



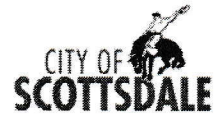
Application

Narrative

Cash Transmittal

Development Standards

# Development Application



### Development Application Type:

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

Zoning	Development Review	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)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input checked="" 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)	<b>Signs</b>	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Raintree Mixed Use

Property's Address: North of the Northwest corner of 87th Street and Raintree Drive

Property's Current Zoning District Designation: C-2

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: Jim Riggs	Agent/Applicant: John Berry / Michele Hammond
Company: 101 Mega Raintree & 101 Envy Raintree	Company: Berry Riddell
Address: 7120 E. Keirland Dr #807 Sct, AZ 85254	Address: 6750 E. Camelback #100, Sct, AZ 85251
Phone: 602-292-2398 Fax:	Phone: 480-385-2357 Fax:
E-mail: <u>hoya-trojan@aol.com</u>	E-mail: <u>mh@berryriddell.com</u>
Designer: Joe Fitzpatrick	Engineer: Ali Fakh
Company: CCBG	Company: SEG
Address: 102 E. Buchanan St, Phx, AZ, 85004	Address: 8280 E. Gelding Dr, #101, Sct, AZ 85260
Phone: 602-258-2211 Fax:	Phone: 480-588-7226 Fax:
E-mail: <u>jfitzpatrick@ccbagarchitects.com</u>	E-mail: <u>ali@azseg.com</u>

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 applications<sup>1</sup> 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.:

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Development Application

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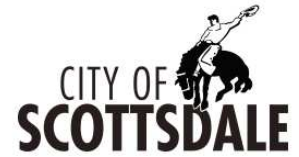
Revision Date: 5/10/2018

48-DR-2019

10/04/2019

# 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 and may result in additional fees. A Development Application that is received by the City is not complete until it is verified 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 questions 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.

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.

### Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code:                     P7257                    

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1. Development Review Application Checklist</b> (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>2. Application Fee</b> \$ <u>1,700</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3. Completed Development Application Form</b> (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>4. Request to Submit Concurrent Development Applications</b> (form provided) Digital – ① copy (CD/DVD, PDF Format)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>5. Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form) Digital – ① copy (CD/DVD, PDF Format)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Affidavit of Authorization to Act for Property Owner</b> (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) Digital – ① copy (CD/DVD, PDF Format)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Appeals of Required Dedications or Exactions</b> (form provided) Digital – ① copy (CD/DVD, PDF Format)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – ① copy</li> <li>• Include complete Schedule A and Schedule B.</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – ② copies</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>11. Request for Site Visits and/or Inspections Form</b> (form provided) Digital – ① copy (CD/DVD, PDF Format)		
<input type="checkbox"/>	<input type="checkbox"/>	<b>12. Addressing Requirements</b> (handout provided)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <b>13. Design Guidelines</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sensitive Design Program</li> <li><input checked="" type="checkbox"/> Design Standards and Policies Manual</li> <li><input type="checkbox"/> Commercial Retail</li> <li><input type="checkbox"/> Gas Station &amp; Convenience Stores</li> <li><input type="checkbox"/> Environmentally Sensitive Land Ordinance</li> <li><input type="checkbox"/> Old Town Scottsdale Urban Design and Architectural Guidelines</li> <li><input type="checkbox"/> Greater Phoenix Metro Green Infrastructure Handbook</li> </ul> </td> <td style="vertical-align: top; padding-left: 20px;"> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> MAG Supplements</li> <li><input type="checkbox"/> Scenic Corridors Design</li> <li><input type="checkbox"/> Office Design Guidelines</li> <li><input type="checkbox"/> Restaurants</li> <li><input type="checkbox"/> Lighting Design Guidelines</li> <li><input checked="" type="checkbox"/> Shading</li> <li><input type="checkbox"/> Desert Parks Golf Course</li> </ul> </td> </tr> </table> <p>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></p>	<b>13. Design Guidelines</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sensitive Design Program</li> <li><input checked="" type="checkbox"/> Design Standards and Policies Manual</li> <li><input type="checkbox"/> Commercial Retail</li> <li><input type="checkbox"/> Gas Station &amp; Convenience Stores</li> <li><input type="checkbox"/> Environmentally Sensitive Land Ordinance</li> <li><input type="checkbox"/> Old Town Scottsdale Urban Design and Architectural Guidelines</li> <li><input type="checkbox"/> Greater Phoenix Metro Green Infrastructure Handbook</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> MAG Supplements</li> <li><input type="checkbox"/> Scenic Corridors Design</li> <li><input type="checkbox"/> Office Design Guidelines</li> <li><input type="checkbox"/> Restaurants</li> <li><input type="checkbox"/> Lighting Design Guidelines</li> <li><input checked="" type="checkbox"/> Shading</li> <li><input type="checkbox"/> Desert Parks Golf Course</li> </ul>
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<input type="checkbox"/>	<input type="checkbox"/>	<b>14. Public Participation Process Requirements</b> (see Attachment A)		
<input type="checkbox"/>	<input type="checkbox"/>	<b>15. Request for Neighborhood Group Contact information</b> (form provided)		

