

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

Spectrum/ Camelback Residential Health Care



Rezoning Project Narrative

8102 E. Camelback

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Submitted by:

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LLC

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PURPOSE AND INTENT

The purpose of this application is to rezone a 4.5+/- gross acre site located at 8102 E. Camelback Road (the "Property") from Service Residential (S-R) to Commercial Office (C-O) for the development of a "residential health care" senior living community with both assisted living and memory care (both classified as "specialized care" per the Zoning Ordinance definition). Identified as Office in the City of Scottsdale (the "City") General Plan, the project is consistent with the land use designation, promotes land use balance, and will provide for the achievement of many of the City's long-term goals. The site is currently occupied by the Le Cordon Bleu College of Culinary Arts building, although the use vacated several years ago. The proposal includes a two- and three-story building with a central open space amenity and surface parking per City Code. Improvements along Camelback will include a refined sidewalk connection and increased open space buffer.

At this facility, Spectrum Retirement Communities will provide two senior living options; assisted living and memory care. The assisted living programs are designed to offer residents assistance with activities of daily living. Their professionally trained staff works closely with each family to determine which program is most appropriate, so residents get the best care possible. Memory care requires knowledge, experience, understanding and most importantly, compassion. The Spectrum memory care program is dedicated to providing an atmosphere that promotes independence, dignity, privacy and choice.

The Property lies within the Southern Scottsdale Character Area Plan ("SSCAP"), which identifies this area as a community of residential neighborhoods with a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environments. This proposal meets the criteria for compatible development as outlined in the General Plan and SSCAP, which will be elaborated throughout this narrative.

ABOUT SPECTRUM

Spectrum Retirement Communities currently operates in twelve states with several assisted living facilities in Arizona and others under development. Spectrum has established design principles that are highly sensitive to the surrounding communities and supportive of a safe, functional and comfortable living environment for its residents.

The Enclave at Anthem and Palo Verdes in Peoria depicted below



SITE CONDITIONS & LOCATION

Current Conditions & Surrounding Context

This infill site is comprised of the underutilized, vacated Le Cordon Bleu College of Culinary Arts building, parking along south and east, and ingress/egress to the east which is shared with the existing Cameldale residential community to the north.

This Property is ideally situated among a variety of complementary uses and the plan incorporates sensitive design elements that will create appropriate transitions between the adjacent uses. This land use is a compatible fit with the surrounding context and will promote the character of the neighborhood, which consists of a blend of diverse uses existing in harmony with one another

Traditionally, senior living flourishes when surrounded by such synergistic uses as complementary commercial services, single-family residential and open space/recreational opportunities and this infill Property is ideally situated given the context. North of the site lies R-4 townhouse residential (Cameldale) and to the east, R1-7 single-family homes (Scottsdale Country Acres). To the south lies R-5 apartments and O-S (Club Sar and Giants facility), to the west is O-S (Indian Bend Wash). Nearby development includes a range of supportive businesses such as HonorHealth, medical offices, grocery, retail, and several restaurants. If desired, residents, employees and visitors can safely access the existing pathway system along Camelback without having to cross an arterial street.



DESIGN CONCEPT

Responding to the surrounding context, the proposed site design features purposeful walkways, a private internal courtyard, abundant landscaping, and building massing that respects the character of the adjacent uses. The building has been positioned with direct adjacency to the Indian Bend Wash open space amenity maximizing setbacks and landscaping along Camelback Road and the adjacent residential. Massing consists of two- and three-story elements. The dense native landscaping that wraps the Property provides both shade along the sidewalks for pedestrians and aesthetic interest, breaking up the horizontal lines of the building when viewed from adjacent homes and street frontages. The site plan includes parking predominately along the east and south sides, for residents, staff and visitors, under the shade of native trees.

The arrangement of the site is specifically designed for the benefit of residents and their mobility needs, but also promotes a synergistic land use pattern with the adjacent uses. The heights are tiered, to mimic the building character and heights of the adjacent development. Edge conditions are buffered by significant landscaping and provide a desert-lush setting for the building. Additionally, the stepped-up building massing creates an appropriate transitional buffer to the adjacent residential subdivision. Designed to complement the character and scale of the adjacent townhomes and single-family homes, this use creates a more suitable, quiet land use than the current culinary school which historically had significantly more traffic and noise.

The proposed assisted living community will allow residents to locate in an age-supportive environment while maintain close proximity to support services, family, and social circles. The ability to age in place while keeping one's lifestyle intact has become a key element in the quality of life and health for the senior population. Surrounded by neighborhoods, the incorporation of this use, in a way that blends into the overall character of the neighborhood, makes it easier for people to transition when needed, rather than being pushed out of the neighborhood because of lack of availability for senior lifestyle living with a range of assisted living care services on site.



A unique feature of this Property is its proximity to the Indian Bend Wash, and although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating/dining area along the Wash. The proposal will turn an underutilized Property into an appropriate land use that will bring additional business to nearby commercial and provide a much-needed service to the community in a manner that respects the scale of the existing context.

DEVELOPMENT PLAN

This proposal consists of a residential health care facility/assisted living with memory care with 116 beds. The development provides seniors an opportunity to enjoy a vibrant, social and quality lifestyle while still providing minimal healthcare services (dining, transportation and wellness/medical, etc.).

