

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

Development Application



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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input checked="" type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Text Amendment - Internalized Community Storage Use in PCP zoning sub-districts

Property's Address: 8688 E. Raintree Drive

Property's Current Zoning District Designation:

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

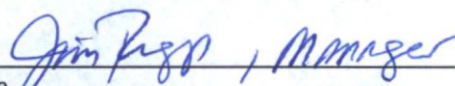

Owner: 101 Mega Raintree LLC	Agent/Applicant: Kurt Jones, AICP
Company: 101 Mega Raintree LLC	Company: Tiffany & Bosco
Address: 8688 E. Raintree Drive	Address: 2525 E. Camelback Rd. 7th Floor
Phone: 602-292-2398 Fax:	Phone: 602-452-2729 Fax:
E-mail: kajones@tblaw.com	E-mail: kajones@tblaw.com
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail: kajones@tblaw.com	E-mail:

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.

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 • www.ScottsdaleAZ.gov

5-TA-2018
9/26/2018



Request for Text Amendment

CITY OF SCOTTSDALE ZONING ORDINANCE

We are requesting to amend the City of Scottsdale ("City") zoning ordinance to allow for 'internalized community storage' facilities to be allowed within the Planned Airpark Core Development ("PCP") sub-districts. The PCP zoning district has five (5) sub-districts including:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

The specific request is to allow 'internalized community storage' uses within the AMU sub-district. However, after further analysis, this use could also fit into the EMP and AV sub-districts.

Currently, many of the zoning districts within the Greater Airpark area are zoned C-2, C-3, C-4 and I-1. All of these zoning districts allow the internalized community storage use. It is our opinion that since the City prefers new land use cases to utilize the zoning categories consistent with the Greater Airpark Character Area Plan, the land uses should be consistent with the existing zoning districts in the Greater Airpark. Internalized community storage uses are very benign uses that generate low levels of traffic and do not impact any surrounding commercial or residential uses.

Our request to add this land use as an allowed use by updating the Section 5.4006. Use Regulations within the City's zoning ordinance. The proposal seeks to add 'internalized community storage' to the use list in Table 5.4006.A. Use Table, as an allowed use in AMU, EMP and AV sub-districts.

Sec. 5.4006. - Use Regulations.

A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-AMU, PCP-AV and PCP-RT sub-districts.

Table 5.4006.A. Use Table

Land Uses	Sub-Districts				
	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
(P is a Permitted use.)					
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)

10. Health and fitness studio	P	P	P		P
Internalized Community Storage		P	P	P	
11. Light manufacturing		P	P	P	
12. Live entertainment	P	P			P
13. Medical and diagnostic laboratory	P	P	P		
14. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
15. Multimedia production without communication tower	P (4)	P	P		P
16. Municipal use	P	P	P	P	P
17. Office	P (4)	P (4)	P		P
18. Personal care service	P	P	P (1)		P
19. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
20. Recreation facility					P
21. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
22. Restaurant	P	P	P (1)		P
23. Retail	P	P			P
24. Scientific research and development		P (4)	P	P	
25. Sports arena		P (1, 2)	P (1, 2)		P (2)
26. Theater	P (2, 6)	P (2, 6)			P (2, 6)

27. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
28. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
29. Veterinary and pet care service	P	P			P
30. Wholesale, warehousing and distribution			P	P	
31. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
32. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxilane or taxiway.
- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.

(Ord. No. 4120, § 1(Res. No. 9585, Exh. A, § 1), 12-9-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 121), 5-6-14; Ord. No. 4356, § 1(Res. No. 11191, § 1, Exh. A), 7-2-18)

Text Amendment

Development Application Checklist



At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

PART I of I -- REQUIREMENTS

Req'd **Rec'd** **Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below.**

- | Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Text Amendment Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Completed Application Form (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Text Amendment Application Fee \$ <u>2,505</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Affidavit of Authorization to Act for Property Owner (letter from the party originating the text amendment authorizing an agent to represent that originating party if the originating party is not the primary contact/representative for the application) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Public Participation (see Attachment A) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Draft of Text Amendment (deleted text shown in regular and strike-thru font, proposed language shown in regular 25% shade font.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Other _____

(justification analysis, supporting maps, graphics, or other materials) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Submit all items pursuant to the Submittal Instructions provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call 312-7667. |

Coordinator Signature

8-23-2018
Date

This application needs a: New Project Number or Old Project Number: _____

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov (search: text amendments)

Public Participation - Text Amendment (TA)



Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.

Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach

The Plan shall include:

1. Where and when the two open houses will be held
2. How and when the public will be notified

Step 2: Hold a minimum of 2 Open Houses prior to formal application submittal

Publish a 1/8 page advertisement in the local newspaper 10-14 calendar days prior to the open house meeting (contact newspaper for publishing deadlines).

- Send open house invite via 1st Class Letter to the City's interested parties lists (text amendment list and standard list), property owners & HOAs within 750 feet of the known property serving as the catalyst for the text amendment (if any), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with property owners and other interested parties throughout the process to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

Step 3: Complete and include a Citizen Review Plan/Report with application submittal

The Report shall include:

- A. Details of the methods used to involve the public including:
 1. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
 2. The dates contacted, how they were contacted, and the number of times contacted
 3. Copies of letters or other means used to contact property owners and other interested parties, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
 4. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
 5. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
 6. A map showing the number of and where notified property owners are located if a known property serves as the catalyst for the text amendment

Public Participation - Text Amendment (TA)



- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
1. The substance of the comments
 2. The method by which the applicant has addressed or intends to address the comments identified during the process

City will provide additional public notification

- Publishing legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers
- Sending postcards to the City's interested parties lists (text amendment and standard lists) and property owners within 750 feet of a known property serving as the catalyst for the text amendment, if any

Related Resources:

- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)



City of Scottsdale Cash Transmittal

116871

116871
 01158547
 9/26/2018 PLN-1STOP
 CRIV HP600G2020
 9/26/2018 4:23 PM
 \$2,585.00

Received From :
 101 MEGA RAIN TREE LLC
 9393 N 90TH ST
 SCOTTSDALE, AZ 85258
 602-452-2729

Bill To :

Reference #	612-PA-2018	Issued Date	9/26/2018
Address	8682 E RAIN TREE DR	Paid Date	9/26/2018
Subdivision	PROPERTY DIVISION	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	688-12	Jurisdiction	SCOTTSDALE
APN	215-52-034M	Water Zone	
Owner Information		Water Type	
US Bank National Assoc.		Sewer Type	
5221 N. OConnor Blvd. 600		Meter Size	
Irving, TX 75039		QS	34-48
(602) 452-2729			

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION	TEXT AMENDMENT	1	\$2,585.00	100-21300-44221

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

Date: 9/26/2018 Cashier: CRIV
 Office: PLN-1STOP Mach ID: HP600G20200
 Tran #: 1 Batch #: 68276

Receipt: 01158547 Date: 9/26/2018 4:23 PM
 116871
 3170 REZONING APP \$2,585.00

TENDERED AMOUNTS:
 Check Tendered: \$2,585.00
 Chk #: 2032 101 MEGA RAIN TREE LLC
 Transaction Total: \$2,585.00

Thank you for your payment.
 Have a nice day!


 SIGNED BY KURT JONES ON 9/26/2018

Total Amount \$2,585.00

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

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

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

5-TA-2018
9/26/2018