

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



MEMORANDUM

To: City of Scottsdale Planning and Development
From: DWL Architects / Populous
Date: ~~10/26/2018~~ Revised 12/27/2018
Project: Scottsdale Stadium Multi-use Event Center
Project No.: 1821.01
RE: Development Review Board Narrative

This application is the result of a two-year master plan evaluation of Scottsdale Stadium's current functionality, on and off season use patterns, event/cultural event trends and improvements to address the Giants' spring training and the City of Scottsdale's programmatic needs at the Stadium. Located in the heart of Downtown Scottsdale's urban core, the multi-use possibilities for Scottsdale Stadium are unlike any other facility in the valley. The key goal is to create spaces and adjacencies that can be used for a wide variety of functions and events in addition to a premium fan experience for spring training. A variety of multi-use areas will be available that could be used separately or collectively, depending upon the type/size of event. The project is envisioned to include two phases, first in 2019 and the second phase in 2020 which will transform the existing Scottsdale Stadium into a new multi-use event center.

Phase 1: Scottsdale Multi-Use Event Center, Main Entry Plaza and Parking, Press and Administration Level, Right Field/Charros Lodge, New City Offices, Right Field Seating.
Future Phase: Seating Bowl/Shade Structures, Left Field Berm Area, Centerfield access, service and parking area, Left Field Seating, Gate A Building Improvements.

Clubhouse/Event Center –The expanded major league clubhouse/event center will be constructed west of the full practice field along Osborn Road at the east end of the parking lot. The facility is programmed to meet the future spring training needs of the Giants as well as provide significant interior venue space. Plans for this space allow for over 10,000 sq. ft. of banquet/meeting space which would be the largest such multi-use space in Downtown Scottsdale.

Main Entry Plaza and Parking Lot – The entry sequences along Drinkwater Boulevard and Osborn Road will create a functional "front door" for baseball and other large events, as well as creating open views and flexible spaces to improve the overall fan/participant experience with flexible multi-

use opportunities for festivals and other special events. The existing arcade trellis structure will be replaced with new entry gates, a shade canopy and stadium marquee. The Osborn parking lot will also be refined to facilitate multi-use areas that would tie into the stadium entryways, concourse and new clubhouse facilities.

Press and Administrative Level – The existing press and administrative areas will be renovated by reconfiguring office, press and multi-use suite areas, allowing enhanced usage throughout the year.

Charros Lodge - The plan is enhancing the existing shade ramada and adding capacity. These improvements will also benefit this area as a standalone or companion event space which can be used year-round.

The overall design approach is one that respects and compliments the existing stadium architecture in terms of scale, modulation and builds upon the existing predominant character vs. just replicating what exists today. The goal is to modernize the facility to current baseball and hospitality needs. The Clubhouse / Event Center Building's plan responds to the intended function and location on the project site, with details based on baseball and hospitality themes and standards. One of the primary project goals of the project is to better connect to the existing elements of the stadium with the larger site context. To achieve this, the site design responds to the surroundings and takes advantage of pedestrian connections and sight lines to the main entry points of the facility. The new clubhouse/event center promotes connections to the multi-use parking area and practice field to the east, creating one long, scalable multi-use venue. Overall the improvements in the building and plazas are intended to activate the entire space along Osborn Road and Drinkwater Boulevard from game day, to conferences, to farmers markets and more.

Providing shade in and around the stadium pedestrian spaces and sustainable facilities was another major goal of this project. The new architectural elements are designed to provide shade for users and take advantage of the solar orientation with deep overhangs to protect the glass façade faces to control heat gain. Appropriately located and selected landscape elements help provide additional protection from the East and West exposures. The clubhouse building's mass is divided into smaller scale components, each expressing their functional needs and relation to the

existing stadium support buildings. The mass at the north is a tall, multi-story space to respond to the scale of the stadium and a lower 1 story space oriented parallel to the street at the south, downtown edge of the property which coordinates well with the 1 story buildings located south of Osborn Rd. The simple and rich material palette was selected based on the existing materials and modern progressive baseball and hospitality design elements. The use of similar toned masonry units in a different way acknowledges the main material of the existing stadium and the introduction of board formed concrete is an ode to the original bat on board construction of the original stadium. Both materials are used in a way that exaggerate the mass and texture exhibiting strength and presence while providing for an organized, defined hierarchy between the existing and the new.

The provide materials boards provide the intent for the new materials, but we recommended the actual concrete and masonry colors being reviewed and confirmed during the submittal and mockup process to be certain these natural materials are meeting the design intent to compliment the existing and have a more of a warm vs. cool color tone.