Ingress/egress occurs from Camelback Road, a minor collector, via the main entrance that exists today with parking located east and south of the main building similar to the current onsite parking configuration for the old culinary school. By nature of the type of residency, senior living generates a much lower traffic count than traditional residential uses and the parking provided can be reduced without deleterious impacts on the neighborhood, visitors or residents. A traffic generation statement is provided with this zoning application. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

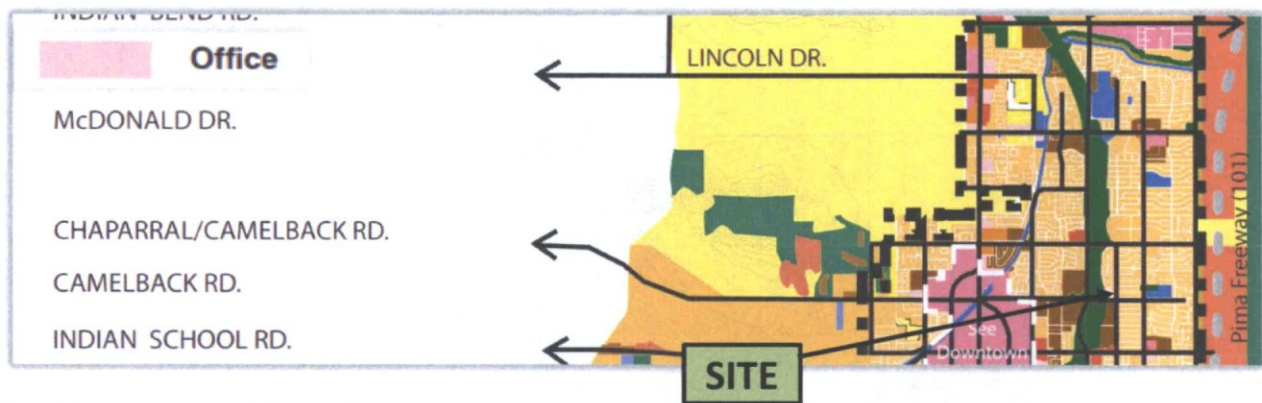
Features of the design include an interior courtyards, sidewalks, outdoor shaded seating and group dining and resident gathering spaces. Amenities will be centrally located to increase accessibility for all residents and are designed and intended for the use of the residents and their guests. The inner courtyard provided a shaded refuge for residents and are easily accessible to all rooms.

The proposed senior living development will appeal to our aging demographic by providing a senior lifestyle with multiple support services such as central dining, transportation service and limited medical assistance including in an assisted living environment. While this facility is designed to be visually appealing, the design is functional in addressing the physical requirements and/or limitations of its elderly residents.



GENERAL PLAN CONFORMANCE

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as Office, as shown below. The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that “*facilitates human connection by anticipating and locating facilities that enable human communication and interaction*” and “*creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life*”. Spectrum provides an opportunity for a compatible land use that increases options for seniors in this community, respects the character of the neighborhood and represents a vibrant, attractive development. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan.



➤ **Character and Design**

Goal #1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Bullet #1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community
- Relationships to surrounding land forms, land uses and transportation corridors
- Contributions to city wide linkages of open space and activity zones
- Visual impacts (views, lighting, etc) upon public settings and neighboring properties

Bullet #2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

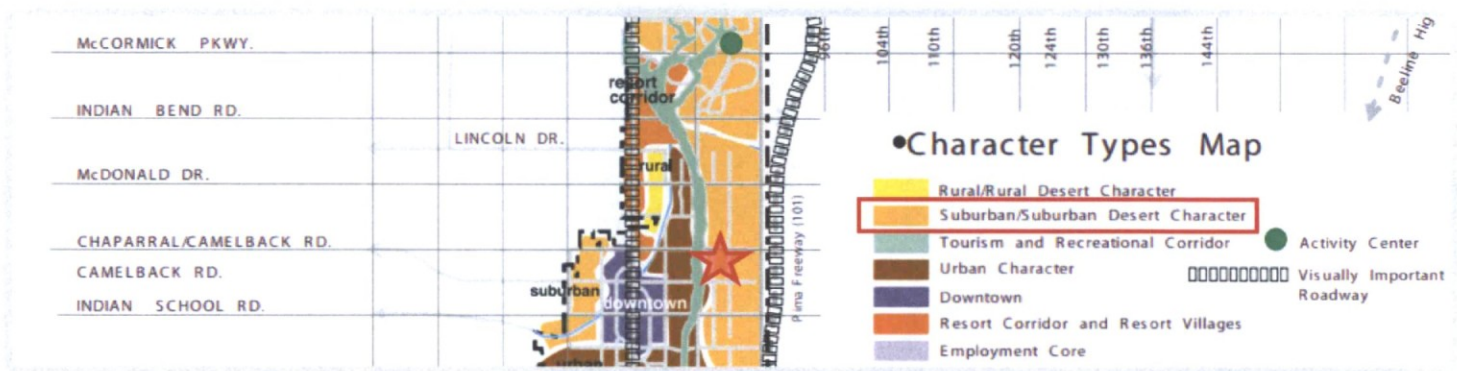
Bullet #3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Bullet #4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural,

educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

Suburban/Suburban Desert Character Types contain medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features. These districts comprise most of the southern and central areas of the city. There are some special features without suburban character types that embody unique land uses or physical elements.

Response: Bounded by land designated as Suburban Neighborhoods to the north and east, Urban Neighborhoods to the southeast, and Developed Open Space to the west and southwest, this site is an appropriate location for the development that integrates a variety of uses. Respecting that the property to the north and east consists of townhomes and single-family homes, the building massing design is tiered to buffer the use.



The designated Character Type in this community is Suburban, which (as described above) consists of medium-density neighborhoods that include a variety of commercial and employment centers and resorts, with recreational and leisure opportunities woven into the fabric of the land use pattern. Here, it is important that pedestrian and bicycle linkages connect both neighborhood to neighborhood, but also neighborhood to commercial, so that these areas are united into a livable community. The development plan provides context compatible development on an infill site providing a senior housing option for the residents of Scottsdale. Further, the development is respectful of impacts on view corridors, lighting massing and material selection taking cues from the surrounding built environment. The development will also enhance connectivity to the Indian Bend Wash both visually and physically. The senior living development coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

Bullet #5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet #6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The development embraces the Scottsdale character through design, site planning, landscaping, material and color selection. The specific design details will be further refined with the Development Review Board submittal. Also, see section below (page 27), which addresses the Scottsdale Sensitive Design Principles.

