

Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards

Routing Sheet

7-ZN-2018
06/07/18

3-GP-2018
06/07/18

1st Submittal

or Resubmittal (← circle one)
(Stip Review Added - Except AB)

Public Hearing Case Type (circle one):

Administrative Case Type (circle one):

AB AN BA DR **GP** HE HP II IP PE PP TA UP **ZN** Other: HP MD MN MS SA WM Other:

Coordinator: JB Pre-App #: 146 PA 2018 Date Submitted: 6/7/18 PC/CC Track: 43-18 BOA Track: _____
Admin Staff: _____ Case #: _____ Comments Due: 7/1/18 DRB Track: _____ Other: _____

Review Team:

(For additional documents, please view the case file.)

		Design Review (Steve Venker)	Engineering Group (Eliana Hayes)	Transportation Eng (Phil Kercher)	Transportation Pln (Greg Davies)	Fire Group (Scott Stanek)	Drainage (Richard Anderson)	GIS (Tanya H.)	Airport (Sarah Ferrara)	Maps (Eliana Hayes)	Land Survey (Dwayne Haught)	Archaeological (Steve Venker)	Long Range Pln (Taylor Reynolds)	Water Resources name:	Other:
<input type="checkbox"/> Digital File	Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Alta Survey		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Grading & Drainage Plan		<input type="checkbox"/>				<input type="checkbox"/>								<input type="checkbox"/>
<input type="checkbox"/> Digital File	Context Aerial Site Plan Overlay		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Phasing Plan		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Site Details		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Pedestrian & Circulation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Bike & Trails Path		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Trip gen., Traffic Study, TIMA		<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Water and/or Wastewater BOD's		<input type="checkbox"/>			<input type="checkbox"/>								<input checked="" type="checkbox"/> x2	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Drainage Report						<input checked="" type="checkbox"/> x2								<input type="checkbox"/>
<input type="checkbox"/> Digital File	Geotech Report		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Archaeological Report											<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/> Digital File	Draft Amended Dev Standards		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Proposed CC&R's		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood Partners – 90th & San Victor - Amended Development Standards

6-4-2018

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

- a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.
- b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. *Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.
2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.
3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:
 - a. The proposed DP provides improved dedicated public open space.
 - b. The proposed DP provides a public parking facility(ies).
 - c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. *Allowable building height.*

1. *Building height:*

- a. Shall be a maximum of ~~forty-eight (48) feet~~ **SIXTY-SIX (66) FEET, INCLUSIVE OF ROOF TOP MECHANICAL EQUIPMENT FOR UTILITY AND COMMUNICATION PURPOSES, ELEVATOR BULK HEAD, STAIRWELL, SCREEN WALL, RAILING, TRELIS AND PATIO COVER AND/OR SIMILAR FEATURES.** ~~except as otherwise provided in Section 5.5005.D. and 5.5005.F.~~

D. *Exception to building height.*

- ~~1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.~~
- ~~2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.~~
- ~~3. Roof top garden structures may exceed the building height up to five (5) feet.~~

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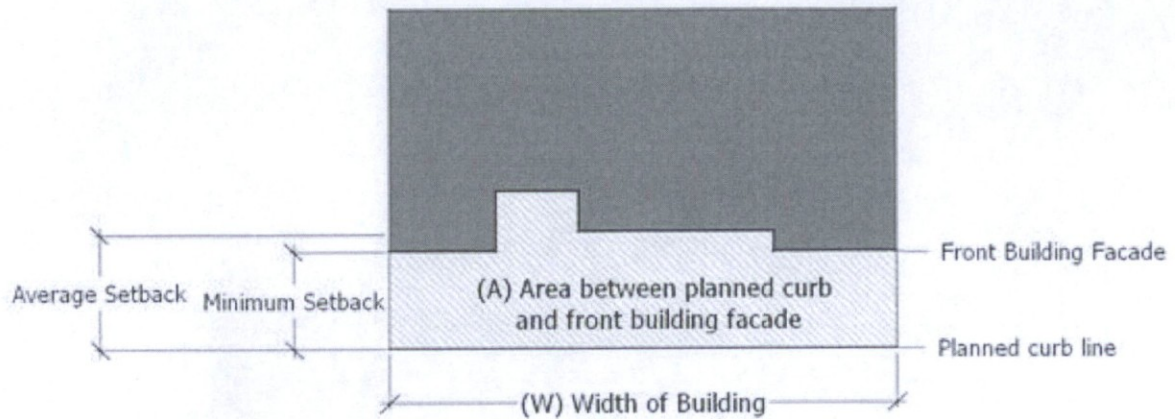
E. *Building setbacks.*

1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A		
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS		
Street Classification Type and Use	Minimum Setback	Average Setback
Major and Minor Arterial – 90TH STREET Residential on First Floor Adjacent to the Street	34 feet 20 FEET	40 feet 24 FEET
Major and Minor Arterial – 90TH STREET Retail and Commercial on First Floor Adjacent to the Street	28 feet 20 FEET	32 feet 24 FEET
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – SAN VICTOR DRIVE Residential on First Floor Adjacent to the Street	25 feet 20 FEET	30 feet 24 FEET
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – SAN VICTOR DRIVE Retail and Commercial on First Floor Adjacent to the Street	23 feet 20 FEET	28 feet 24 FEET

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building façade divided by the width of the front building façade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.

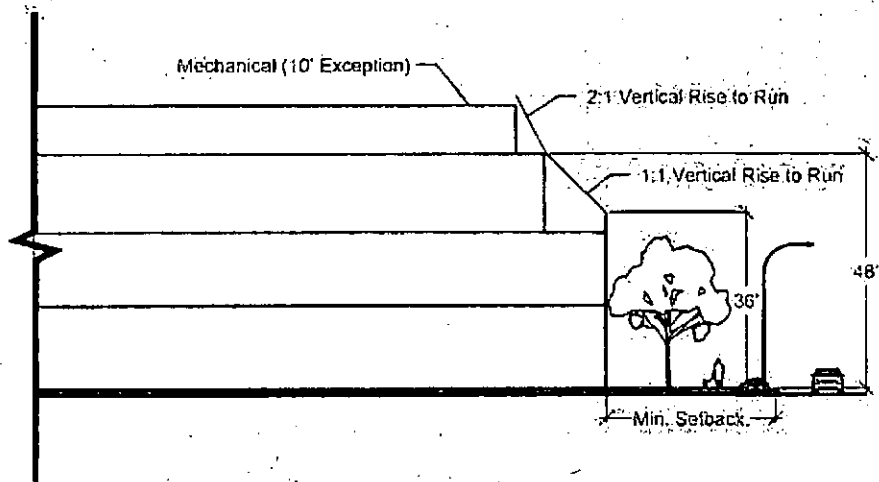


$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

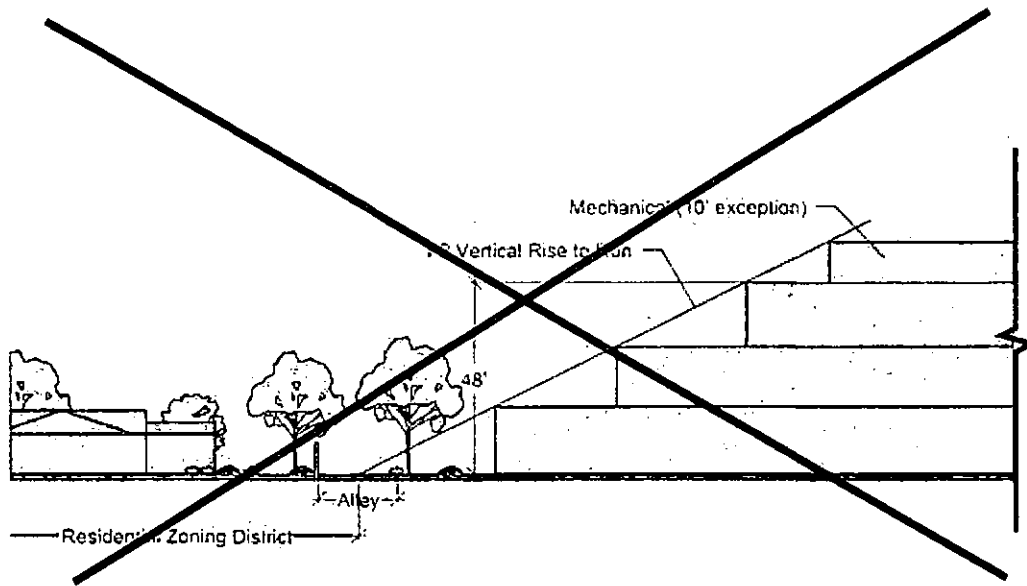
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.
- F. *Building envelope.*
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

2. ~~PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3.~~

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.



BUILDING ENVELOPE DIAGRAM — THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.
- G. *Encroachment beyond the building envelope.*
1. A maximum encroachment of fifteen (15) feet may be allowed for:
 - a. Architectural ornaments and similar features, and
 - b. **PARAPET WALLS**, trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
 2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
 3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.
- H. *Setback abutting a residential zoning district.*
1. A **MINIMUM** setback of ~~twenty (20) feet~~ **OF FOURTEEN (14) FEET** shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.
- I. *Required open space.* Open space is only required for developments that include residential uses.
1. Private outdoor living space.
 - a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.

- b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
2. Common open space.
- a. Minimum: 0.10 multiplied by the total gross site area of the development.
 - b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

J. *Landscape improvements.* The provisions of Article X. Landscaping requirements shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. §§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 159), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 123), 5-6-14)

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>2140.00</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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Rezoning Development Application Checklist

<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)
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	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"> • Provide one copy of the Citizen Review Plan and Report • 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.
<input type="checkbox"/>	<input type="checkbox"/>	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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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - ③ copies <input checked="" type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy
<input checked="" type="checkbox"/>	<input checked="" 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.	
		22. Plan & Report Requirements For Development Applications Checklist (form provided)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan	
	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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Rezoning Development Application Checklist

<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 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" – ⑬ 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>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ⑬ 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 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 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 checked="" 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 of black and white line drawings</u> • 11" x 17" – ① copy, <u>folded</u>

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

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Rezoning Development Application Checklist

<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 checked="" 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 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 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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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr/> <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)

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Rezoning Development Application Checklist

<input checked="" 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 checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input checked="" 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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Rezoning Development Application Checklist

<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 checked="" 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.