The landscape is an inviting design based on hospitality and desert design to provide a welcoming and comforting experience using canopy shade trees and textures with indigenous and other drought-tolerant plants.

Additional information as it relates to specific policies and standards as follows:

1- Ordinances, Master Plans, General Plan, and Standards

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

The proposed plan complies with the Downtown General Plan Character Type and Old Town Scottsdale Character Area Plan, Design Standards and Policies Manual through:

Site Development Elements

- Building upon the predominant development character and coordinating with the existing adjacent site elements.
- Using the building and landscape to further activate the street and by re-framing the entries to the stadium site at Drinkwater and Osborn.
- Introducing new exterior pedestrian spaces including passages and courtyard-type areas.
- Onsite parking area remains in the same area and is minimized. Existing setback and screening elements remain.
- Mechanical, Service and Loading areas are screened and minimized to the greatest extent possible. Refuse collection remains at the Centerfield building.
- Building location, landscaping and canopy trees reinforce the building-street edge. Covered entry courtyards / plazas are located at the edges of the building. Architectural detail at the Osborn frontage intensifies at these areas.
- The building setback zone is protected and separated from traffic lanes. Landscape, canopy shade trees and patios at the street-side edges of the building help the transition to the human scale. Most of the building is located on the minimum setback line with covered walkway pavement and columns extending into the right of way a maximum of 7' (per ordinance sec 5.3006.I.2.b.)
- The height of the proposed new clubhouse and multi-use building is less than the 60' allowable and it is stepped in such a way that complies with the downtown boundary (per example 5.6006.H.2) requirements and demonstrated on the elevation worksheet.

Building Form and Architectural Character Elements

- Existing pedestrian pathways to adjacent developments area maintained. Covered walkways are provided where feasible on the buildings 360 design.
- The clubhouse building's mass is divided into smaller scale components, each expressing their functional needs and relation to the existing stadium support buildings. The mass at

the north is a tall, multi-story space to respond to the scale of the stadium and a lower 1 story space oriented parallel to the street at the south, downtown edge of the property which coordinates well with the 1 story buildings located south of Osborn Rd. Horizontal and Vertical changes in the wall planes provide a natural breakdown of the building's façade.

- The simple and rich material palette was selected based on the existing materials and modern progressive baseball and hospitality design elements. The use of similar toned masonry units in a different way acknowledges the main material of the existing stadium and the introduction of board formed concrete is an ode to the original bat on board construction of the first stadium on this site. Both materials are used in a way that exaggerate the mass and texture exhibiting strength and presence while providing for an organized, defined hierarchy between the existing and the new.
- The new architectural elements are designed to provide shade for users and take advantage of the solar orientation with deep overhangs to protect the glass façade faces to control heat gain. Appropriately located and selected landscape elements help provide additional protection from the East and West exposures.

2- Architectural Character, Landscaping, and Site Design

Explain how the proposed development has been designed so that it:

- *Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

The proposed development promotes a desirable relationship of structures to one another. One of the primary project goals of the project is to better connect to the existing of the stadium with the larger site context. To achieve this, the site design responds to the surroundings and takes advantage of pedestrian connections and sight lines to the main entry points of the facility. The new clubhouse/event center promotes connections to the multi-use parking area and practice field to the east, creating one long, scalable multi-use venue. Overall the improvements in the building and plazas are intended to activate the

entire space along Osborn Road and Drinkwater Boulevard from game day, to conferences, to farmers markets and more.

- *Avoids excessive variety and monotonous repetition;*

The proposed development avoids excessive variety and monotonous repetition by developing an overall design approach that respects and compliments the existing stadium architecture in terms of scale, modulation and builds upon the existing predominant character vs. just replicating what exists today. The goal is to modernize the facility to current baseball and hospitality standards. The Clubhouse / Event Center Building's plan responds to the intended function and location on the project site, with details based on baseball and hospitality themes and standards.

- *Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*
 1. *The design character of any area should be enhanced and strengthened by new development.*
 - a. *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
 - b. *Building design should be sensitive to the evolving context of an area over time.*

The overall design approach is one that respects and compliments the existing stadium architecture in terms of scale, modulation and builds upon the existing predominant character vs. just replicating what exists today. The goal is to modernize the facility. The Clubhouse / Event Center Building's plan responds to the intended function and location on the project site, with details based on baseball and hospitality themes and standards. One of the primary project goals of the project is to better connect to the existing of the stadium with the larger site context. To achieve this, the site design responds to the surroundings and takes advantage of pedestrian connections and sight lines to the main entry points of the facility. The new clubhouse/event center promotes connections to the multi-use parking area and practice field to the east, creating one long, scalable multi-use venue. Overall the



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improvements in the building and plazas are intended to activate the entire space along Osborn Road and Drinkwater Boulevard from game day, to conferences, to farmers markets and beyond.

2. N/A

3. N/A

4. N/A

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.*

a. *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

The Clubhouse / Event Center Building's plan responds to the intended function and location on the project site, with details based on baseball and hospitality themes and standards. One of the primary project goals of the project is to better connect to the existing of the stadium with the larger site context. To achieve this, the site design responds to the surroundings and takes advantage of pedestrian connections and sight lines to the main entry points of the facility. The new clubhouse/event center promotes connections to the multi-use parking area and practice field to the east, creating one long, scalable multi-use venue. Overall the improvements in the building and plazas are intended to activate the entire space along Osborn Road and Drinkwater Boulevard from game day, to conferences, to farmers markets and more.

The landscape is an inviting design based on hospitality and desert design to provide a welcoming and comforting experience using canopy shade trees and textures with indigenous and other drought-tolerant plants.

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.*

The proposed development maintains the existing abundance and distribution of onsite bicycle parking and access to existing bus lines. Operationally, the site has access to rideshare drop off points and bus and coach access. All these modes of transportation are networked together through orchestrated pedestrian connections.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - a. *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

The design continues the language of providing shade for walkways and new exterior pedestrian spaces including passages and courtyard-type areas. The clubhouse building's mass is divided into smaller scale components, each expressing their functional needs and relation to the existing stadium support buildings. The mass at the north is a tall, multi-story space to respond to the scale of the stadium and a lower 1 story space oriented parallel to the street at the south, downtown edge of the property which coordinates well with the 1 story buildings located south of Osborn Rd.

8. *Buildings should be designed with a logical hierarchy of masses:*
 - a. *To control the visual impact of a building's height and size.*
 - b. *To highlight important building volumes and features, such as the building entry.*

The clubhouse building's mass is divided into smaller scale components, each expressing their functional needs and relation to the existing stadium support buildings. The mass at the north is a tall, multi-story space to respond to the scale of the stadium and a lower 1 story space oriented parallel to the street at the south, downtown edge of the property which coordinates well with the 1 story buildings located south of Osborn Rd. Horizontal and Vertical changes in the wall planes provide a natural breakdown of the building's façade.

9. *The design of the built environment should respond to the desert environment:*
 - a. *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
 - b. *Materials with colors and coarse textures associated with this region should be utilized.*
 - c. *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
 - d. *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

The mass at the north is a tall, multi-story space to respond to the scale of the stadium and a lower 1 story space oriented parallel to the street at the south, downtown edge of the property which coordinates well with the 1 story buildings located south of Osborn Rd. Horizontal and Vertical changes in the wall planes provide a natural breakdown of the building's façade. The simple and rich material palette was selected based on the existing materials and modern progressive baseball and hospitality design elements. The use of similar toned masonry units in a different way acknowledges the main material of the existing stadium and the introduction of board formed concrete is an ode to the original bat on board construction of the original stadium. Both materials are used in a way that exaggerate the mass and texture exhibiting strength and presence while providing for an organized, defined hierarchy between the existing and the new.



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10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - a. *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

The proposed development follows the City's green design principles and is designed to seek LEED certification in accordance with Resolution 6644.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*
 - a. *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
 - b. *The landscaping should complement the built environment while relating to the various uses.*

The landscape is an inviting design based on hospitality and desert design to provide a welcoming and comforting experience using canopy shade trees and textures with indigenous and other drought-tolerant plants as well as working with the existing pallet.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*
 - a. *Water, as a landscape element, should be used judiciously.*
 - b. *Water features should be placed in locations with high pedestrian activity.*

The landscape is an inviting design based on hospitality and desert design to provide a welcoming and comforting experience using canopy shade trees and textures with indigenous and other drought-tolerant plants.

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



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- a. *A balance should occur between the ambient light levels and designated focal lighting needs.*
- b. *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

New lighting in the proposed design is intended to work within the existing site lighting. A new focal point will be the salvaged and re-imagined entry canopy. All new lighting is intended to be LED with color temperature to meet standards and complement the existing warm tones of the stadium.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
 - a. *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

New signage in the proposed development is limited to the entry canopy and the identification of the Clubhouse and multi-use event center. Both are design to compliment the Architecture and provide visibility for the new front entry gate and clubhouse.

3- Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

The site layout ingress, egress, onsite circulation remains mostly unchanged. The existing parking quantity is reduced at east side to allow for the new Clubhouse and Multi-use event



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center expansion. Refuse collection remains at centerfield and loading/deliveries can occur in the existing parking lot, centerfield receiving area and off Osborn Road.

4- Mechanical and Utility Equipment

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

New mechanical equipment and appurtenances are located on the new building's roof and screened from public view with integrated screen walls. New site utilities are located next to existing utilities and built structures and screened from view using an existing onsite architectural language.

5- Downtown Area

If the development proposal is within the Downtown Area, explain how the proposed development:

The proposed development aligns with the downtown urban design goals through;

1. Protecting and respecting the existing unique character of the stadium and complimenting the existing stadium architecture in terms of scale, modulation and builds upon the existing predominant character vs. just replicating what exists today. The simple and rich material palette was selected based on the existing materials and modern progressive baseball and hospitality design elements. The use of similar toned masonry units in a different way acknowledges the main material of the existing



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stadium and the introduction of board formed concrete is an ode to the original bat on board construction of the original stadium.

2. Strengthens the pedestrian character by better connecting the new elements to the existing stadium and the larger site context. To achieve this, the site design responds to the surroundings and takes advantage of pedestrian connections and sight lines to the main entry points of the facility. The new clubhouse/event center promotes connections to the multi-use parking area and practice field to the east, creating one long, scalable multi-use venue. Overall the improvements in the building and plazas are intended to activate the entire space along Osborn Road and Drinkwater Boulevard from game day, to conferences, to farmers markets and more.
3. Helps further the creation of downtown with a diverse mix of opportunities through the addition of a unique multi-purpose spaces that are not currently available in the downtown market.
4. The scale of the architecture is reduced at the south edge to match the single-story buildings at the southside of Osborn Road and the height of the structure is less than 30' at setback line and highest point is under the sloping maximum height line

6- Location of Artwork (refer to Zoning Ordinance Sections 1.905 and 7.1010)

The location of the Public Art is anticipated to be at the public portion of the multi-use event center and will be accessible to the public. Final location of public art pending ongoing coordination with the Art Commission.

~~* DRAFT *~~

* EXACT CHECKLIST GIVEN @ PRE-APP.

Submittal Date: _____ Project No.: _____ -PA- _____

Development Review Board (DRB) 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, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

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. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>\$1,515</u> (subject to change every July) \$1,600
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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. (form provided)</p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Appeals of Required Dedications or Exactions (form provided)</p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – ① copy • Include complete Schedule A and Schedule B. 		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – ② copies 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) • Digital – ① copy (CD/DVD, PDF Format) 		
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Request for Site Visits and/or Inspections Form (form provided)</p>		
		<p>12. Addressing Requirements (form provided)</p>		
		<p>13. Design Guidelines</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </td> </tr> </table> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design 	<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. Public Participation Process Requirements (see Attachment A)</p>		
		<p>15. Request for Neighborhood Group Contact information (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - ①① copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request. 		

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<input type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <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 type="checkbox"/>	<input type="checkbox"/>	18. 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) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input type="checkbox"/>	<input type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements for Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – ④ copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <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>_____ ¼-mile radius from site</p> <p>_____ Other: _____</p>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>23. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ⑫ 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>24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p> <ul style="list-style-type: none"> • 24" x 36" – ④ 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)
<input type="checkbox"/>	<input type="checkbox"/>	<p>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</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) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>26. 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 type="checkbox"/>	<input type="checkbox"/>	<p>27. 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) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>28. 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>29. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ④ 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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)

Planning and Development Services

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DRB Development Application Checklist

		<ul style="list-style-type: none"> Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	31. Hardscape Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – ① copy, folded (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	32. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, folded 11" x 17" – ① copy, folded (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"/>	33. Parking Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, folded 11" x 17" – ① copy, folded (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	34. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies
<input type="checkbox"/>	<input type="checkbox"/>	35. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" – ④ copies, folded 11" x 17" – ① copy, folded (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"/>	36. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, folded 11" x 17" – ① copy, folded (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)