Goal #4: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Bullet #3: Achieve compatibility between pedestrians and transportation routes in the **Suburban** areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of the streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

Response: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. As shown below, the design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape, shown further below, is characterized by minimal setbacks and landscaping with double-loaded parking.

Proposed



Existing



The pedestrian scale of the development is respected through overhangs and shaded sidewalks that are interconnected throughout the design and along Camelback Road to the adjacent residential and open space corridors. These pedestrian connections promote safe and convenient for access of the site by residents, employees, and visitors.

Goal #6: *Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.*

Bullet #1: *Require substantial landscaping be provided as part of new development or redevelopment.*

Bullet #2: *Maintain the landscape materials and pattern within a character area.*

Bullet #3: *Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

Bullet #4: *Discourage plan materials that contribute towards air-borne pollen.*

Bullet #5: *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*

Bullet #6: *Encourage the retention of mature landscape plan materials.*

Response: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. The landscape design is mindful of the pedestrian realm providing ample clearance along sidewalks while still providing shade and a desert-lush experience for its residents and visitors. The landscape palette will consist of abundant low-water use, low-pollen varieties to promote water conservation and reduce the urban heat island effect.

Goal #7: *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.*

Bullet #2: *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

Bullet #3: *Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Bullet #4: *Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.*

Bullet #5: *Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting (bollard, pole and building mounted) will be designed in a manner that is respectful of the surrounding context and reflects the City's dark-sky policy.

➤ **Land Use**

Goal #1: *Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.*

Bullet #1: *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*

Response: A key component of a City's economic vitality is a strong housing base. The balance between live, work and play elements of the land use pattern is a critical component in ensuring economic security. The need for senior housing is increasing and must be met with developments that support market demand, while respecting the character of the communities in which they inhabit. Specific design standards are incorporated into this proposal to create a plan that supports the need for increase senior housing while contributing to the character of the community.

Goal #3: *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

Bullet #1: *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Response: Identified as Office on the General Plan Land Use Map. As this Property is located adjacent to a townhouse and single-family residential communities with residential design considerations that create appropriate land use transitions from the senior living community to the adjacent residential homes. The primary building massing is oriented towards the western side the Property with three-story elements along Indian Bend Wash, transitioning to two-story elements along the eastern edge of the building. Parking areas are located the east and south accessed from Camelback Road (existing entrance to be maintained).

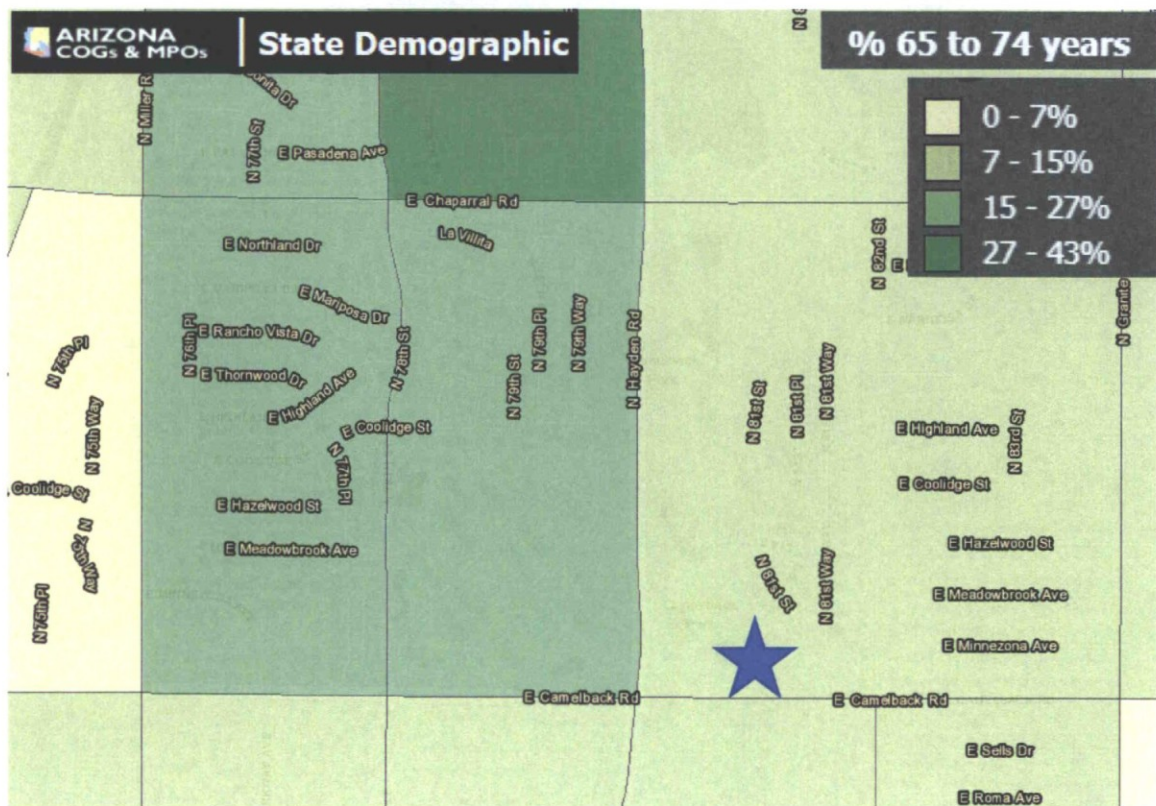
Bullet #6: *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.*

Response: Specific design considerations have been made in terms of the building orientation in relation to the adjacent uses. The proposed building character will feature high quality architecture and Southwestern building materials that will blend with the desert landscape and create a functional and attractive development that enhances the visual appearance as compared to the existing building and site improvements. Given the diverse range of land uses that surround the Property, the proposal represents an appropriate fit for the existing context. This senior community will create a land use pattern that respects the mixed-use nature of the area, while providing a needed service to the residents within the community.

