

**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 checked="" 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 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: Joy Ranch & Tonto National Forest

Property's Address: Joy Ranch Road & Boulder View Drive

Property's Current Zoning District Designation: R1-190 ESL

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: Contact: John Christensen	Agent/Applicant: John Berry / Michele Hammond
Company: Sonoran Peaks, LLC	Company: Berry Riddell
Address: 8777 N. Gainey Center Dr, #205, Sct, 85258	Address: 6750 E. Camelback Rd #100, Sct, 85251
Phone: 480-443-2630 Fax:	Phone: 480-385-2727 Fax:
E-mail: jchristensen@andersonco.com	E-mail: jbe.berryriddell.com
Designer: Alex Stedman	Engineer: Ali Fakh
Company: LVA- RVI	Company: SEG - Sustainability Engineering Group
Address: 120 S. Ash Ave, Tempe, 85281	Address: 8280 E. Gelding Dr, #101, Sct, 85260
Phone: 480-994-0994 Fax:	Phone: 480-558-7226 Fax:
E-mail: astedman@rviplanning.com	E-mail: ali.azseg.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.

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
Owner Signature
Michele Hammond
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

Zoning Project Narrative Joy Ranch Rd. & Tonto National Forest 384-PA-2018



Prepared by:

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1st Submittal: July 13, 2018

2nd Submittal: October 26th, 2018

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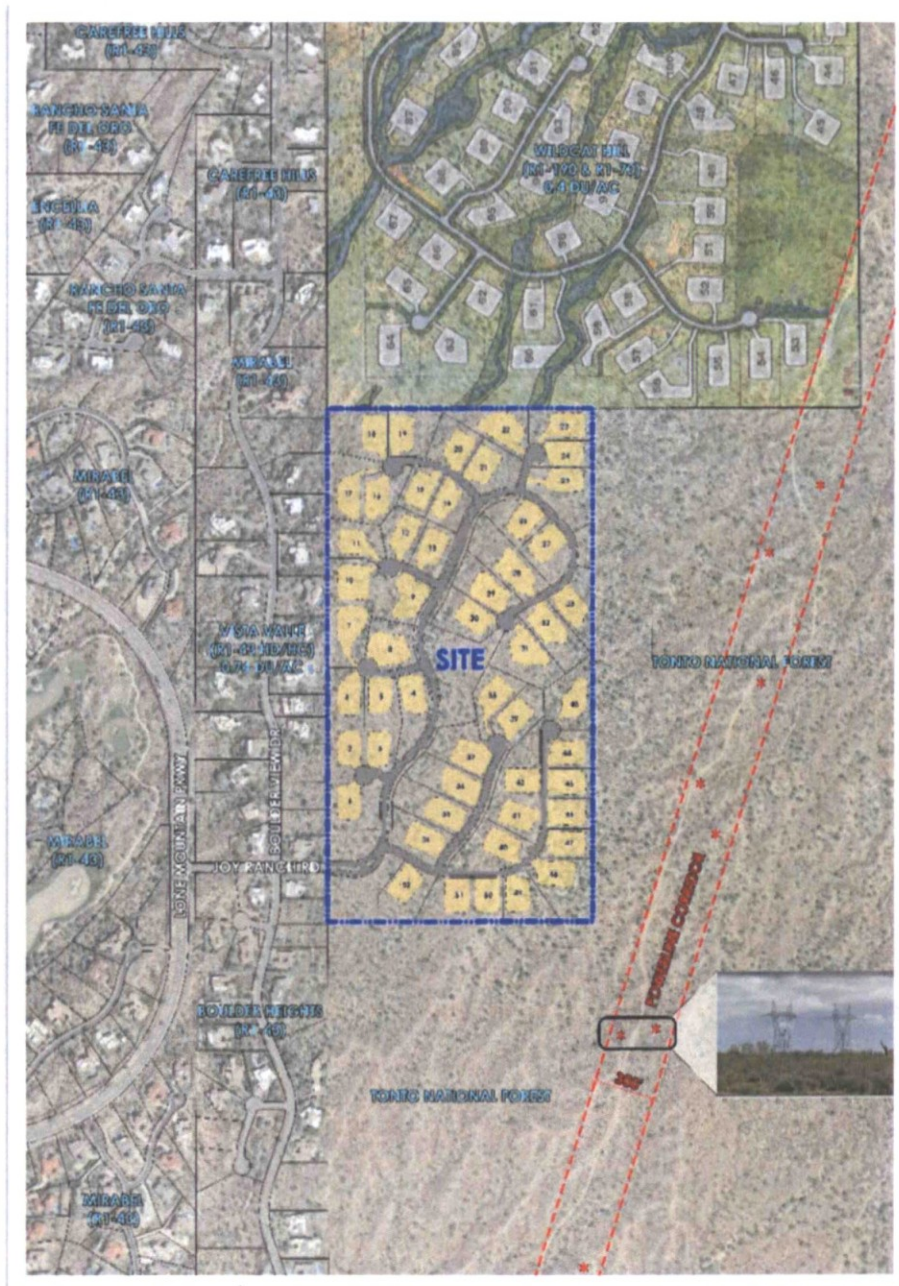
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I. Purpose of Request

This request is for the rezoning of an approximately 77.6+/- acre site located near the northeast corner of Joy Ranch Road and Boulder View Drive (the "Property"). The Property is currently zoned R1-190 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-43 ESL zoning. Proposed is a gated single-family luxury residential community, with amended standards, featuring a total of 52 lots on 77.6+/- acres with an overall density of 0.67 dwelling units per acre. The site plan has been designed in an environmentally sensitive manner consistent with the Environmentally Sensitive Lands Ordinance ("ESLO") requirements that preserves on-site vegetation and natural resources and respects the existing terrain.

