

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

# Submittal Fee



Fee Amount: \$ 745

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	3144	Building ADV Board Com Application
<input type="checkbox"/>	3145	Building ADV Board Res Application
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input checked="" type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3235	Staff Approval (Major-Case) MCD
<input type="checkbox"/>	3236	Staff Approval (Minor-Case) MCD
<input type="checkbox"/>	3239	Time Extension

## Applicant Contact Info:

Name: MARK GOLAN

Phone Number: (602) 542-6331

Address: 1616 W. ADAMS ST

PHOENIX, AZ 85007

## Project Info:

Project Name: CROSSROADS ARTS

Pre-App #: 346-PA-2017

## Staff Info:

Staff Name: WILLIAM BOSTON

Phone Number: (480) 312-2347

Signature: [Signature]

## Planning and Development Services

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





# City of Scottsdale Cash Transmittal

# 112696

112696  
1 01074477  
10/18/2017 PLN-1STOP  
KPETERS HPTC600512  
10/18/2017 9:25 AM  
\$745.00

**Received From :**

ARIZONA STATE LAND DEPARTMENT  
1616 W ADAMS ST  
PHOENIX, AZ 85003  
602-542-6331

**Bill To :**

Reference # 346-PA-2002

Issued Date 10/18/2017

Address 18575 N SCOTTSDALE RD

Paid Date 10/18/2017

Subdivision SEC SCOTTSDALE ROAD & UNION HILLS DRIVE

Payment Type CHECK

Marketing Name

Lot Number 2

Cost Center

MCR 1131-32

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 215-07-245

Gross Lot Area 0

Water Zone

**Owner Information**

NAOS Lot Area 0

Water Type

ARIZONA STATE LAND DEPARTMENT  
1616 W ADAMS ST  
PHOENIX, AZ 85003  
602-542-6331

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS 38-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$745.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.  
Scottsdale, AZ 85251  
(480) 312-2500  
One Stop Shop

Date: 10/18/2017  
Office: PLN-1STOP  
Tran #: 1

Cashier: KPETERS  
Mach ID: HPTC6005125  
Batch #: 62944

Receipt: 01074477  
112696

Date: 10/18/2017 9:25 AM

3170 REZONING APP \$745.00

**TENDERED AMOUNTS:**

Check Tendered: \$745.00

Chk #: 8487255 STATE OF ARIZONA

Transaction Total: \$745.00

Thank you for your payment.  
Have a nice day!

SIGNED BY MARK EDELMAN ON 10/18/2017

Total Amount **\$745.00**

(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 # 112696**



Submittal Date: \_\_\_\_\_ Project No.: \_\_\_\_\_ -PA-



# Rezoning

## 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, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

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 11 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 checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>745</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) 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.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. <b>Appeal of Required Dedications, Exactions, or Zoning Regulations</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. <del>Commitment for Title Insurance — No older than 30 days from the submittal date</del> <ul style="list-style-type: none"> <li>8-1/2" x 11" — 1 copy</li> <li>Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" — 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. <del>Results of ALTA Survey (24" x 36") FOLDED</del> <ul style="list-style-type: none"> <li>24" x 36" — 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Request for Site Visits and/or Inspections</b> (form provided)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. <del>Addressing Requirements</del> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. <del>Draft Development Agreement</del> <ul style="list-style-type: none"> <li>8-1/2" x 11" — 2 copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
<input type="checkbox"/>	<input type="checkbox"/>	14. <b>Proposition 207 wavier or refusal</b> (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. <b>Citizen Review Checklist:</b> (form provided) <ul style="list-style-type: none"> <li>Provide one copy of the Citizen Review Report</li> <li>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 Citizen Review Report addendum.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	16. <b>Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. <b>Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>Affidavit of Posting for Project Under Consideration</li> <li>Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>School District Notification</b> — (form provided) Required for all applications that include residential uses. <div style="text-align: right; margin-top: 10px;"><i>M. Calhoun?</i></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. <del>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</del> <ul style="list-style-type: none"> <li>8-1/2" x 11" — 1 copy of the set of prints</li> <li>See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> </ul>

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>20. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>21. Completed Airport Vicinity Development Checklist</b> - Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
<b>PART II -- REQUIRED NARRATIVE, PLANS &amp; RELATED DATA</b>		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		<b>22. Plan &amp; Report Requirements For Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23. Development Plan</b>
Req'd	Rec'd	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40px; text-align: center;"> <input checked="" type="checkbox"/> </div> <div style="width: 40px; text-align: center;"> <input checked="" type="checkbox"/> </div> <div> <b>a. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 1/2" x 11" - 4 copies</li> <li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following:                             <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and policies of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> </li> <li><input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc)</li> <li><input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative:                             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards;</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or</li> <li><input type="checkbox"/> Historic Property - existing or potential historic property.                                     <ul style="list-style-type: none"> <li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </li> </ul> </div> </div> </div>