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DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, folded black and white line drawing (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – ② color copies, folded • 11" x 17" – ① color copy, folded (quality suitable for reproduction) • 11" x 17" – ① copy, folded 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 copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>38. Elevations Worksheet(s)</p> <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, folded • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>39. Perspectives</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, folded • 11" x 17" – ① color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>40. Streetscape Elevation(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, folded • 11" x 17" – ① color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, folded • 11" x 17" – ① color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>42. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, folded • 11" x 17" - ① copy, folded (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)

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DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>43. 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, folded • 11" x 17" – ① copy, folded (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>44. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, folded • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>45. Sign Details</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, folded (quality suitable for reproduction) • 11" x 17" – ① copy, folded 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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, folded • 11" x 17" – ① copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, folded • 11" x 17" – ① copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>48. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, folded • 11" x 17" – ① copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, folded (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>50. 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, folded (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)

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DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>51. 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 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>52. 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 type="checkbox"/>	<input type="checkbox"/>	<p>53. 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>54. Final 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><u>Submit by one of the options below:</u></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>55. Final 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><u>Submit by one of the options below:</u></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.

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DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	56. Water Sampling Station <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 ½" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input type="checkbox"/>	<input type="checkbox"/>	57. Water of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 <ul style="list-style-type: none"> • ① copy of the approval from the Water Conservation Office
<input type="checkbox"/>	<input type="checkbox"/>	58. Native Plant Submittal: <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided) 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. <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • Email (see handout instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <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"/>	61. Cuts and Fills Site Plan <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"/>	62. Cuts and Fills Site Cross Sections <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)

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Development Applications Process

Standard Application Review

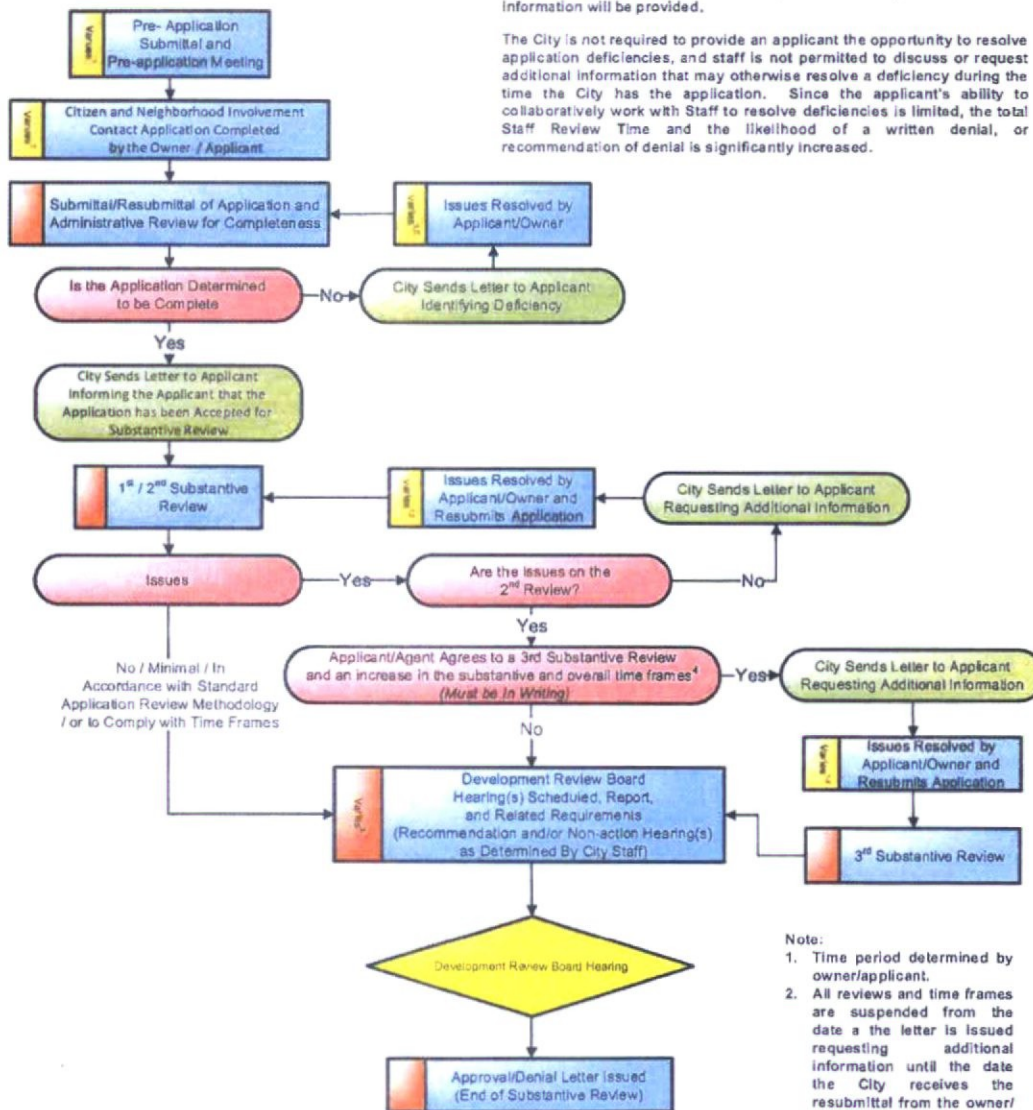
Development Review (DR and PP)