Goal #4: *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

Bullet #1: *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*

Response: As shown in the graphic below, the area surrounding the Property contains up to 43% of residents between the ages of 65 and 74 years old. As these residents continue to move into retirement and later stages of life, the need for alternative housing options will increase. This rising demographic necessitates an increase in the number of assisted living units. This proposal will help to increase the diversity of housing options in this area to include senior living as dictated by market trends. This site is an appropriate location for this scale of development and will allow seniors to live close to their former homes and near their social circles and loved ones.



Goal #5: *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet #1: *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

Response: The proposed Spectrum facility is compatible with the existing residential, mixed-use, office and commercial context. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency in neighborhood character. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers to separate the use. The proposal supports an appropriate land use pattern given the neighborhood character through incorporation of streetscape amenities (landscape and sidewalk improvements) as well as internal courtyards and walking paths for residents, employees and visitors.

Goal # 8: *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

Bullet #2: *Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

Response: The utilization of the paths and trails contained within the adjacent Indian Bend Wash promotes this goal by giving residents, employees and visitors an opportunity for recreation, fitness and alternate modes of transportation. This nearby open space amenity will encourage the sense of community through its visual and physical connection to the greater neighborhood.

Goal #9: *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.*

Bullet #1: *Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.*

Response: Assisted living is a convenient hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, common gathering spaces) under one roof. The land use character of senior living coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

➤ ***Economic Vitality***

Goal #4: *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

Bullet #4: *Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.*

Response: A key component in securing economic stability is a strong housing base that meets the needs of all residents. The economic impact of the proposal is further enhanced through the creation of good-wage jobs. Revitalizing and redeveloping properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning underutilized into a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale. This proposal supports the enhancement of the quality of life for Scottsdale's residents, as well as converts an underutilized tennis club into an economic drive for the City.

Goal #7: *Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

Bullet #6: *Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

Response: As the aging population in our community moves into advanced stages of life, the need for senior living options increases. Spectrum is well-known for their high-quality senior living residential designs in numerous locations across 12 states. This proposed design respects the established residential neighborhood scale, creating a living environment that is welcoming and compatible with the adjacent context. Through the approval of this request, an underutilized site will be revitalized to become a superior housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages.

➤ *Housing*

Goal #2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet #2: *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: Through this design's sensitive building massing and site layout, the relationship between the proposal and the surrounding context creates a complementary land use pattern. This location is among a variety of supportive commercial developments and services, and through the site's proximity to the Indian Bend Wash. A mixed-use setting is created that encourages an urban lifestyle and appropriate balance of land uses with a rich pedestrian environment. Through these components, the scale of the surrounding developments is respected.

Bullet #5: *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

Response: The development and building design achieves many goals and policies outlined in the General Plan and is appropriate here, given the surrounding context. As the need for senior housing increases, the need for this type of assisted living and memory care will follow. Situating this facility among the established residential communities that will drive market need over time will allow seniors to age in place. As state in the General Plan in page 97, "Scottsdale values 'life cycle' housing opportunities for people to be able to live in Scottsdale throughout their lives."

Goal #6: *Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.*

Bullet #1: *Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.*

Response: The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the demand for senior housing will increase as that group moves into the more dependent stages of life. Spectrum's senior living community provides an independent and flexible lifestyle for seniors while still providing minimal health care amenities. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level activity, providing a seating/dining space along the western edge, and providing needed housing for a growing demographic.

➤ *Open Space & Recreation*

Goal #5: *Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.*

Bullet #1: *Broaden citizens participation by the community in all phases of the planning and delivery of recreational open space.*

Response: As noted below in the Community Mobility section, the Spectrum community embraces the adjacent Indian Bend Wash by encouraging pedestrian connectivity and engagement of the greenbelt. Although the residents, may not be able to actively use the recreational aspects of this amenity on a daily basis, the visual open space is a great asset for the development. The Wash does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating area along the western edge.

➤ *Community Mobility*

Goal #8: *Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.*

Bullet #3: *Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access.*

Response: Pedestrian circulation is an important feature of this development along not only the perimeter and internal to the site, but also beyond from the Property to the nearby residential and commercial land uses. People will be encouraged to utilize the adjacent Indian Bend Wash for access to open space and nearby services. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability.

The sidewalk improvements combined with well-placed shade trees will generate a more comfortable and inviting pedestrian space along the streetscape and internal to the site. This will allow ease of pedestrian circulation regardless of solar orientation. Direct pedestrian access along the ground level will allow residents to immediately engage the internal pathways providing for a stronger community experience.

SOUTHERN SCOTTSDALE CHARACTER AREA PLAN

The proposed redevelopment promotes the goals, policies, and guidelines of the City’s SSCAP by expanding the diversity of land uses, providing a needed service, creating stability and integrity



for abutting residential communities, enhancing the quality of the built environment, and producing an appropriate transition to adjacent land uses. The proposed Spectrum community is compatible with the surrounding context, is sensitive to the adjacent residential properties, and will serve and support the immediate and community-wide area.

Additionally, this Property is located within an area of the SSCAP designated as an “Area of Revitalization” adjacent to Indian Bend Wash (see below), identifying this property as an appropriate location for redevelopment to a compatible land use that promotes increased activity.



❖ *Land Use*

Goal LU 1: *Promote residential reinvestment and revitalization through regulatory flexibility.*

Policy LU 1.2: *Encourage new residential development and revitalization that complements the established urban form.*

Response: The proposed development meets these land goals by incorporating residential development in a design that respects the established context and urban form. The site plan has been designed in a sensitive manner, creating a building massing pattern that complements the adjacent developments. The Property location is ideal for a mixed-use development, given its proximity to synergistic land uses like retail, office and residential. This underutilized parcel will be revitalized in a manner that is more compatible with the adjacent uses than the current athletic facility, which creates nuisances through noise, light, and traffic. Integrating residential will strengthen the live, work, play land use concept along this corridor and will bring synergy to this mixed-use core.