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</b> <ul style="list-style-type: none"> <li>8 1/2" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<del><b>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</b></del> <ul style="list-style-type: none"> <li>8 1/2" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>d. A dimensioned plan indicating the proposed boundaries of the application</b> <ul style="list-style-type: none"> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del><b>e. Context Aerial with the proposed site improvements superimposed</b></del> <ul style="list-style-type: none"> <li>24" x 36" – 2 color copies, folded</li> <li>11" x 17" – 1 color copy</li> <li>8 1/2" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <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>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del><b>f. Site Plan</b></del> <ul style="list-style-type: none"> <li>24" x 36" – 16 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<del><b>g. Subdivision Plan</b></del> <ul style="list-style-type: none"> <li>24" x 36" – 16 copies, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<del><b>h. Open Space Plan (Site Plan Worksheet) (example provided)</b></del> <ul style="list-style-type: none"> <li>24" x 36" – 1 copies, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 1/2" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>i. Site Cross Sections</del> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded</li> <li>11" x 17" 1 – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>j. Natural Area Open Space Plan (ESL Areas)</del> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>k. Topography and slope analysis plan (ESL Areas)</del> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>l. Phasing Plan</del> <ul style="list-style-type: none"> <li>24" x 36" – 1 copies, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>m. Landscape Plan</del> <ul style="list-style-type: none"> <li>All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>24" x 36" – 2 copies, folded of</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>n. Hardscape Plan</del> <ul style="list-style-type: none"> <li>All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>24" x 36" – 2 copies, folded of <u>black and white line drawings</u></li> <li>11" x 17" – 1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>o. Transitions Plan</del> <ul style="list-style-type: none"> <li>24" x 36" – 2 copies, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<del>p. Parking Plan</del> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> <li>Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>q. Parking Master Plan</b> 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. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>r. Pedestrian and Vehicular Circulation Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" - 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" - 1 color copies (quality suitable for reproduction)</li> <li>• Digital - 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>s. Elevations</b> <ul style="list-style-type: none"> <li>• 24" x 36" - 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" - 2 color copies, folded</li> <li>• 11" x 17" - 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" - 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" - 1 color copy, (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" - 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>t. Elevations Worksheet(s)</b> Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. <ul style="list-style-type: none"> <li>• 24" x 36" - 2 copies, folded</li> <li>• Digital - 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>u. Perspectives</b> <ul style="list-style-type: none"> <li>• 11" x 17" - 1 color copy, folded (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" - 1 color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>v. Floor Plans</b> <ul style="list-style-type: none"> <li>• 24" x 36" - 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>w. Floor Plan Worksheet(s)</b> (Required for restaurants, bars or development containing thereof, and multi-family developments): <ul style="list-style-type: none"> <li>• 24" x 36" - 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>x. Roof Plan Worksheet(s)</b> <ul style="list-style-type: none"> <li>• 24" x 36" - 1 copy, folded</li> </ul>

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>y. Electronic Massing Model:</b> <ul style="list-style-type: none"> <li>11" x 17" – 1 color copy, folded</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>z. Solar Analysis</b> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>aa. Exterior Lighting Site Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>bb. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>cc. Cultural Improvement Program Plan</b> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> </ul> <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>dd. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>ee. Master Thematic Architectural Character Plan</b> <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>ff. Conceptual Signage Plan</b> <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: _____ <div style="margin-left: 20px;"> <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 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction)  <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)         </div>
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Laker

### 24. Development Plan Booklets

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 8 1/2" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

The Development Plan Booklets shall include the following:

- ☒ Application Narrative
- ☒ Legislative draft of the proposed development standards, or amended development standards
- ☐ Legislative draft of the proposed List of Land Uses
- ☒ A dimensioned plan indicating the proposed boundaries of the application
- ☐ Context Aerial with the proposed Site Plan superimposed
- ☐ Site Plan
- ☐ Subdivision Plan
- ☐ Open Space Plan
- ☐ Phasing Plan
- ☐ Landscape Plan
- ☐ Hardscape Plan
- ☐ Transitions Plan
- ☐ Parking Plan
- ☐ Pedestrian and Vehicular Circulation Plan
- ☐ Conceptual Elevations
- ☐ Conceptual Perspectives
- ☐ Electronic Massing Model
- ☐ Solar Analysis
- ☐ Exterior Lighting Plan
- ☐ Manufacturer Cut Sheets of All Proposed Lighting
- ☐ Cultural Amenities Plan
- ☐ Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- ☐ Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- ☐ Master Thematic Architectural Character Plan
- ☐ Conceptual Signage Plan