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Rezoning Development Application Checklist

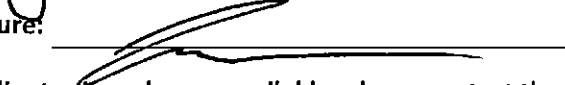
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <u>Submit 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 checked="" 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 checked="" 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 checked="" 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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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

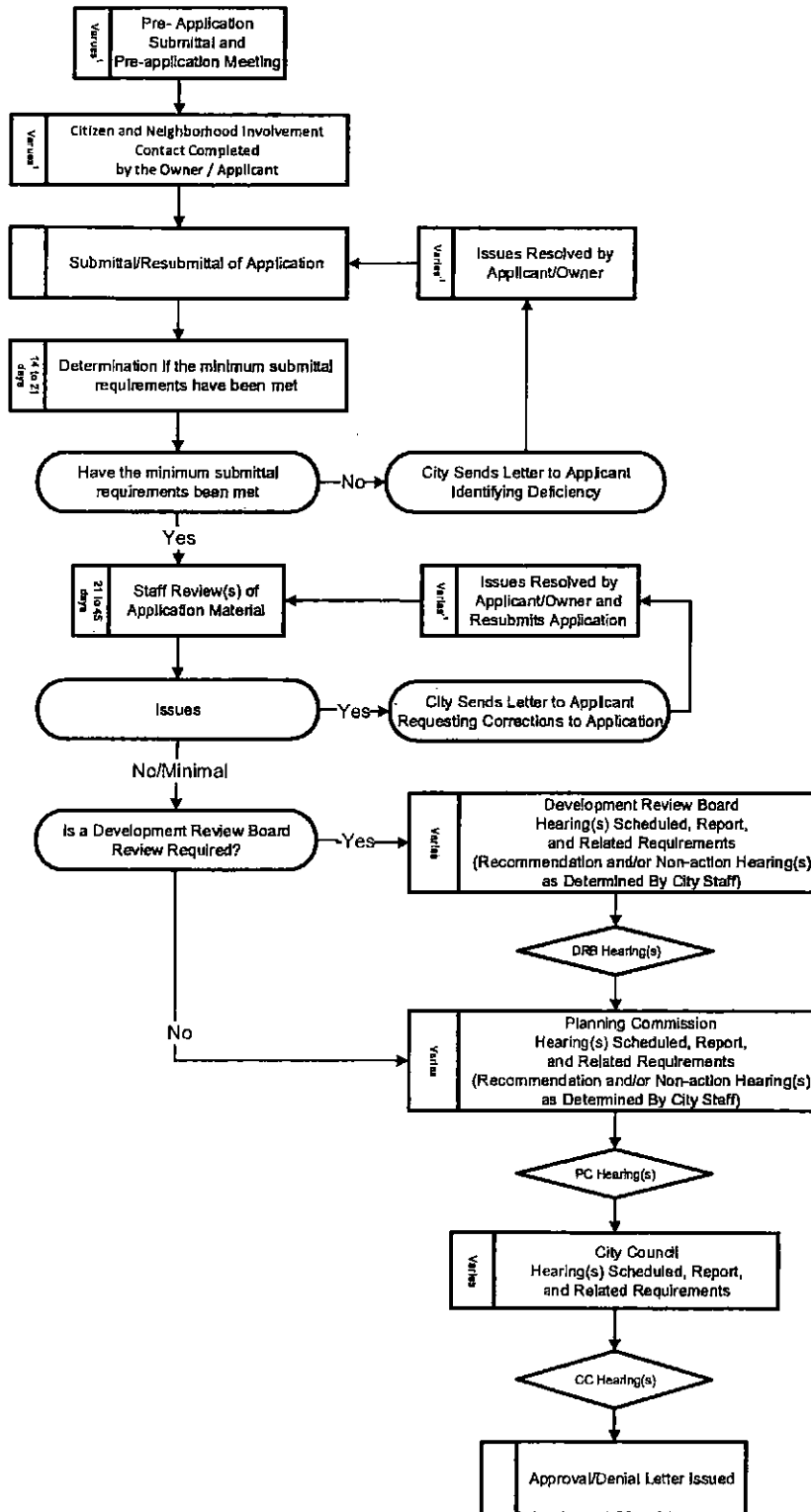
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>146</u> -PA- <u>2016</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>Jeff Barnes</u> Phone Number: <u>480-312-2376</u></p> <p>Coordinator email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>3/14/18</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application 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>

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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.

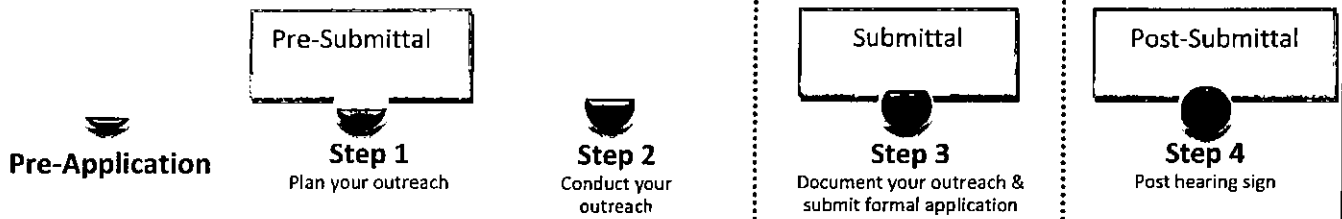
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Public Participation - Non-major General Plan (GP) Zoning (ZN)



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

- 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 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 (GP) Zoning (ZN)



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

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>2140.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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7-ZN-2018
06/07/18

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date</p> <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 checked="" type="checkbox"/>	<p>9. 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <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 checked="" type="checkbox"/>	<p>11. Request for Site Visits and/or Inspections (form provided)</p>
		<p>12. Addressing Requirements (form provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>13. Draft Development Agreement</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – ③ copies <p>Must adhere to the Maricopa County Recorder requirements</p>
		<p>14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Public Participation: (see Attachment A)</p> <ul style="list-style-type: none"> • Provide one copy of the Citizen Review Plan and Report • 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.
		<p>16. Request for Neighborhood Group/Homeowners Association (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Site Posting Requirements: (form provided (white and red signs)</p> <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 checked="" type="checkbox"/>	<p>18. School District Notification – (form provided)</p> <p>Required for all applications that include residential uses.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>19. Photo Exhibit of Existing Conditions: 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.

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - ③ copies <input checked="" type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy
<input checked="" type="checkbox"/>	<input checked="" 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	Req'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
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<input type="checkbox"/>	<input type="checkbox"/>	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	Req'd	
<input checked="" type="checkbox"/>	<input checked="" 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)

Rezoning Development Application Checklist

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

Rezoning Development Application Checklist

<input 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 checked="" type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input 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 checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – ① color copy, (quality suitable for reproduction) • 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input 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 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 checked="" type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>
<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 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 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <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 checked="" 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 checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> ✓	<input checked="" 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 checked="" 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>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input checked="" type="checkbox"/> ✓	<input checked="" type="checkbox"/> ✓	<p>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>Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.

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

Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

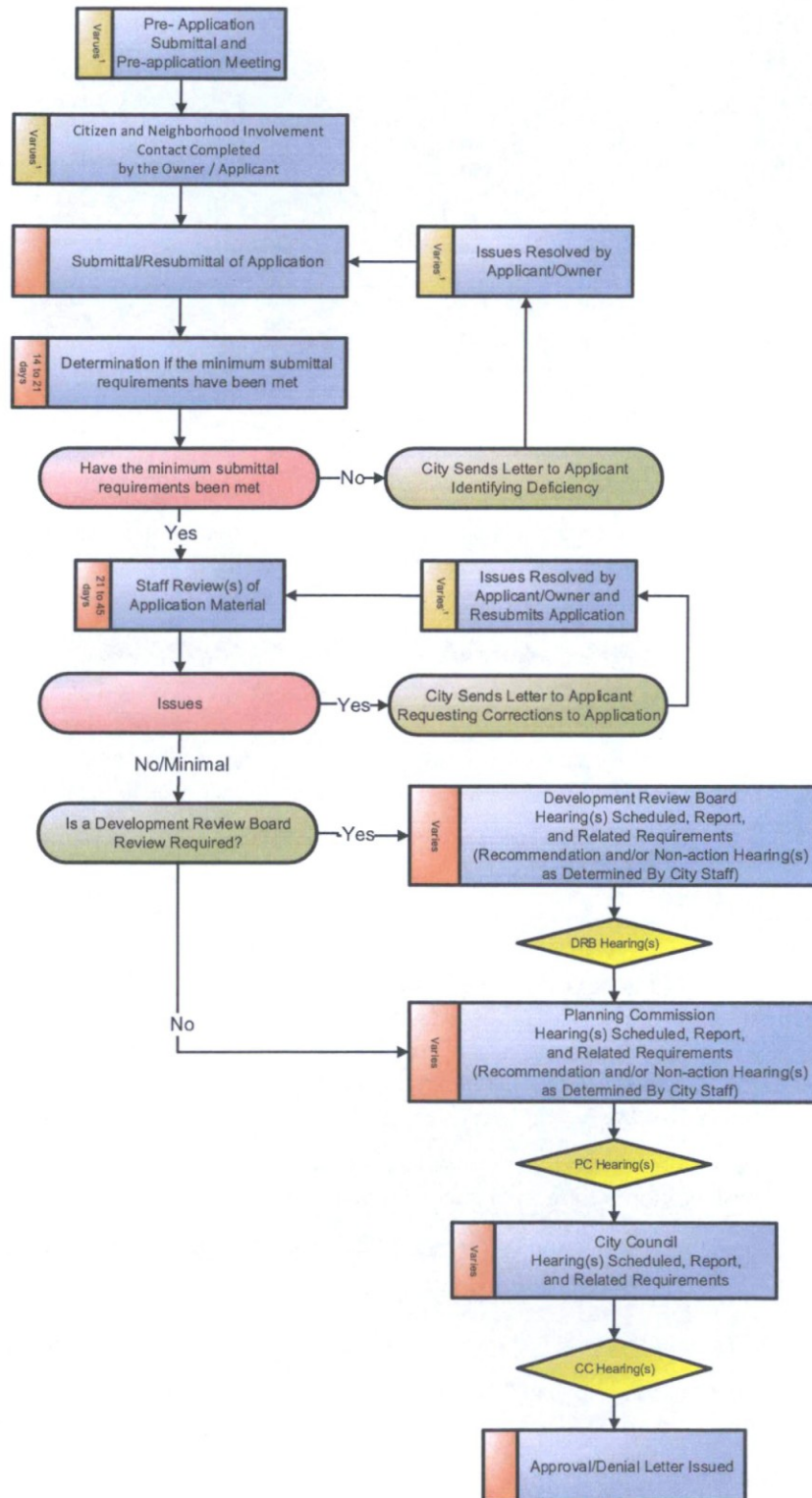
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>146</u> -PA- <u>2016</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"/>	<input type="checkbox"/>	<p>41. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312-2376</u></p> <p>Coordinator email: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>3/14/18</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application 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>

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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.