Location Map



About the Developer

The Lyle Anderson Company is a Scottsdale based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards including from The Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing proven commitment to excellence that is exemplified by the Scottsdale communities he has built that continue to be sought after for luxury living, including Desert Highlands on 850 acres in the heart of Scottsdale, and Desert Mountain, an 8,000-acre master-planned community.

II. Surrounding Context

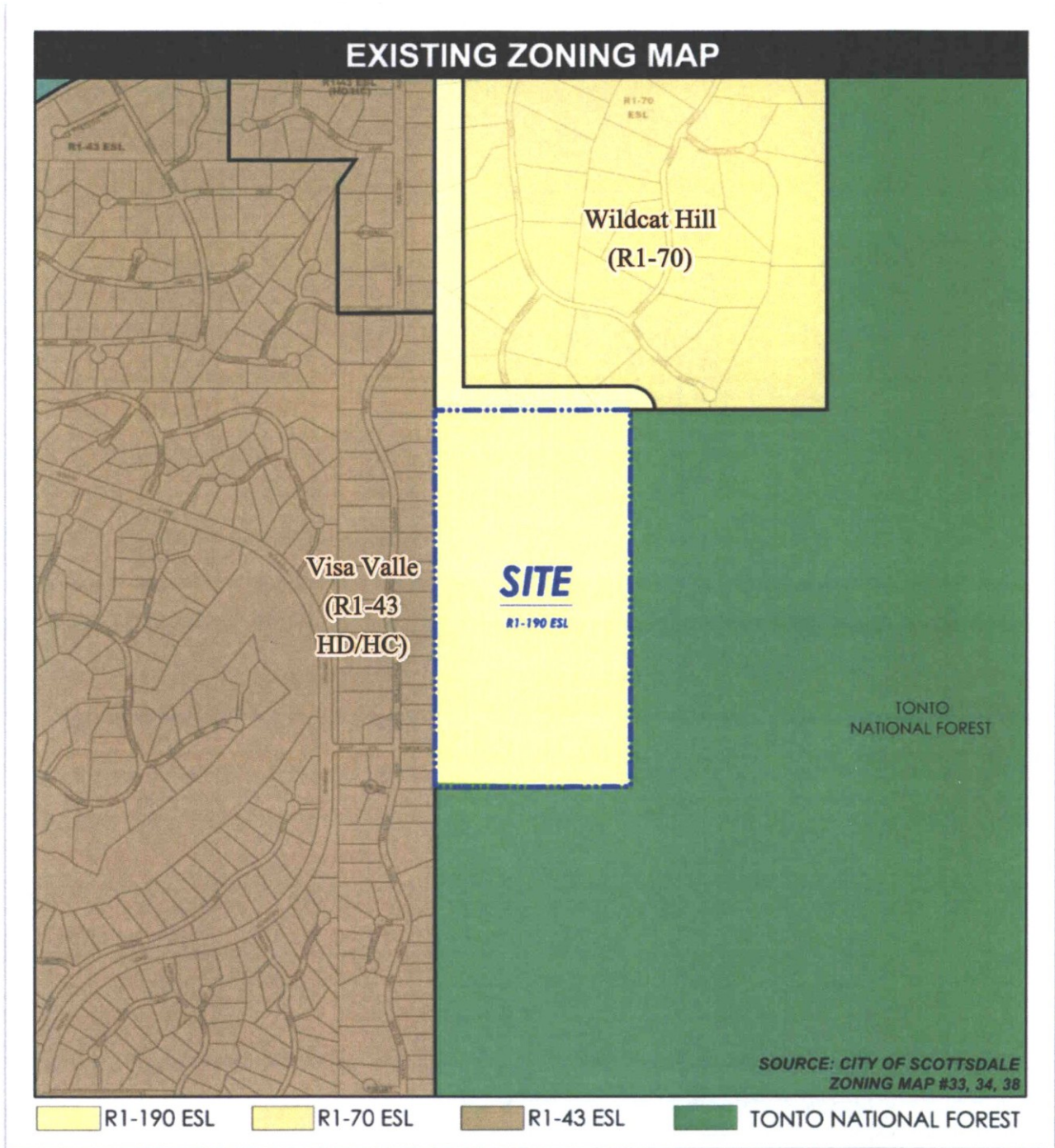
The Property is in an area of single-family residential developments with a range of zoning designations from R1-43 to the west, northwest, and southwest of the Property, to R1-70 and R1-190 to the north of the Property. The Tonto National Forest adjoins the south and east boundary of the Property. Adjacent developments include Highpoint (previously Wildcat Hill), Mirabel and Boulder Heights.

