



Application

Narrative

Cash Transmittal

Development Standards

Spectrum – Camelback

8102 E. Camelback Road

The request is for rezoning from S-R (Service Residential) to C-O (Commercial Office) to allow for a new minimal residential healthcare facility. The “Office” General Plan land use category will be maintained with this request. The site is currently occupied by the Le Cordon Bleu College of Culinary Arts building although the use has vacated. The proposal includes a 2- and 3- story building with a central open space amenity and surface parking per City Code. Improvements along Camelback will include a refined sidewalk connection and increased open space buffer.

Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements for Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Development Review Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application Fee \$ <u>1600.00</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |

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DRB Development Application Checklist

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

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>17. Archaeological Resources (information sheets provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cultural Resources Survey & Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archaeological Research - ① copy |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>19. ESLO Wash Modifications Development Application (application provided)</p> <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application. |
| PART II -- REQUIRED PLANS & RELATED DATA | | |
| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
| | | 20. Plan & Report Requirements for Development Applications Checklist (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>21. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ④ copies <ol style="list-style-type: none"> 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>22. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – ④ 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><u> X </u> 750-foot radius from site</p> <p>_____ ¼-mile radius from site</p> <p>_____ Other: _____</p> |

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

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

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>37. Building Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> black and white line drawing (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 copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>38. Building Elevations Worksheet(s)</p> <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • Digital – ① copy (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>39. Perspectives</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, <u>folded</u> • 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 type="checkbox"/> | <p>40. Streetscape Elevation(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, <u>folded</u> • 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 type="checkbox"/> | <input type="checkbox"/> | <p>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – ① color copy, <u>folded</u> • 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 type="checkbox"/> | <p>42. 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) • Digital – ① copy (CD/DVD, PDF Format) |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <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 type="checkbox"/> | <p>44. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • Digital – ① copy (CD/DVD, PDF Format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>45. Sign Details</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <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) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>48. 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 type="checkbox"/> | <input type="checkbox"/> | <p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>52. Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>53. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>54. Final Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>55. Final Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets. |

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| <input type="checkbox"/> | <input type="checkbox"/> | <p>56. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 ½" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743 |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>57. Water of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact office at 480-312-5685</p> <ul style="list-style-type: none"> • ① copy of the approval from the Water Conservation Office |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>58. Native Plant Submittal:</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> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>59. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</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> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • Email (see handout instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets. |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>60. Revegetation Site Plan, including Methodology and Techniques</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>61. Cuts and Fills 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 type="checkbox"/> | <input type="checkbox"/> | <p>62. Cuts and Fills 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> (quality suitable for reproduction) |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 63. Environmental Features Map <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"/> | 64. Geotechnical Report <ul style="list-style-type: none"> • Email (see handout instructions) • 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 65. Unstable Slopes / Boulders Rolling Map <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"/> | 66. Bedrock & Soils Map <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"/> | 67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 68. Other: <hr/> <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 (see handout instructions) |

PART III – SAMPLES & MODELS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 69. Color Cards or Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers. |


Planning and Development Services

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DRB Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s)</p> <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2"x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board • 8 ½" x 11" – ① copy of a printed digital photo of the material board |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>71. 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 type="checkbox"/> | <input type="checkbox"/> | <p>72. Electronic Detail 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> |

DRB Development Application Checklist

| PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION | | |
|--|--------------------------|--|
| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 73. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>42</u> -PA- <u>2018</u> . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 74. Submit all items indicated on this checklist pursuant to the submittal requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 75. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 76. 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 type="checkbox"/> | <input type="checkbox"/> | 77. Other: _____ _____ _____ |
| <input checked="" type="checkbox"/> | | <p>78. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312-2376</u></p> <p>Coordinator email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>8/30/18</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> |

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DRB Development Application Checklist

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/building-resources/forms>

Planning and Development Services Division
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

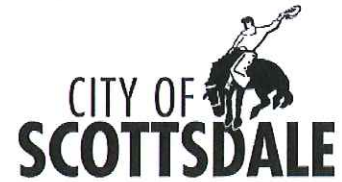
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Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