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Public Participation - Non-major General Plan (GP) Zoning (ZN)




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


Pre-Application

Pre-Submittal

Step 1
Plan your outreach


Step 2
Conduct your outreach

Submittal

Step 3
Document your outreach & submit formal application

Post-Submittal

Step 4
Post hearing sign

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

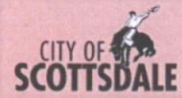
- A. The Plan shall include:
1. Where and when the open house will be held
 2. How and when neighbors will be notified
 3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities 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 (GP) Zoning (ZN)



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

Development Application



Development Application Type:

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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Wood - San Victor

Property's Address: NEC of 90th Street & San Victor Drive

Property's Current Zoning District Designation: C.O PCD

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Bill Robert	Agent/Applicant: John Berry / Michele Hammond
Company: San Victor, LLC	Company: Berry Riddell
Address:	Address: 6750 E. Camelback, Suite 100, Sct, 85251
Phone: _____ Fax: _____	Phone: 480-385-2753 Fax: _____
E-mail: gtodd@todassoc.com	E-mail: gtodd@todassoc.com
Designer: Gary Todd	Engineer: Ali Fakh
Company: Todd & Associates	Company: SEG Engineering
Address: 4019 N. 44th Street, Phx, 85018	Address: 8280 E. Gelding Drive, Suite 101, Sct, 85260
Phone: 602-952-8280 Fax: _____	Phone: 480-588-7226 Fax: _____
E-mail: gtodd@todassoc.com	E-mail: ali@azseg.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

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

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

See letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

7-ZN-2018
06/07/18



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Bill Robert Contact: Berry Riddell
 Company: San Victor, LLC
 Address: 6750 E. Camelback, Suite 100, Scott, AZ 85251
 Phone: 480-385-2753 Fax: _____
 E-mail: mh@berryriddell.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Michele Hammond Title: Principal Planner
 * representative
Michele Hammond Signature Date: 6-6-2018

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

7-ZN-2018
06/07/18



City of Scottsdale Cash Transmittal

115532

115532
 2 01133372
 6/7/2018 PLN-1STOP
 KPETERS HP600G2019
 6/7/2018 11:26 AM
 \$7,465.00

Received From :

WOOD REAL ESTATE INVESTORS LLC
 3715 NORTHSIDE PKWY
 ATLANTA, GA 30327
 480-567-0520

Bill To :

Reference # 146-PA-2018
 Address 9449 N 90TH ST STE 109

Issued Date 6/7/2018
 Paid Date 6/7/2018

Subdivision**Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****Metes/Bounds** No**Jurisdiction** SCOTTSDALE**APN** 217-36-343E**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

San Victor LLC

Net Lot Area 0**Sewer Type**

30600 N. Pima Road Suite 75

Number of Units 1**Meter Size**

Scottsdale, AZ 85266

Density

QS 27-49

(000) 000-0000

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$5,515.00	100-21300-44221
3173	GENERAL PLAN APPLICATION		1	\$1,950.00	100-21300-44221

City of Scottsdale

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

Date: 6/7/2018 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 2 Batch #: 66577
 Receipt: 01133372 Date: 6/7/2018 11:26 AM
 115532
 3170 REZONING APP \$5,515.00
 3173 GENERAL PLAN APPL \$1,950.00

TENDERED AMOUNTS:

Check Tendered: \$7,465.00
 Chk #: 26762 WOOD REAL ESTATE INVESTOR

Transaction Total: \$7,465.00

Thank you for your payment.
 Have a nice day!

7-ZN-2018
06/07/18

3-GP-2018
06/07/18

SIGNED BY MICHELE HAMMOND ON 6/7/2018

Total Amount

\$7,465.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 115532

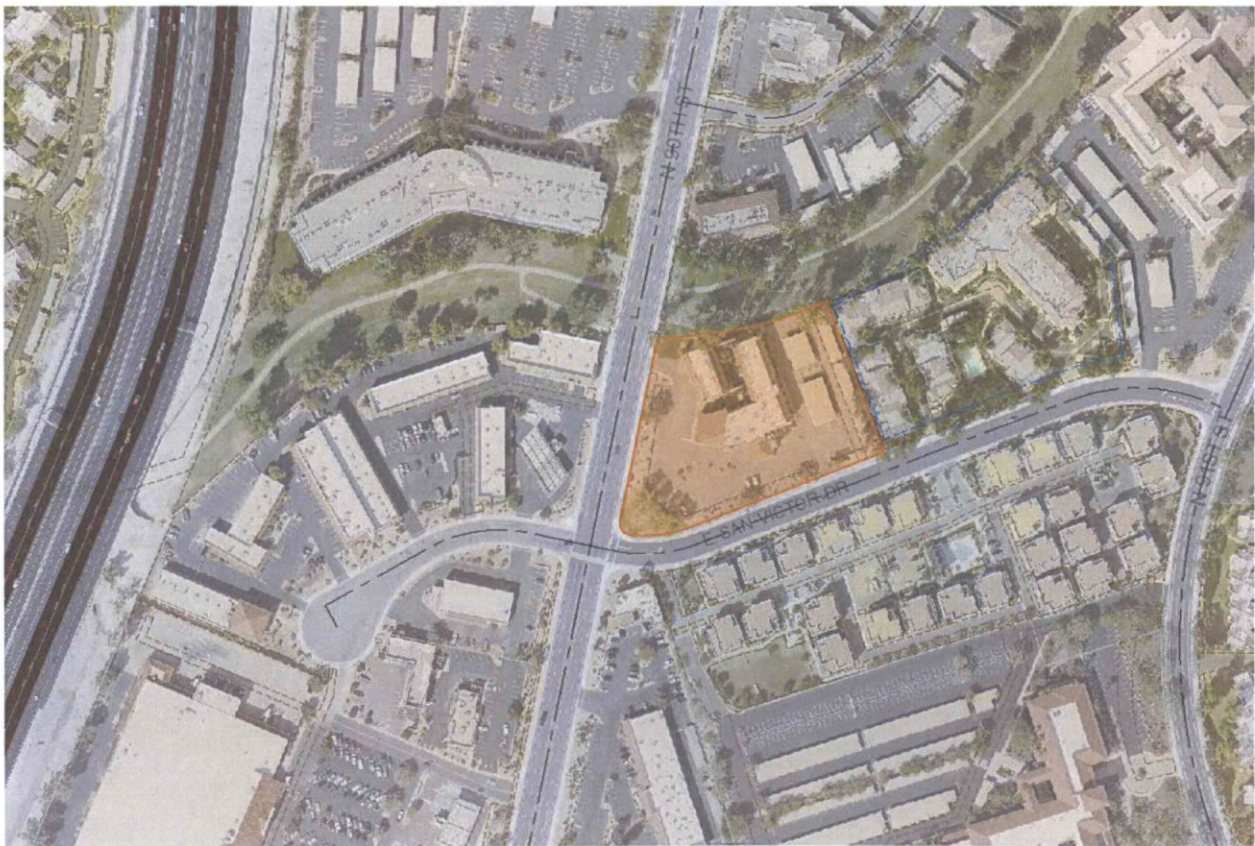
Pre-Application Narrative

90th & San Victor

2-27-2018

Request for minor General Plan Amendment from Office to Urban Neighborhoods and rezoning from C-O PCD to R-5 PCD for a new residential development on a 3.23+/- acre site located at the northeast corner of 90th Street and San Victor in McCormick Ranch. The proposed residential community will consist of 183+/- units with building heights stepping-up from 3, 4 and 5 stories. Located along the Camelback Walk, this community will benefit from direct access to the existing greenbelt and pathway system. Additionally, the development will provide housing options for nearby HonorHealth, PSC/CVS Caremark and numerous medical offices.

Case history: 40-Z-79



7-ZN-2018
06/07/18

Castro, Lorraine

From: Projectinput
Sent: Tuesday, February 27, 2018 4:00 PM
To: Projectinput
Subject: Online Pre-Application Submitted (146-PA-2018)



Pre-Application Number: **146-PA-2018**

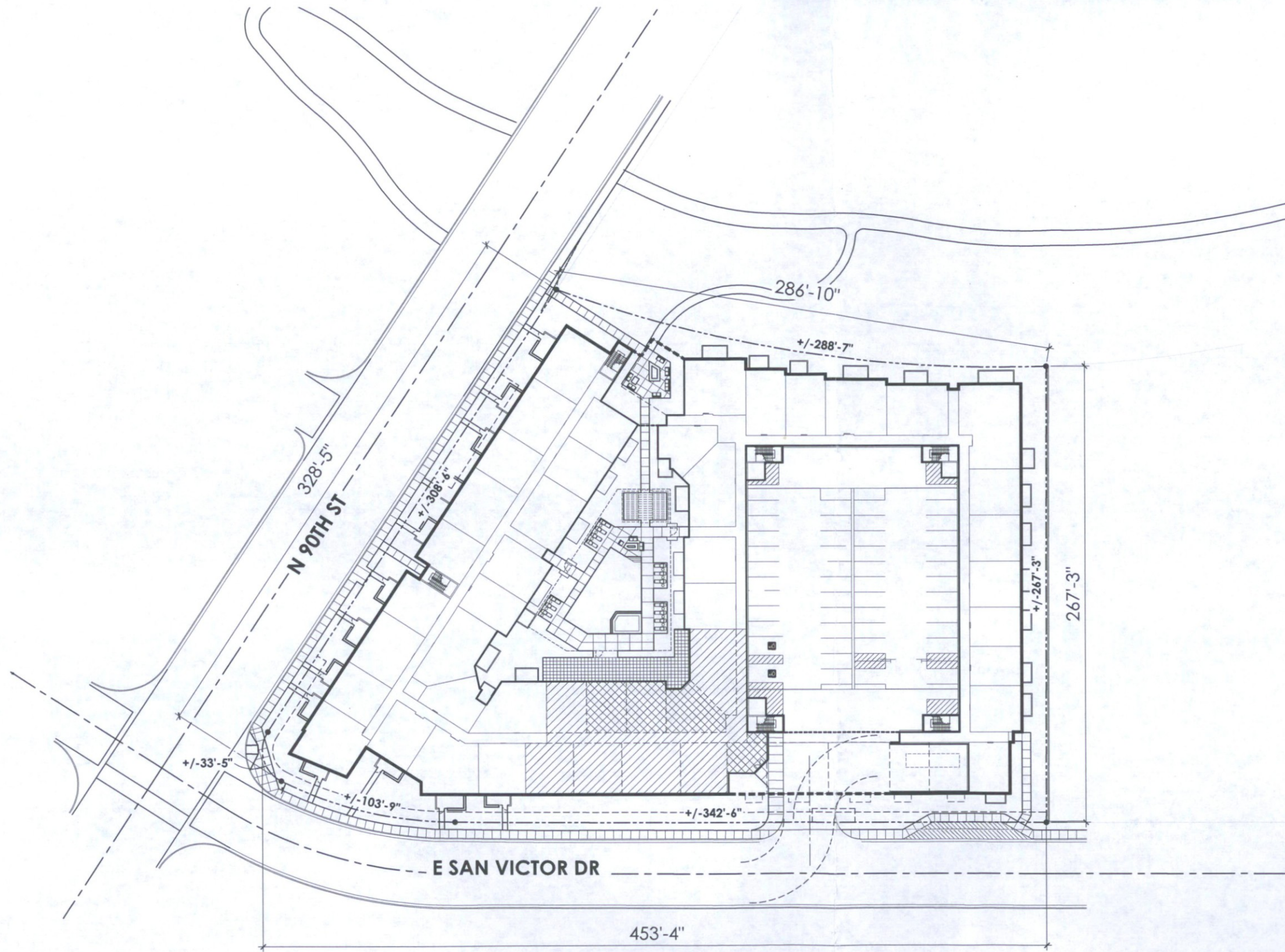
Project Name: **90th & San Victor**
Location: **9449 N 90TH ST STE 109**

Contact Name: **Michele Hammond**
Contact Phone: **(480) 385-2753**
Contact Email: **mh@berryriddell.com**



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7-ZN-2018
06/07/18



7-ZN-2018
06/07/18



DIMENSIONED PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'