Property Context



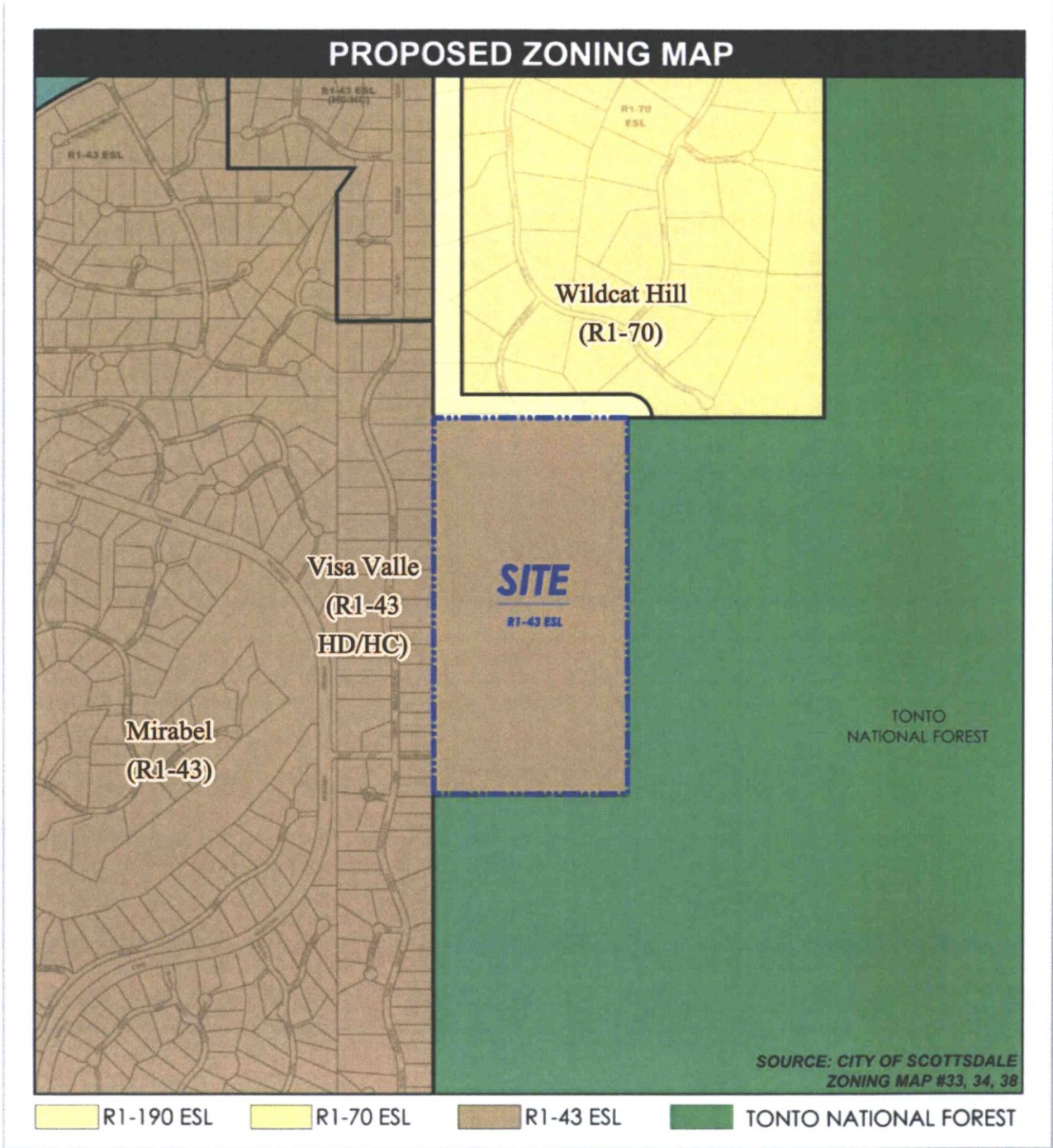
EXISTING ZONING

The property's existing zoning designation is R1-190 ESL.



PROPOSED ZONING

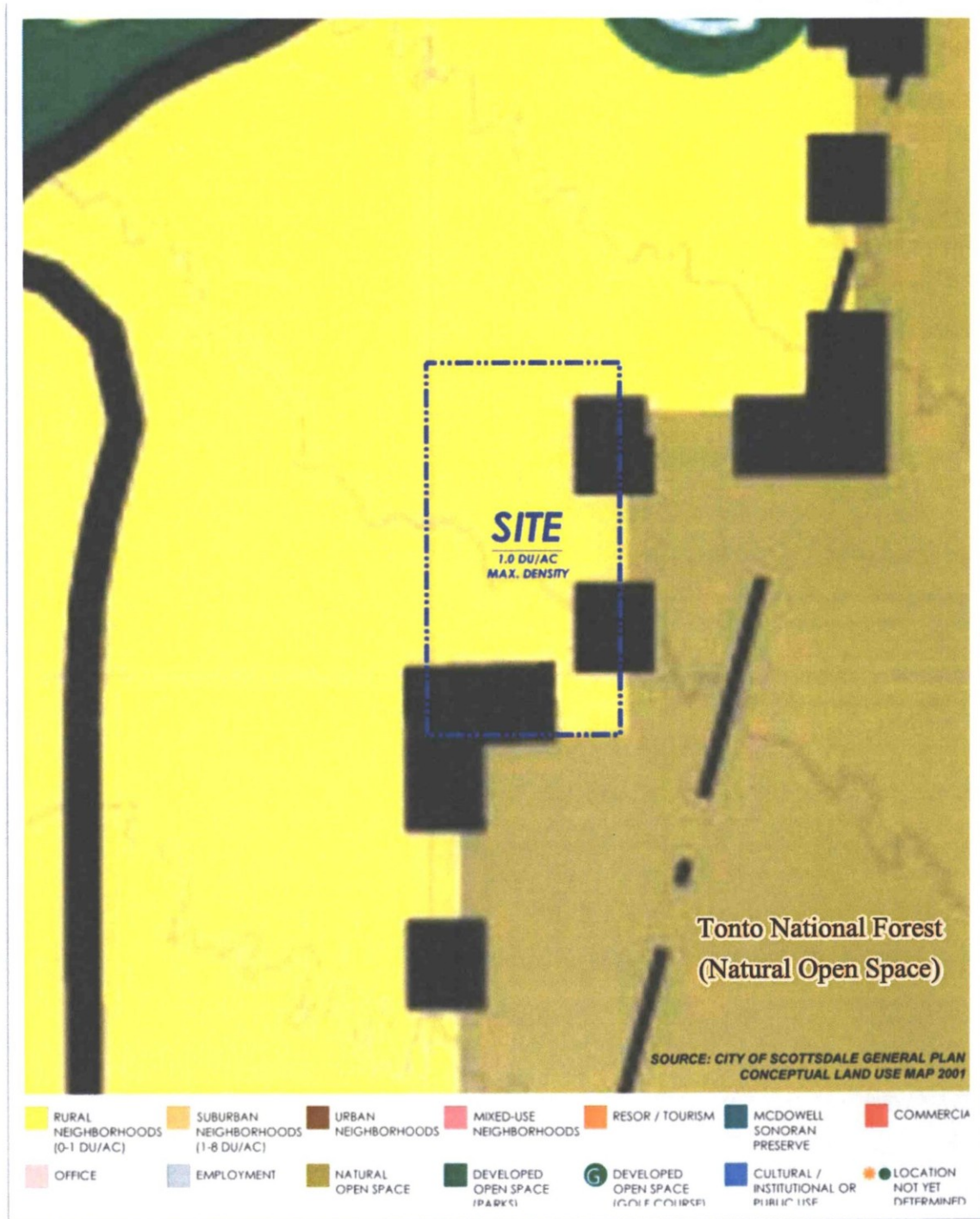
The applicant is seeking R1-43 ESL zoning, which complements the zoning and residential density of the existing residences immediately to the west, northwest, and southwest of the Property. The proposed large lot single family community averages approximately 52,500 square feet per lot. The property is bounded by R1-43 lots to the west, R1-70 lots to the north, and by the Tonto National forest to the west and south.



