



Application

Narrative

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	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: Artesia - Main Entrance

Property's Address: 7279 N. Scottsdale Road

Property's Current Zoning District Designation: R5 - PCD

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: Troy Hill	Agent/Applicant: Same
Company: Artesia Development Partners LLC	Company:
Address: 8800 E. Raintree Drive, Suite 300 85260	Address:
Phone: 480.760.5002 Fax:	Phone: Fax:
E-mail: troy.hill@meritagehomes.com	E-mail:
Designer: Greg Bucilla	Engineer: Mike Delmarter
Company: Bucilla Group Architecture	Company: Kimley Horn
Address: 19782 MacArthur Blvd. Suite 270	Address: 7740 N. 16th Street, Suite 300
Phone: 949.851.9080 Fax:	Phone: 602.906.1374 Fax:
E-mail: greg@bg-architecture.com	E-mail: mike.delmarter@kimley-horn.com

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.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input checked="" type="checkbox"/> 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 Phone: 480-312-7000 Fax: 480-312-7088

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

Artesia Main Entry Drive

DRB Project Narrative

Location:
7171 N. Scottsdale Road



Prepared for:
Artesia Development Partners, LLC

Prepared by:
John Berry, Esq.
Michele Hammond, Principal Planner
Berry Riddell LLC
6750 E. Camelback, Suite 100
Scottsdale, AZ 85251
480-385-2727

May 17, 2018 Submittal
November 29, 2018 UPDATE

The request is for Development Review Board (“DRB”) approval for the redesign of the main entry drive serving the Artesia development located at 7171 N. Scottsdale Road, north of the northeast corner of N. Scottsdale Road and E. Indian Bend Road (the “Property”).

The Artesia development plan was approved by City Council under case 2-ZN-2005 and subsequently amended (site plan and stipulations) under case 2-ZN-2005#2 in March 2015. More specifically, case 2-ZN-2005 approved R-5 PCD zoning on 39+/- acres and C-1 PCD on 5+/- acres along Scottsdale Road. The #2 case amended the development plan for a 17+/- acre portion of the R-5 PCD site to allow for reallocation in building height and additional density for the units planned along the golf course and southern portion of the Property. This approval also included site plan modification to the C-1 PCD portion of the Property along Scottsdale Road to improve vehicular access to the Property. Artesia PA-1 (16-DR-2017) was approved by DRB in September 2017 and PA-3 (35-DR-2017) was approved by DRB in January 2018. Subsequently, there was a Staff Approval (390-SA-2017) granted for the secondary entry drive to the south in April 2018.

The main entry redesign will refresh the entry approach and visual experience into the residential community.

The Main Entry Drive updates include -

1. Signage Monuments (2) at Entry to project from Scottsdale Road
2. Island Median Improvements for new landscape and shade structures
3. Retail Zone enhanced landscaping and lighting
4. New locations for Auto Gates (2) and pedestrian gates (2)
5. Approved Water Feature at Re-purposed Art Sculptures

Entering from North Scottsdale Road, signage monuments are located each side of the entry drive, which are derived out of color / materials from the Community Facility Porte- Cochere character at the end of the retail zone. The overall theme of the signage - monument materials, are composed of desert stone color pilasters with the introduction of a dark bronze metal frame, along with the project name – Artesia - floating across the frame edge.

Driving past the entry, existing Retail frontage edges both sides of the street. The improvement to this retail zone, would be to the island medians for enhanced landscape and positioning of gateway art in the further use of porte-cochere elements containing the metal frame / stone pilasters, banners and lighting. Two island medians would have the undulating porte-cochere elements meandering along the retail portion to then terminate at the focused circular water element fronting the Community Facility.

The water element ends the festive approach thru the retail zone with a passive circular fountain water feature surrounding the two (2) Artesia water sculptures. The re-purposed sculptures and water feature terminates the end of the retail zone and reinforces the semi-circular drop off area as the foreground to the Community Facility.

1. By design, the Loop Road Auto Gates were positioned to allow for -
 - a. Unrestricted traffic movement to and from....
 - Existing Mid Rise residents
 - Existing Live Work residents
 - New PA1 and PA3 residents
 - b. Auto gate stacking beyond Main Entry Drive for unrestrained...
 - Retail / Restaurant use
 - Community Facility Access to Drop-off
 - Parcel Package Access for Delivery
2. By design, the Entry Drive median width was reduced and a 2nd traffic lane added for -
 - a. Increased traffic movement thru Entry Drive retail section for future.....
 - PA1 residents 251 new unit parking
 - PA3 residents 66 new unit parking
 - PA2 residents 245 future unit parking
 - PA1 Com Facility Access to Frontage Drop-off
 - PA1 Parcel Package Access for Delivery
 - b. Increased traffic movement thru Loop Road Intersection for existing.....
 - Mid Rise residents
 - Live Work residents
 - Retail / Restaurant Parking activity for ingress and egress



City of Scottsdale Cash Transmittal

116506

Received From :

ARTESIA DEVELOPMENT PARTNERS LLC
8800 E RAINTREE DR STE 300
SCOTTSDALE, AZ 85260
480-515-8100

Bill To :

Troy Hill
8800 E. Raintree Drive, Suite
Scottsdale, AZ 85260
(480) 760-5002

Reference # 270-PA-2017

Issued Date 8/29/2018

Address E INDIAN BEND RD/N SCOTTSDALE RD ()

Paid Date 8/29/2018

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Troy Hill

Net Lot Area 0

Sewer Type

8800 E. Raintree Drive, Suite

Number of Units 1

Meter Size

Scottsdale, AZ 85260

Density

QS

(480) 760-5002

Code	Description	Additional	Qty	Amount	Account Number
3229	STAFF APPROVAL (MAJOR-CASE)		1	\$485.00	100-21300-44221

SIGNED BY TROY HILL ON 8/29/2018

Total Amount

\$485.00

(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 # 116506

38-DR-2018