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OF 24

RESIDENCE AT 90TH ST. & SAN VICTOR



BUILDING HEIGHTS

- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY GARAGE

7-ZN-2018
06/07/18



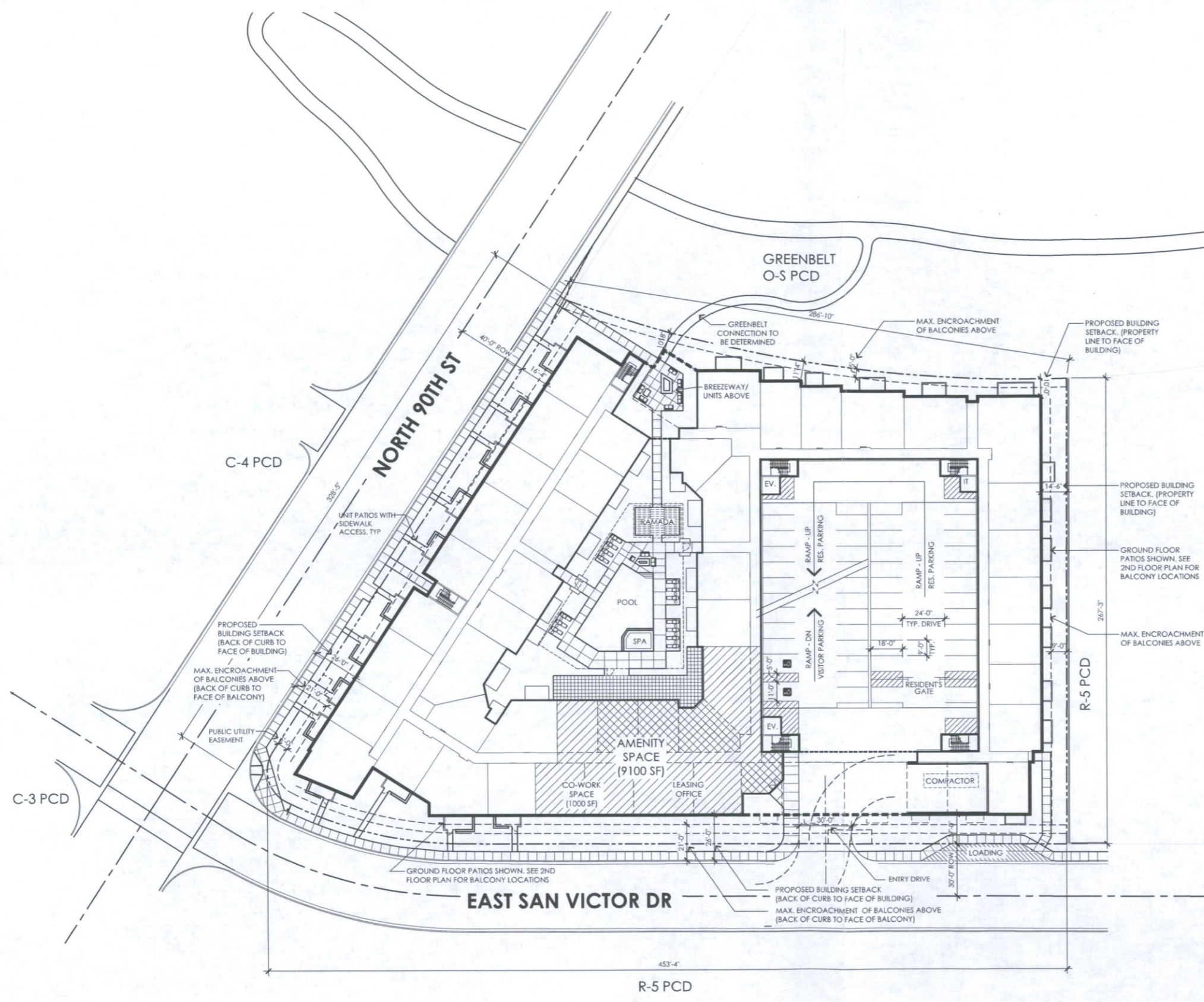
CONTEXT AERIAL

SCALE: 1" = 60'-0"
0 30' 60' 120'



SHEET
3
OF 24

RESIDENCE AT 90TH ST. & SAN VICTOR



SITE DATA

PROJECT NAME	RESIDENCE AT 90TH & SAN VICTOR
PARCEL ADDRESS	9449 N 90TH ST, SCOTTSDALE AZ
GROSS SITE AREA	+/- 3.16 AC (+/-137,650 SF)
NET SITE AREA	+/- 2.50 AC (+/-108,900 SF)
EXISTING ZONING	C-O,PCD OVERLAY
PROPOSED ZONING	PUD / PCD OVERLAY

PROPOSED SETBACKS

FRONT (90TH ST):	26' MIN, 24'-6" AVERAGE*
SOUTH (SAN VICTOR):	26' MIN, 26'-4" AVERAGE*
EAST PROPERTY LINE:	14'-6" MIN, 14'-4" AVERAGE*
NORTH PROPERTY LINE:	10' MIN, 12'-4" AVERAGE*

*SETBACK AVERAGES INCLUDE BALCONY ENCROACHMENTS

BUILDING HEIGHT	±66'-0"
DWELLING UNITS	179 D.U.
GROSS FLOOR AREA (SF)	
1ST:	50,136
2ND:	48,982
3RD:	56,062
4TH:	39,169
5TH:	20,760
TOTAL:	215,109 SF

PARKING DATA

PARKING REQUIRED BY CITY OF SCOTTSDALE IS BASED ON UNIT TYPES BY BEDROOM COUNT

UNIT MIX	
1 BEDROOM UNITS	112 D.U.
2 BEDROOM UNITS	58 D.U.
3 BEDROOM UNITS	9 D.U.
TOTAL DWELLING UNITS	179 D.U.

VEHICULAR PARKING REQUIRED

1 BEDROOM UNITS	112 D.U.	x 1.3 P.S./D.U.	146 P.S.
2 BEDROOM UNITS	58 D.U.	x 1.7 P.S./D.U.	99 P.S.
3 BEDROOM UNITS	9 D.U.	x 1.9 P.S./D.U.	17 P.S.
TOTAL UNITS	179 D.U.		262 P.S.

(1.46 P.S./ D.U.)

PARKING PROVIDED

6 LEVEL PARKING GARAGE	276 P.S.
ACCESSIBLE PARKING SPACES INCLUDED (2%) - (6 P.S.)	
PARKING SPACE TO UNIT RATIO	276 P.S. / 179 D.U.
	(1.54 P.S./ D.U.)

TYPICAL PARKING SPACE 9'-0" x 18'-0"
TYPICAL ACCESSIBLE SPACE 11'-0" x 20'-0"
TYPICAL DRIVE AISLE 24'-0"

BICYCLE PARKING REQUIRED

1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 262/10 = 27 BICYCLE PARKING SPACES

BICYCLE PARKING PROVIDED
 COMBINED RESIDENT & PUBLIC = ±40 BICYCLE P.S.

OPEN SPACE DATA (SEE SHEET 7)

OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA = 0.10 x 137,650 SF = 13,765 SF

OPEN SPACE PROVIDED:
 COMMON AREA = 17,869 SF
 USEABLE COMMON AREA (POOL COURTYARD) = 11,721 SF
 TOTAL OPEN SPACE PROVIDED: 29,590 SF

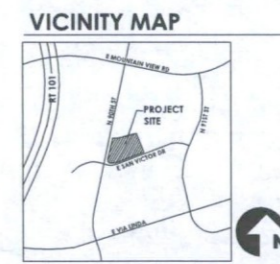
TOTAL LANDSCAPE SPACE PROVIDED: 29,590 SF (21.5% OF GROSS SF)
 (INCLUDES ALL COMMON OPEN SPACE AREAS)

PRIVATE OUTDOOR LIVING SPACE

REQUIRED PRIVATE OUTDOOR LIVING SPACE:
 5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS

PROVIDED PRIVATE OUTDOOR LIVING SPACE:
 1ST FLOOR UNITS: 10% MINIMUM PROVIDED AT PATIOS
 UPPER FLOOR UNITS: 5% MINIMUM PROVIDED AT BALCONIES
 SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT, PER THE CITY SCOTTSDALE.





OPEN SPACE CALCS

COMMON OPEN SPACE	
GROSS SITE AREA	+/- 3.16 AC
COMMON AREA OPEN SPACE	17,869 SF
USEABLE COMMON AREA OPEN SPACE	11,721 SF
TOTAL OPEN SPACE	
OPEN SPACE REQUIRED: 0.10 x GROSS SITE AREA	= 0.10 x 137,650 SF = 13,765 SF
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(INCLUDES ALL COMMON OPEN SPACE AREAS)	
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5% MINIMUM OF GROSS UNIT FLOOR AREA, REQUIRED AT ALL UNITS	
PROVIDED PRIVATE OUTDOOR LIVING SPACE:	
1ST FLOOR UNITS: 10% MINIMUM PROVIDED AT PATIOS	
UPPER FLOOR UNITS: 5% MINIMUM PROVIDED AT BALCONIES	
SEE ENLARGED UNIT PLANS FOR INDIVIDUAL PATIO/BALCONY AREAS.	
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT, PER THE CITY SCOTTSDALE.	

7-ZN-2018
06/07/18



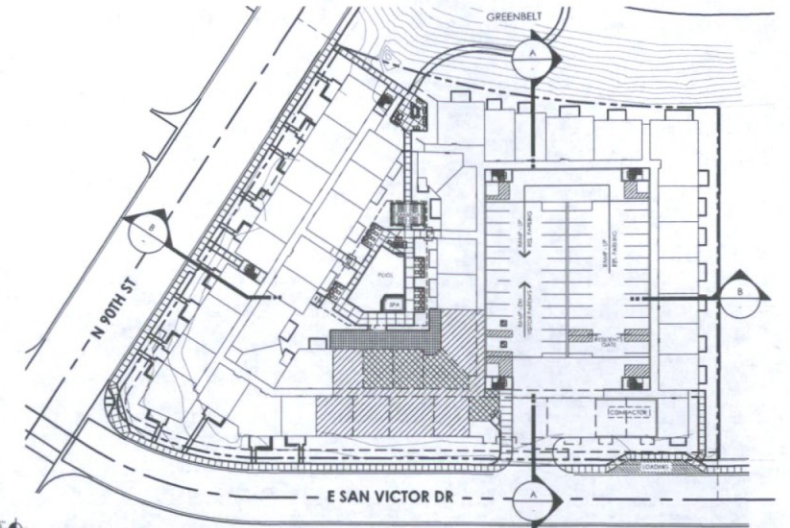
OPEN SPACE PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

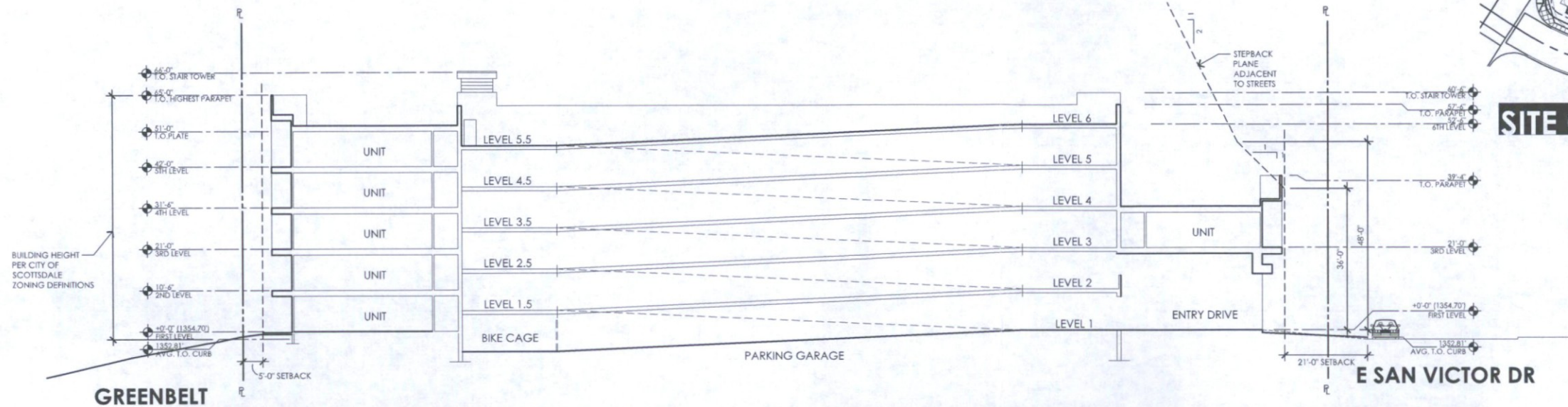
SCALE: 1" = 30'-0"
0 15' 30' 60'