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The General Plan shows the Property as being within the Rural Neighborhoods land use categories. The proposed development, at 0.67 dwelling units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

Existing General Plan Land Use Category



The Guiding Principles of the General Plan

Six guiding principles (the “Guiding Principles”) should be used in measuring the appropriateness of a land use change to the General Plan. The Guiding Principles are as follows:

1. Value Scottsdale’s Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

The General Plan contains 12 sections, referred to as “Elements”, which detail the City’s policies on: (1) character and design; (2) land use; (3) economic vitality; (4) community involvement; (5) housing; (6) neighborhoods; (7) open space and recreation; (8) preservation and environmental planning; (9) the cost of development; (10) growth areas, (11) public services and facilities; and (12) community mobility. These Elements also outline the City’s goals and approaches for integrating the Guiding Principles into the planning process, and determining whether such principles have been achieved within the context of general land use planning.

Following this section is a description of how this application and the proposed development of the Property satisfy the Guiding Principles found within the General Plan.



A. Guiding Principle: Value Scottsdale’s Unique Lifestyle & Character

The Character and Lifestyle Guiding Principle contains two Elements: the Character and Design Element and the Land Use Element.

i. CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element:

(2001 General Plan Page 43):

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.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

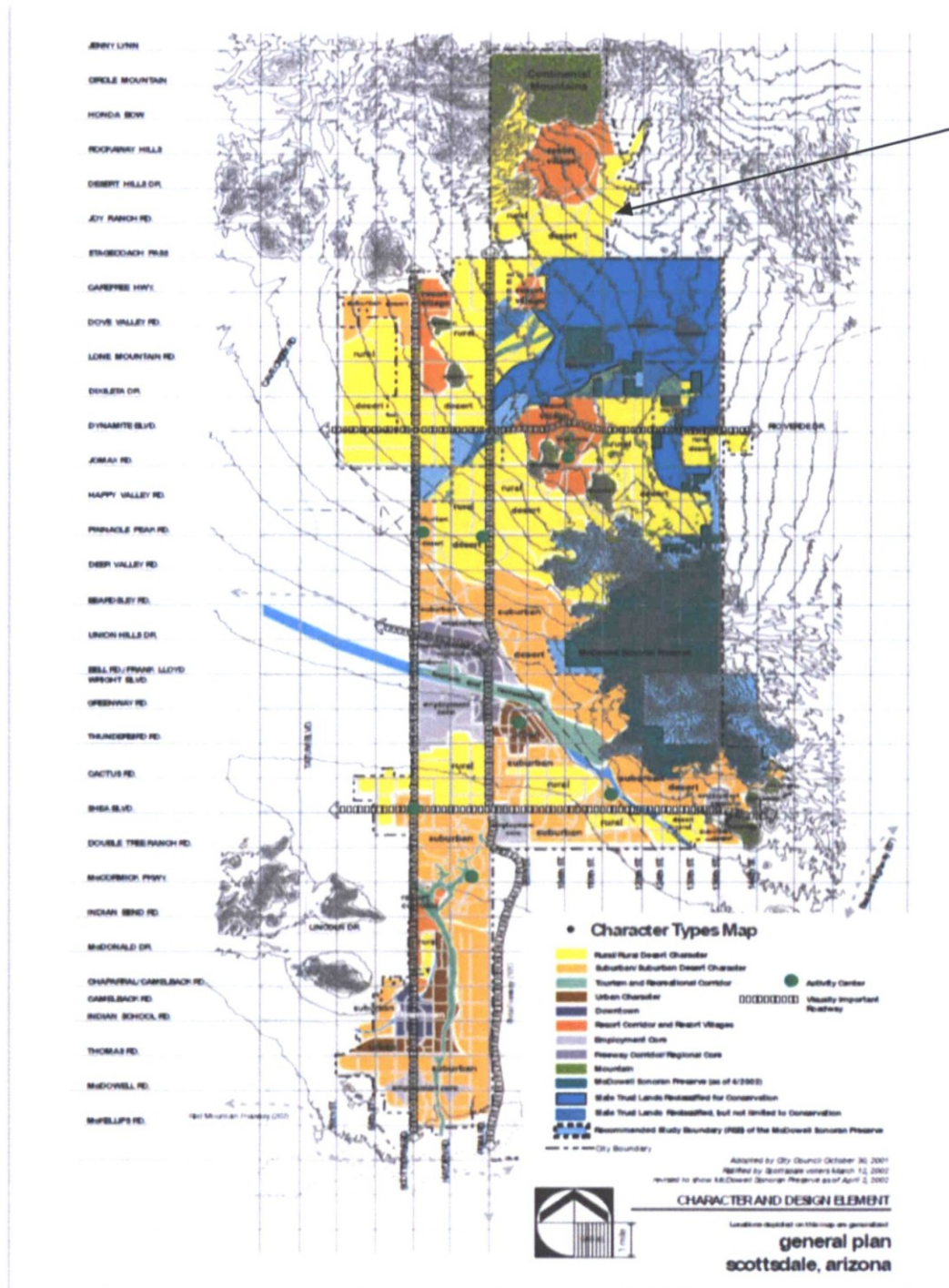
Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