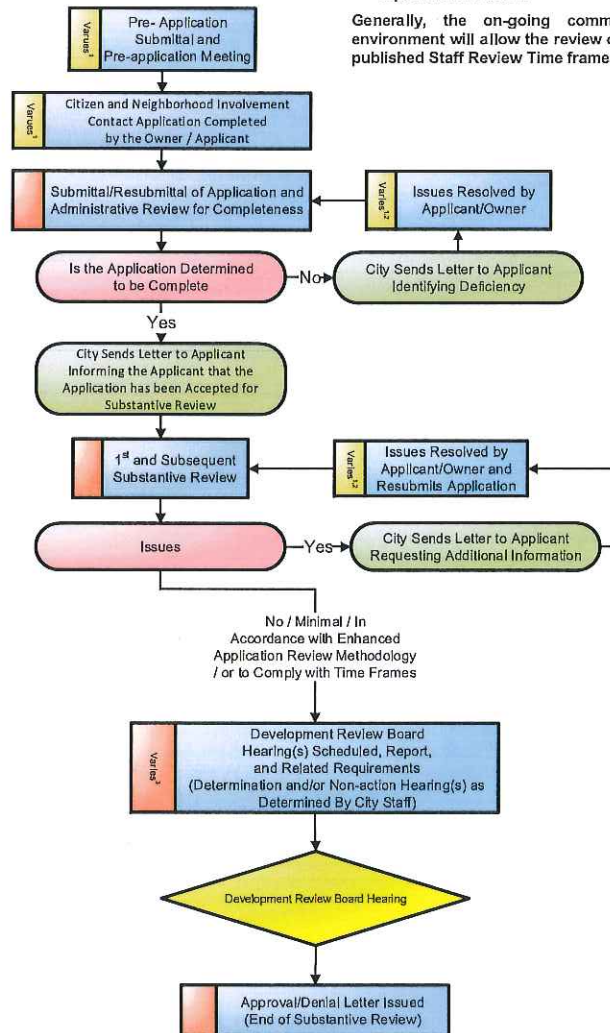


Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



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

Time Line

| | | | |
|---|---|---|----------------------------------|
| Administrative Review 15 Staff Working Days Per Review | Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4} | Public Hearing Process Time Frames Vary ³ | Approval/Denial Letter Issued |
|---|---|---|----------------------------------|

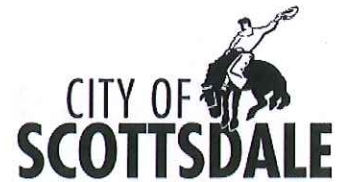
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Development Applications Process

Standard Application Review

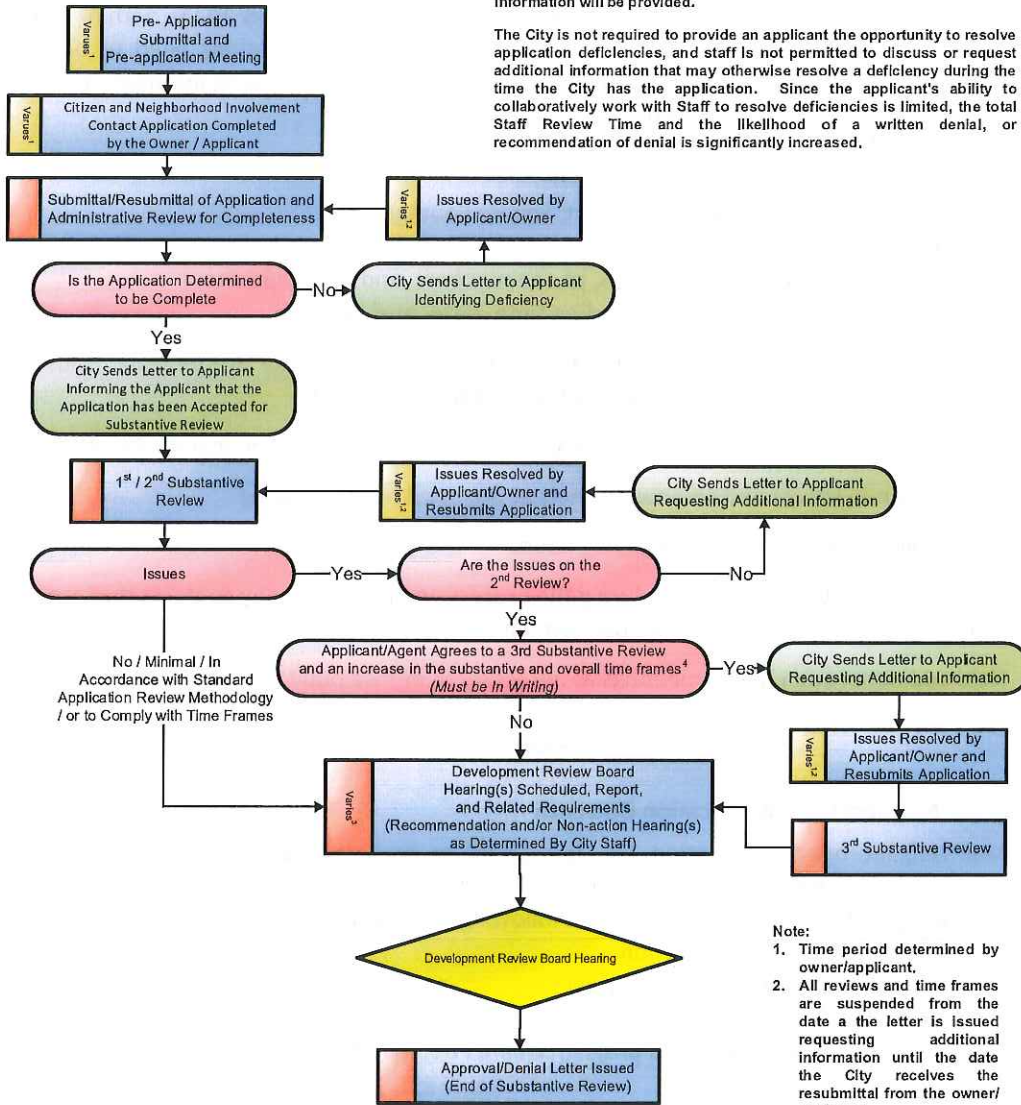
Development Review (DR and PP)



Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



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

Time Line

| | | | |
|---|--|---|----------------------------------|
| Administrative Review 15 Staff Working Days Per Review | Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4} | Public Hearing Process Time Frames Vary ³ | Approval/Denial Letter Issued |
|---|--|---|----------------------------------|

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Public Participation - DR, PP



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

Step 1: Complete Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting prior to formal application submittal

- Send open house invite via 1st Class Letter to property owners & HOAs within 750', to the City's interested parties list, and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours
- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

- OR -

Complete Neighborhood Notification Outreach

- Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Conceptual site plan/elevations
 - Applicant and City contact names and phone numbers
 -

Step 2: Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties

Public Participation - DR, PP



- Provide originals of all comments, letters, and correspondence received

City will post public hearing sign notices and provide other public notification

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

Spectrum/ Camelback Residential Health Care



DRB Project Narrative

8102 E. Camelback

January 17, 2019

Submitted by:

BERRY | RIDDELL
LLC

PRINCIPALS AND DEVELOPMENT TEAM

DEVELOPER

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Vessel Architecture & Design
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Prescott Smith
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Phoenix, AZ 85018
602-957-3434

LAND USE ATTORNEY

Berry Riddell LLC
John Berry, Esq.
Michele Hammond, Principal Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251
Tel: 480-385-2727

PURPOSE AND INTENT

The request is for Development Review Board (“DRB”) approval on a 4.5+/- acres site located at 8102 E. Camelback Road (the “Property”) zoned Commercial Office (C-O) pursuant to approved zoning case 1-ZN-2018 (City Council approved 8/28/2018) for the development of a “residential health care” senior living community with both assisted living and memory care (both classified as “specialized care” per the Zoning Ordinance definition). Identified as Office in the City of Scottsdale (the “City”) General Plan, the project is consistent with the land use designation, promotes land use balance, and will provide for the achievement of many of the City’s long-term goals. The site is currently occupied by the Le Cordon Bleu College of Culinary Arts building, although the use vacated several years ago. The proposal includes a two- and three-story building with a central open space amenity and surface parking per City Code. Improvements along Camelback will include a refined sidewalk connection and increased open space buffer.

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



ABOUT SPECTRUM

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

The Enclave at Anthem and Palo Verdes in Peoria depicted below



SITE CONDITIONS & LOCATION

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

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

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





DESIGN CONCEPT

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

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



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



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

DEVELOPMENT PLAN

This proposal consists of a residential health care facility/assisted living with memory care with 111 beds (116 approved with zoning). The development provides seniors an opportunity to enjoy a vibrant, social and quality lifestyle while still providing minimal healthcare services (dining, transportation and wellness/medical, etc.).

