

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

Development Application



Development Application Type:

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

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

Project Name: La Via

Property's Address: 16001 N. Scottsdale Road

Property's Current Zoning District Designation:

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

Owner: <u>JDM REF Properties</u>	Agent/Applicant: <u>John Berry / Michele Hammond</u>
Company: Contact: <u>Tom O'Malley / JDM Partners</u>	Company: <u>Berry Riddell LLC</u>
Address: <u>2400 E. Arizona Biltmore Circle, Bldg 2, #1270</u>	Address: <u>6750 E. Camelback, #100, Sct 85251</u>
Phone: <u>602-224-2347</u> Fax: <u>Phx, 85016</u>	Phone: <u>480-385-2753</u> Fax: <u></u>
E-mail: <u>to@jdmaz.com</u>	E-mail: <u>mh@berryriddell.com</u>
Designer: <u></u>	Engineer: <u></u>
Company: <u></u>	Company: <u></u>
Address: <u></u>	Address: <u></u>
Phone: <u></u> Fax: <u></u>	Phone: <u></u> Fax: <u></u>
E-mail: <u></u>	E-mail: <u></u>

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☒ Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
☐ Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See letter of authorization M Hammond
Owner Signature Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Planning and Development Services

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

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

7-TA-2017
11/2/2017



City of Scottsdale Cash Transmittal

112891

112891
01078471
11/1/2017 PLN-1STOP
DHOL HPTC600512
11/1/2017 11:14 AM
\$2,440.00

Received From :

JDM REF Properties, LLC
PO BOX 10129
PHOENIX, AZ 85064

Bill To :

Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251
(602) 463-4081

Reference # 473-PA-2017

Address 16001 N SCOTTSDALE RD

Subdivision SCOTTSDALE RESEARCH PARK DEDICATION

Marketing Name

MCR 259-38

APN 215-44-002D

Owner Information

G & J Properties LP and HGJ Investments
10881 N. Scottsdale Road #200
SCOTTSDALE, AZ 85254
480-345-2681

Lot Number

Metes/Bounds No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 11/1/2017

Paid Date 11/1/2017

Payment Type CHECK

Cost Center

Jurisdiction SCOTTSDALE

Water Zone

Water Type

Sewer Type

Meter Size

QS 35-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,440.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 11/1/2017 Cashier: DHOL

Office: PLN-1STOP Mach ID: HPTC6005125

Tran #: 1 Batch #: 63186

Receipt: 01078471 Date: 11/1/2017 11:14 AM

112891

3170 REZONING APP \$2,440.00

TENDERED AMOUNTS:

Check Tendered: \$2,440.00

Chk #: 6059 JDM REF PROPERTIES LLC

Transaction Total: \$2,440.00

Thank you for your payment.

Have a nice day!

M. Hammond

SIGNED BY MICHELE HAMMOND ON 11/1/2017

Total Amount

\$2,440.00

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

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

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

7-TA-2017
11/2/2017

PSD Text Amendment

Sec. 6.1400. - Planned Shared Development Overlay (PSD).

Sec. 6.1401. - Purpose.

- A. The purpose of the PSD District is to provide the opportunity for application of development standards to a property as defined by its perimeter, rather than applying the standards to the individual lots, tracts, and parcels within the boundaries of the perimeter. The PSD District allows the City Council to grant amended development standards for the purposes of sharing development standards between the lots, tracts, and parcels within the boundaries of the District.

(Ord. No. 4244, § 2, 5-17-16)

Sec. 6.1402. - Applicability.

- A. The PSD District may be overlaid upon all commercial and mixed-use districts as specified in Table 4.100.B. and Table 4.100.D., excluding the Downtown (D) District.

~~B. Condominiums and/or timeshares shall not be allowed within the PSD District.~~

(Ord. No. 4244, § 2, 5-17-16)

Sec. 6.1403. - District Size Requirement.

- A. Minimum: Five (5) acres of gross lot area.

(Ord. No. 4244, § 2, 5-17-16)

Sec. 6.1404. - Development Plan.