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 part of and contributes to the established or planned character of the area of a proposed location (i.e., Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a “Rural/Rural Desert” character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed large-lot residential community is a low-density residential neighborhood (0.67 dwelling units/acre). The General Plan character type description states that “desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments.” The proposed development provides buffers along the perimeter of the Property and desert vegetation throughout, with Natural Area Open Space (“NAOS”) provided that exceeds the amount required by the ESLO (by 15%)

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the rural desert character of its surroundings through its low-density design, abundant open space, and environmental sensitivity. In doing so, it enriches the lives of Scottsdale's citizens and promotes a safe, attractive, and context-compatible community. Low-level lighting in conformance with the city's 'Dark Skies' policy and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.



Site

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

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

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 site plan, building design, and internal roads envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. By incorporating the Property's desert character into its design, the proposed development will increase the the City's economic and environmental quality of life.

The applicant's approach is in harmony with the built environment and densities of the surrounding communities. The following section demonstrates that this zoning request complies with Scottsdale's Sensitive Design Principles.

Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale 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.

The Principles are based on the philosophy 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."

Source: <http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

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

Response: The proposed lot layout is respectful of the natural topography, small boulder clusters, and native vegetation. The Property contains 50+ cfs washes, which will be maintained in their current form to the extent possible. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert responsive architecture, low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous

exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and the preservation of view corridors.

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

- *Scenic views of Sonoran Desert and mountains*
- *Archaeological and historical resources*

Response: Major vistas are of the Tonto National Forest, to the east and to the south. The goal will be to maintain the Tonto National Forest vista corridors, while preserving views of other natural features, such as small boulder clusters and revegetated areas to the extent possible. Preservation of the vista corridor will comply with ESLO guidelines.

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

Response: The Property has relatively gentle terrain. There are several 50+ cfs washes on the Property that will be maintained in their current alignments, to the extent possible, by the proposed development. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO.

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

Response: The developer proposes to set aside NAOS exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes through preservation of native vegetation and the incorporation of desert-appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

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: Internal streets and their corresponding streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain.

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: There is no transit service to the area on the Property, but walking and biking through this luxury residential community will be encouraged.

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

Response: Within the property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees that can shade pathways and streets. Landscaping already on the site will be restored and enhanced. There is also potential trail connectivity to the existing nearby trails within the Tonto National Forest.

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

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, with a maximum building height of 24 feet.

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

Response: Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

Response: Design strategies and building techniques that minimize environmental impact, reduce energy consumption, and endure over time, will be utilized, including sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

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

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

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

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

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

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No historic, archaeological or cultural resources have been identified on the Property. The Property has been impacted by jeep trails and past clearings and intrusions.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce 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 patterns 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 plant materials that contribute to airborne 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 development promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and

naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architectural character and distinctive landscaping. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique natural attributes and beauty of the natural desert and the adjoining Tonto National Forest. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features will be retained, as feasible.

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 viability of astronomical observation facilities within Arizona.

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

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

ii. LAND USE ELEMENT

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods,” which anticipates overall residential density at a maximum of one unit per acre. Proposed density of this rural community is 0.67 units per acre. *See General Plan map on page 8.*

RURAL NEIGHBORHOODS: This category includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

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.

Bullet 5: Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

Response: The location of the Property and the neighborhood-sensitive development goals proposed for this community create an appropriate transition with respect to development pattern, intensity and character. The internal roads for the proposed development will align with, and connect to, existing roads on contiguous parcels to the west, creating continuity of mobility networks.

The adjoining development to the west, and the non-adjoining developments to the northwest and southwest, of the Property are zoned R1-43. The adjoining development to the north includes a mix of R1-70 and R-190 zoning. See the "Existing Zoning" map on page 5. Accordingly, the proposed zoning of R1-43 is compatible with – and in many cases identical to – the surrounding land uses.

Through the use of environmentally conscious, low-density design and the placement of significant buffers between the Property and the Tonto National Forest, the proposed development maintains the natural integrity of, and thoughtfully integrates with, surrounding open space preserves. Additionally, by selecting a location that is contiguous to existing development, the proposed development mitigates the City's cost in providing necessary city services.

Goal 4: Maintain a balance of the 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.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential community will provide an array of context-sensitive

housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

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

Response: The rich mix of lifestyles that makes each community unique is a core Scottsdale value. The proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who choose to purchase a home in this development.

Goal 6: Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Bullet 1: Support the essential cycles of life support functions of our ecosystem through land use and development activities.

Bullet 3: Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.

Bullet 5: Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

Response: Lyle Anderson proposes to use environmentally sensitive and sustainable building and design practices in order to conserve resources, such as land and energy. In addition, the revegetation process will be conducted in a way that attempts to use water as efficiently as possible. Where possible, development will endeavor to reduce flooding, which will in turn reduce costs for home owners in the area. The proposed development adjoins several other developments, which discourages sprawl and further facilitates the conservation of precious resources, while promoting the broader community identity.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 1: Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: As with all of Lyle Anderson’s developments, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, small boulder clusters, native vegetation and view corridors as well as to the existing built environment of single family residential to the north, northwest, west, and southwest. While it is not possible to preserve all natural features on the site, care has been taken to avoid boulders and vegetation where possible. The integrity of natural systems maintained, as discussed throughout the Character and Design Element section. Additionally, land use transitions will be provided, as discussed in Goal 3 of this Land Use Element section. The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant natural features.

