

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

Winfield Hotel & Residences

Abandonment Application

3-AB-2017

Associated Cases: 7-ZN-2017 & 1-II-2017

Project Narrative

Prepared for:

SHP LLC / 4221-Associates AZ LLC

Prepared by:

Berry Riddell, LLC

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2727

I. Abandonment Request

Accompanying the rezoning and infill incentive request for the Winfield Hotel & Residences, this request is for abandonment of a small segment of alleyway located east of Scottsdale Road and north of 3rd Avenue. The alley is 18' wide by 90' long (1,620 square feet) as depicted in the diagram below and legally described per the legal exhibits provided with the application. The purpose of the alley abandonment is to allow for the proposed building to bridge across the alley beginning at the 3rd level (16' above grade). Full vehicular access will be maintained within the alley along with any required utility easements.

Utility companies have been contacted regarding the proposed abandonment (APS, SRP, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents.

II. Consideration for Abandonment

The City initiated the appraisal process and provided a draft appraisal report to the developer on April 18th. Subsequently, the development team hired a separate appraiser and submitted the 2nd appraisal to the City in June. Discussions regarding the variation on appraisal amounts is still under negotiation with City Staff. Once a value is determined, it will be memorialized in the narrative and the developer will provide compensation to the City of Scottsdale for the land area to be abandoned through monetary compensation and/or special improvements that offset the agreed upon value (to be identified in the Development Agreement). The zoning case also includes an alley air right encroachment for the hotel as well as a subterranean encroachment along Winfield Scott Plaza for underground parking. These air rights and subterranean rights will be memorialized through easements and are not part of the abandonment request. See separate narrative.



Development Application



Development Application Type:

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

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

Project Name: Winfield Hotel & Residences

Property's Address: 4221 N. Scottsdale Road

Property's Current Zoning District Designation: C-2 DO P-3 DO

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

Owner: David Slattery Sr.	Agent/Applicant: John Berry / Michele Hammond
Company: 4221 - Associates AZ LLC	Company: Berry Riddell
Address: 4221 N. Scottsdale Road, Sct, 85251	Address: 6750 E. Camelback, #100 Sct 85251
Phone: 402-578-4101 Fax:	Phone: 480-385-2753 Fax:
E-mail: dave@slatteryco.com	E-mail: mh@berryriddell.com
Designer: Scott Marshall/ Mike Edwards	Engineer: Ali Fakh
Company: Davis	Company: SEG Sustainable Engineering Group
Address: 74 E. Rio Salado Parkway, #200, Tempe	Address: 8280 E. Gelding Drive, #101, Sct 85260
Phone: 480-638-1177 Fax:	Phone: 480-588-7226 Fax:
E-mail: smarshall@thedavisexperience.com	E-mail: ali@azseg.com

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.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See letters of authorization
Owner Signature

Michele Hammond
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

Page 1 of 3

Revision Date: 05/18/2015

3-AB-2017
4/28/2017



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 993-PA-2016

Project Name: Winfield Hotel & Residences

Project Address: 4221 N. Scottsdale Rd.

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: David E. Slattery Jr., Manager
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Rev. 9/2012

3-AB-2017
4/28/2017



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

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

Owner: Dave Slattery Jr.

Company: 4221 - Associates AZ LLC

Address: 4221 N. Scottsdale Rd.

Phone: 402.578.4101

Fax: N/A

E-mail: dave@slatteryco.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): 4221 - Associates AZ LLC, by David E. Slattery Jr. Title: Manager

Signature

Date: 4/26/2017

Official Use Only:

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Submittal Date: _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

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

3-AB-2017
4/28/2017



City of Scottsdale Cash Transmittal

110563

Received From :

4221-ASSOCIATES AZ LLC
PO BOX 546
OKOBOJI, IA 51355

Bill To :

Reference # 993-PA-2016

Issued Date 4/28/2017

Address 4221 N SCOTTSDALE RD

Paid Date 4/28/2017

Subdivision WINFIELD SCOTT PLAZA

Payment Type CHECK

Marketing Name

Lot Number 5

Cost Center

MCR 066-03

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 173-51-005

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

David Slattery

Net Lot Area 0

Sewer Type

7301 E. 3rd Ave. #205

Number of Units 1

Meter Size

Scottsdale, AZ 85251

Density

QS 17-45

(402) 578-4101

Code	Description	Additional	Qty	Amount	Account Number
3136	ABANDONMENT		1	\$2,250.00	100-21200-44209
3170	REZONING APPLICATION		1	\$5,515.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 4/28/2017 Cashier: DHOL

Office: PLN-1STOP Mach ID: HPTC6005125

Tran #: 2 Batch #: 60168

Receipt: 01011283 Date: 4/28/2017 3:55 PM

110563

3136 ABANDON R/W FEES \$2,250.00

3170 REZONING APP \$5,515.00

TENDERED AMOUNTS:

Chk #: 2539 Check Tendered: \$2,250.00

4221-ASSOCIATES AZ LLC

Chk #: 2538 Check Tendered: \$5,515.00

4221-ASSOCIATES AZ LLC

Transaction Total: \$7,765.00

Thank you for your payment.

Have a nice day!

Applicant Signature

Total Amount

\$7,765.00

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

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

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

3-AB-2017

4/28/2017

Winfield Hotel & Residences

Abandonment Application

993-AB-2017

Project Narrative

Prepared for:

SHP LLC / 4221-Associates AZ LLC

Prepared by:

Berry Riddell, LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2727

April 24, 2017

1

3-AB-2017
4/28/2017

I. Abandonment Request

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Utility companies have been contacted regarding the proposed abandonment (APS, SRP, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents.

II. Consideration for Abandonment

The City initiated the appraisal process and provided a draft appraisal report to the developer on April 18th. At the time of drafting this narrative, we are currently reviewing the initial appraisal calculations with City Staff. Once a value is determined the developer will provide compensation to the City of Scottsdale for the land area to be abandoned through monetary compensation and/or special improvements that offset the agreed upon value. The zoning case also includes an alley air right encroachment for the hotel as well as a subterranean encroachment along Winfield Scott Plaza for underground parking. These air rights and subterranean rights will be memorialized through easements and are not part of the abandonment request.