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

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

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

DEVELOPMENT REVIEW BOARD CRITERIA CONFORMANCE

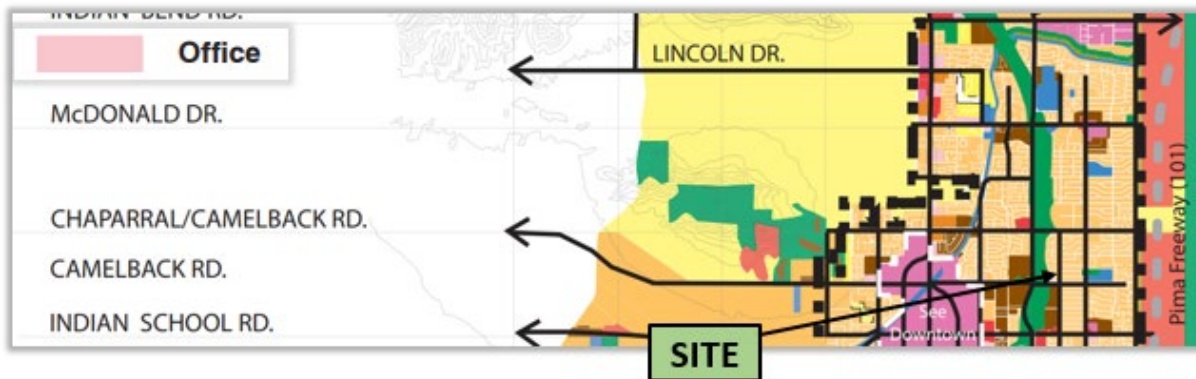
In considering any application for development, the Development Review Board shall be guided by the following criteria (Sec. 1.904 A. of the Zoning Ordinance):

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: The Spectrum project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, SSCAP and General Plan. While the zoning narrative submitted under separate application speaks in more detail to the broader context of the General Plan and SSCAP, below is a summary of how this proposal complies.

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

The Property lies within the Southern Scottsdale Character Area Plan ("SSCAP"), which identifies this area as a community of residential neighborhoods with a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environments. The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the need for senior housing will increase as that group moves into the more dependent stages of life. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level activity, and providing needed housing for a growing demographic.



2. The architectural character, landscaping and site design of the proposed development shall:

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

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

b. Avoid excessive variety and monotonous repetition;

Response: The buildings have a modern Southwestern design with a variety of textures, colors and building finishes. The architectural elements provide solar shading and overhangs, and celebrate the Sonoran Desert setting by creating outdoor living spaces, recreational amenities and gathering spaces. The architectural design (as discussed in detail above) provides a thoughtful transition from surrounding established residential community. The two-story building element (over 50% of the building mass) is provided along the north and east transitioning from the existing residential. The three-story element is appropriately placed along the south and west closer to Camelback Road and the Indian Bend Wash.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The primary vehicle entrance is via 81st Street from Camelback Road (existing point of access). The site plan includes parking predominately along the south and east sides, for residents, staff and visitors, under the shade of native trees. Pedestrian circulation is an important feature of this development along not only the perimeter and internal to the site, but also beyond from the Property to the nearby residential and commercial land uses. People will be encouraged to utilize the adjacent Indian Bend Wash for access to open space and nearby services. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