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

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area’s character.

Response: The proposed development is consistent with the surrounding uses and character. The developer will continue to work closely with the adjacent communities to earn their support and address any potential requests or concerns.

B. Guiding Principle: Support Economic Vitality

i. ECONOMIC VITALITY ELEMENT

The Economic Vitality Guiding Principle is intended to secure Scottsdale’s future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community.

While highlighted in other Elements of the General Plan (such as the Housing and Neighborhoods Elements), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale’s community is summarized in the following section.

Response: Lyle Anderson is known for building high-quality, luxury communities that are economically sustainable and aesthetically designed to blend with their environments. Through the employment opportunities created during the construction phase, the increase in transaction volume from the purchase and sale of homes, and the expansion of available housing options for North Scottsdale residents, the proposed development will expand Scottsdale’s economic base and support its continued economic vitality.

C. Guiding Principle: Enhance Neighborhoods

i. COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. The development team began outreach efforts earlier this year and a community meeting was held on June 6, 2018. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

2001 General Plan Page 90

Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent on May 25, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on June 6, 2018. A complete Citizen Outreach Report is provided with the application.

ii. HOUSING ELEMENT

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

2001 General Plan Page 98

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

Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.

Response: The proposed residences will be upscale, luxury single-family for-sale homes. This development will uphold North Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. As discussed in the Character and Design section above, design elements will be consistent with the Scottsdale Sensitive Design Principles.

iii. NEIGHBORHOOD ELEMENT

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood Element of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit, including the preservation of our neighborhoods' long-term attractiveness and economic integrity.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

Response: The Property connects to several existing developments and blends aesthetically with the existing housing and natural desert features throughout the area. Accordingly, the proposed development creates an opportunity to promote and encourage context-appropriate new development in established areas of the community.

D. Guiding Principle: Preserve Meaningful Open Space

i. OPEN SPACE AND RECREATION ELEMENT

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation Guiding Principle found within the General Plan specifically addresses the significance of the scenic corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors, such as vista corridors, through the site provides continuous visual linkages within and between local neighborhoods, thereby reinforcing the regional open space network.

This zoning request is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

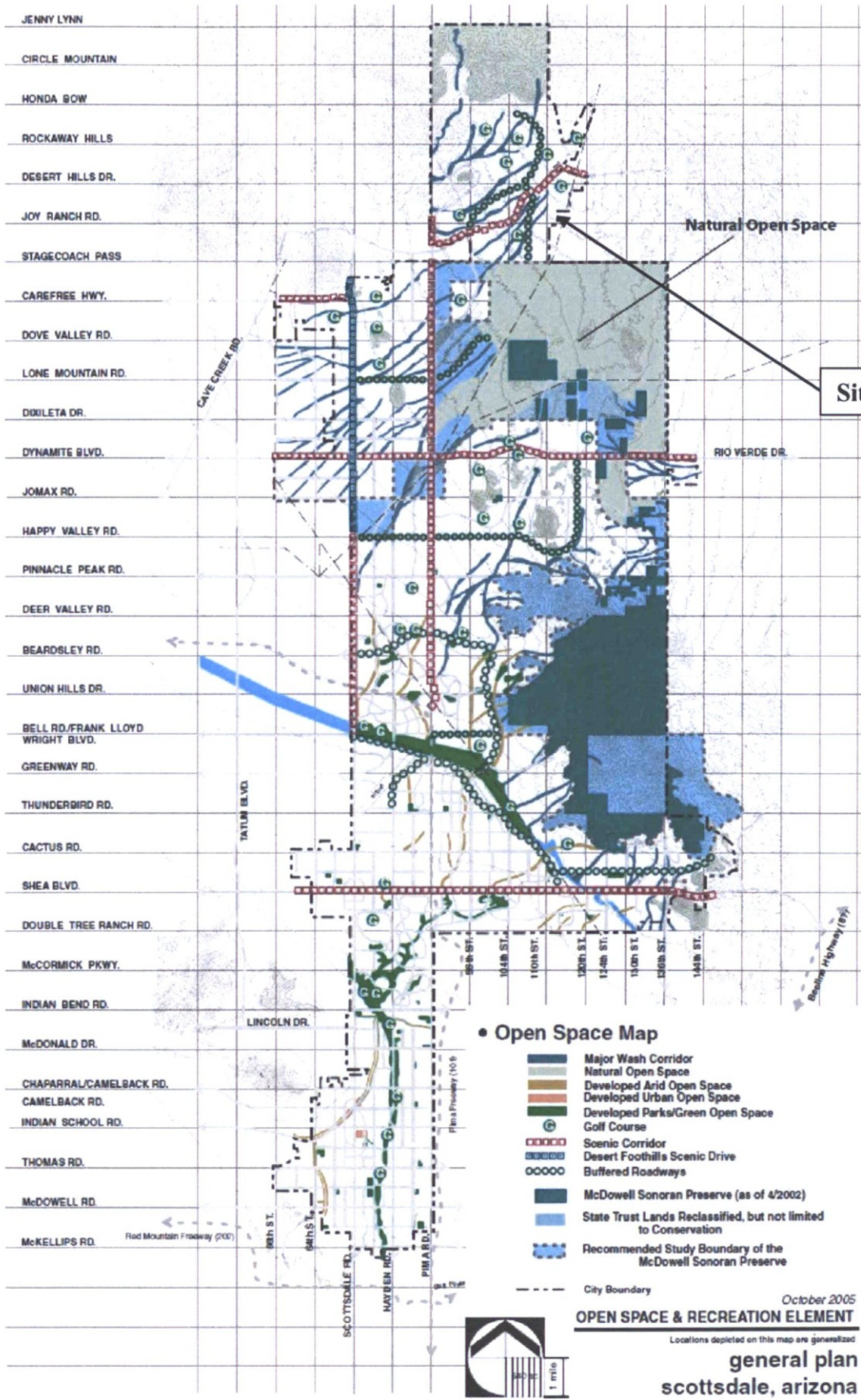
Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS. Setbacks on all four sides of the Property will match, or exceed, the setbacks of adjacent properties and of the provided buffers.

will be preserved as open space and integrated into the residential community. In total, the proposed development provides 15% more open space than is required by the ESLO. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the building envelopes, local conditions (drainage, terrain and vegetation) will be respected and have been factored into the overall site design.



JENNY LYNN
 CIRCLE MOUNTAIN
 HONDA BOW
 ROCKAWAY HILLS
 DESERT HILLS DR.
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LONE MOUNTAIN RD.
 DIXILETA DR.
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINNACLE PEAK RD.
 DEER VALLEY RD.
 BEARDSLEY RD.
 UNION HILLS DR.
 BELL RD./FRANK LLOYD WRIGHT BLVD.
 GREENWAY RD.
 THUNDERBIRD RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLE TREE RANCH RD.
 McCORMICK PKWY.
 INDIAN BEND RD.
 McDONALD DR.
 CHAPARRAL/CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 McDOWELL RD.
 McKELLIPS RD.



II. PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The underlying theme is to foster a close and supportive relationship among natural resources, environmental quality and the economy of the area.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain, featuring native vegetation, small boulder clusters, and 50+ cfs washes. Washes will be maintained in their current alignment and, to the extent possible, native vegetation will be left undisturbed. The site design and building envelope placement will respond to the terrain and environmental features of the site, and the developer will seek to employ environmentally sustainable building practices. The proposed home sites are respectful of the terrain, boulders and vegetation and building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Lyle Anderson intends to promote environmentally sustainable building techniques and materials, provide both natural and man-made/architectural shading, and promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

Goal 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Bullet 3: Protect and enhance the natural elements of all development sites.

Bullet 5: Use low impact building materials.

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation, washes and small boulder clusters to the extent possible as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. Lyle Anderson is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible.

Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

E. Guiding Principle: Seek Sustainability

The issue of sustainability is addressed within three Elements of the General Plan, including: (1) the Cost of Development Element; (2) the Growth Areas Element; and (3) the Public Services and Facilities Element. The discussion of “sustainability” in these Elements of the General Plan focuses on the effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they are sufficient to serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning and development review process the City can evaluate appropriate dedications, development fees and the provision of infrastructure.

Response: The developer will incur any reasonable costs and fees associated with infrastructure requirements.

F. Guiding Principle: Enhance Transportation

i. COMMUNITY MOBILITY ELEMENT

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: Streets and internal streetscapes of the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of Lyle Anderson's development ethos.

IV. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

Response: The ESLO was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS in excess of what is required by the ESLO.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of washes, topographical features, small boulder clusters and vista corridors where possible.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.**

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surrounding landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.*

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*
 - i. Justification for the request.*
 - ii. Plans showing:*
 - (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: There are 50+ cfs washes located on the Property which will remain undisturbed in the development of the Property to the extent possible.

ESL Amended Development Standards*

	Existing R1-190	R1-43	R1-43 with Amended Development Standards
Min. Lot Area:	190,00	43,000	32,250
Min. Lot Width:	300	150	113
Min. Front Setback:	60	40	30
Min. Side Setback:	30	20	15
Min. Rear Setback:	60	35	26

*The amended development standards shall not apply to the perimeter setbacks, which shall confirm to Sec.6.1083.E.6 and state “setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels”.

V. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

Response: Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. Lyle Anderson Company has a high regard for the natural environment and the preservation of native plants. The development of this property will meet this criterion in all respects.

- (2) *The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.*

Response: The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) *A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.*

Response: A native plant plan will be provided consistent with the City's requirements.

- (5) *A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.*

Response: The site revegetation and new landscape palette will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) *The native plant program shall include a relocation program for excess salvageable plants.*

Response: A relocation program for excess salvageable plants will be provided if deemed necessary.

VI. Conclusion

This zoning request will result in numerous benefits to the community, which are summarized below:

- A luxury residential community developed by Lyle Anderson Company, a recognized leader in building high-quality lifestyle communities.
- Single family for-sale luxury homes that reflect the character and uses in the surrounding residential communities.
- Conforms to the General Plan Rural Neighborhoods land use designation.
- Density of 0.67 units/acre, well below the 1.0 du/ac permitted in the Rural Neighborhoods General Plan category.
- Utilizes Scottsdale Sensitive Design Principles.
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert responsive architecture and native vegetation.
- Meets or exceeds ESLO requirements.

- Provides more NAOS than required in ESLO, integrated throughout the site. Approximately 39% of the Property is preserved as NAOS. Significant portions of NAOS will be provided in tracts.
- Preservation of Property's most sensitive natural features including wash corridors, high slope areas and areas with concentrated vegetation.