Goal LU #3: *Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.*

Policy LU 3.1: *Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.*

Response: Redevelopment of this Property as a mixed-use project that emphasizes the need for diversification of housing options for our aging population will support this goal. Located on Camelback Road and designated as an Indian Bend Wash Revitalization Area, this Property is ideal for a medium-density development that incorporates mixed-use elements for its residents. Given the high population of senior citizens in the surrounding vicinity, an increase in senior living options is justified. The proposed residential community will bring reinvestment and revitalization to the area, as well as bring a development that more closely aligns with the goals of the SSCAP.

Goal LU 8: *Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.*

Policy LU 8.1: *Encourage the revitalization of commercial and office land uses along the Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.*

Policy LU 8.2: *Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.*

Response: Redevelopment of this underutilized culinary school building (vacated several years ago) will meet this goal by incorporating a housing development immediately adjacent to the Indian Bend Wash open space amenity. This development engages the opportunities provided by Indian Bend Wash through pedestrian connectivity in a mixed-use setting given the surrounding context. Interconnected walkways throughout the site

and the adjacent commercial development will allow residents, employees and guests to safely and conveniently utilize the nearby path system within the Wash for recreation and connectivity to other uses.

❖ *Character & Design*

Goal CD 1: *New and redeveloped residential housing should respect existing neighborhood character and design.*

Policy CD 1.1: *New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.*

Policy CD 1.2: *Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.*

Response: As demonstrated in the development plan submittal, housing proportions here are respectful of the adjacent uses and building masses in tiered to mimic the heights of the adjacent residential developments. Located within the Indian Bend Revitalization Area, a variety of housing is encouraged, and the proposal accomplishes that goal while still respecting the scale of the surrounding community by blending architecturally. An increased landscape buffer is provided along Camelback Road resulting in a more enhanced streetscape than currently exists. Along the north, the landscape buffer is also increased where there is currently a very minimal buffer.

Goal CD 2: *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

Policy CD 2.1: *Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The street frontage incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback, which will create shade over the existing sidewalk and create a buffer between the use and right-of-way. The proposed use and associated improved streetscape will encourage a more appropriate land use pattern within this Revitalization Area. The pedestrian level of this development is further enhanced through proximity to the Indian Bend Wash, providing a convenient pedestrian connection for residents, visitors and employees.

Goal CD 3: *Promote high-quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas.*

Policy CD 3.1: *Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.*

Policy CD 3.3: *Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.*

Policy CD 3.4: *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed building design and material selection promotes a high-quality standard and timeless character for this infill, redevelopment site. Extensive consideration has been given to the architectural character and massing providing a range in building heights (two- and three-story elements) and embodying residential feel that ties well with the existing neighborhood. The goal is to provide a seamless transition between developments while introducing a vibrant, fresh redevelopment project with Southwestern touches and an earth-tone color/material palette. The proposed design will feature high quality architecture and building materials that will blend with the desert landscape and create a functional and attractive development that enhances the visual appearance of area. The facades are given interest with varying roof transitions, pop-out areas and fenestration to prevent a continuous flat finish.

Goal CD 4: *Site and building design of new development and redevelopment should respond to the Sonoran Desert climate.*

Policy CD 4.1 *Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.*

Policy CD 4.2: *Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.*

Policy CD 4.3: *Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.*

Response: The proposed architectural design provides a rich variety of textures and colors as well as a variation in building massing to create visual interest. The pedestrian level experience will be enhanced by building undulation (vs. flat linear forms), material articulation and abundant landscaping creating shaded walkways. Windows and doors will be recessed.

Goal CD 5: *Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas.*

Policy CD 5.1: *Maximize the connectivity, character, and functional uses of local parks and school sites to accommodate a wide range of community activities.*

Policy CD 5.2: *Develop design standards and guidelines that direct and shape development adjacent to parks, trails, and open spaces.*

Policy CD 5.3: *Recognize that public realm design guidelines and standards represent an opportunity to provide identity to a community or neighborhood and to convey its design expectations.*

Policy CD 5.4: *Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.*

Policy CD 5.5: *Analyze Indian Bend Wash as a single continuing element within Southern Scottsdale and develop specific design guidelines and standards to guide and shape future development within, and adjacent to, this open space amenity.*

Policy CD 5.6: *Papago Park and Camelback Mountain are significant landforms which redevelopment and new development should consider with regard to building orientation and site layout.*

Response: Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks, internal courtyards and walking paths for residents and visitors are integrated throughout. Further, utilization of the path system contained within the adjacent Indian Bend Wash is promoted by this proposal, which offers passive and active open space opportunities maintaining views of Camelback Mountain. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

Goal CD 6: *Promote, plan and implement design strategies that are sustainable.*

Policy CD 6.1: *Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.*

Policy CD 6.2: *Encourage building design, orientation, and layout that reduce energy consumption.*

Policy CD 6.3: *Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.*

Policy CD 6.4: *Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: Infill development and redevelopment of vacant underutilized properties promotes sustainability. The Property's central location and adjacency to Indian Bend Wash allows for reduction in travel distances and encourages walkability. Sustainable building design strategies and techniques have been considered with the initial project design including, but not limited to, energy efficient building methods/materials (HVAC, insulated glass, passive solar), appliances and fixtures. Further refinement of the building plans and sustainable strategies will be prepared with the Development Review Board submittal and plan review submittal.

Goal CD 7: *Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes and sizes in the design of new development and redevelopment.*

Policy CD 7.1 *Encourage architectural and design transitions between new development and existing development.*

Policy CD 7.2: *Consider form-based development standards as an option within Corridors, Regional Centers, and Activity Areas to encourage revitalization of these areas coupled with neighborhood protection.*

Policy CD 7.3: *Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The architectural design provides a thoughtful transition from the existing residential development to the north and east with increased landscape buffering. The three-story portion of the building is appropriately placed along the western portion of the site adjacent to the Wash, obscured from view of surrounding residential development.