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> (form provided)</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ① copy of the set of prints</li> <li>• See attached <u>Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - ① copies of the set of prints (<b>Delayed submittal</b>). 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.</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17. Archaeological Resources</b> (information sheets provided)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cultural Resources Survey &amp; Report - ③ copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies</li> <li><input type="checkbox"/> Copies of Previous Archaeological Research - ① copy</li> </ul> <p>Digital – ① copy (CD/DVD, PDF Format)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. Completed Airport Vicinity Development Checklist</b> – 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"> <li><input type="checkbox"/> Airport Data Page</li> <li><input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form</li> <li><input type="checkbox"/> Heliport (requires a Conditional Use Permit)</li> </ul> <p>Digital – ① copy (CD/DVD, PDF Format)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>19. ESLO Wash Modifications Development Application</b> (application provided)</p> <p>The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.</p> <p>Digital – ① copy (CD/DVD, PDF Format)</p>

### PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>20. Plan &amp; Report Requirements for Development Applications Checklist</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>21. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – ④ copies</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <ol style="list-style-type: none"> <li>1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li>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.</li> <li>3. Design Guideline Conformance. The application narrative shall specify through narrative and/or graphical exhibits how the proposal addresses the Design Guidelines marked on DRB Development Application Checklist item number 13 (above).</li> </ol>

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>22. Context Aerial with the proposed site improvements superimposed</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ④ color copies, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u></li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include an overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 750-foot radius from site</li> <li><input type="checkbox"/> ¼-mile radius from site</li> <li><input type="checkbox"/> Other: _____</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>23. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ⑫ copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD, PDF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>24. Site Details</b> (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p> <ul style="list-style-type: none"> <li>• 24" x 36" – ④ copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD, PDF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>26. Site Cross Sections</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>27. Natural Area Open Space Plan (ESL Areas)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD, PDF format)</li> </ul>

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## DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Topography and slope analysis plan</b> (ESL Areas)</p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>29. Phasing Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ④ copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>30. Landscape Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted)</li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD, PDF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>31. Hardscape Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted)</li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>32. Transitions Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>33. Parking Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>34. Parking Master Plan</b></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"> <li>• 8-1/2" x 11" - ② copies</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>35. Pedestrian and Vehicular Circulation</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ④ copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>36. Bikeways &amp; Trails Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Building Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – ② color copies, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy black and white line drawing copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>38. Building Elevations Worksheet(s)</b></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"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>39. Perspectives</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① color copy, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>40. Streetscape Elevation(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① color copy, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>

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## DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① color copy, <u>folded</u></li> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>42. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>43. Floor Plan Worksheet(s)</b> (Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>44. Roof Plan Worksheet(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>45. Sign Details</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>47. Exterior Lighting Photometric Analysis (policy provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>48. Manufacturer Cut Sheets of All Proposed Lighting</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>

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## DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>49. Cultural Improvement Program Plan</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conceptual design of location           <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> </li> <li><input type="checkbox"/> Narrative explanation of the methodology to comply with the requirement/contribution.           <ul style="list-style-type: none"> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> </li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>50. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>51. Master Thematic Architectural Character Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>52. Drainage Report</b></p> <p>See Chapter 4 of the City's <u>Design Standards &amp; 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"> <li>• Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets</li> <li>• Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>53. Master Drainage Plan</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets</li> <li>• Digital - ① copy (see handout submittal instructions)</li> </ul>

