

## Case Research





# Pre-Application Request

## Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

## Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

## Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

<b>Project Name:</b> Desert Mountain Parcel 19-Parking Master Plan	
<b>Property's Address:</b> _____ <b>APN:</b> _____	
<b>Property's Zoning District Designation:</b> R-4, ESL & OS ESL	
<b>Property Details:</b>	
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
<b>Has a 'Notice of Compliance' been issued?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, provide a copy with this submittal	
<b>Owner:</b>	<b>Applicant:</b> David Gulino
<b>Company:</b>	<b>Company:</b> Land Development Services, LLC
<b>Address:</b>	<b>Address:</b> 7525 E Camelback Rd Suite 104 85251
<b>Phone:</b>	<b>Phone:</b> (602) 330-5252
<b>Fax:</b>	<b>Fax:</b>
<b>E-mail:</b>	<b>E-mail:</b> dgulino@LDServices.net
<b>Owner Signature</b> _____	<b>Applicant Signature</b> _____
<b>Official Use Only</b> <b>Submittal Date:</b> _____ <b>Application No.:</b> _____ <b>-PA-</b> _____	
<b>Project Coordinator:</b> _____	

## Planning, Neighborhood & Transportation Division

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





# Pre-Application Request

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

## Submittal Requirements: (fees subject to change every July)

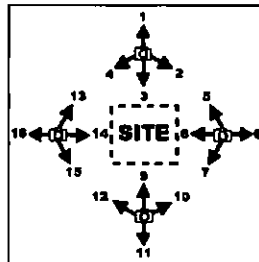
☒ Pre-Application Fee: \$ \_\_\_\_\_

☒ Records Packet Fee: \$ \_\_\_\_\_  
 Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)*

☒ Application Narrative:  
 The narrative shall describe the propose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter  
*(Required for the SA and MS Pre-Applications)*

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

### Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

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# **Desert Mountain Parcel 19**

## **Parking Master Plan**

July 6, 2017



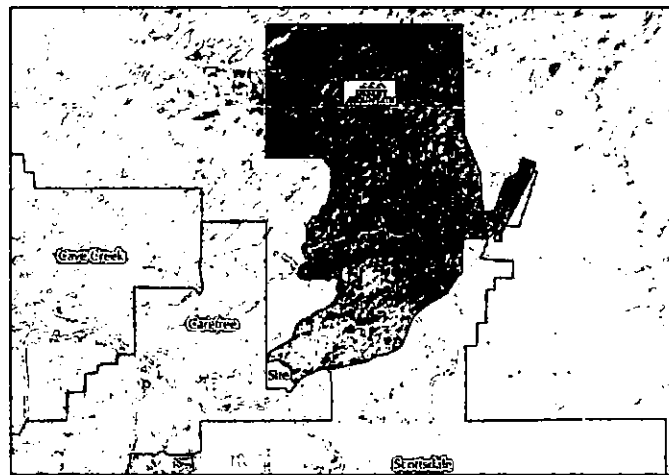
## 1. Introduction

A parking master plan is presented as an option to promote the safe and efficient design of parking facilities for sites larger than 2 acres. The city recognizes that strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan provides more efficient parking through the following requirements.

## 2. Project Description

Desert Mountain Parcel 19 is a 92-acre site that is being developed as 190 R-4 residential units and a "Short Game" par 3 18-hole golf course with a 6,000 square foot club house. Parcel 19 is part of the Desert Mountain Master Plan community located at the southwest corner near the intersection of Pima & Cave Creek Roads.

Vicinity Map



## 3. Request

This Parking Master Plan is a request to allow parking that is less than that required by the City Ordinance, not to exceed a 20% reduction from the required number of parking stalls required.

Pursuant to section 9.104.F, a parking master plan is an option to promote the safe and efficient design of parking facilities for sites larger than 2 acres in line with the City's recognition that the strict application of the required parking standards or ratios can result in parking facilities that are excessive in size which results in excessive pavement and impermeable surfaces.

This Parking Master Plan outlines a more efficient parking program that better speaks to the unique land use of this Private Golf Club and avoids the construction of needless and excessive paved parking lots in the Environmentally Sensitive Lands area of North Scottsdale.