☒ Other: SEE ITEMS LISTED IN #35

Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

### Planning and Development Services

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<b>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b>  (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
<input type="checkbox"/>	<input type="checkbox"/>	<b>26. Drainage Report</b> See the City's <u>Design Standards &amp; 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. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<b>27. Master Drainage Plan</b> See the City's <u>Design Standards &amp; 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. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<b>28. Preliminary Basis of Design Report for Water and Wastewater</b> See the City's <u>Design Standards &amp; 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. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<b>29. Preliminary Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; 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. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<b>30. Master Plan for Water</b> Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<b>31. Master Plan and Design Report for Wastewater</b> Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

### Planning and Development Services

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>32. Transportation Impact &amp; Mitigation Analysis (TIMA)</del></p> <p>Please review the City's Design Standards &amp; 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> <p><input type="checkbox"/> Category 1 Study</p> <p><input type="checkbox"/> Category 2 Study</p> <p><input type="checkbox"/> Category 3 Study</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>33. Native Plant Submittal Requirements:</del> (form provided)</p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 - copy, folded.</li> </ul> <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> <li>• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><del>34. Environmental Features Map</del></p> <ul style="list-style-type: none"> <li>• 24" x 36" - 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>35. Other:</p> <p><input checked="" type="checkbox"/> LAND USE BUDGET - 2 COPIES</p> <p><input checked="" type="checkbox"/> CHARACTER AREAS PLAN - 2 COPIES</p> <p><input checked="" type="checkbox"/> CIRCULATION PLAN - 4 COPIES</p> <p><input checked="" type="checkbox"/> CHARACTER AREAS DESCRIPTIONS - 2 COPIES</p>

### PART III - SUBMITTAL OF THE DEVELOPMENT APPLICATION


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"/>	36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.

### Planning and Development Services

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>39. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<b>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</b> <div style="margin-left: 40px;"> <i>Brad Carr</i>  Coordinator Name (print): <u>GREG BLOEMBERG</u> Phone Number: <u>480-312-4306</u>  Coordinator email: <u>gbloemberg@scottsdaleaz.gov</u> Date: <u>10.29.2015</u>  Coordinator Signature:  </div> <p style="margin-top: 20px;">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.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or  <input checked="" type="checkbox"/> A New Phase to an old Project Number: <u>19-2N-2002</u></p> <p style="margin-top: 30px;"><b>Required Notice</b></p> <p>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, Neighborhood and Transportation Division, 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, Neighborhood &amp; Transportation Administrator. 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, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p style="margin-top: 20px;">Planning, Neighborhood and Transportation Division  One Stop Shop  Planning, Neighborhood &amp; Transportation Administrator  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>

