

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



City of Scottsdale Cash Transmittal

109973

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 00997739
 3/13/2017 PLN-1STOP
 KHANAS HPDC600552
 3/13/2017 4:14 PM
 \$3,580.00

Received From :

Great Hearts Academies, Inc.
 7205 N PIMA ROAD SUIT C
 SCOTTSDALE, AZ 85259

Bill To :

Reference # 169-PA-2017
 Address 16537 N 92ND ST
 Subdivision

Issued Date 3/13/2017
 Paid Date 3/13/2017
 Payment Type CHECK

Marketing Name
 MCR
 APN 217-13-039H
 Owner Information
 CITY OF SCOTTSDALE PARKS DEPT
 7340 E CIVIC CENTER MALL
 SCOTTSDALE, AZ 85251
 480-312-7954

Lot Number
 Metes/Bounds No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area 0
 Number of Units 1
 Density

Cost Center
 Jurisdiction SCOTTSDALE
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 36-50

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221
3170	REZONING APPLICATION		1	\$1,140.00	100-21300-44221



 SIGNED BY STEVE BAUER ON 3/13/2017

Total Amount \$3,580.00

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

TO HAVE WATER METER SET - CALL 480-312-5650 AND RE

4-UP-2017
 3/14/2017

109973

GreatHearts®

Proposed Athletic Fields/City Park

(NWC of 91st Street and East Trailside View)
Scottsdale, Arizona



Submitted by:

ROSE
LAW GROUP_{pc}
RICH ■ HURLEY ■ CARTER

Jordan Rose
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3939
jrose@roselawgroup.com

4-UP-2017
3/14/2017

BACKGROUND

Great Hearts Academies has grown to become a leader in public charter education with 23 academies located throughout Arizona. They are committed to bringing Valley families the best prep school education in an open-enrollment and public school setting. By offering a classical liberal arts curriculum, Great Hearts not only cultivates the hearts and minds of Scottsdale students in the pursuit of Truth, Beauty and Goodness, but also graduates great-hearted leaders prepared for success at the top colleges and universities worldwide.

In addition to a top-rated academic program, Great Hearts Academies also offer a wide variety of extracurricular sporting activities for their students. The majority of their campuses are not equipped to handle these extracurricular activities which requires the school to utilize athletic fields off of school property.

Great Hearts Academies has recently purchased a 3 acre lot in DC Ranch which they had planned to develop for much needed athletic fields for their Scottsdale Preparatory Academy. In the course of that planning exercise, through many discussions with both the DC Ranch Community Association and the City of Scottsdale, it became clear that both the DC Ranch Community and the City would prefer the field development occur on a nearly adjacent city-owned yet undeveloped Park property at the south west corner of 91st Street and East Trailside View. This property had been conveyed to the City of Scottsdale by the original developer of DC Ranch and reserved for a future Park site. The city accepted that conveyance with a plan to eventually develop a park, however, the park is not in any near term city plan, nor is there any readily apparent funding available. After much discussion amongst the three parties it was determined that Great Hearts would spend approximately \$4.5 million to construct the Park with the much needed athletic fields, with various agreed upon elements for use by the DC Ranch community, Great Hearts Academies and the general public.

REQUEST

This Application is for the approval of a Municipal Use Master Site Plan to allow the construction of a recreational field to be used by Scottsdale Preparatory Academy, the DC Ranch community as well as the general public. The proposed Park will be completely funded by Great Hearts Academies in exchange for allowing the school to utilize the athletic fields and amenities for extracurricular sporting activities. Our submittal materials demonstrate the proposed Park is consistent with the applicable ordinances and policies based on the location in Scottsdale as follows:

Scottsdale's Zoning Ordinance

The City's Zoning Ordinance identifies this 14 acre parcel as O-S, Open Space, which is a compatible district for the proposed Park that will host a plethora of athletic events and activities.

Additionally, Scottsdale's General Plan designates this property as Developed Open Space (Parks) which is absolutely compatible for the proposed athletic fields and other recreational activities.

Character and Design Chapter of the Scottsdale General Plan 2001

Great Hearts Academies has been operating educational campuses in Scottsdale since Fall 2008 and has proven to be a true attribute to the City of Scottsdale. Exceptional education options definitely influences the decision for new families to reside in Scottsdale. Great Hearts Academies complements Scottsdale's General Plan vision of promoting economic vitality. It is a growing resource and instrumental for many thriving businesses in the city that require great primary and secondary schools to attract and keep talented employees.

The design of the proposed athletic fields and other Park amenities will be sensitive to the existing desert vegetation and will blend with surrounding buildings in the neighboring DC Ranch Crossing project. Great Hearts intends to support the City's goal of sustainability by utilizing durable materials for construction that are compatible with the natural desert environment in order to minimize maintenance and refinishing. All lighting will utilize the latest most efficient LED technology and will be compliant with Scottsdale's lighting ordinance. Musco Total Light Control LED Series is the system proposed to be utilized. Aesthetically pleasing combination of massing forms, materials and accent colors will be used. Finally, the Park will be fully accessible to persons arriving by pedestrian paths, vehicles and bicycles and will be fully accessible to persons with disabilities.