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>54. Final Basis of Design Report for Water</b></p> <p>See the City's <u>Design Standards &amp; 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> <ul style="list-style-type: none"> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>55. Final Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; 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> <ul style="list-style-type: none"> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>56. Water Sampling Station</b></p> <ul style="list-style-type: none"> <li>• Show location of sample stations on the site plan.</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>57. Water of Approval For Fountains Or Water Features from the Water Conservation Office</b></p> <p>Please contact office at 480-312-5685</p> <ul style="list-style-type: none"> <li>• ① copy of the approval from the Water Conservation Office</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>58. Native Plant Submittal:</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <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><b>59. Transportation Impact &amp; Mitigation Analysis (TIMA) (information provided)</b></p> <p>Please review the City's Design Standards &amp; 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"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ③ copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets.</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>

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## DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>60. Revegetation Site Plan, including Methodology and Techniques</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>61. Cuts and Fills Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>62. Cuts and Fills Site Cross Sections</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>63. Environmental Features Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>64. Geotechnical Report</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>65. Unstable Slopes / Boulders Rolling Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>66. Bedrock &amp; Soils Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>67. Conservation Area, Scenic Corridor, Vista Corridor Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>68. Other:</b> _____</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u></li> <li><input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction)</li> <li><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</li> <li><input type="checkbox"/> Digital – ① copy</li> </ul>

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# DRB Development Application Checklist

<b>PART III – SAMPLES &amp; MODELS</b>		
Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>69. Color Cards or Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> <li>Digital – ① copy of the digital images</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>70. Exterior Building Color &amp; Material Sample Board(s):</b> <ul style="list-style-type: none"> <li>8-1/2" x 14" material sample board(s) The material sample board shall include the following:                             <ul style="list-style-type: none"> <li>A color elevation of one side of the building</li> <li>3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>2"x 2" of proposed paint colors</li> <li>All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> <li>11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board</li> <li>8 ½" x 11" – ① copy of a printed digital photo of the material board</li> <li>Digital - ① copy of a digital image</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>71. Electronic Massing Model:</b> <ul style="list-style-type: none"> <li>11" x 17" – ① color copy, <u>folded</u></li> <li>8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p><input type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> 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"/>	<b>72. Electronic Detail Model:</b> <ul style="list-style-type: none"> <li>11" x 17" – ① color copy, <u>folded</u></li> <li>8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD, PDF Format)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p><input type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> 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>

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## DRB Development Application Checklist

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	73. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call <b>480-312-7767</b> . Request a submittal meeting with a Planning Specialist and provide your case pre-app number: <u>866</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 including one copy of all items in a digital format.
<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. <b>Delayed Submittal.</b> 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"/>	<input type="checkbox"/>	<p>78. If you have any questions regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Brad Carr</u> Phone Number: <u>480-312- 7713</u></p> <p>Coordinator email: <u>bcarr @scottsdaleaz.gov</u> Date: <u>8/15/2019</u></p> <p>Coordinator Signature: <u></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 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/planning-development/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)

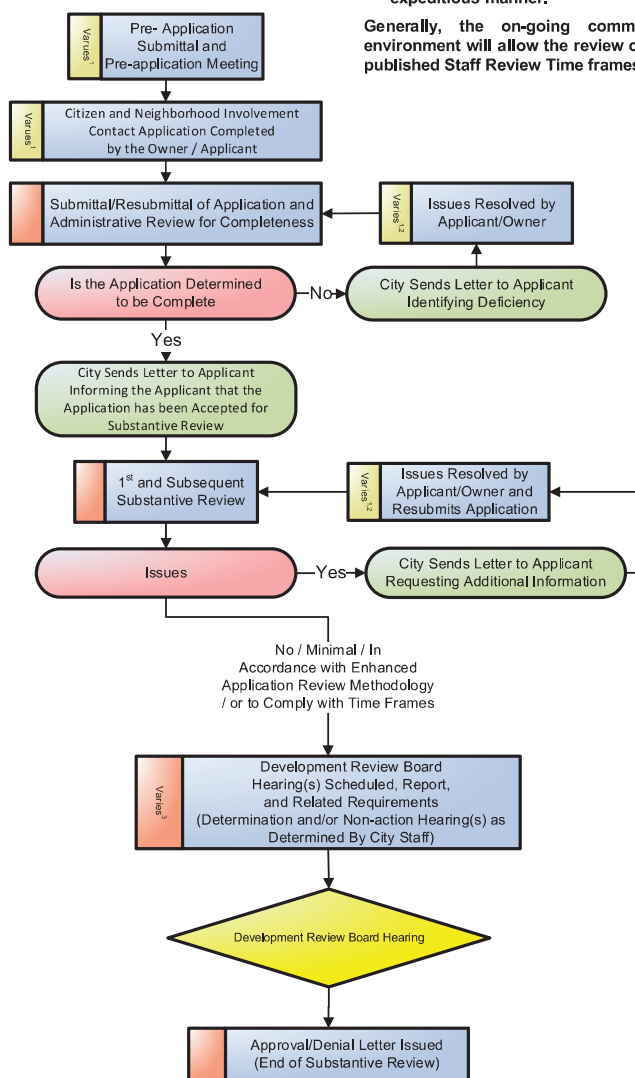


#### Enhanced Application Review Methodology

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 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 <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>3</sup>	Approval/Denial Letter Issued
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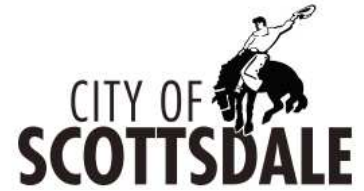
## Planning and Development Services

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# Development Applications Process

## Standard Application Review

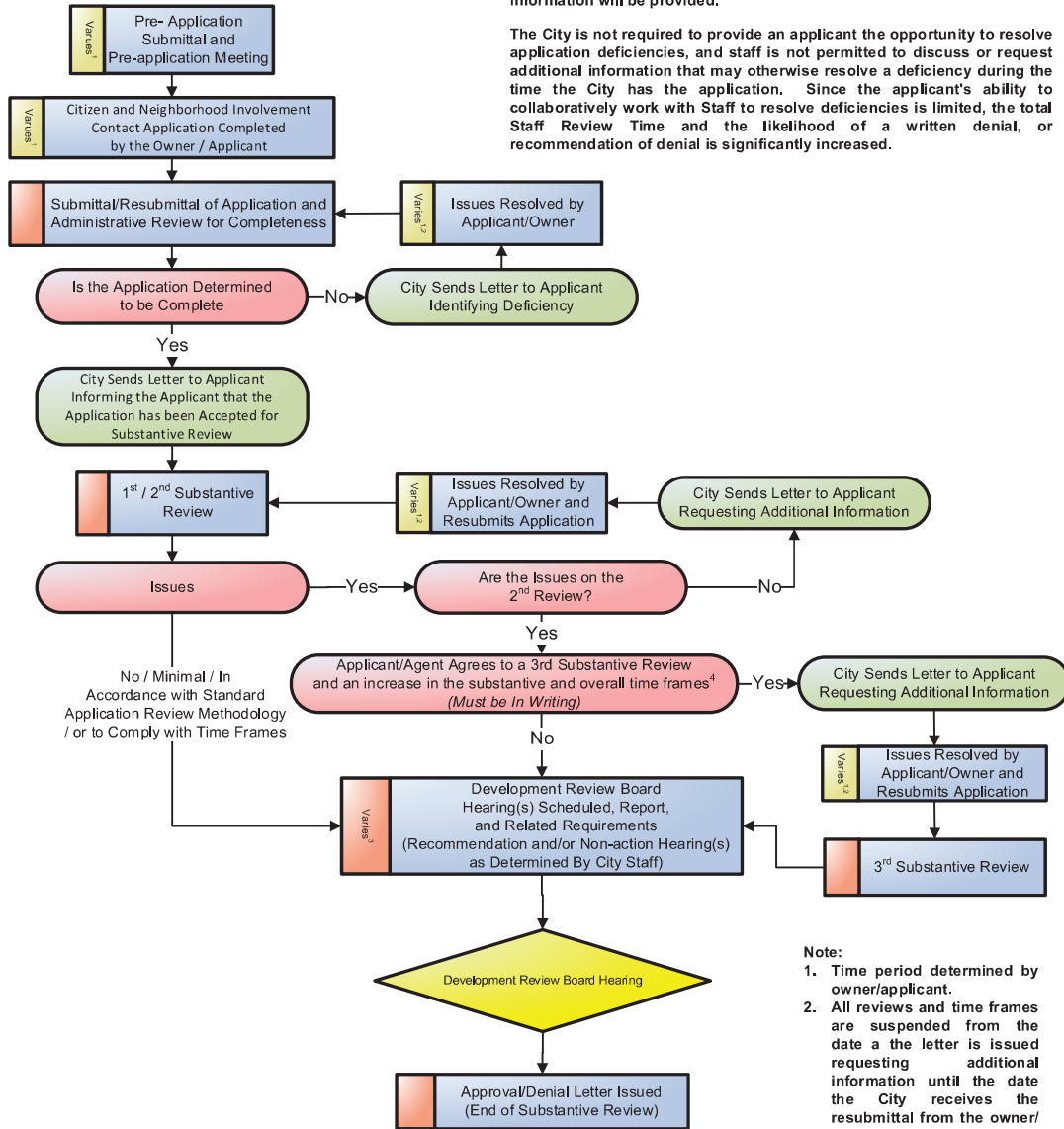
### Development Review (DR and PP)



#### Standard Application Review Methodology:

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

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



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

#### Time Line

Administrative Review 15 Staff Working Days Per Review	Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Public Hearing Process Time Frames Vary <sup>3</sup>	Approval/Denial Letter Issued
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# Project Narrative

## Development Review Board

### Wood Partners -Raintree



866-DR-2018

Prepared by:  
Berry Riddell, LLC

John V. Berry, Esq.  
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100  
Scottsdale, AZ 85251

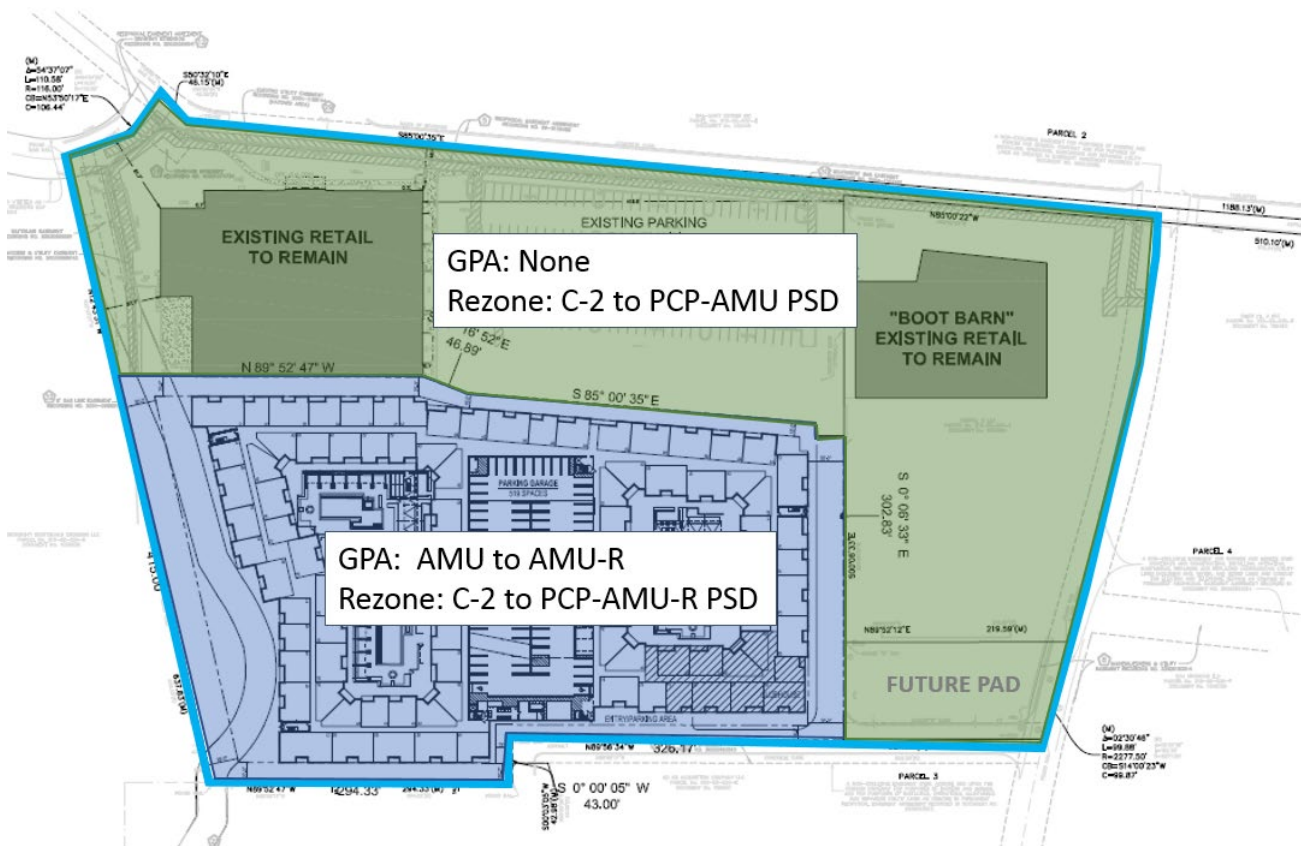
Date: September 2019

<sup>1</sup>  
48-DR-2019  
10/04/2019

## Purpose of Request

The subject 5.56+/- acre property is located near the northwest corner of Raintree & Pima (the "Property"), just south of the former Sam's Club site. The request is for Development Review Board ("DRB") approval of a new multifamily development including 330 units (site area in blue below).

Cases 2-GP-2019 3-ZN-2019 are scheduled for the October 1<sup>st</sup> City Council hearing and include a request for a non-major General Plan Amendment from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a 5.56+/- acre site and rezoning on 13.08+/- acres (which includes the 5.56+/- acre site) from Central Business (C-2) to Planned Airpark Core- Airpark Mixed Use Residential and Planned Airpark Core-Airpark Mixed Use with Planned Shared District overlay (PCP-AMU-R PSD and PCP-AMU PSD). The PSD overlay will allow the 13.08+/- acre property to share development standards. See below.



Redevelopment of this underutilized, partially vacant Property will add to and support the local and regional economic base generating additional revenue for the City. The Property is surrounded by a variety of retail, employment and service-related business in the Scottsdale Airpark.

The Wood Partners residential community will provide residences close to jobs in the Scottsdale Airpark, a significant employment center with more than 57,000 employees and approximately 40 million square feet of commercial space (*AZBigMedia.com, March 2018*). New multifamily housing will also provide additional customer base and an economic benefit for nearby businesses, some of which have struggled; bringing rooftops to this area will bolster retail and service-related businesses.



### **Design Concept**

The residential building has been designed in a manner that provides appropriate massing and sensitivity to the pedestrian. Architectural detailing includes colors and materials that uphold the unique character and context of the Sonoran Desert. Each courtyard design is unique, creating both active and passive recreational opportunities for the residents. The courtyard areas on the residential parcel will have a range of outdoor amenities including a pool, spa, and cabanas to create resort-like outdoor living spaces for residents to gather and relax. The parking structure is completely obscured from view as a result of the wrap design.

- Incorporated a modern character into the design with geometric forms and clean lines as well as using several materials and colors to add to the distinction between the different massing elements.

- The building has been designed to convey the look of multiple buildings rather than one massive façade with varying setbacks in the face and undulation of the parapets.
- The building will include over 9,000 SF of interior clubhouse space on the main floor featuring a test kitchen, fitness center, shared work offices, and café.
- Incorporating over 30,000 SF of exterior courtyard space that will include a pool/spa, BBQ area, Game area, and all will be lushly landscaped.
- Providing a sky deck on the 4<sup>th</sup> level NE corner that will take advantage of the views of the mountains and green space below.
- All units will have patios/balconies and will be shaded by a balcony above or shade canopy.
- Providing over 80,000 SF of open space (over 13,000 more than what is required) on the property.
- Providing front stoops at the first-floor units (30 total) along the N, S, and E elevations that access a pedestrian parkway including 8' wide sidewalks and lush landscaping on both sides.

<u>Paint on Stucco</u> (Dunn Edwards) DE6372 – Lace Veil (white) DEC795 – Gray Pearl (light grey) DE6376 – Looking Glass (medium grey) DE6378 – Jet (dark grey) DE5824 – Outer Space (blue)	<u>Brick/Stone</u> H.C. Muddox – Aspen Grove (light brick) H.C. Muddox – Clinker (dark brick) Coronado – Chiseled Limestone Cream (corner element stone @ Entry and Sky Deck)
<u>Siding</u> James Hardie Board – Timber Bark	<u>Windows/Doors/Railings/Canopies</u> Dark Bronze or Black per manufacturer



### **DRB Criteria**

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):

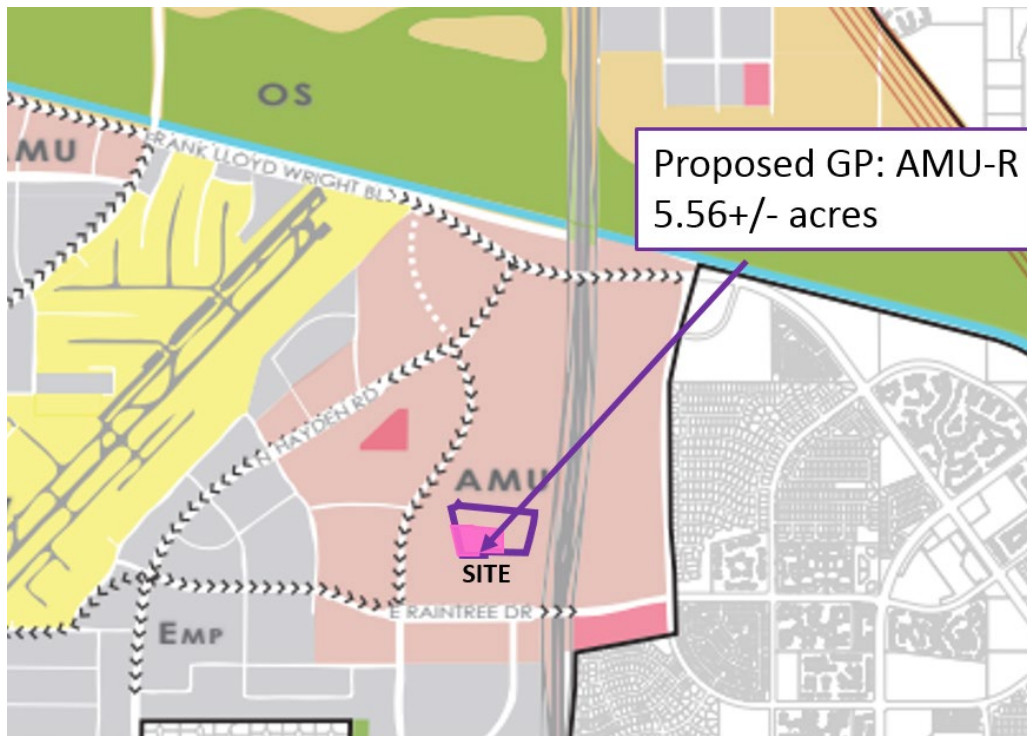
- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

**Response:** The Wood Raintree development will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, GACAP and General Plan. While the zoning narrative submitted under separate application speaks in more detail to the broader context of the General Plan and GACAP, 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 AMU-R (per GPA approval Oct 1<sup>st</sup> CC), 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 Wood Raintree development provides an opportunity for a compatible land use that increases options for residential in the Airpark community, respects the character of the existing context and represents a vibrant, attractive development on an underutilized property. 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 GACAP as the proposed development promotes revitalization and housing sustainability for the residents of Scottsdale.

## GACAP Land Use Map

*AMU-R subject to 2-GP-2019 CC approval on October 1st*



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 Wood Raintree project is a compatible development with the existing mixed-use employment core. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency with the Airpark character. The overall concept is to create a mixed-use residential synergy within close proximity to abundant, established retail and office land uses. The project will create a sustainable, walk-friendly environment that takes advantage of the huge employment and retail base, which surrounds the Property. The Property is buffered from Northside, Raintree and Loop 101 by the existing built environment, making the site ideal for residential redevelopment with regional access. The development provides safe pedestrian connectivity and compatible landscape/hardscape design elements between the commercial development and residential community so that the two land uses function as a synergistic mixed-use development.

***b. Avoid excessive variety and monotonous repetition;***

**Response:** The buildings have a contemporary Southwestern design with a variety of textures, colors and building finishes. The architectural elements provide solar shading, projections 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 Airpark context.

***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 below.

***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 Scottsdale Airpark is a significant employment center in Arizona with more than 57,000 employees and approximately 40 million square feet of commercial space. The residential land use submarket has expanded in the Airpark over the last two years providing housing for the growing employment core. According the Greater Scottsdale Airpark 2030 Report (*AZBigMedia.com*), the Airpark will continue to grow with more than 4,000 businesses employing as many as 80,000 employees by 2030, furthering the need for additional housing options. The site is within close proximity to businesses such as Go Daddy, Vanguard, and Colliers International, just to name a few. Offering housing options close to large employment cores and supporting retail reduces vehicle trips and encourages walkability. Further, the Property is located within close proximity to regional transportation corridors (Hayden Road, Frank Lloyd Wright Boulevard, Loop 101). The development will create a sustainable, walk-friendly

environment for its residents with functional, internal pedestrian connections between site amenities and other land adjoining land uses. Additionally, the Property is close to public transit routes that provide direct access to many parts of the east valley. The Scottsdale Trolley system (Mustang Route) runs from Northsight and Hayden to Mustang Library extending to Via Linda and Frank Lloyd Wright.

***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 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 Property is surrounded by retail commercial uses and vacant buildings (prior Sam’s Club to the north). Redeveloping the Property with mixed-use residential will enhance and strengthen the Airpark employment core. This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information, all of which demonstrate the character and high-level of design proposed for this site. The mixed-use residential community has been designed in a manner that provides appropriate massing given the scale and context and Airpark setting. The development encourages alternative modes of transportation by focusing on a pedestrian network that encourages interaction with the surrounding context and adjacent uses.

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

**Response:** Although the setting of the Property is an established commercial center and does not have natural features such as washes and natural area open space, the design team has paid particular attention to enhance the ground-level pedestrian experience.

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

**Response:** The Property is an Airpark redevelopment site (currently vacant retail buildings). All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with City's guidelines. The existing topography of the site is relatively flat, and therefore, will be maintained.

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

**Response:** The proposed redevelopment will include desert appropriate landscaping (as well as integration and relocation of native plants). Additional landscaping 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 will become self-sustaining relative to water demand.

- 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:** Pedestrian circulation is an important feature of this development, as numerous retail, employment, and service related uses are within walking distances from this site.

- 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:** Mixed-use development is an important component of successful smart growth and livable community development. When a wide variety of uses and housing choices are located within close proximity to commercial, employment, and support services, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed mixed-use residential community will not only bring reinvestment and redevelopment to the area (currently vacant retail) but will also bring development that more closely aligns the goals and policies of the City by reinvigorating the Airpark core. Mixed use developments inherently reduce the number and distance of automobile trips and improve air quality,

thereby enhancing the quality of life for the community.

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.

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

**Response:** Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed mixed-use residential development also provides continuity between the newly proposed and existing architecture in the surrounding Airpark area, providing contextually appropriate development and visual fluidity between the various uses.

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 spaces and amenities.

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

**Response:** Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are still being evaluated and may include, but are not limited to, recycled materials, energy efficient windows, energy efficient fixtures and appliances, and use of solar.

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 redevelopment and enhancement of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement (see landscape plans) and well as repurposing of existing native species.

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 (see landscape plan and renderings). Context appropriate desert plant materials will be

utilized with the development of the Property, consistent with the established vegetative pattern found in the Airpark.

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

**Response:** Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for patrons, residents and visitors.

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.



# 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 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: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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): \_\_\_\_\_ Title: \_\_\_\_\_

  
Signature

Date: \_\_\_\_\_

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