City of Scottsdale Cash Transmittal

116196

116196
 1 01146004
 8/3/2018 PLN-13TOP
 RMALDONADOHPSCOG2020
 8/3/2018 10:35 AM
 \$6,665.00

Received From :
 MANVEST CORP
 14901 N SCOTTSDALE RD
 SCOTTSDALE, AZ 85254

Bill To :

Reference #	384-pa-2018	Issued Date	8/3/2018
Address	N BOULDER VIEW DR	Paid Date	8/3/2018
Subdivision		Payment Type	CHECK
Marketing Name		Cost Center	
MCR		Jurisdiction	SCOTTSDALE
APN	219-58-001,219-57-005,219	Water Zone	
Owner Information		Water Type	
Sonoran Peaks LLC - Contact: John Christensen		Sewer Type	
8777 N. Gainey Center Drive, S		Meter Size	
Scottsdale, AZ 85258		Lot Number	
(480) 443-2630		Metes/Bounds	No
		Gross Lot Area	0
		NAOS Lot Area	0
		Net Lot Area	0
		Number of Units	1
		Density	QS 62-55

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$6,665.00	100-21300-44221

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

Date: 8/3/2018
 Office: PLN-1STOP
 Tran #: 1

Cashier: RMALDONADO
 Mach ID: HP600G20200
 Batch #: 67425

Receipt: 01146004 Date: 8/3/2018 10:35 AM
 116196
 3170 REZONING APP \$6,665.00

TENDERED AMOUNTS:

Check Tendered: \$6,600.00
 Chk #: 2568 MANVEST CORP

Check Tendered: \$65.00
 Chk #: 5390 BERRY RIDDELL LLC

Transaction Total: \$6,665.00

Thank you for your payment.
 Have a nice day!

Applicant Signature

Total Amount

\$6,665.00

(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 TRANSI

16-ZN-2018
8/3/2018



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

This request concerns all property identified in the development application.

Pre-application No: 384 - PA - 2018

Project Name: Joy Ranch & Tonto National Forest

Project Address: Joy Ranch Road & N. Boulder View Drive

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: Mark Grainger

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

Rev. 9/2012

16-ZN-2018
8/3/2018



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: John Christensen c/o Sonoran Peaks LLC
 Company: Lyle Anderson Company
 Address: 8777 N. Gainey Center Drive Suite 205 Scottsdale, AZ 85258
 Phone: 480 443-2630 Fax: 480 315-2720
 E-mail: jchristensen@andersonco.com

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): Mark Grainger Title: MANAGER

Date: _____
 Signature

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print): _____	
Staff Signature: _____	Date: _____

Planning, Neighborhood & Transportation Division
 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
 Page 1 of 1 Revision Date: 01/25/2013

JC = John Christensen (client)
 BR = Berry Riddell
 LVA = LVA rvi
 SEG = Sustainability Engineering Group

J2 = J2 Engineering & Environmental Design
 TS = Technical Solutions

Submittal Date: _____ Project No.: 384 -PA- 2018

Rezoning

Development Application Checklist

Joy Ranch & Tonto National Forest



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.
BR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
JC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>1,140 + 70</u> ^{1,210} (subject to change <u>every July</u>)
BR	<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.
BR/JC	<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
BR/JC	<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)

Planning and Development Services

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

Rezoning Development Application Checklist

BR/JC	<input checked="" type="checkbox"/>	<input 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)
BR/JC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
JC	<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)
JC	<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
JC	<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" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) • Digital – ① copy (CD/DVD, PDF Format)
BR/JC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
			12. Addressing Requirements (form provided)
			13. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
TS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Public Participation: (see Attachment A) <ul style="list-style-type: none"> • 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.
			15. Request for Neighborhood Group/Homeowners Association (form provided)
TS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. 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.
TS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. School District Notification – (form provided) Required for all applications that include residential uses.
LVA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. 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.
JC/LVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" 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

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. 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.	
		21. Plan & Report Requirements For Development Applications Checklist (form provided)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Development Plan	
BR	Req'd	Rec'd	<p>a. Application Narrative</p> <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 checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" 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)
BR	<input checked="" 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 (Must adhere to the Maricopa County Recorder requirements)
	<input checked="" 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 (Must adhere to the Maricopa County Recorder requirements)

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LVA

<input checked="" type="checkbox"/>	<input 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)
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LVA

<input checked="" type="checkbox"/>	<input 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>
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LVA

<input checked="" type="checkbox"/>	<input 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)
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<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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<input type="checkbox"/>	<input 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)
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LVA

<input checked="" type="checkbox"/>	<input 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>
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LVA

<input checked="" type="checkbox"/>	<input 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)
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SEG

N/A

LVA - not required on other case, but do we intend on providing?

<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 type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan IF APPLICABLE</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</u> of <u>black and white line drawings</u> • 11" x 17" – ① copy, <u>folded</u>
<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

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<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) <p style="text-align: right; color: blue;"><i>SUBDUCTION STREET SECTION</i></p>
<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 checked="" 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)
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(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>

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<input checked="" type="checkbox"/>	<input checked="" 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:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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>
<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> <p><i>Narrative</i></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)

Not required on other case?

Not required on other case?

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<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: _____ <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)
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BR/LVA

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>23. 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 checked="" 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 checked="" type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input checked="" 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 checked="" 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: _____ <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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Rezoning Development Application Checklist

	<input type="checkbox"/>	<input type="checkbox"/>	<p>24. 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>
SEG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>25. 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)
SEG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. 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 type="checkbox"/>	<input type="checkbox"/>	<p>27. 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)
SEG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. 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><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.
SEG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. 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><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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SEG	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 300	<p>30. 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><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>31. 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><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.
J2	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>32. 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 checked="" 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="text-align: right; color: blue; font-style: italic;">PIMA STRATEGIC INTERSECTION</p>
LVA	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>33. 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. <p style="font-size: 1.5em; font-weight: bold; color: blue;">VERY ANALYSIS</p>
LVA	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>34. 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>35. 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.
BR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>384-PA-2018</u> .
BR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
BR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
BR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. 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"/>		<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Debris McClay</u> Phone Number: <u>480-312-4214</u></p> <p>Coordinator email: <u>Dmccloy</u> @scottsdaleaz.gov Date: <u>5/23/18</u></p> <p>Coordinator Signature: <u><i>Debris McClay</i></u></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/planning-development/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

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