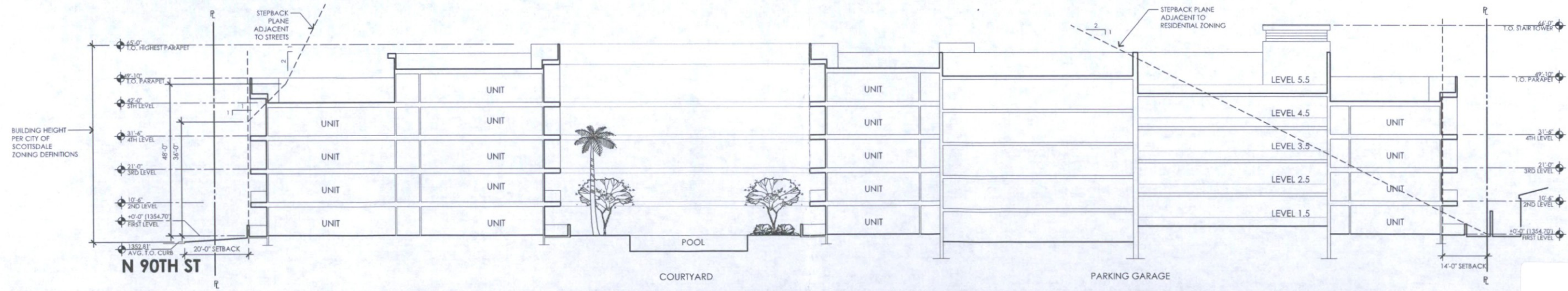
SHEET
5
OF 24



SITE CROSS SECTIONS SCALE: 1" = 80'-0"
0' 40' 80' 160'



SITE CROSS SECTION A-A SCALE: 1/16" = 1'-0"
0 8' 16' 32'



SITE CROSS SECTION B-B SCALE: 1/16" = 1'-0"
0 8' 16' 32'

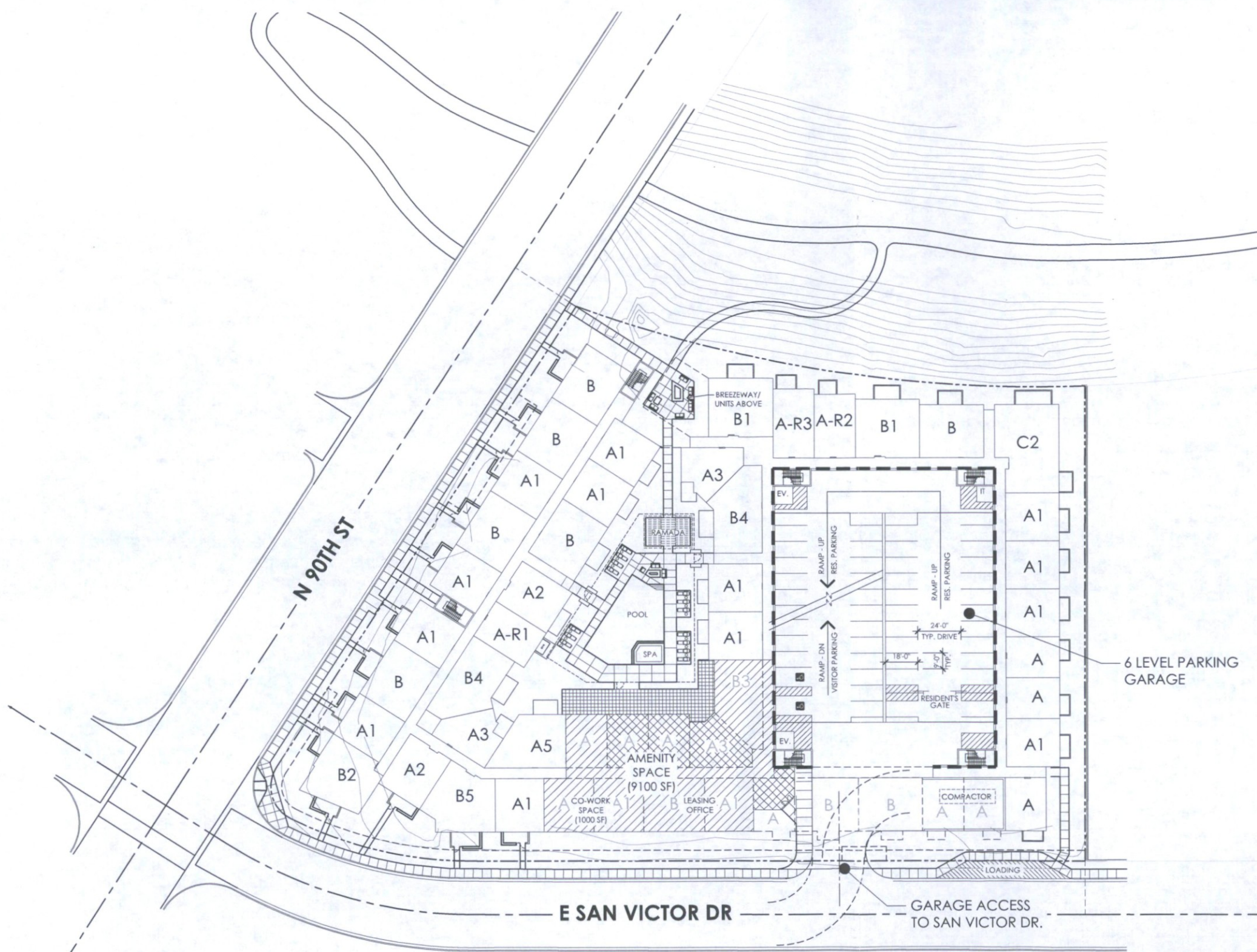
SITE CROSS SECTIONS

RESIDENCE AT 90TH ST. & SAN VICTOR



7-ZN-2018
06/07/18

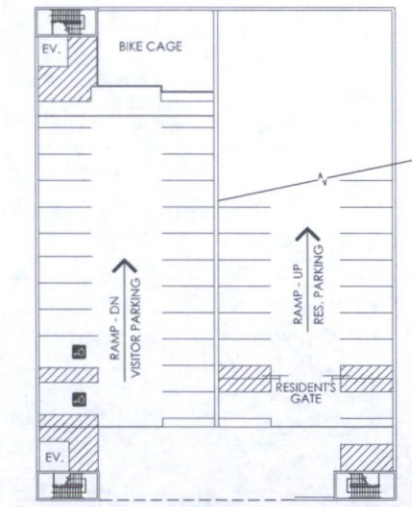
SHEET
6
OF 24



PARKING DATA

PARKING REQUIRED BY CITY OF SCOTTSDALE IS BASED ON UNIT TYPES BY BEDROOM COUNT

UNIT MIX			
1 BEDROOM UNITS			112 D.U.
2 BEDROOM UNITS			58 D.U.
3 BEDROOM UNITS			9 D.U.
TOTAL DWELLING UNITS			179 D.U.
VEHICULAR PARKING REQUIRED			
1 BEDROOM UNITS	112 D.U.	x 1.3 P.S./D.U.	146 P.S.
2 BEDROOM UNITS	58 D.U.	x 1.7 P.S./D.U.	99 P.S.
3 BEDROOM UNITS	9 D.U.	x 1.9 P.S./D.U.	17 P.S.
TOTAL UNITS			262 P.S.
			(1.46 P.S./ D.U.)
PARKING PROVIDED			
6 LEVEL PARKING GARAGE			276 P.S.
ACCESSIBLE PARKING SPACES INCLUDED (2%) - (6 P.S.)			
PARKING SPACE TO UNIT RATIO			276 P.S. / 179 D.U.
			(1.54 P.S./ D.U.)
TYPICAL PARKING SPACE			9'-0" x 18'-0"
TYPICAL ACCESSIBLE SPACE			11'-0" x 20'-0"
TYPICAL DRIVE AISLE			24'-0"
BICYCLE PARKING REQUIRED			
1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 262/10			
= 27 BICYCLE PARKING SPACES			
BICYCLE PARKING PROVIDED			
COMBINED RESIDENT & PUBLIC			= ±40 BICYCLE P.S.



BELOW GRADE PARKING



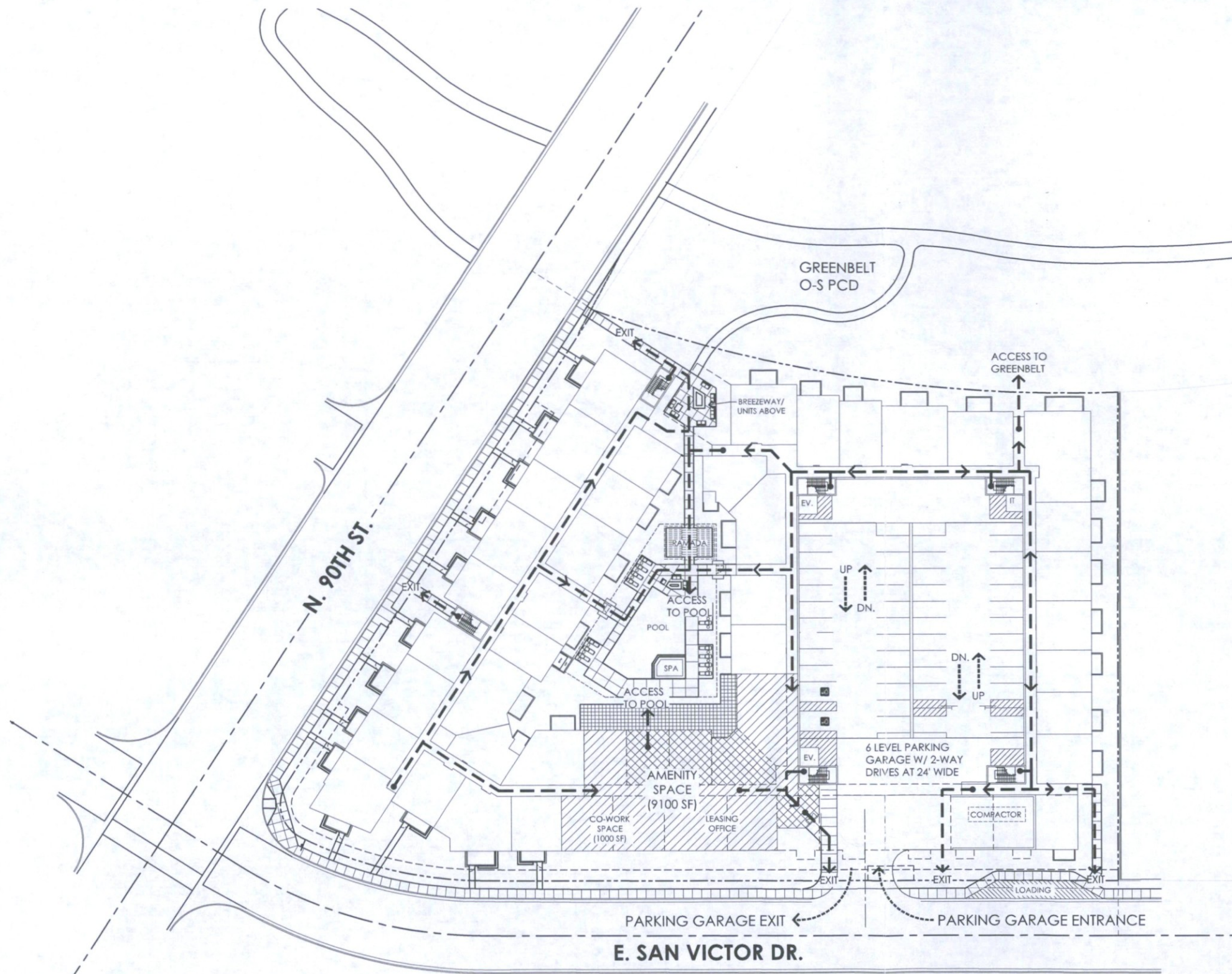
PARKING PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"
0 15' 30' 60'