### Planning and Development Services

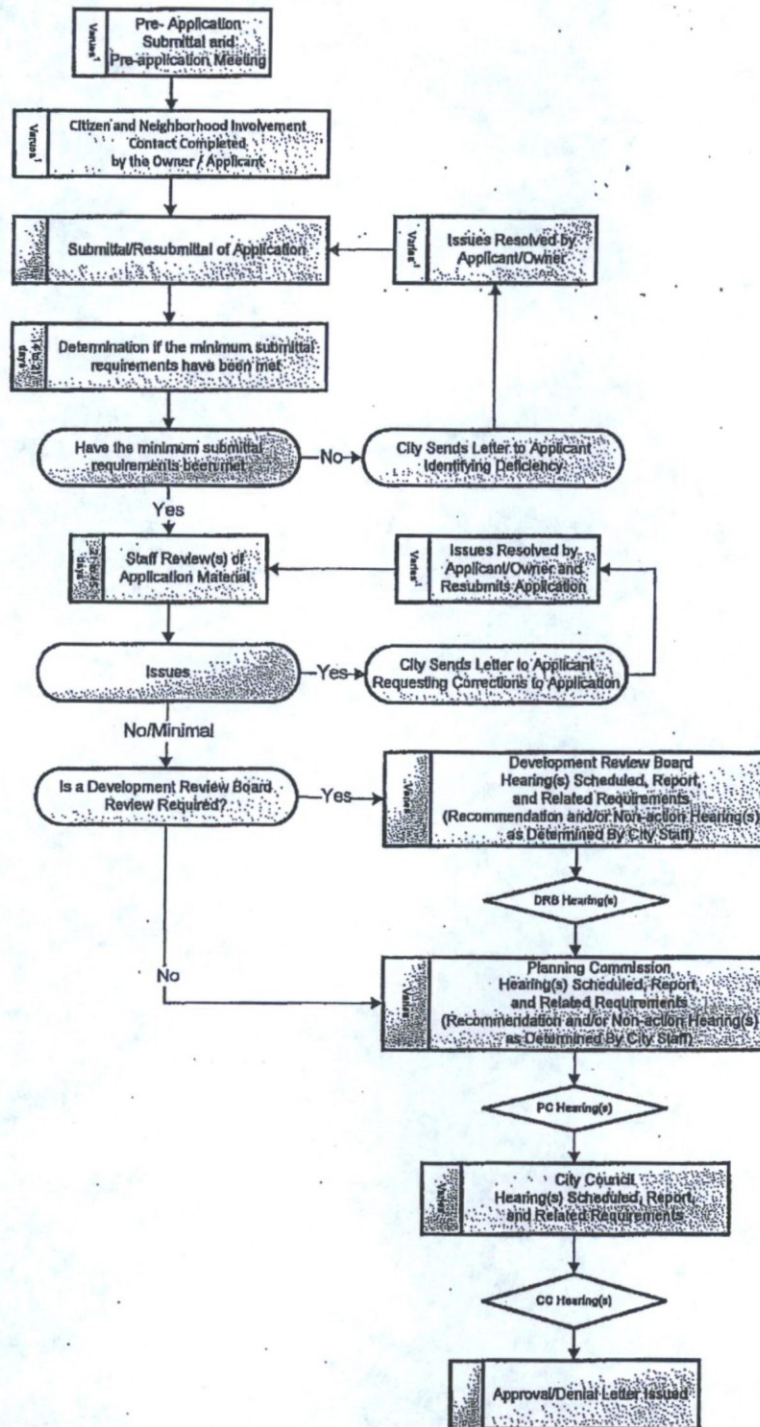
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## Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),  
Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:  
1. Time period determined by owner/applicant.

Planning and Development Services Division  
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# Development Application

## Review Methodologies



### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. 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.

#### **2. 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's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### **Note:**

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

#### **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](http://www.scottsdaleaz.gov)



# Development Application

## Arizona Revised Statutes Notice



### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

#### Planning and Development Services

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City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# 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 checked="" 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 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"/>

Project Name: Crossroads East

Property's Address: State Trust Land in Township 4 North, Range 4 East, Sections 25, 26, 35, and 36

Property's Current Zoning District Designation:

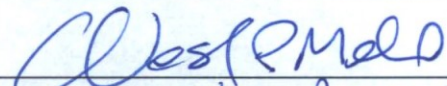

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: State Land Commissioner Lisa A. Atkins	Agent/Applicant: Mark Edelman
Company: Arizona State Land Department	Company: Arizona State Land Department
Address: 1616 W Adams St, Phoenix AZ 85007	Address: 1616 W Adams St, Phoenix AZ 85007
Phone: 602-542-2641 Fax: N/A	Phone: 602-542-6331 Fax: N/A
E-mail: latkins@azland.gov	E-mail: medelman @azland.gov
Designer: Jackie Guthrie	Engineer: N/A
Company: EPS Group Inc	Company: N/A
Address: 2045 S Vineyard Ave, Ste 101, Mesa AZ 85210	Address: N/A
Phone: 480-503-2250 Fax: 480-503-2258	Phone: N/A Fax: N/A
E-mail: jackie.guthrie@epsgroupinc.com	E-mail: N/A

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 applications<sup>1</sup> 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.

 Owner Signature <u>WESLEY P. MEHL, DEP. STATE LAND COMMISSIONER</u> FOR LISA A. ATKINS	 Agent/Applicant Signature
--	---

Official Use Only

Submittal Date:

Development Application No.:

## Planning and Development Services

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



Sec. 5.1500. - Highway Commercial (C-3).

**Editor's note**— Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 1), adopted October 16, 2012, repealed §§ 5.1500—5.1507. Section 2 of said Exhibit A enacted provisions designated as new §§ 5.1500—5.1508. Prior to inclusion of said ordinance, said provisions pertained to similar subject matter. See also the Code Comparative Table.

Sec. 5.1501. - Purpose.

This district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)

Sec. 5.1503. - Use regulations.