Goal CD 9: *Establish design guidelines for corridors, regional centers, and activity areas.*

Policy CD 9.2: *Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.*

Policy CD 9.3: *Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.*

Response: The proposed development provides ample connectivity to adjacent development thereby reducing vehicle trips. The pedestrian connectivity and recreational opportunities provided by the adjacent Indian Bend Wash are considered amenities for the residents, employees and guests. The City's dark-sky policy will be upheld with full cut-off fixtures and residential lighting levels.

❖ *Open Space & Recreation*

Goal OSR 3: *Continue to maintain and enhance Indian Bend Wash as a primary open space resource that provides for community and regional recreation needs.*

Policy OSR 3.1: *Encourage public and private investments to improve, enhance, and upgrade existing open spaces and indoor and outdoor recreational facilities throughout Indian Bend Wash to continuously offer quality recreational opportunities to the community*

Policy OSR 3.2: *Evaluate a change in land use and development orientation on properties adjacent to the Indian Bend Wash to promote interplay of complementary activities such as dining, recreational/rental facilities, and social gathering spaces.*



Response: The Spectrum community will be a vast improvement from the current condition with respect to interfacing the Indian Bend Wash. By nature, residential land uses bring a greater level of synergy to an area vs. office land uses. The section graphic identifies the seating/dining area proposed for the western edge of the building. Numerous units will also overlook the greenbelt while also enjoying views of Camelback Mountain. With the redevelopment of the site, pedestrian connectivity will be improved allowing for better opportunities for residents, employees and visitors to fully engage the Wash.

❖ *Economic Vitality*

Goal EV 1: *Support reinvestment that updates and/or replaces aging commercial properties.*

Response: A key component in securing economic stability within this Activity Area and Opportunity Corridor is a strong housing base that meets the needs of all residents. The economic impact of the proposal is further enhanced through the creation of good-wage jobs. Revitalizing and redeveloping properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning an underutilized site into a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale.

Goal EV 2: *Enhance economic vitality and activity in southern Scottsdale.*

Policy EV 2.1: *Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: Given the market demand created by a rising senior demographic this new senior living community will contribute to the long-term economic stability and success of Scottsdale by providing a wider range of housing options for this age sector. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a facility far away. This proposal supports the enhancement of the quality of life for Scottsdale's residents, as well as converts an underutilized Property into an economic drive for the City reinforcing the established commercial businesses in the area.

❖ **Housing**

"Southern Scottsdale residents desire a diversity of single and multi-family dwellings, housing options that allow the elderly to age in place...Community members have specifically identified mixed-use developments as a primary means for providing a greater range of housing opportunities. As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices." (page 37)

Goal H 4: *Support the option for older Southern Scottsdale residents to remain in their neighborhoods and "age in place".*

Policy H 4.1: *Support older Southern Scottsdale residents' ability to maintain a desirable lifestyle within their existing neighborhoods.*

Response: The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the need for senior housing will increase as that group moves into the more dependent stages of life. Within that spectrum, this senior living community provides an independent and flexible lifestyle for seniors with minimal health care amenities. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level activity, and providing needed housing for a growing demographic

❖ *Community Mobility*

Goal CM 4: *Advance the role of pedestrian and bicycle mobility and connectivity within southern Scottsdale.*

Policy CM 4.4: *Promote greater non-motorized connectivity between transportation systems, residential neighborhoods, Regional Centers, Activity Areas, Corridors, canals, schools, parks, Indian Bend Wash, and Papago Park.*

Response: The Property is ideally located for senior living given its proximity to numerous commercial and recreational amenities within walking and biking distance. The site benefits from strong pedestrian connections though the adjacent Indian Bend Wash and improved sidewalk connections on site. Although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors.

SCOTTSDALE’S SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.*

Response: The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

Housing proportions here are respectful of the adjacent uses and building masses in tiered (2 and 3-story elements) to mimic the heights of the adjacent developments. Landscape buffers and buildings orientation are designed to respect the adjacent single-family residences. The lowest intensity portion of the development is placed along the eastern side, to create an appropriate transition from one use to another. Final details to the character and design of the buildings will be determined through the DRB process.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. Spectrum has taken special consideration in providing meaningful open space and recreational amenities for the residents and visitors. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks and walking paths for residents and visitors are integrated throughout. Further, utilization of the trails contained within adjacent Indian Bend Wash is promoted by this proposal, which connects residents, employees and visitors to an opportunity for recreation, fitness and alternate modes of transportation. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The site is developed with an existing office building and surface parking, and thus, is relatively flat from a topography standpoint. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand. The plant variety for the proposed development is noted above.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape is characterized by minimal setbacks and landscaping with double-loaded parking.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Sidewalk and pathways are integrated in and around the residential community. Doubling as a recreational and fitness opportunity, the scenic trails within the adjacent Indian Bend Wash also provide a valuable amenity to residents of the facility. The mixed-use nature of the Property provides services to nearby developments and encourage walkability.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. The site plan identifies the pedestrian circulation proposed with the application showing connectivity to/from/along the site. The landscaping of the site is intended to provide a desert-lush, pedestrian friendly environment to be enjoyed by the residents, visitors and employees.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: As this Property is located adjacent to existing residential development to the north and east, distinctive design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The primary building massing is located on the western edge of the Property, transitioning from 3 to 2-story elements with surface parking along the east.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Building materials and finishes will include stone, stucco, metal accents, metal shade canopies, tile roofing and insulated glazing.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette and incorporate salvaged native plants (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Camelback and throughout the Southern Scottsdale Character Area Plan.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.



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

This request concerns all property identified in the development application.

