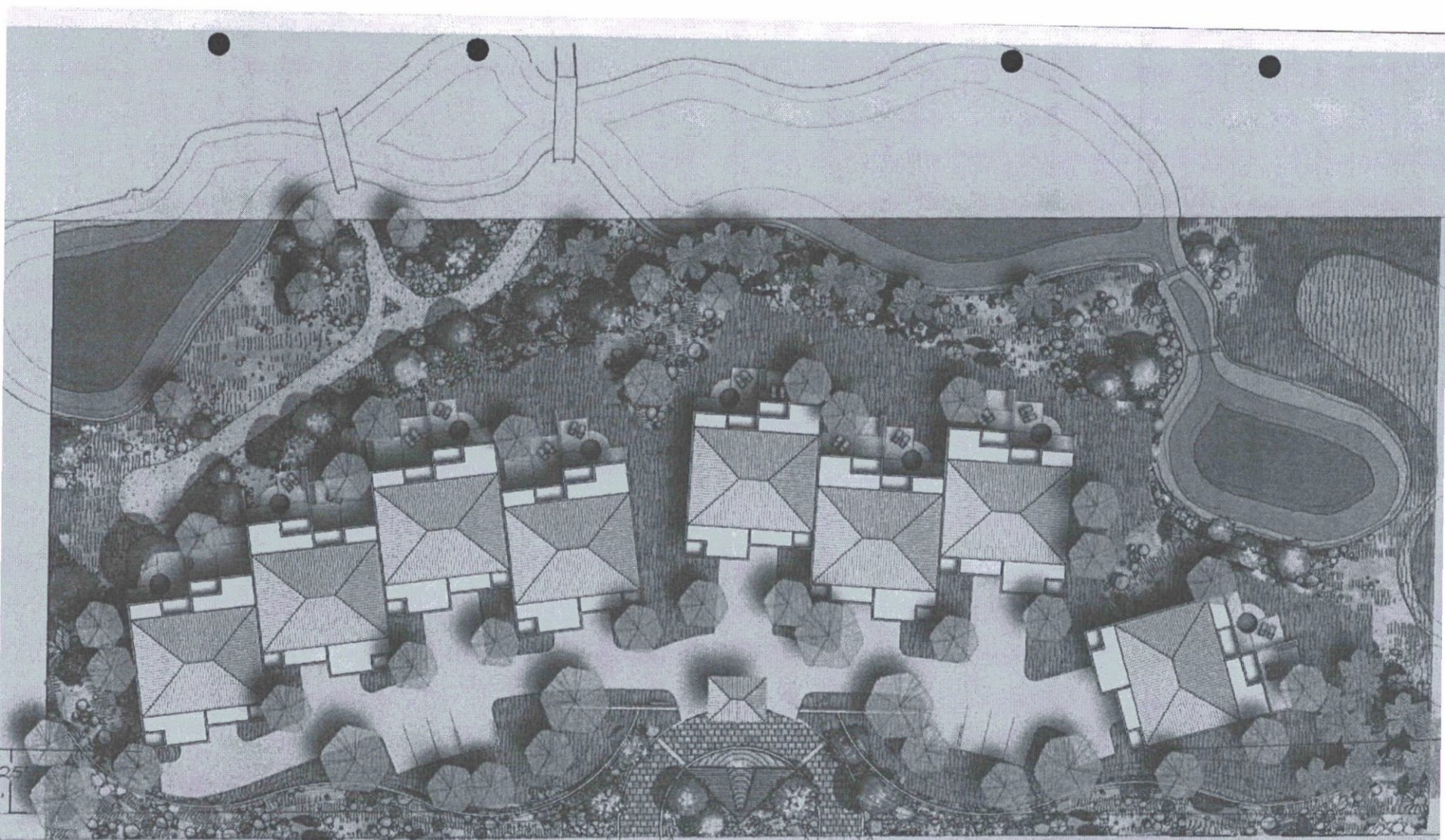
ZONE: R1-35 SCOTTSDALE

KEYNOTES:

1. VISITOR PARKING
2. 5'-0" SITE WALLS - TYP.
3. EMERGENCY / SERVICE EGRESS GATE
4. KEY PAD / CALL BOX @ LOCATION ENTR
5. NEW CURB CUT FOR EMERGENCY EGRESS
6. 12" VEHICULAR NON-ACCESS EASEMENT
7. COMMUNITY MAILBOXES
8. NEW CURB CUT FOR ENTRY - TYP.
9. SITE AREA LOST TO NEW R.O.W.
10. NEW DECELERATION LANE PER CoS STDS
11. NEW ACCESSIBLE RAMP IN EX'G SIDEWALK
12. NEW ENTRY GATES
13. PEDESTRIAN ACCESS GATE
14. MODIFY EXISTING MEDIAN PER CoS STDS
15. FIRE TRUCK TURNING RADI PER CoS - 1
16. MONUMENT SIGN @ ENTRY
17. ASSUMED FIRE HYDRANT LOCATION - VI.
18. EXISTING 8'-0" SIDEWALK TO REMAIN
19. EXISTING DRAINAGE AREA TO REMAIN
20. 110' QUEUING LANE

6500 Camelback Road - Rezoning Submittal - August 16, 2009
 Conceptual Site Plan





CAMELBACK ROAD

CONCEPT PLAN

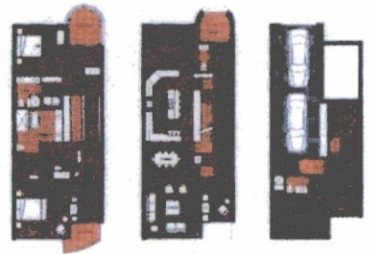
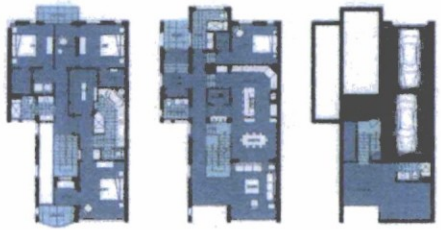
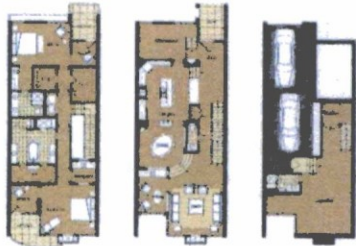
R. NICHOLS LOOPE
ARCHITECT



Unit Typology



Plan Scale 1/8" = 1'-0"



Elevation Scale 1/8" = 1'-0"



Middle Unit Option 2

Typical End Unit

Middle Unit Option 1



02

02

02

6500 Connelbank - Reserving Submittal - August 18, 2009
Conceptual Site Cross Section