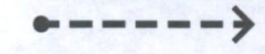


SHEET 7 OF 24



CIRCULATION LEGEND

PEDESTRIAN CIRCULATION ROUTES TO SAFE LOCATIONS IN EVENT OF FIRE OR EMERGENCY. (ROUTES TO BE I.R.C. AND CITY OF SCOTTSDALE COMPLIANT)



VEHICULAR CIRCULATION ROUTES INTO, OUT OF AND WITHIN THE 6 LEVEL GARAGE STRUCTURE



7-ZN-2018
06/07/18



PEDESTRIAN & VEHICULAR CIRCULATION PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1" = 30'-0"
0 15' 30' 60'



SHEET
8
OF 24



SOUTH ELEVATION - E SAN VICTOR DR



WEST ELEVATION - N 90TH STREET

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE

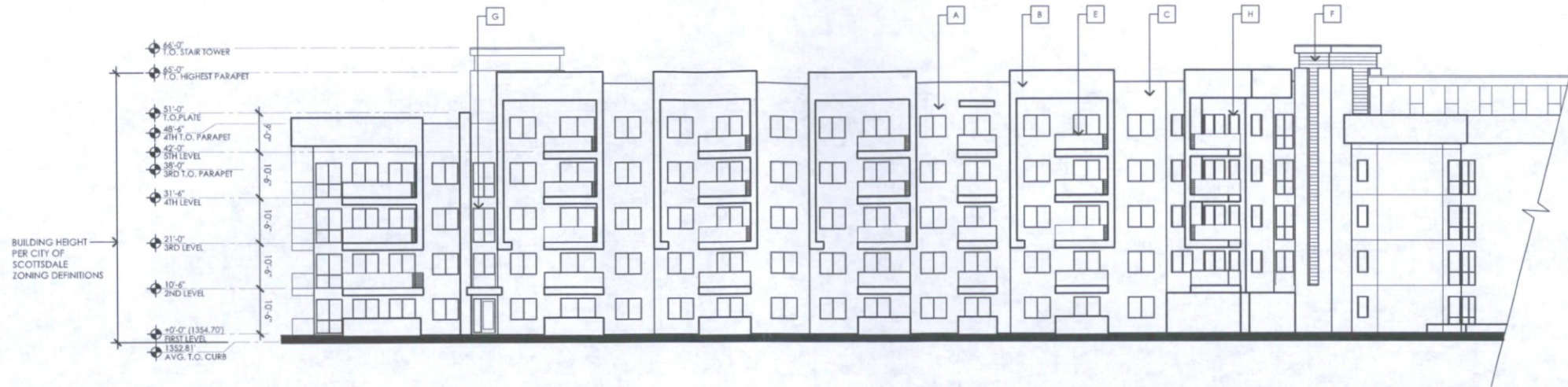


CONCEPTUAL ELEVATIONS

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/16" = 1'-0"
0 8' 16' 32'

SHEET
9
OF 24



NORTH ELEVATION - GREENBELT



EAST ELEVATION

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/16" = 1'-0"
0 8' 16' 32'

SHEET
10
OF 24



SOUTH ELEVATION - E SAN VICTOR DR



WEST ELEVATION - N 90TH STREET

COLOR SCHEDULE	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE



CONCEPTUAL ELEVATIONS

SCALE: 1/16" = 1'-0"
0 8' 16' 32'

RESIDENCE AT 90TH ST. & SAN VICTOR

SHEET 11 OF 24



NORTH ELEVATION - GREENBELT



EAST ELEVATION

	MATERIAL	COLOR
A	STUCCO	SW 7638 'JOGGING PATH'
B	STUCCO	SW 7005 'PURE WHITE'
C	STUCCO	SW 7075 'WEB GRAY'
D	METAL LOUVER PANEL	SW 6398 'SCONCE GOLD'
E	PERFORATED METAL RAIL SYSTEM	SW 7657 'TINSMITH'
F	METAL PANEL SYSTEM	SW 6398 'SCONCE GOLD'
G	ALUMINUM STOREFRONT	DARK BRONZE
H	RESIDENTIAL UNIT WINDOWS	DARK BRONZE

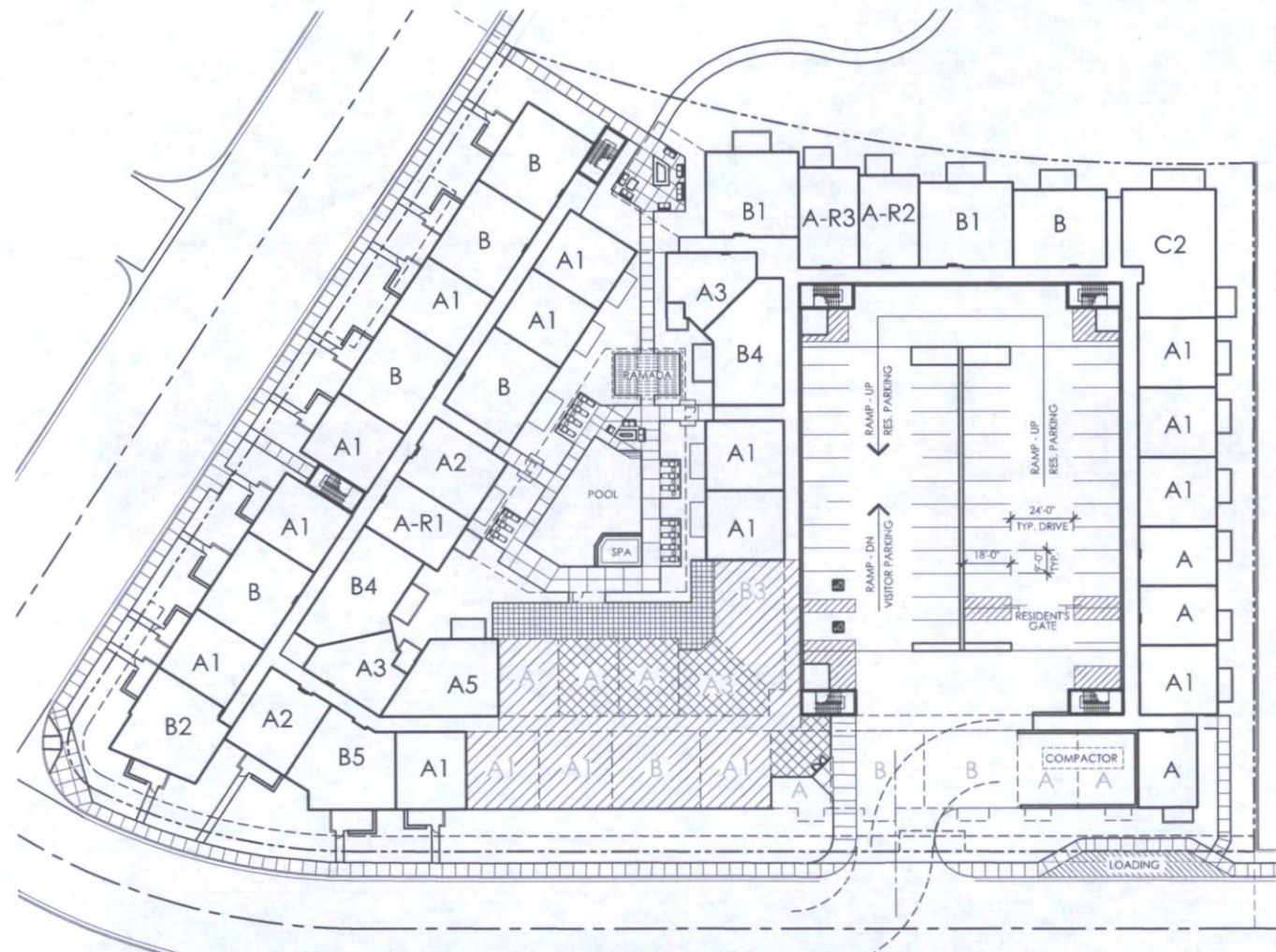


CONCEPTUAL ELEVATIONS

RESIDENCE AT 90TH ST. & SAN VICTOR

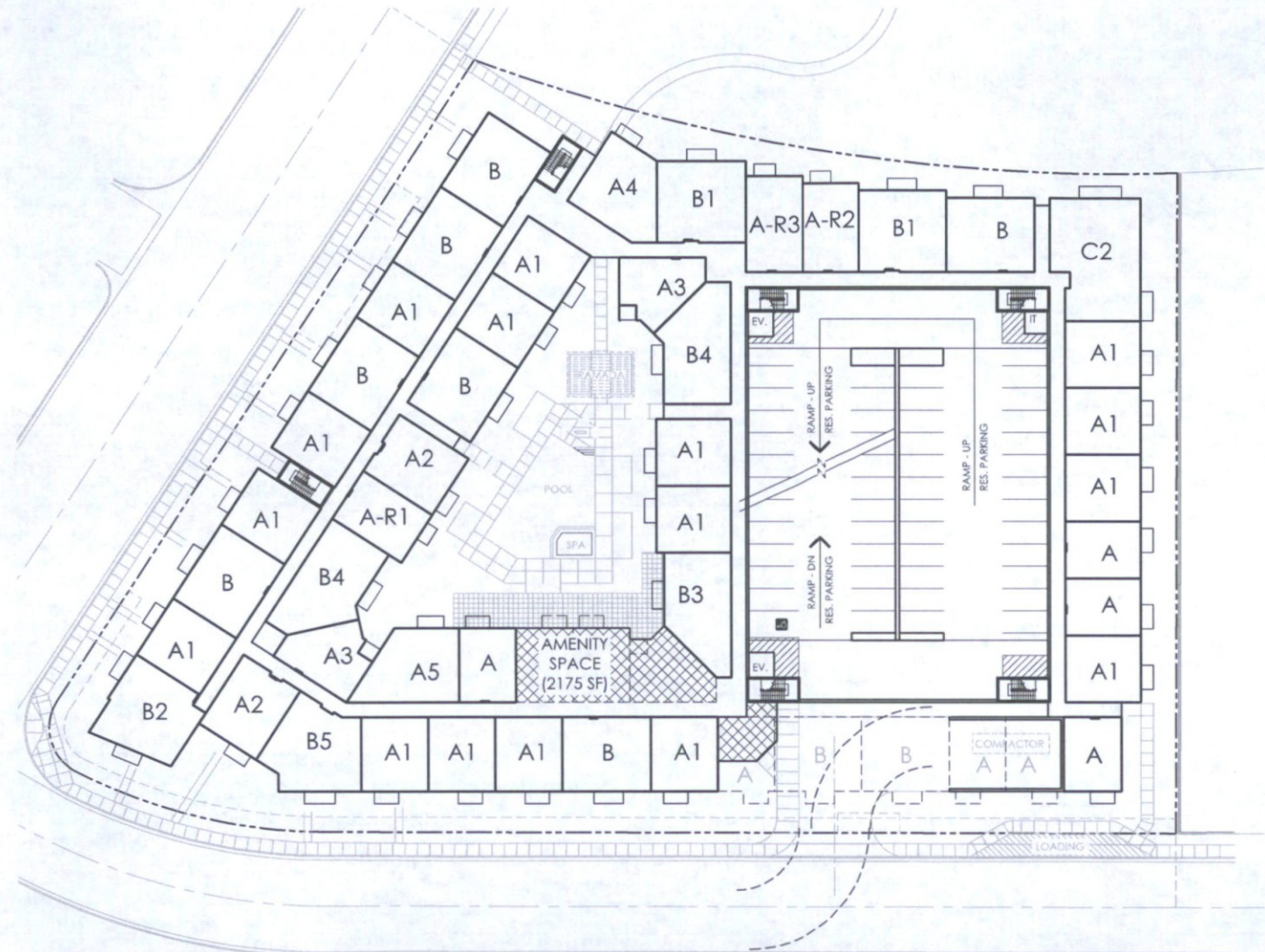
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

SHEET 12 OF 24



LEVEL 1

GROSS AREA 50,136 S.F.



LEVEL 2

GROSS AREA 48,982 S.F.

CONCEPTUAL BUILDING PLAN - LEVELS 1 & 2

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/32" = 1'-0"

0 16' 32' 64'



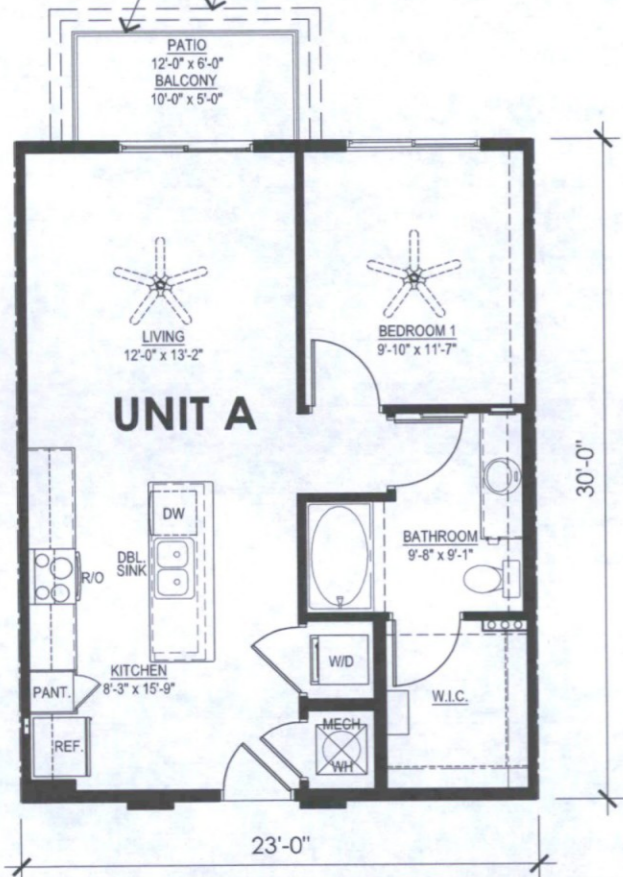
7-ZN-2018
06/07/18



SHEET
13
OF 24

NOTE:
LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

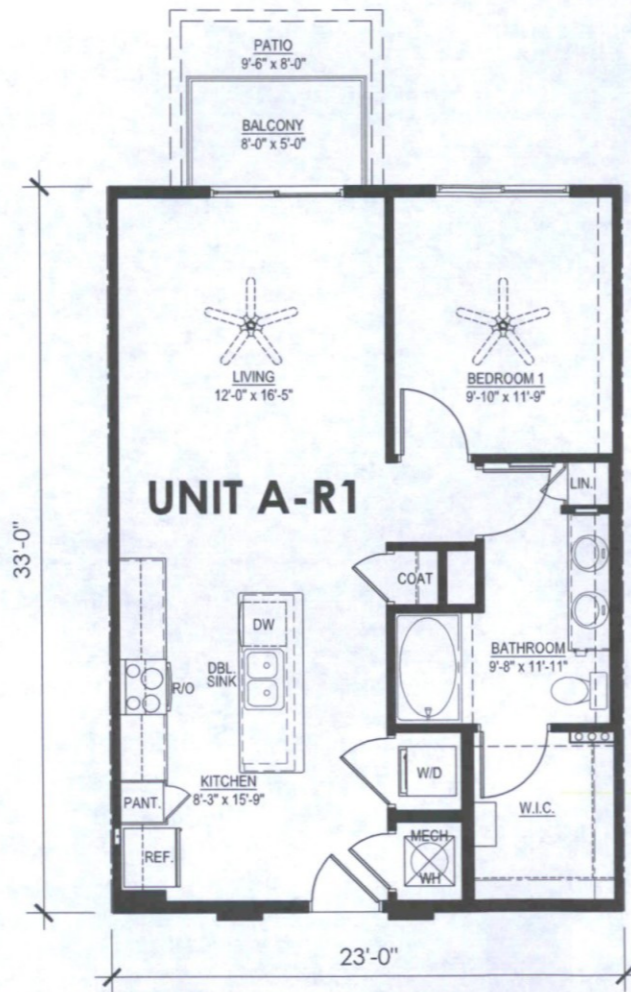
NOTE:
DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



UNIT A

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

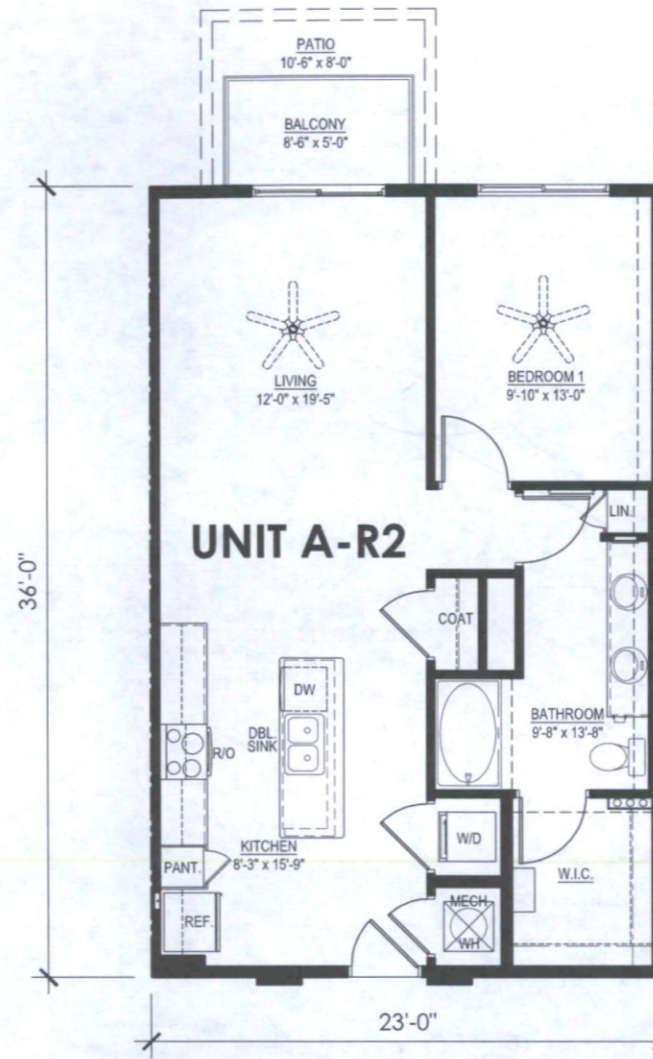
LIVABLE AREA (GROSS)	690 SQ. FT.
FIRST FLOOR PATIO	80 SQ. FT. (11.5%)
SECOND FLOOR BALCONY	50 SQ. FT. (7.2%)



UNIT A-R1

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

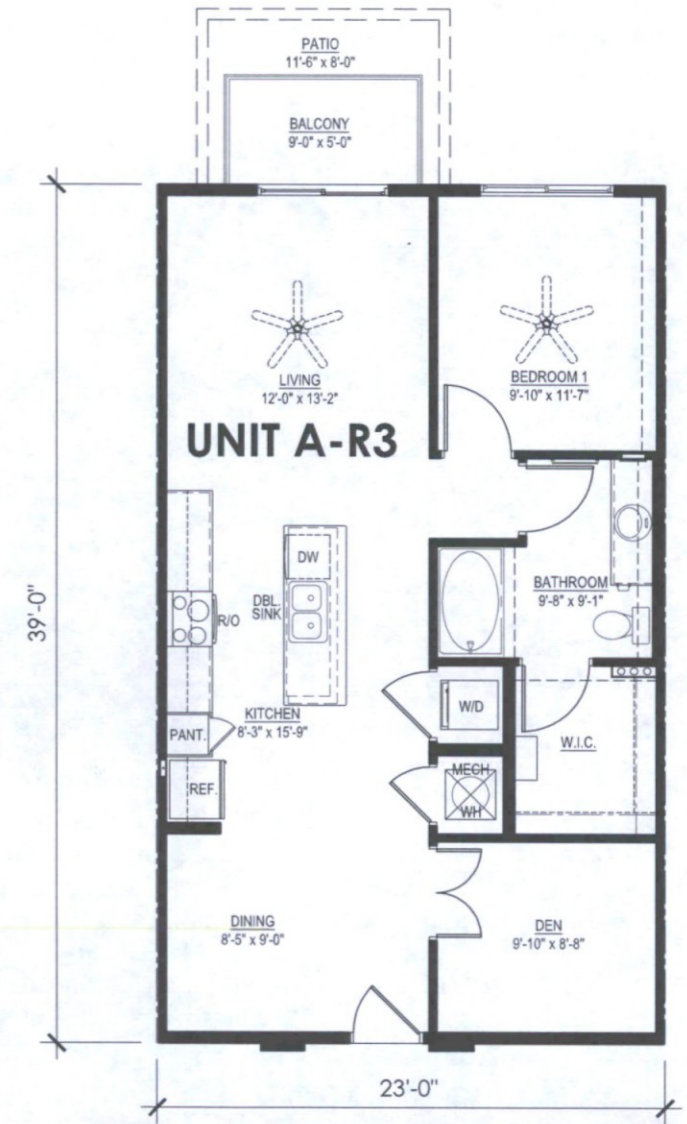
LIVABLE AREA (GROSS)	759 SQ. FT.
FIRST FLOOR PATIO	76 SQ. FT. (10.0%)
SECOND FLOOR BALCONY	40 SQ. FT. (5.3%)