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



- Note:
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
16 Staff Working Days Per Review	95 Total Staff Working Days Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ²	Letter Issued

Planning and Development Services

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Scottsdale Fire Dept. Case Review Comments

5/30/17

Ordinance Issues:

1. Demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1)
2. Unobstructed vertical clearance minimum 13'6" (Fire Ord. 4283, 503.2.1)
3. Designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3)
4. "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1)
5. Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)
6. Demonstrate FDC meets spacing requirements in accordance with (Fire Ord. 4283, 912)

Policy and Design Related Issues:

1. Divided entrances and drive thru by pass lanes shall be 20' wide min. (DS&PM 2-1.303(2))
2. Demonstrate fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3))
3. Demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5))
4. Provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8))
5. Demonstrate secondary access (DS&PM 2-1.303(B))
6. Demonstrate location of Fire Riser room (DS&PM 6-1.504(1))
7. All new water mains must be designed in a looped configuration (DS&PM 6-1.402(A))

Technical Corrections to be resolved prior the final plans submittal:

1. Cross-access easement required before approval
2. Emergency vehicle access easement required before approval
3. FD permit required for underground fuel tank install
4. Hazardous Materials Management Plan (HMMP) required
5. Fire & Life Safety Report required
6. Owners Information Certificate required
7. NFPA 13 compliant Fire sprinkler system shall be required

Provide CAD drawings for each floor demonstrating site plan, building footprint and basic interior rooms to include all stairwells and elevators for Fire Dept. Pre-Emergency Planning.

Please email to dowilson@scottsdaleaz.gov

sstanek@scottsdaleaz.gov

Development Application



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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input 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: SCOTTSDALE STADIUM MULTI-USE EVENT CENTER

Property's Address: 7408 E OSBORN ROAD

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: <u>CITY OF SCOTTSDALE</u>	Agent/Applicant:
Company: <u>Anna Leyra</u>	Company:
Address: <u>7447 E. Indian School Rd. Suite 205</u>	Address:
Phone: <u>4. 312. 7769</u> Fax:	Phone: Fax:
E-mail: <u>A.Leyra@scottsdaleaz.gov</u>	E-mail:
Designer: <u>DWL ARCHITECTS</u>	Engineer:
Company:	Company:
Address: <u>2333 N. CENTRAL AVE</u>	Address:
Phone: <u>(6) 264-9731</u> Fax:	Phone: Fax:
E-mail: <u>MIKEC.BRAUN@MSN.COM</u>	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.

Anna Leyra PE OSA
Owner Signature

[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.

Planning and Development Services

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

Development Application

Arizona Revised Statutes Notice



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

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

Planning and Development Services

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



City of Scottsdale Cash Transmittal

117262

117262
 2 01165843
 10/26/2018 PLN-18TOP
 KUHEELER HP60062020
 10/26/2018 3:51 PM
 \$0.00

Received From :

CITY OF SCOTTSDALE
 7447 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ 85251
 480-312-7769

Bill To :

CITY OF SCOTTSDALE
 7447 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ 85251
 480-312-7769

Reference # 661-pa-2018
 Address 7408 E OSBORN RD

Issued Date 10/26/2018
 Paid Date 10/26/2018

Subdivision

Payment Type CASH

Marketing Name**Lot Number**

Cost Center PE05A

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 130-24-001A

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

CITY OF SCOTTSDALE
 7447 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ 85251
 480-312-7769

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS 16-45

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,600.00	100-21300-44221
9610	CIP COS PERMITS AND FEES		1	(\$1,600.00)	409-PE05A-56043

48-DR-2018
10/26/18

SIGNED BY ANNA LEYVA ON 10/26/2018

Total Amount

\$0.00

(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 # 117262