- A. The uses allowed in the C-3 District are shown in Table 5.1503.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.1503.A. Use Table**

Land Uses	Permitted (P) or Conditional Use (CU)
1. Adult uses	CU
2. Amusement park	CU
3. Auction sales	P
4. Bar	CU
5. Big box	P (1), CU (1)
6. Bowling alley	P
7. Bus station, excluding overnight parking and storage of buses	CU
8. Carwash	CU
9. Civic and social organization	P (2)
10. Community buildings and recreational facilities not publicly owned	CU
11. Courier and messenger	P
12. Cultural institution	P (2)
13. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an	P (2)



underlying zoning district comparable to the residential districts shown on Table 4.100.A.	
14. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	CU (2)
15. Educational service, elementary and secondary school	P (2) (3)
16. Educational service, other than elementary and secondary school	P
17. Equipment sales, rental, and storage yard	CU
18. Financial institution, including drive-through and drive-in service	P
19. Funeral home and funeral services	CU
20. Furniture and home furnishing sales	P
21. Game center	CU
22. Gas station	CU
23. Gun shop	P
24. Health and fitness studio	P
25. Internalized community storage	P
26. Live entertainment	CU
27. Medical and diagnostic laboratory	P
28. Miniature golf course	CU
29. Multimedia production without communication tower	P
30. Municipal use	P
31. Office	P
32. Outdoor sales display area	CU
33. Pawnshop	P
34. Personal care service	P
35. Place of worship	P (2)
36. Plant nursery	P
37. Pool hall	CU
38. Repair and maintenance	P
39. Residential health care facility	P (2) (4)
40. Restaurant, including drive-through and including drive-in	P
41. Retail	P
42. Seasonal art festival	CU



43. Sports arena	CU (2)
44. Swimming pool sales office, including display pools only; but excluding construction equipment storage yard	P
45. Teen dance center	CU
46. Theater	P (2)
47. Travel accommodation	P (2)
48. Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building	P (5)
49. Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits	P (5)
50. Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits	CU
51. Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits	P (6)
52. Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits	CU
53. Vehicle storage facility	CU (7)
54. Veterinary and pet care service	P (8)
55. Wholesale sales	P
56. Wireless communications facility, Type 1, 2, and 3	P
57. Wireless communications facility, Type 4	CU

Use Limitations:



- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended:
- (3) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third (  $1/3$  ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.
  - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Residential health care facilities.
  - a. Specialized residential health care facilities.
    - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - ii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.



- (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
    - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
  - iii. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
  - b. Minimal residential health care facilities.
    - i. The gross lot area shall not be less than one (1) acre.
    - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
    - iii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
    - iv. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
- (5) Vehicle leasing, rental or sales with indoor vehicle display and storage is subject to the following:
- a. Required parking shall not be used for vehicle storage and display.
  - b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage facility.
- (6) Vehicle repair is subject to the following:
- a. All repairs shall be performed within an enclosed building.
  - b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
    - i. A corner lot,
    - ii. A lot abutting a residential district shown on Table 4.100.A.,
    - iii. A lot abutting the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
    - iv. Separated by an alley from one (1) of the districts set forth in subsection ii. or iii. above.
  - c. If the lot meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and



the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.

- d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
  - e. Required parking shall not be used for vehicle storage.
  - f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (7) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.
- (8) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
  - d. There is no outdoor kennel boarding.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 90, 91), 5-6-14)

**Sec. 5.1504. - Property development standards.**

The following property development standards shall apply to all land and buildings in the C-3 District:

- A. *Floor area ratio.* Maximum: 0.80.
- B. *Building height (excluding rooftop appurtenances).* Maximum: thirty-six (36) feet.
- C. *Required open space.*
  - 1. Total open space.
    - a. Minimum: 0.10 multiplied by the net lot area.
    - b. For building heights over twelve (12) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twelve (12) feet.
  - 2. Total open space is distributed as follows:
    - a. Frontage open space minimum: 0.50 multiplied by the total open space requirement.
    - b. The remainder of the total open space, less the frontage open space, shall be common open space.
  - 3. Parking areas and parking lot landscaping are not included in the required open space.
  - 4. NAOS may be included in the open space requirements.



D. Yards.

1. Side and rear yards.

- a. Minimum fifty (50) feet, including any alley width, from a single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A.
- b. Minimum twenty-five (25) feet, including any alley width, from a multiple-family residential district.

E. Screening.

1. Except as otherwise specified, all operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)

Sec. 5.1505. - General provisions.

Unless otherwise provided, the provisions of Article VII. shall apply.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)

Sec. 5.1506. - Signs.

The provisions of Article VIII. shall apply.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)

Sec. 5.1507 - Off-street parking.

The provisions of Article IX. shall apply.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)

Sec. 5.1508. - Landscaping.

Unless otherwise provided, the provisions of Article X. shall apply.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12)