- A. The Zoning District Map Amendment application shall be accompanied by a Development Plan as required in Article VII.

(Ord. No. 4244, § 2, 5-17-16)

Sec. 6.1405. - Use Regulations.

- A. The applicable underlying zoning district use regulations shall apply to the PSD District.

(Ord. No. 4244, § 2, 5-17-16)

Sec. 6.1406. - PSD District Requirements.

A. *Development standards.* The property, as defined by the PSD District perimeter boundary, shall comply with all required development standards of the underlying zoning district(s).

B. *Transfer of development rights.*

1. If the development of the individual lots, parcels, or tracts located within the PSD District will result in transfer of density or other development rights or obligations from one lot, parcel, or tract to another, then the proposed transfer of development rights shall be subject to the following additional requirements:

a. The City shall be responsible for the issuance and recordation of instruments necessary to sever development rights and obligations from the sending property and to affix development rights and obligations to the receiving property. Such instrument shall be executed by the affected property owners and lienholders, and shall provide for the following:

i. Approval and consent of any transfer of development rights and obligations by the property owners of both the sending and receiving properties.

ii. The preservation of the character of the sending property and assurance that the prohibitions against the use and development of the sending property shall bind the landowner(s) and every successor in interest to the landowner(s).

iii. The severance of transferable development rights and obligations from the sending property and the delayed transfer of development rights and obligations to the receiving property.

iv. The purchase, sale, exchange or other conveyance of transferable development rights and obligations prior to the rights and obligations being affixed to a receiving property.

b. The City shall monitor the severance, ownership, assignment and transfer of transferable development rights and obligations. All severance and transfer of development rights not approved by the City before made are void. Each owner has an affirmative duty to inform the City of any change in ownership and assignment of owner rights and obligations.

c. The City at its option may purchase development rights and hold them for future resale.

d. The City may enter into an Intergovernmental Agreement with another municipality or county for the transfer of development rights between jurisdictions.

C. *Development agreement and maintenance of shared facilities.*

1. All proposals for the PSD District are subject to City Council approval of a development agreement that specifies:

- a. The identity of the person(s)/entity(ies) owning all parcels within the PSD District, and a requirement that any person or entity owning a parcel will have an affirmative duty to notify the City of a proposed change in ownership.
 - b. The designation of a single City contact and property manager who is responsible for complying with and maintaining the shared facilities.
 - c. The legal description of the lots, parcels and tracts located within the PSD District.
 - d. The establishment of an association to maintain common areas, shared facilities and community-owned property.
 - e. A requirement that the association record a Master Declaration of Easements, Covenants, Conditions and Restrictions in the official records of the Maricopa County Recorder identifying how maintenance of the common areas, shared facilities and community-owned property will be maintained, and that the City be notified of such recordation. Each property owner and the Association will be responsible for the content and enforceability of such Declaration. The City will not be a party to, undertake a review of, approve, or disapprove such Declaration.
 - f. An indemnification by the property manager and property owners indemnifying and holding the City, its employees, agents and officials harmless from any and all claims including reasonable attorney's fees and costs that may arise from any person(s)/entity(ies) owning any part of the property within a PSD District, which they may bring against the City resulting from the development or from the division of property within a PSD District.
 - g. If, at any time, upon or after its creation, the PSD District includes or seeks to include residential condominiums subject to A.R.S. Section 33-1201 et. seq., then, for purposes of the PSD District and this zoning ordinance, the term "property owner" shall mean the "unit owners' association" as defined in such statutes, and the Master Declaration of Easements, Covenants, Conditions and Restrictions for the PSD District shall explicitly so provide.
 - h. A requirement that the owners of the parcels within the PSD district are jointly and severally responsible for the maintenance of common areas, shared facilities, and community owned property. In no event will the City be bound by private agreements between property owners as to responsibility for such maintenance.
- D. *Plat.* To establish property boundaries in conformance with the Development Plan, the owner shall submit the application for review in conformance with the City's codes, policies and regulations.

(Ord. No. 4244, § 2, 5-17-16)