Pre-application No: 42 - PA - 2018
Project Name: Spectrum Camelback
Project Address: 8102 E. Camelback

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: Leite, LLC
Print Name
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

1-ZN-2018
03/01/18



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 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: LEITE, LLC Elizabeth Leite
 Company: LEITE, LLC
 Address: 15 Pinnacle Rd Prescott, AZ 86305
 Phone: _____ Fax: _____
 E-mail: _____

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): Elizabeth Leite Leite, LLC Title: Member
 Signature: [Signature] Date: 2.20.18

Official Use Only: Submittal Date: _____
 Request: Approved or Denied
 Staff Name (Print): _____
 Staff Signature: _____ Date: _____

1-ZN-2018
03/01/18

February 13, 2018

Via Hand-Delivery with Application, to:

City of Scottsdale
Planning & Development Services Department
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re: Letter of Authorization – Spectrum Camelback

To Whom It May Concern:

This letter authorizes the firms and companies of Spectrum Retirement Communities, Spectrum Acquisition Scottsdale, LLC, Berry Riddell LLC, Vessel Architecture & Design, SEG Engineering, J2 Design & Environmental Design, and Technical Solutions to represent LEITE, LLC in connection with the Zoning and Development Review Board applications for the property located at the 8102 E. Camelback (APN# 173-29-007J) in the City of Scottsdale, Maricopa County, Arizona.

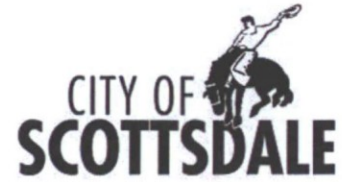
LEITE, LLC



Title: Member

1-ZN-2018
03/01/18

Affidavit of Authority to Act as the Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 8102 E. Camelback
- b. County Tax Assessor's Parcel Number: 173-29-007J
- c. General Location: Hayden & Camelback
- d. Parcel Size: 4.11-acres
- e. Legal Description: see title report

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
Michele Hammond

Date
2-20, 2019
_____, 20____
_____, 20____
_____, 20____

Signature
Michele Hammond

Planning and Development Services

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

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

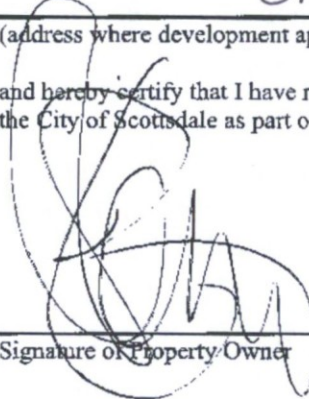
**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

8102 E. Camelback

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

2.14.18

Date



City of Scottsdale Cash Transmittal

114272

114272
 1 01108142
 3/1/2018 PLN-1STOP
 CRIV HP600G2019
 3/1/2018 2:57 PM
 \$2,140.00

Received From :

SPECTRUM ACQUISITION PARTNERS, LLC
 4600 S SYRACUSE ST 11
 DENVER, CO 80237

Bill To :

Reference # 42-PA-2018

Issued Date 3/1/2018

Address 8102 E CAMELBACK RD

Paid Date 3/1/2018

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 173-29-007J

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

LEITE, LLC Contact: Mike Longfellow / Spectrum

Net Lot Area 0

Sewer Type

15 Pinnacle Road

Number of Units 1

Meter Size

Prescott, AZ 85305

Density 1

QS 18-47

(303) 360-8812

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

City of Scottsdale

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

Date: 3/1/2018 Cashier: CRIV
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 1 Batch #: 64969

Receipt: 01108142 Date: 3/1/2018 2:57 PM
 114272
 3170 REZONING APP \$2,140.00

TENDERED AMOUNTS:

Check Tendered: \$2,140.00
 Chk #: 14475 SPECTRUM ACQUISITION PART
 Transaction Total: \$2,140.00

Thank you for your payment.
 Have a nice day!

1-ZN-2018
03/01/18

Applicant Signature

Total Amount

\$2,140.00

(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 # 114272

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: Spectrum Camelback.

Property's Address: 8102 E. Camelback Rd.

Property's Current Zoning District Designation: S-R

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>Elizabeth Leite</u> | Agent/Applicant: <u>John Berry / Michele Hammond</u> |
| Company: <u>LEITE, LLC</u> | Company: <u>Berry Riddell</u> |
| Address: | Address: <u>6750 E. Camelback #100 set</u> |
| Phone: Fax: | Phone: <u>480-385-2753</u> Fax: <u>-</u> |
| E-mail: | E-mail: <u>mh@berryriddell.com</u> |
| Designer: <u>Brian Van Winkle</u> | Engineer: <u>Ali Fakih</u> |
| Company: <u>Vessel Architecture</u> | Company: <u>SEG</u> |
| Address: <u>600 Emerson Rd ^{St. Louis} Mo 63141</u> | Address: <u>8280 E. Gelding Drive, set</u> |
| Phone: <u>314-324-2542</u> Fax: <u>-</u> | Phone: <u>480-588-7226</u> Fax: <u>-</u> |
| E-mail: <u>bvanwinkle@vesselarchitecture.com</u> | E-mail: <u>ali@azseg.com</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 Michele 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

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.

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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 12 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>2140.00</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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1-ZN-2018
03/01/18

Rezoning Development Application Checklist

| | | |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Affidavit of Authorization to Act for Property Owner (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. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – ① copy • Include complete Schedule A and Schedule B. (requirements form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – ② copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Request for Site Visits and/or Inspections (form provided) |
| | | 12. Addressing Requirements (form provided) |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – ③ copies Must adhere to the Maricopa County Recorder requirements |
| | | 14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Public Participation: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review Plan and Report • 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. |
| | | 16. Request for Neighborhood Group/Homeowners Association (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing. |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. School District Notification – (form provided) Required for all applications that include residential uses. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - (3) copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies <input type="checkbox"/> Copies of Previous Archeological Research - (1) copy |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) |

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------|-------|---|
|-------|-------|---|

| | | |
|--|--|---|
| | | 22. Plan & Report Requirements For Development Applications Checklist (form provided) |
|--|--|---|

| | | |
|-------------------------------------|--------------------------|----------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Development Plan |
|-------------------------------------|--------------------------|----------------------|

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | a. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – (4) copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <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) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <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 <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) |
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Rezoning Development Application Checklist

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| <input type="checkbox"/> | <input type="checkbox"/> | <p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ③ copies <p>(Must adhere to the Maricopa County Recorder requirements)</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ② copies <p>(Must adhere to the Maricopa County Recorder requirements)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <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 checked="" type="checkbox"/> | <p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>i. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>l. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>m. Landscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>n. Hardscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – ② copies, <u>folded of black and white line drawings</u> • 11" x 17" – ① copy, <u>folded</u> |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>o. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>q. Parking Master Plan</p> <p>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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ② copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – ① color copy, (quality suitable for reproduction) • 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • Digital – ① copy (CD/DVD – PDF Format) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>w. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <p>z. Solar Analysis</p> <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"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format) |

Rezoning Development Application Checklist

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| <input type="checkbox"/> | <input type="checkbox"/> | <p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – ③ copies (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) • 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p> |

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>26. Preliminary Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. 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, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>27. Preliminary Grading and Drainage Plan</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report.</p> <ul style="list-style-type: none"> • Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan. • Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>28. Master Drainage Plan</p> <p>See the City's <u>Design Standards & 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.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>29. Preliminary Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>30. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & 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.</p> <p>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |

Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>31. Master Plan for Water</p> <p>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.</p> <p>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>32. Master Plan and Design Report for Wastewater</p> <p>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.</p> <p>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>33. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & 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"> • Email (see handout submittal instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets <p style="color: blue; font-style: italic; margin-left: 200px;">* Trip gen. comparison for change proposed</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>34. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>. <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"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>35. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>36. Other:</p> <hr/> <hr/> <hr/> |

Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

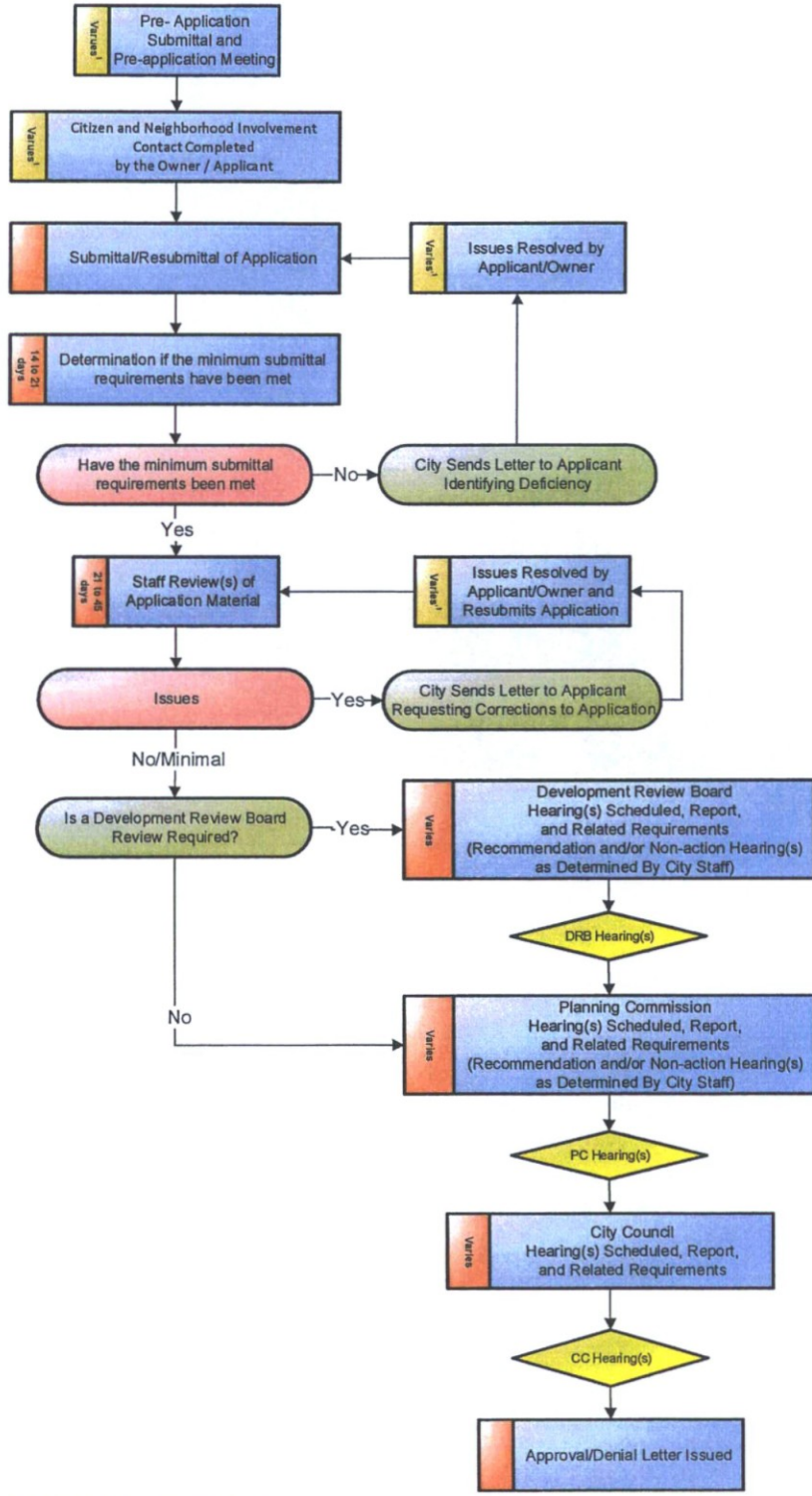
| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>42</u> -PA- <u>2018</u> . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 38. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 40. Delayed Submittal. 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"/> | <input type="checkbox"/> | <p>41. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312- 2376</u></p> <p>Coordinator email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>2/12/18</u></p> <p>Coordinator Signature: </p> <p>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 checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</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 and Development Services, 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 and Development Services Director. 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 and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/building-resources/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p> |

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

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

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