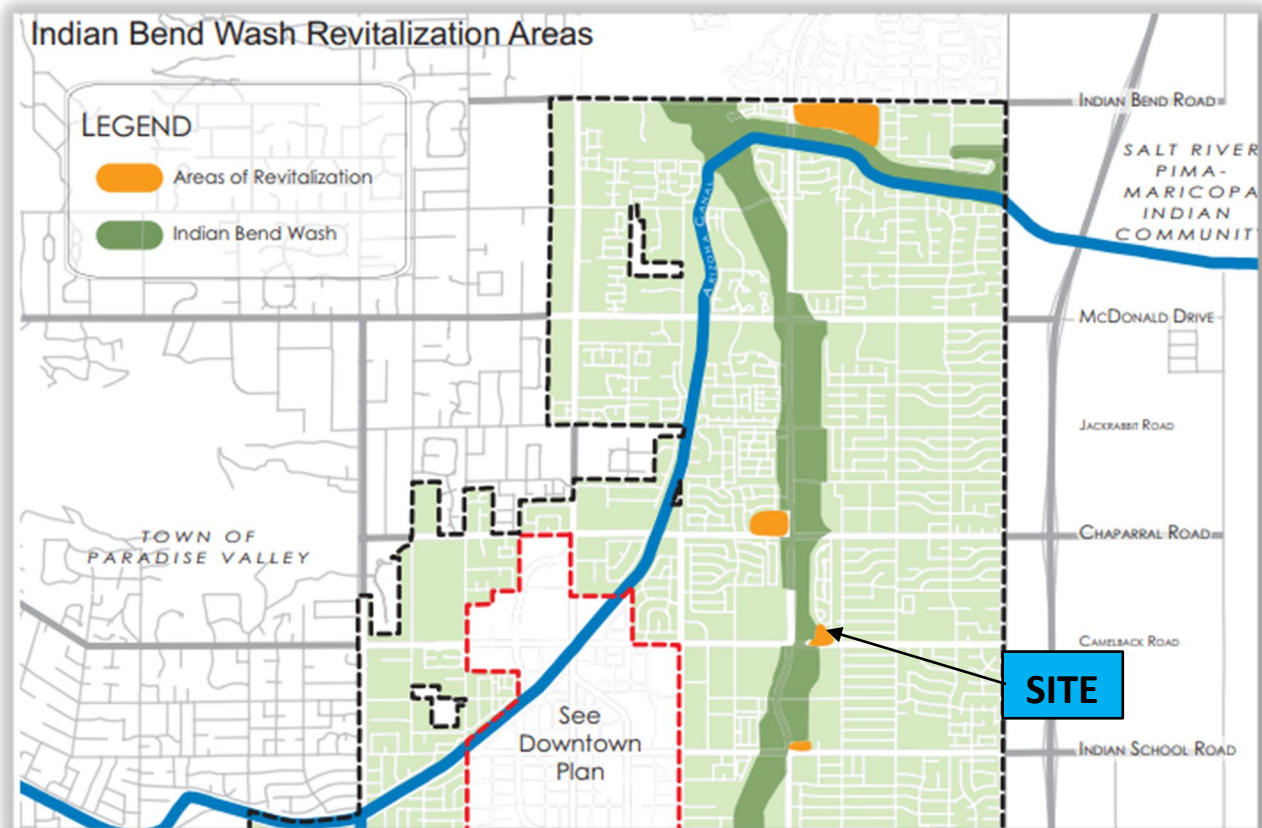
Response: All mechanical equipment, appurtenances and utilities will be full screened and/or incorporated in the building design.

5. Within the Downtown Area, building and site design shall...

Response: Not applicable.

6. The location of artwork provide in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria...

Response: Not applicable.



SCOTTSDALE'S SENSITIVE DESIGN PRINCIPLES

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

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

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

Housing proportions here are respectful of the adjacent uses and building masses in tiered (2 and 3-story elements) to mimic the heights of the adjacent developments.

Landscape buffers and buildings orientation are designed to respect the adjacent single-family residences. The lowest intensity portion of the development is placed along the eastern side, to create an appropriate transition from one use to another. Final details to the character and design of the buildings will be determined through the DRB process.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and

overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Building materials and finishes will include stone, stucco, metal accents, metal shade canopies, tile roofing and insulated glazing.

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

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

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

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

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

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

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

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

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

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

Development Application



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

| Zoning | Development Review | Land Divisions |
|---|---|--|
| <input type="checkbox"/> Rezoning (ZN) | <input checked="" 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: Spectrum Camelback
 Property's Address: 8102 E. Camelback Road
 Property's Current Zoning District Designation: C.O

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: Mike Longfellow | Agent/Applicant: John Berry / Michele Hammond |
| Company: Spectrum Acquisition Scottsdale, LLC | Company: Berry Riddell |
| Address: 200 Spruce St. #200, Denver, CO 80230 | Address: 6750 E. Camelback #100, Sct, AZ 85251 |
| Phone: 303-360-8812 Fax: | Phone: 480-385-2753 Fax: |
| E-mail: | E-mail: <u>mh@berryriddell.com</u> |
| Designer: Kevin Gates | Engineer: Ali Fakh / Steve Counsell |
| Company: Vessel Architects | Company: SEG |
| Address: 600 Emerson Rd #401, St. Louis, MO 63141 | Address: 8280 E. Gelding Dr. #101, Sct, AZ 85260 |
| Phone: 314-578-5744 Fax: | Phone: 480-588-7226 Fax: |
| E-mail: | E-mail: |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).
 • This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

See letter of authorization Owner Signature
Michele Hammond Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.: