

Case Research

PROPOSAL FOR INTERNALIZED MINI-STORAGE
PRE-APPLICATION FOR MAJOR GENERAL PLAN AMENDMENT

This pre-application request is for a Major General Plan Amendment for an approximately five (5) acre site located at the northwest corner of Scottsdale and Lone Mountain Roads to allow for an internalized mini-storage facility on behalf of the property owner, Lone-Mt. Venture, LLC.

The subject site consists of two (2) parcels, which have a current General Plan Land Use designation of "Rural Neighborhoods" and a zoning designation of R1-70 ESL FO (*Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay*). We are proposing a Major General Plan Amendment land use change from Rural Neighborhoods to Commercial to satisfy the need for a commercial use at this intersection. In conjunction with this request, a future concurrent rezoning case would be proposed to rezone from R1-70 to C-1.

The proposed site plan includes an approximately 96,678 gross square foot facility (i.e. underground and 2-story above or 24') that is setback from the nearby intersection. The eastern portion of the site includes a one hundred foot (100') scenic corridor adjacent to Scottsdale Road which includes a winding pathway and landscaping. Access to the site is provided by a drive on Scottsdale and Lone Mountain Roads. This main drive connects through the site to provide a porte-cochere for the facility which will meet fire access requirements.

The General Plan describes Commercial Land Uses as providing a variety of goods and services to the people who live, work, or visit in Scottsdale and have been designated throughout the community at various locations. We believe the request will provide a needed service to the surrounding community while meeting the goals and policies identified within the City of Scottsdale General Plan.

For example, below is an excerpt of a few of the General Plan goals and policies that we believe the request will fulfill:

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

Response: The proposal will support a variety of land use patterns, particularly in providing a service use to the community at this highly traveled intersection. The use provides a service compatible with the surrounding uses (i.e. commercial/retail center and senior residential health care facility) while providing a low impact, low traffic, quiet use buffering residential homes and providing a needed service.

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

Response: The proposal includes a large scenic corridor that will maintain the current land use pattern as well as promote the conservation of land and natural resources. Additionally, a commercial use will promote a land use pattern that will provide a nearby service which reduces the length of automobile trips.

Rezoning 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, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

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

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>2,140</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – ① copy • Include complete Schedule A and Schedule B. (requirements form provided)
<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 provided)
		12. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – ③ copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Public Participation: (see Attachment A) <ul style="list-style-type: none"> • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeology Survey and Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
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		22. Plan & Report Requirements For Development Applications Checklist (form provided)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan
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Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – ④ copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ③ copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ② copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>i. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>m. Landscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>n. Hardscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – ② copies, <u>folded</u> of <u>black and white line drawings</u> • 11" x 17" – ① copy, <u>folded</u>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>o. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ② copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – ① color copy, (quality suitable for reproduction) • 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>dd. 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 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0.5px solid black;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format)

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – ③ copies (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) • 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>26. Preliminary Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>27. Preliminary Grading and Drainage Plan</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report.</p> <ul style="list-style-type: none"> • Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan. • Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions)
<input type="checkbox"/>	<input type="checkbox"/>	<p>28. 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>29. Preliminary Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <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>32. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <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>33. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <p><input type="checkbox"/> Category 1 Study</p> <p><input checked="" type="checkbox"/> Category 2 Study</p> <p><input type="checkbox"/> Category 3 Study</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>36. Other:</p> <hr/> <hr/> <hr/>

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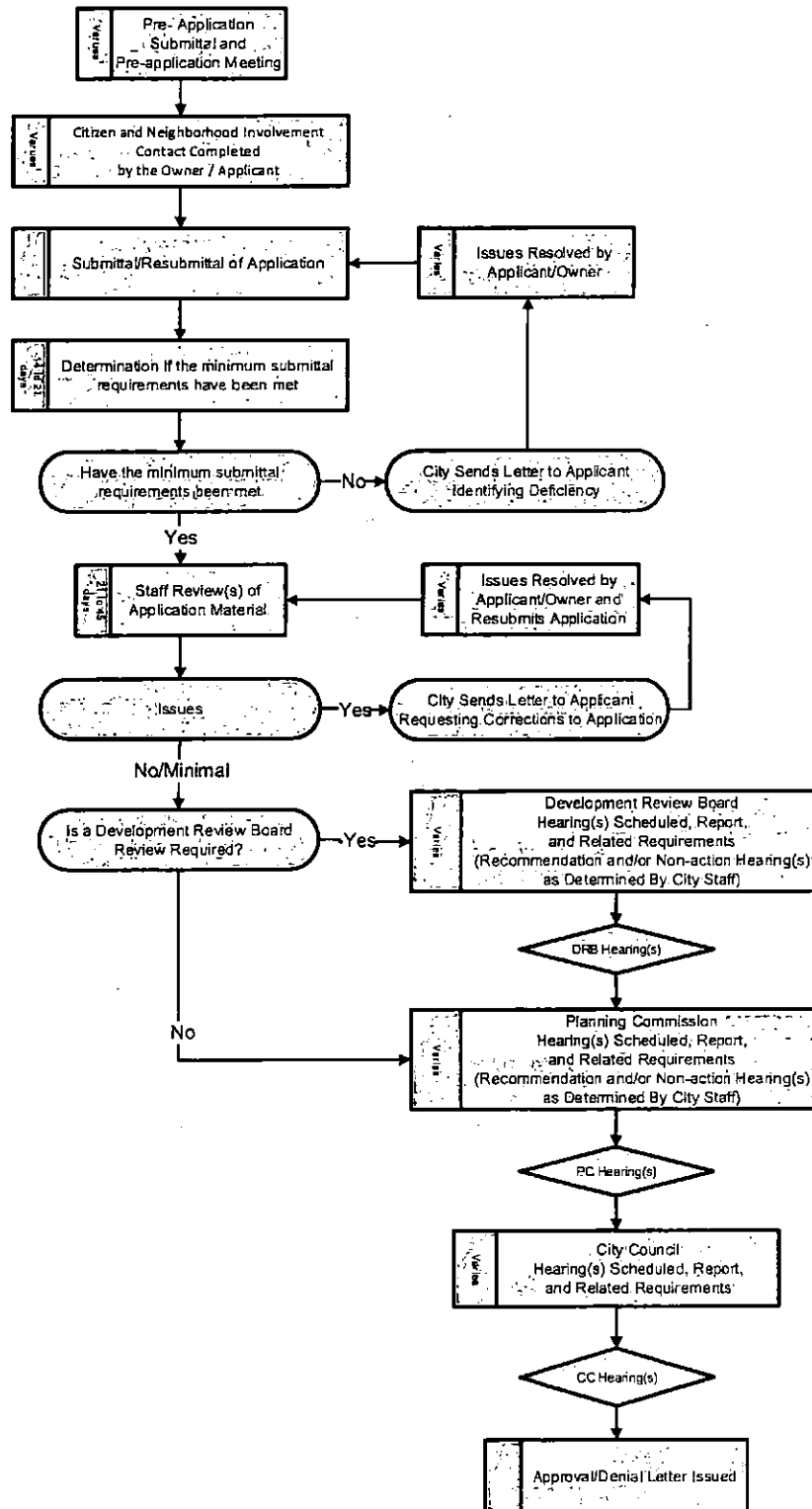
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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. 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>239 -PA- 2018</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. 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"/>	40. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<p>41. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>DORIS MCCRAY</u> Phone Number: <u>480-312-4214</u></p> <p>Coordinator email: <u>DMccray</u> @scottsdaleaz.gov Date: <u>4/11/18</u></p> <p>Coordinator Signature: <u><i>Doris McCray</i></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>	

Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP), Infill Incentive (II), & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

Planning and Development Services

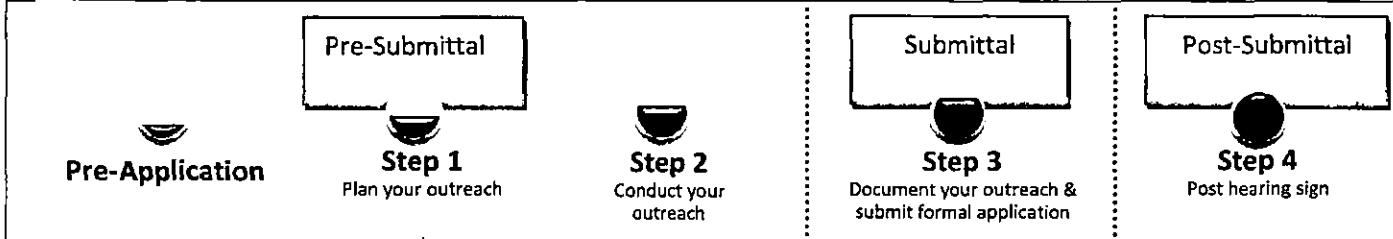
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Public Participation

- Non-major General Plan Amendment (GP)
- Rezoning (ZN)
- Infill Incentive (II)



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



Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach

The Plan shall include:

1. Where and when the open house will be held
2. How and when neighbors will be notified
3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: 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' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard 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)
 - Existing General Plan land use designation graphic for zoning cases
 - Existing and Proposed General Plan land use designations for non-major GP cases
 - Zoning (*for ZN case: existing and proposed graphics*)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- 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 holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with property owners and other interested parties throughout the process to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

Public Participation

-Non-major General Plan Amendment (GP)
-Rezoning (ZN)
-Infill Incentive (II)



Step 3: Complete and include a Neighborhood Involvement Report (GP)/Citizen Review Report (ZN) and Citizen Review Plan with application submittal

The Report shall include:

- A. Details of the methods used to involve the public including:
 1. A map showing the number of and where notified neighbors are located
 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
 3. The dates contacted, how they were contacted, and the number of times contacted
 4. Copies of letters or other means used to contact property owners and other interested parties, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
 5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
 6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
 7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
 1. The substance of the comments
 2. The method by which the applicant has addressed or intends to address the comments identified during the process

Step 4: Post public hearing sign at least 15 calendar days prior to public hearing (see Public Hearing (Red Sign) posting requirements), and submit the completed affidavit of sign posting with a time/date stamped photo

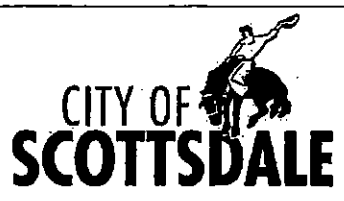
City will conduct additional public notification

- Mailing out postcards to the City's standard interested parties list and property owners within 750 feet of the property that is the subject of the rezoning or non-major General Plan amendment
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Interested Parties List

General Plan Amendment 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:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; 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 page 5 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.

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. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>3,900</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. 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)

Planning and Development Services

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input type="checkbox"/>	<input type="checkbox"/>	<p>9. Request to Submit Concurrent Development Applications (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>10. Public Participation (see Attachment A)</p> <ul style="list-style-type: none"> • Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Request for Neighborhood Group Contact information (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <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). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</p> <ul style="list-style-type: none"> • Graphic 1: <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • Graphic 2: <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed. • Graphic or Table 3: <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area. • Graphic or Table 4: <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

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General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 17 copies <p>A narrative description, analysis and justification of how the proposed GPA would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/general-plan/general-plan-2001 and Elements).</p> <ul style="list-style-type: none"> a. Value Scottsdale's Unique Character and Lifestyle: <ul style="list-style-type: none"> i. Character and Lifestyle ii. Land Use b. Support Economic Vitality: <ul style="list-style-type: none"> i. Economic Vitality c. Enhance Neighborhoods: <ul style="list-style-type: none"> i. Community Involvement ii. Housing iii. Neighborhoods d. Open Space: <ul style="list-style-type: none"> i. Open Space and Recreation ii. Preservation and Environmental Planning e. Seek Sustainability: <ul style="list-style-type: none"> i. Cost of Development ii. Growth Areas iii. Public Services and Facilities f. Advance Transportation: <ul style="list-style-type: none"> i. Community Mobility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.</p> <p>The adopted Character Areas are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cactus Corridor <input checked="" type="checkbox"/> Desert Foothills <input type="checkbox"/> Downtown <input type="checkbox"/> Dynamite Foothills <input type="checkbox"/> Greater Airpark <input type="checkbox"/> Shea Area <input type="checkbox"/> Southern Scottsdale <input type="checkbox"/> _____

General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Provide an Analysis of the Following:	<ul style="list-style-type: none"> • A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change. • If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • The Long Range Planning Unit of Scottsdale’s Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city’s General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.
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LONG RANGE PLANNING TO PROVIDE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)	(100')
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Other:	SCENIC CORRIDOR EXHIBIT @ SCOTTSDALE RD / DESERT SETBACK IN ACCORD. W/ 1-CP. 200 @ LONG MOUNTAIN

PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

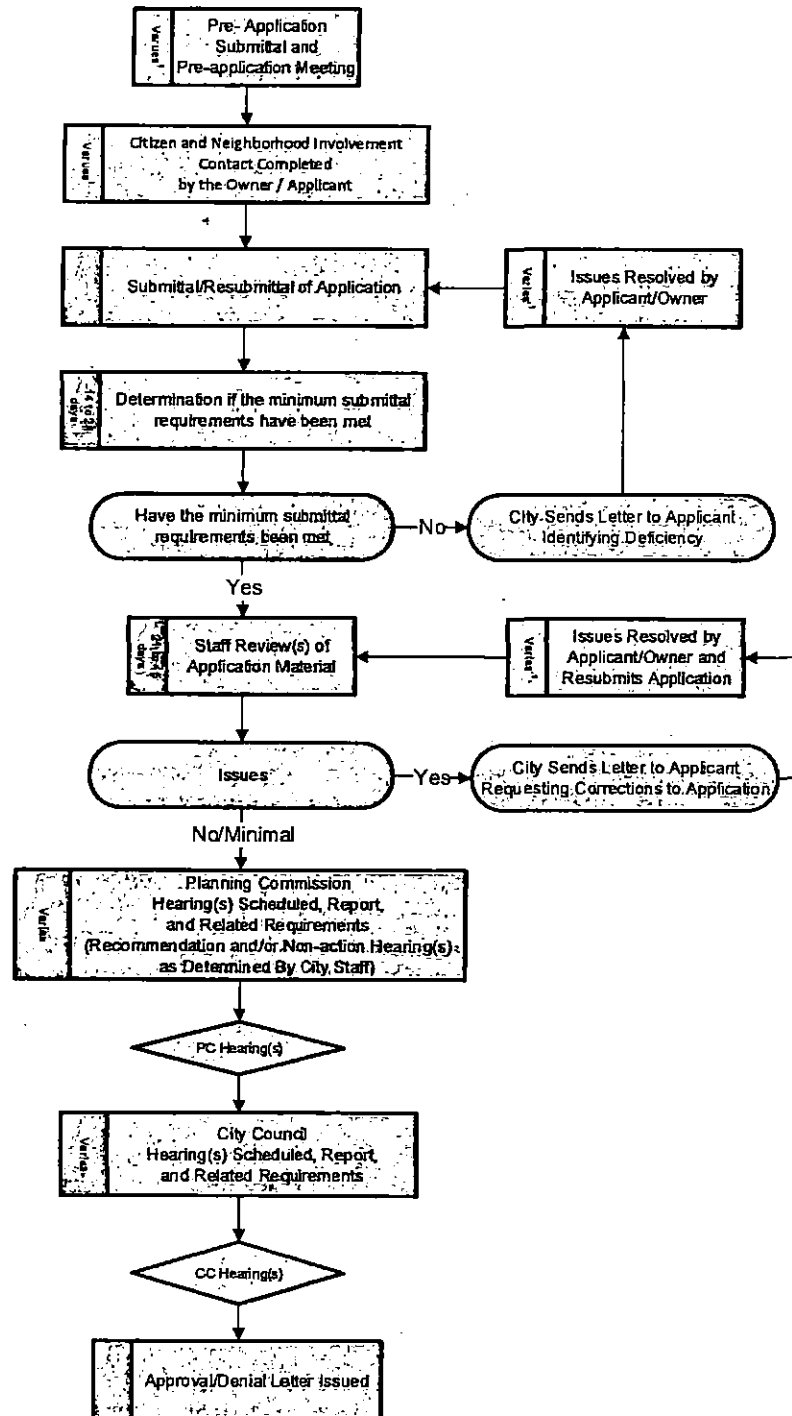
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>239 -PA- 2018</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.

General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required 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.</p>
<input checked="" type="checkbox"/>		<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Adam Yaron</u> Phone Number: <u>480-312-2761</u></p> <p>Coordinator email: <u>ayaron@scottsdaleaz.gov</u> Date: <u>4.11.2018</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by 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 Service 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/bldgresources/forms.</p> <p>Planning and Development Service Director One Stop Shop Planning and Development Services 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

Development Applications Process

Non-Major General Plan Amendment (GP)



Note:
1. Time period determined by owner/applicant.

Planning and Development Services

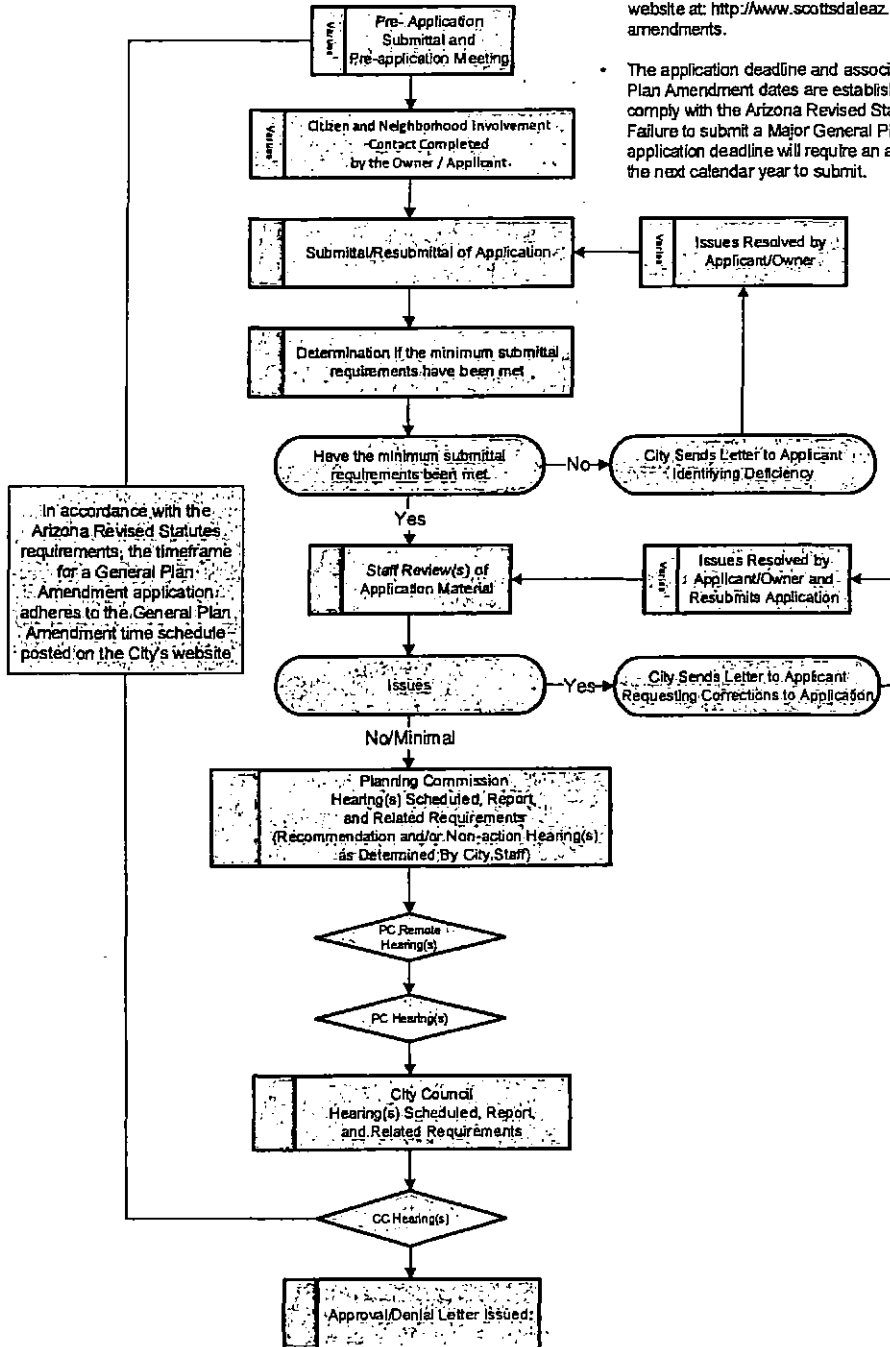
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Development Applications Process

Major General Plan Amendment (GP)



- Pursuant to Arizona Revised Statutes, Major General Plan Amendments must be heard by the City Council the same calendar year that they are submitted. The annual Major General Plan Amendment application submittal, review and hearing time schedule is available on the City's website at: <http://www.scottsdaleaz.gov/general-plan/amendments>.
- The application deadline and associated Major General Plan Amendment dates are established annually to comply with the Arizona Revised Statute requirements. Failure to submit a Major General Plan Amendment by the application deadline will require an application to wait until the next calendar year to submit.



Note:
1. Time period determined by owner/applicant.

Planning and Development Services

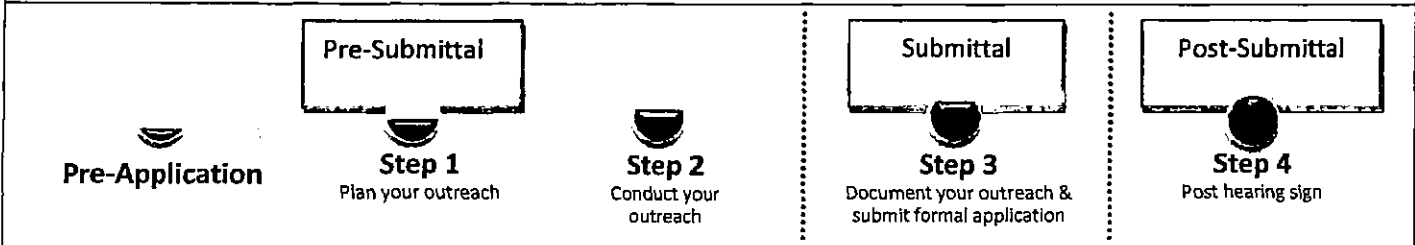
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Public Participation

- Non-major General Plan Amendment (GP)
- Rezoning (ZN)
- Infill Incentive (II)



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



Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach

The Plan shall include:

1. Where and when the open house will be held
2. How and when neighbors will be notified
3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: 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' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard 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)
 - Existing General Plan land use designation graphic for zoning cases
 - Existing and Proposed General Plan land use designations for non-major GP cases
 - Zoning (for ZN case: existing and proposed graphics)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- 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 holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with neighbors throughout the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

Public Participation - Major General Plan Amendment (GP)



Complete Neighborhood Involvement Report

Provide the completed Report with application submittal, or within 14 days of submittal deadline. The Report shall include:

- A. Details of the methods used to involve the public including:
 - 1. A map showing the number of and where notified neighbors are located
 - 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
 - 3. The dates contacted, how they were contacted, and the number of times contacted
 - 4. Copies of letters or other means used to contact neighbors, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
 - 5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
 - 6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
 - 7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
 - 1. The substance of the comments
 - 2. The method by which the applicant has addressed or intends to address the comments identified during the process

Step 3: Update Project Under Consideration Notice and post Public Hearing Notice.

- A. Update Project Under Consideration sign at least 10 calendar days prior to the City-sponsored Open House Meeting (See Project Under Consideration (White Sign) posting requirements).
 - o City staff to provide date, time, and location for City-sponsored Open House no later than 30 days after the major General Plan amendment application submittal deadline
- B. Post public hearing sign at least 15 calendar days prior to each required public hearing (see Public Hearing (Red Sign) posting requirements).
 - o For major General Plan amendments, required public hearings are established as part of the annual major General Plan amendment timeline and include:
 - Remote Planning Commission Hearing
 - Planning Commission Recommendation Hearing
 - City Council Major General Plan Amendment Adoption Hearing

City will conduct additional public notification:

- Mailing out postcards to property owners within 750 feet of the property
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Sending case information to email subscribers
- Sending 60-day letter to State and local jurisdictions as required by State Statute
- Hosting City-sponsored Open House for all major General Plan amendment cases

Public Participation

Major General Plan Amendment (GP)



Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Arizona Revised Statutes Title 9
- Interested Parties Lists

Public Participation

-Non-major General Plan Amendment (GP)

-Rezoning (ZN)

-Infill Incentive (II)



Step 3: Complete and include a Neighborhood Involvement Report/Citizen Review Plan with application submittal
The Report shall include:

A. Details of the methods used to involve the public including:

1. A map showing the number of and where notified neighbors are located
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
3. The dates contacted, how they were contacted, and the number of times contacted
4. Copies of letters or other means used to contact neighbors, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
7. The completed affidavit of sign posting with a time/date stamped photo (form provided)

B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:

1. The substance of the comments
2. The method by which the applicant has addressed or intends to address the comments identified during the process

Step 4: Post public hearing sign at least 15 calendar days prior to public hearing (see Public Hearing (Red Sign) posting requirements), and submit the completed affidavit of sign posting with a time/date stamped photo

City will conduct additional public notification

- Mailing out postcards to property owners within 750 feet of the property that is the subject of the rezoning or non-major General Plan amendment
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Interested Parties List



Public Participation - Major General Plan Amendment (GP)

Public participation ensures early notification and involvement of community members, which is an integral component of Scottsdale's public hearing process.

The application deadline and associated major General Plan amendment dates are established annually to comply with Arizona Revised Statute requirements, and are available on the City's website. Go to www.ScottsdaleAZ.gov and search "General Plan Amendments".

Step 1: Complete Citizen Review Plan

Prepare the Plan prior to conducting neighborhood outreach and include with application submittal

- A. The Plan shall include:
 - 1. Where and when the open house will be held
 - 2. How and when neighbors will be notified
 - 3. School districts shall be notified 30 days prior to filing the formal application when requesting a change from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.
- B. Update plan, as necessary, to include additional outreach efforts/outcomes

Step 2 / 3: Conduct Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting no later than 30 days after the formal application submittal deadline.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the major General Plan amendment, to the City's interested parties lists (GP list and standard 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)
 - Existing and Proposed General Plan land use designations
 - Existing and Proposed Zoning
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Companion Zoning case information
- **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 Coordinators and to: planninginfo@scottsdaleaz.gov
- Provide sign-in and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, during the months of July and August, and during working hours
- Maintain contact with neighbors throughout the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional outreach events, as necessary, to encourage public participation and productive neighborhood involvement

PA Assignment / Direction

239 PA 2018

Case Type: GP / 201

Coordinator: Paris

- No Meeting Necessary Yet
- Contact Applicant
- Place File on Coordinator's Desk / File Room
 - Coordinator to Send Applicant:
 - AC Application
 - Affidavit to Act as Property Owner
- Schedule PA meeting after: Next Tuesday 4/3
 - When Scheduling:
 - Notify Team Digital PA and to Check CDS Folder
 - Other:
 - Other:
 - Other:

Invite Team:

- Long Range: Erin Perrault
- Transportation: Phil Kercher
- Drainage: Richard Anderson
- Water/Sewer: _____
- Design Review: Steve Venker
- Fire: Ricky King
- Building: Travis Lindsey
- Engineering: Eliana Hayes
- Survey: Dwayne Haught
- Asset Mgmt.: Martha West
- Airport: Sarah Ferrara
- Other: _____

Notes For Coordinator:

- Discuss PA at Development Review Staff Meeting
- Speak with: _____
- Check History/Related Projects: Jesus - neighbors
- Neighbors / HOA Approval / POA Approval / Prop. Mgmt.
- Check GP/CAP Land Use
- Other: SCG

- Check Landscaping, replace missing _____
- Check Parking _____
- See Design Guidelines / Criteria ESL + PO
- CPTED, contact Officer Kory Sneed _____
- Airport: long form/short form
- Other: _____

Revised 3/27/2018

216-50-004

Berry, Melissa

From: Projectinput
Sent: Friday, March 30, 2018 3:56 PM
To: Projectinput
Subject: Online Pre-Application Submitted (239-PA-2018)



Pre-Application Number: **239-PA-2018**

Project Name: **Northwest corner of Scottsdale & Lone Mountain**

Location: **E LONE MOUNTAIN RD / N SCOTTSDALE RD**

Contact Name: **Dennis M. Newcombe (Beus Gilbert PLLC)**

Contact Phone: **(480) 429-3065**

Contact Email: **dnewcombe@beusgilbert.com**



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July 12, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)
Paul E. Gilbert (Beus Gilbert PLLC)
701 N. 44th Street
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/18/18 (2-GP-2018) and 6/11/18 (8-ZN-2018). The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

2001 General Plan:

1. The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.
2. Please respond to Goal 7, bullets 1, 2, 3 and 5, of the Land Use Element and Goal 5, bullets 2, 3, and 4 of the Economic Vitality Element which focuses on the importance of sensitively integrating land uses into the surrounding physical and natural environments while ensuring neighborhoods are adequately protected from adverse impacts of non-residential development through design sensitivity, buffering and traffic management. (Please identify each Goal & Approach citation in its entirety. Please number goals and approaches (bullets) so they are more easily identifiable – this applies to all comments found below.)

3. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the Environmental Planning Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and with of dedication in the site plan.
 - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link:
<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>
4. Please respond to Goal 11, Bullets 3, 7, 9, and 10 of the Community Mobility Element in the provision expanding opportunities for neighborhood mobility. Please respond to how this application will continue and connect to both the Scottsdale and Lone Mountain Roads' unpaved trails as designated by the city's Transportation Master Plan.
5. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>
6. With the next submittal, please specifically state all criteria that trigger a major amendment for this application.
7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.*
8. Please expand the response to Goal 1 of the Character and Design Element to include the Environmentally Sensitive Lands and Native Desert Character Types. The response should identify how a Commercial land use designation will equally or better implement the objectives of the areas typology than a Rural Neighborhood land use designation.
 - a. The response provided to Goal 1 of the Character and Design Element remarks that "... the proposed use would be similar to the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection which are also surrounded by a variety of residential uses". This is misleading due to the following:
 - (1) The residential healthcare facility located south of the subject site (7171 E LONE MOUNTAIN RD) did not have to process a General Plan amendment in order realize their entitlements; the property is designated Rural Neighborhoods in the 2001 General Plan. The applicant for that site processed a text amendment

to allow for residential healthcare facilities by conditional use permit in the R1-70 Single Family Residential District.

- (2) Unlike the current application, the commercial center located at the southeast corner of East Lone Mountain Road and North Scottsdale Road (31313 N SCOTTSDALE RD) is located within the Resort Village Character Type with entitlements of the Planned Community Center District approved in 1984 (36-Z-84) and prior to the adoption of the 2001 General Plan.
9. Please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.
10. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>
11. Page 9 of the applicant's major General Plan amendment narrative incorrectly cites Goal 3 of the Land Use Element. Please note Goal 3 of the Land Use Element is "Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods."

Additionally, please respond to Bullet 1 under Goal 3 and state how the proposal intends to ensure that transition to adjacent neighborhoods either through appropriate land uses, development patterns, character elements and/or access to various mobility networks.
12. Please respond to Goal 4, bullet 5, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community. Please include objectives of the Desert Foothills Character Area Plan in the response and state how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.
13. Please remark upon how the proposal appropriately responds to the definition of the Commercial land use designation found on page 72 of the 2001 General Plan.
14. Please expand the response provided to Goal 3 of the Economic Vitality Element which seeks to attract new high value/low impact businesses that contribute to Scottsdale's sales and property tax base. Please remark upon the operations of the proposed facility with regard to onsite residency, the purpose of such residency (if any), and the number of employees this location will provide.

15. Please respond to Goal 4, bullet 1, of the Economic Vitality Element which encourages the growth of economic activities and employment opportunities that are compatible with the Scottsdale lifestyle and in harmony with the population and supporting built and natural environment. The response should identify how a Commercial land use designation will better implement the objectives than a Rural Neighborhood land use designation.
16. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
17. Please respond to Goal 4, bullet 1, of the Neighborhood Element which seeks to preserve and enhance the unique sense of a neighborhood found in diverse areas of Scottsdale through neighborhood conservation. Again, please recognize in the response that the subject property is part of the Desert Foothills Character Area Plan and how this proposal will equally or better implement the objectives for the neighborhood as a designated Commercial land use rather than a Rural Neighborhood land use.
18. Please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

Desert Foothills Character Area Plan:

The subject property is within the boundary of, and along the northeastern edge of the Desert Foothills Character Area Plan (DFCAP). This plan can be located at:

<http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAP.pdf>

Furthermore, the DFCAP includes a related Implementation Plan, divided into three sections: Implementation Techniques, Design Guidelines, and Action Plan. This document can be located at: <http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAPImp.pdf>

19. The following DFCAP related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Plan with the next submittal, as requested below:
 - a. The DFCAP was developed considering the context of the plan's location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe, in greater detail, how the land use and density proposed is consistent with Rural Desert Character expected by the DFCAP. Consider the requested General Plan Land Use Category and zoning district category as compared to those that surround the subject property.
 - a. Please respond to how your proposal will address the three primary goals of the Desert Foothills Character Area (pages 12-21):
 - i. Use desert-sensitive building techniques that retain and blend with the natural desert character of the area (pages 13-17).

- ii. Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network (pages 18-20).
- iii. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area (page 21).

20. The following DFCAP Implementation Plan related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Implementation Plan with the next submittal, as requested below:

a. The DFCAP Implementation Plan outlines how to achieve the vision, goals and strategies as defined in the DFCAP. The second section of the DFCAP Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure – and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not regulate land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area – through location criteria, design, and land use relationships (Page 10) Recognizing that Commercial development is not a prominent land use in the DFCAP area, please address on how the proposed uses will realize the Rural Desert Character expected by the DFCAP. Please consider the following design considerations:

- i. Building heights generally should not exceed 24 feet in height. Up to 20% of a building's floor may exceed one story, provided that such volumes are stepped back from the perimeter of the building.
- ii. Buildings should have multiple massing segments which allow the building to follow the form of the land.
- iii. Colors and textures should blend into the adjacent natural desert setting so that the setting retains visual dominance across the area.
- iv. Indigenous and rustic types of building materials are preferred to maintain a rural character
- v. Depth and shadowing on building facades are encouraged. Recessed windows, three-dimensional wall faces, and column features are ways to achieve this. This helps to blend buildings into the organic character of the desert setting, which has multiple forms and shadows.
- vi. Parking areas should not be visible from adjacent streets or properties. Pavement should be kept to an absolute minimum and shielded from streets using indigenous vegetation and earth berming techniques.
- vii. Buildings, walls, and fences should be constructed of materials that blend with the natural surroundings or complement the historic precedent set by existing historic buildings in the area. Historic materials would include native stone, wood, and stucco. Contemporary materials may include, but are not limited to, split faced concrete block, sandblasted concrete, corten steel, galvanized aluminum, copper, or exposed aggregate concrete.

- viii. Service, utility, trash and/or storage areas should be screened from visitor areas, park roads, trails or other public use areas. Trash enclosures should be oriented towards the rear or low visibility area of any structure or public use area

Zoning:

21. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required (see #34).
22. The minimum width of NAOS is 30 feet (Zoning Ordinance Section 6.1060.F.1b). The NAOS width on the north side of the property is 25'11". Please revise the NAOS plan to conform with this width requirement.
23. The maximum amount of Disturbed NAOS is 30% of the required NAOS (Zoning Ordinance Section 6.1060.D.2). The Grading and Drainage plan indicates significant areas of disturbance in the proposed NAOS areas. On the NAOS plan indicate the disturbed NAOS areas, include the square footage of these areas and the percentage of the total NAOS. Please revise the landscape plan to show the disturbed and undisturbed NAOS areas.
24. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.
25. This property is located within the Foothills Overlay. Please provide the amount of area enclosed by buildings and walls. Based on the size of this property, the maximum area is 55% of the net lot area (Zoning Ordinance Section 6.1004.B.3).
26. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Cross Section plan indicates the building elevation at 30 feet. The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). Please provide a roof over topography plan indicating the ridge elevations of the building.
27. Please revise the southern portion of site plan so that the parking screen walls will be extended so that the parking spaces, that are on the south side of the building, will be screened from view along the Lone Mountain Road frontage. Please refer to Zoning Ordinance Section 10.402.
28. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

Circulation:

29. Please indicate on the site plan the required dedication of 20 feet of right-of-way along the 71st Street site frontage per the Local Area Infrastructure Plan for this area – Desert Foothills Area 1. DSPM Sec. 5-3.109; Scottsdale Revised Code Sec. 47-10.

30. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

Drainage:

31. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
32. The Grading and Drainage plan shows a 120 cfs wash realigned which will require submitting a Wash Modification application (Zoning Ordinance Section 6.1070.G.1.I and DSPM 3-1.301).
33. 100 yr, 2hr stormwater volume storage is proposed, but since the property is in the ESL area, the volume can be reduced to pre vs post development flowrate analysis. Please indicated which option will be utilized (DSPM 4-1.201).
34. FLO-2D, Pinnacle Peak West, Whisper Rock 100 yr, 24 hr, no walls flow rate ranges from 100 cfs in the NEC to 120 cfs in the SWC of the site. Channel shall be design for flows greater 120 CFS. Please provide exhibits from the county's website verifying this flowrate (DSPM 4-1.500)

Archaeology:

35. Please revise the Class III Cultural Resource Survey (Survey Report Summary Form) for the Case 8-ZN-2018 Lone Mountain Self Storage as follows:
 - a. In Section 1a Report Title, please revise the title of the report to include the municipality (Scottsdale) or the acreage (4 acres).
 - b. In Section 4c Agency Project No., please provide the City of Scottsdale case number.
 - c. In Section 4d Agency Project Name, please provide the City of Scottsdale project name.
 - d. In Section 4g Applicable Regulations, the project is on private land and is privately funded; the National Historic Preservation Act and the Arizona Antiquities Act do not apply. Please provide reference to appropriate regulations in the Scottsdale Revised Code and the Scottsdale Historic Register.
 - e. In Section 5 Description of Project or Undertaking, please revise the survey objective to refer to appropriate regulations in the Scottsdale Revised Code. National Register of Historic Places, 36 Code of Federal Regulations 60.4, do not apply to this project.
 - f. In Section 9e Local Geology, please revise the reference to the "National Resources Conservation Service" to the correct name of the agency, Natural Resources Conservation Service.
 - g. In Section 9f Vegetation, vegetation is noted for current conditions, but not historically. Please provide information regarding vegetation at the site that was found historically.
 - h. In Section 12i Local Government Websites, please provide reference regarding whether the Scottsdale Historic Register was reviewed, or a records check was completed.
 - i. In Section 13 Background Research Results, please provide a defined study area buffer.

- j. In Section 15 Field Survey Personnel, please include the professional qualifications of the individuals that performed the fieldwork.
- k. In Section 18 Comments, please revise the term “historic property” to cultural resources. There is no federal oversight involved with the project, so the term “historic property” is not appropriate.
- l. In Section 18 Comments, please provide a recommendation for either a “Certificate of No Effect” or “Certificate of Approval.”
- m. In Section 19 Attachments, please provide information regarding GLO map because the site has GLOs on three sides. In addition, please relocate the maps to an appendix due to the confidential information that is included on the maps.
- n. In Section 21 Discovery Clause, please provide the City of Scottsdale Discovery Clause instead of the standard SHPO discovery clause.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

- 36. Parking screen walls are shown within the proposed 100-foot Scenic Corridor. Walls are not allowed within the Scenic Corridor (Scenic Corridor Design Guidelines). Please relocate these walls.
- 37. Perimeter and site walls will need to be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks will need to be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
- 38. Please increase the width of the pedestrian walkway from the public sidewalk that is on Scottsdale Road to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

Landscape Design:

- 39. Please revise the disturbed NAOS areas on the landscape plan to include only plants listed on the City’s Indigenous plant list.

Lighting Design:

- 40. Please be advised that in the Environmentally Sensitive Lands Overlay, parking lots, site lighting and building mounted exterior lighting should be reduced to security levels after 10 pm. (DSPM Sec. 2-1.208).

Circulation:

- 41. Please demonstrate the dedication of a 25-foot radius right-of-way at the intersection of Scottsdale Road and Lone Mountain. DSPM Sec. 5-3.123

42. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.
43. The site driveway on Scottsdale Road will be restricted to right-in, right-out only access. An island will need to be constructed in the driveway to discourage left turns into and out of the site (must provide full access for emergency vehicles). DSPM 5-3.201
44. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.
45. The site driveway on Lone Mountain Road will need to be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205
46. The site driveway on Scottsdale Road will need to be designed and constructed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257; this is an interim driveway due to lack of curb and gutter. DSPM 5-3.200; DSPM Sec. 5-3.205
47. Please construct an unpaved multi-use trail along both the Lone Mountain Road and Scottsdale Road site frontages. The trails must be contained within a minimum 25-foot wide non-motorized public access easement or dedication of the scenic corridors to allow public access. DSPM Sec. 8-3.200, Trail Classifications, 8-3.202; 2004 Trails Master Plan, Trail Network
48. Please provide a sidewalk connection from the site building to Lone Mountain Road. 2009 DSPM 2-1.808
49. Dedication of 75 feet of fee title right-of-way on Scottsdale Road will be required along the site's frontage.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Water and Waste Water:

50. Both water and sewer Basis of Design (BOD) Reports have been accepted as preliminary reports. Final water and sewer BOD reports shall be submitted per DSPM Sections 6-1.202 and 7-1.202. with the Development Review application.
51. Please include all water modeling scenarios in the Final BOD Report per DSPM Section 6-1.202.
52. Sewer service connection/tapping into 18-inch sewer line at Scottsdale Rd would require a new manhole per DSPM Section 7-1.409.
53. Please address the following technical comments:
 - Verify and confirm in the Final BOD Report if the fire protection would require a booster pump to achieve 30 psi at top floor.

- Add Pipe # (Link ID) in water model node diagram in the Final BOD Report.
- Add pipe losses in Network Table of the water model in the Final BOD Report.
- It appears that two flow hydrants (F1 & F2) have been used in the fire hydrant flow test to generate the model pump curve. This is a unique situation and shall be explained in the Final BOD Report.
- Incorrect water model setup. As two flow hydrants (F1 & F2) have been used for the total flow to generate the model pump curve, the model pump shall be located at residual fire hydrant location and actual pipe lengths and diameters shall be used in the model. See additional redlines in the BOD report for the water main lengths. Update water model in the Final BOD Report.
- Confirm in the Final BOD Report if 1.04% of slope in the 6" sewer service line is achievable at the site.

Site:

54. Parking areas include the adjacent driveway access in determining the parking lot landscape requirement. The parking plan sheet indicates 32,436 square feet of parking area, but the but the parking landscape calculation is based on 8,370 square feet. Please revise these calculations for the parking lot landscape area requirement and indicate the square footage of each parking landscape area (Zoning Ordinance Section 10.501.H.2).
55. All required dedications and road/pedestrian improvements are to be illustrated and noted on site plan (DSPM 5-3.107).
56. Improvements to 71st Street along project frontage shall include seal coating of pavement per MAG, entire pavement width. Note improvements on site plan (DSPM 5-3.107).
57. The narrative states on page 12 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.

Building Elevations:

58. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

Other:

59. Please show the location of the existing traffic signal pole and power pole on the northwest corner of the intersection on the site plan.
60. Please identify whether the trail shown along the Scottsdale Road frontage is existing or proposed.
61. Please be advised that under SRC 48-3 + 4: Platting will be required for new parcel creation, note on site plan accordingly. Easements will be required for any public infrastructure running through private parcels. No permits may be issued until platting has been approved and recorded by the city.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will

then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH STAFF PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE STAFF IS AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Major General and Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A no later than July 30, 2018.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact Adam Yaron regarding 2-GP-2018 at 480-312-2761 / ayaron@scottsdaleaz.gov or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / dmcclay@scottsdaleaz.gov .

Sincerely,

Adam Yaron
Project Coordination Liaison, Long Range Planning

Doris McClay
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 2-GP-2018 and 8-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project
- Two copies: Citizen Involvement Report

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Landscape Plan:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1	1	1

Roof over Topography Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

One copy of Market Study (2-GP-2018), 2 copies of the revised the Class III Cultural Resource Survey

Technical Reports:

- 2 copies of Revised Drainage Report:
- ___ copies of Revised Storm Water Waiver:
- ___ copies of Revised Water Design Report:
- ___ copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



August 28, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)
Paul E. Gilbert (Beus Gilbert PLLC)
701 N. 44th Street
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/6/18 (2-GP-2018 & 8-ZN-2018). The following 2nd **Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

2001 General Plan:

1. As requested in the first review comment letter, the application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.
2. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the *Open Space* Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and with of dedication in the site plan.

- a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

- b. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. At this location of Scottsdale Road there is notation on Page 107 of the guidelines that notates when a path is shared between equestrians and pedestrians, the path shall be 12' wide of a stabilized decomposed granite surface. Please provide a 12' foot tread with an 8' DG trail and a 4' compacted soil equestrian trail. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>

3. As requested in the first submittal, please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Specifically, please expand in the discussion of what the proposed development is providing in its site orientation versus what a comparable residential development could provide in the existing lot configuration.

4. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

In response to Goal _ of the Character and Design Element, please note that there are inconsistent graphics on SP-1 and View 3 in the provided elevations.

5. As requested in the first review comment letter, please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the

Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

6. To better serve the community, and as requested with the first review comment letter, please specifically state all criteria that trigger a major amendment for this application. Please see pages 62-64 of the 2001 General Plan.
7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.*
8. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Zoning:

9. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required.
10. The required 20-foot wide right-of-way on N. 71st Street is shown as Undisturbed NAOS (Zoning Ordinance Section 6.1060). Please remove the NAOS from this area and revise the NAOS calculations including Disturbed and Undisturbed NAOS.
11. Based on the Grading and Drainage plan, it appears that rip rap will be required in the bottom of the channel especially at the curve point of the channel. Exposed rip rap is not allowed in NAOS (Zoning Ordinance Section 6.1060). Please remove NAOS from these areas and revise the NAOS calculations.
12. Structures and walls are not allowed in NAOS (Zoning Ordinance Section 6.1060). Retaining wall on the south side of the entry off N. Scottsdale Road and the portion of retaining wall on southeast corner are shown in NAOS. Please remove this area as NAOS and revise the NAOS calculations.
13. Based on the Grading and Drainage plan, there is some grading south of the proposed basin which is also proposed as NAOS. Please identify this area as disturbed NAOS and revise the NAOS calculations.
14. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). The northwest corner of the building at 16'8" (natural grade 2207.3) and portions of the top of parapet at 19' (natural grade 2208) are over the allowed 24 feet from natural grade. Please revise the building to comply with the height requirement and provide a roof over topography showing the natural grade with the building height from natural grade.

15. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.

Circulation:

16. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

17. Plans indicate that the screen wall will be on top of the retaining wall within the Scottsdale Road Scenic Corridor (100-foot-wide) and Desert Scenic Roadway (50-foot wide) along E. Lone Mountain Road. Screen walls are not allowed in the Scenic Corridors (Scenic Corridor Design Guidelines). Please relocate the parking screen walls outside the Scenic Corridor and Desert Scenic Roadway.

Circulation:

18. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.
19. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.
20. The site driveway on Lone Mountain Road shall be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

21. Please dimension the building setback from the new property line after the 20-foot wide right-of-way dedication for N. 71st Street.

22. Please clearly identify the NAOS line on the NAOS plan and the site plan and provide square footage of each NAOS area. The minimum square footage for contiguous NAOS is 4,000 square feet.
23. The narrative states on page 26 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.
24. On page 21 of the narrative, parking information on provided and required is incorrect based on revised plans. Please revise the narrative.

Building Elevations:

25. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

Lighting:

26. Lighting fixtures shown at the entry are not full cut off fixtures. Please replace these fixtures to comply with the lighting ordinance requirements.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible. The Planning & Development Services Division has had this application in review for 40 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance). If you have any questions, or need further assistance please contact Adam Yaron regarding 2-GP-2018 at 480-312-2761 / ayaron@scottsdaleaz.gov or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / dmcclay@scottsdaleaz.gov .

Sincerely,

Adam Yaron
Project Coordination Liaison, Long Range Planning

Doris McClay
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 2-GP-2018 and **8-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project

Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Roof over Topography Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Building Elevations:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

One copy of Market Study (2-GP-2018)