The overall design will comply with the character of a municipal park, as well as the character of design in the DC Ranch community.

PARK AMMENITIES

The Park has been carefully designed to meet the needs and desires of the residents in the surrounding area, Great Hearts Academies as well as the public in general.

- **Athletic Field:** The Park's main component will be an artificial turf, lighted athletic field to be utilized for football, soccer and lacrosse games. The field will be lighted in accordance with the City's Lighting Ordinance using Musco Total Light Control LED Series.
- **Oval Running Track:** Encircling the athletic field will be a state regulation running track to be utilized for all running, throwing and jumping events to take place. Area residents may also utilize the track for running or walking.
- **Playground:** The entrance to the Park will be complemented with a large shaded neighborhood playground with a soft "Tot-Turf" surface and playground equipment .

- Sand volleyball courts: Multiple sand volleyball courts with adjustable nets for youth and adult play will also be located near the front entrance.
- Tennis courts: These courts which can be easily converted to pickle ball will be located on the south side of the athletic field.
- Equipment storage building: This facility building will also be located on the south side of the property near the athletic field.
- Restroom/locker room facility: This building will be located between the parking lot and the athletic field for easy access.

As previously mentioned, this Park will be open to public use as long as there are no tournaments and/or games taking place.

INGRESS/EGRESS

Thoughtfully designed with respect to the surrounding neighborhood on the east side of 91st Street, the Park will have only one entrance/exit located off of East Trailside View. This entrance is perfectly aligned with the entrance into the DC Ranch Crossing commercial complex and will encourage access off of Pima Road. Additionally, the entrance location will fully accommodate the future development occurring on the state land property directly to the west of the site. Furthermore, the access point has been designed so that it can accommodate a potential future roundabout which City staff has indicated may be constructed on East Trailside View.

The Park will provide no less than 100 public parking spaces which is more than adequate to accommodate the proposed use. The school itself is relatively small and will likely never attract the number of cars to fill the parking lot. Pedestrian trails will also wrap throughout the Park inviting nearby neighbors to access by foot and by bicycle.

Great Hearts has every intention to work closely with various city departments specifically Traffic in order to construct the best possible project.

Meets the Development Review Board Criteria outlined in Section 1.904 of the City's Zoning Ordinance

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

As previously mentioned, the proposed athletic field is to be located on a 14 acre site that was specifically dedicated to the City of Scottsdale to be utilized as a Park. The city has not had the funding to construct a Park; however, Great Hearts Academies is offering to construct the entire project in exchange for utilizing the amenities for its extracurricular activities. This proposal meets all of the policies outlined in the Zoning Ordinance, General Plan and other standards.

2. The architectural character, landscaping and site design of the proposed development shall:
 - a) Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b) Avoid excessive variety and monotonous repetition;
 - c) Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d) Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e) Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The architectural character of the structures and buildings will be true to the surrounding desert and DC Ranch Community character. Great Hearts will utilize sensitive and compatible materials during the construction of all structures including the incorporation of earth tone colors.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

The entrance to the Park is located off of East Trailside View which will encourage traffic to/from Pima Road and away from the DC Ranch Community. The drive will be aligned with the existing entrance into the DC Ranch Crossing project which will promote safety for drivers familiar with the area. Pedestrian trails will also be wrapped throughout the

site to encourage visitors to arrive by foot or by bicycle. The trails will be lit by solar powered lights to ensure safety when the sun goes down.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Any and all mechanical equipment, appurtenances and utilities and their screening will comply with all design standards required by the city.

5. Within the Downtown Area, building and site design shall:
 - a) Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b) Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c) Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d) Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e) Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

This project is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a) Accessibility to the public;
 - b) Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c) Location near the primary pedestrian or vehicular entrance of a development;
 - d) Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e) Location in conformance to standards for public safety.

At this stage there will be no artwork component to this design plan. If this should change in the future, the Applicant will address all of the points listed above.

Conclusion

Great Hearts Academies respectfully requests that the Development Review Board approve the Municipal Use Site Plan for the proposed Park. The design is not only functional for the purposes of recreation for the general public and surrounding area, but it will also blend into the existing residential neighborhood. There will be no obstruction of any views and the code compliant lights will only be utilized for night games and will be turned completely off no later than 10:00PM. Great Hearts intends to provide significant landscape of native vegetation along the frontage of 91st Street to directly buffer the DC Ranch Community. There will also be ample landscaping along pedestrian trails and in the parking lot to provide much needed shade during the summer months. The wash which runs along the northwest portion of the site will be maintained and an ingress/egress crossing can be provided by the future owner of the state land property to the west if they so desire. The Great Hearts team genuinely believes that this project is a true win-win-win for its students, the surrounding neighbors, and the City of Scottsdale.