UNIT A-R2

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

LIVABLE AREA (GROSS)	828 SQ. FT.
FIRST FLOOR PATIO	84 SQ. FT. (10.1%)
SECOND FLOOR BALCONY	42.5 SQ. FT. (5.1%)



UNIT A-R3

PRIVATE OUTDOOR LIVING SPACE CALCULATION:

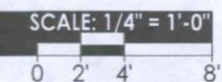
LIVABLE AREA (GROSS)	897 SQ. FT.
FIRST FLOOR PATIO	92 SQ. FT. (10.3%)
SECOND FLOOR BALCONY	45 SQ. FT. (5.0%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

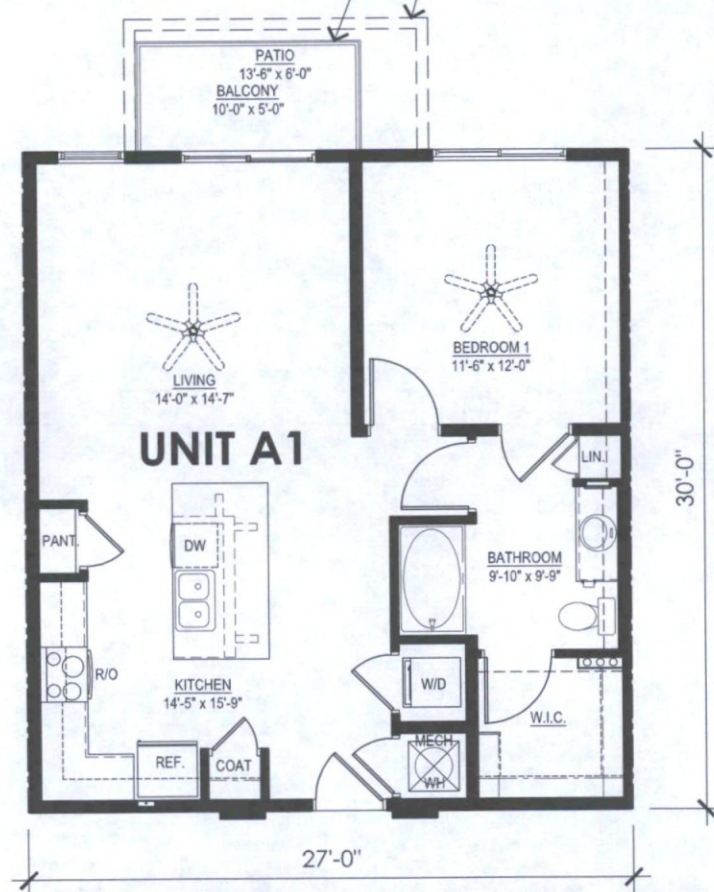
RESIDENCE AT 90TH ST. & SAN VICTOR



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OF 24

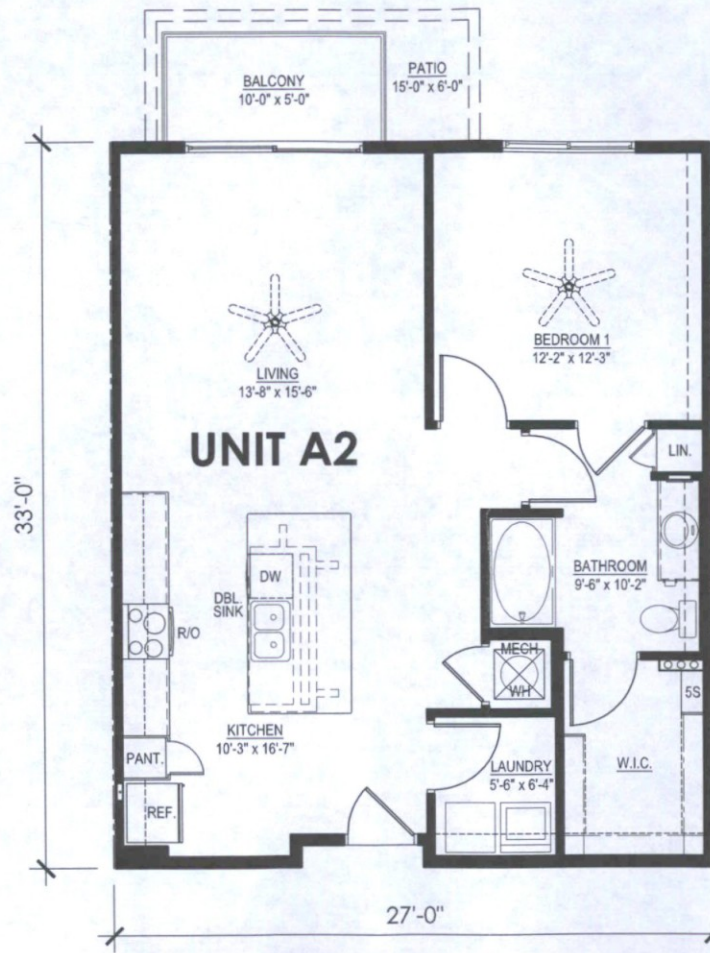
NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



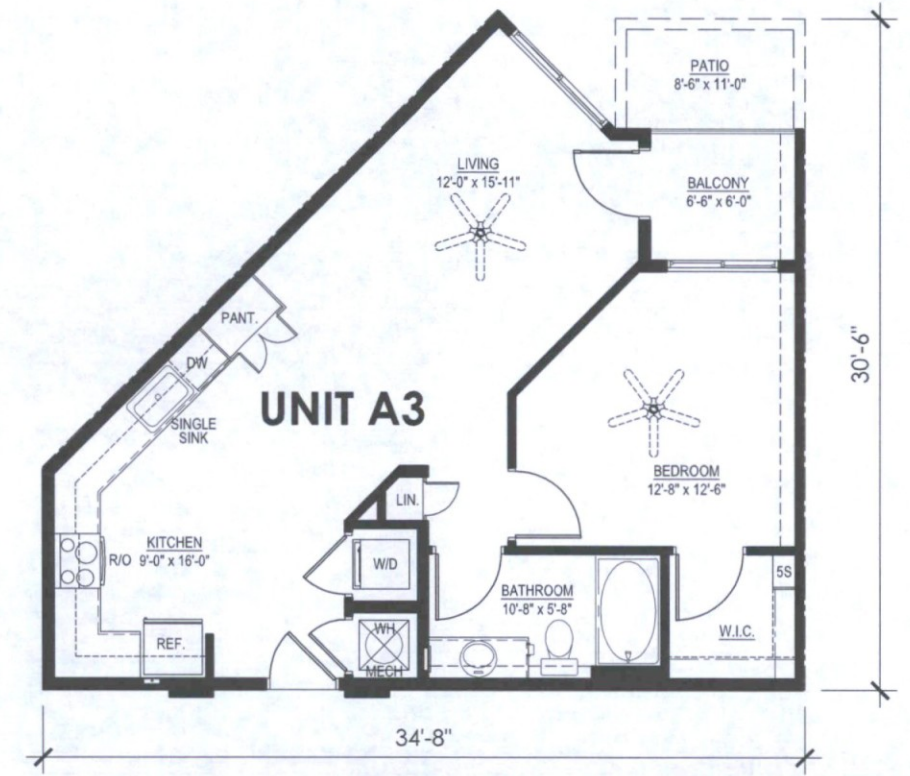
UNIT A1

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 810 SQ. FT.
 FIRST FLOOR PATIO 88 SQ. FT. (10.8%)
 SECOND FLOOR BALCONY 50 SQ. FT. (6.1%)



UNIT A2

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 885 SQ. FT.
 FIRST FLOOR PATIO 92 SQ. FT. (10.3%)
 SECOND FLOOR BALCONY 50 SQ. FT. (5.6%)



UNIT A3

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 753 SQ. FT.
 FIRST FLOOR PATIO 81 SQ. FT. (10.7%)
 SECOND FLOOR BALCONY 39 SQ. FT. (5.1%)



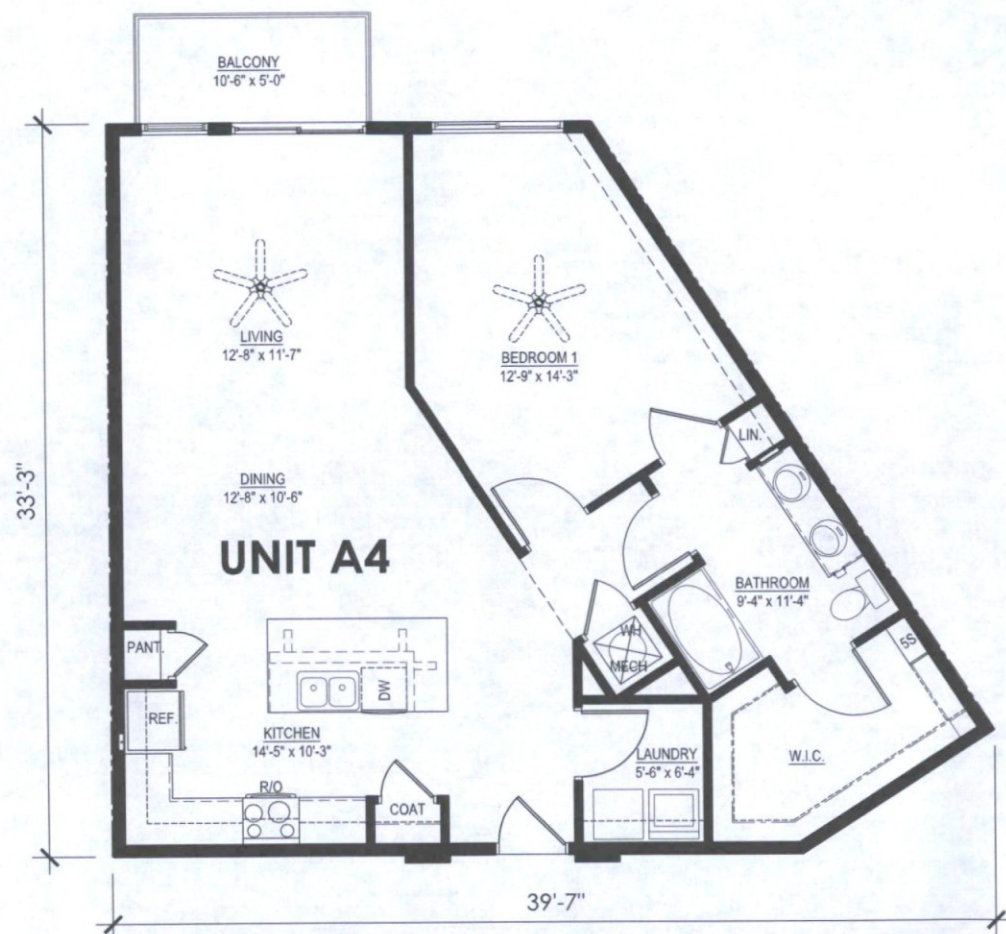
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE
 GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE.
 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

SHEET
17
 OF 24

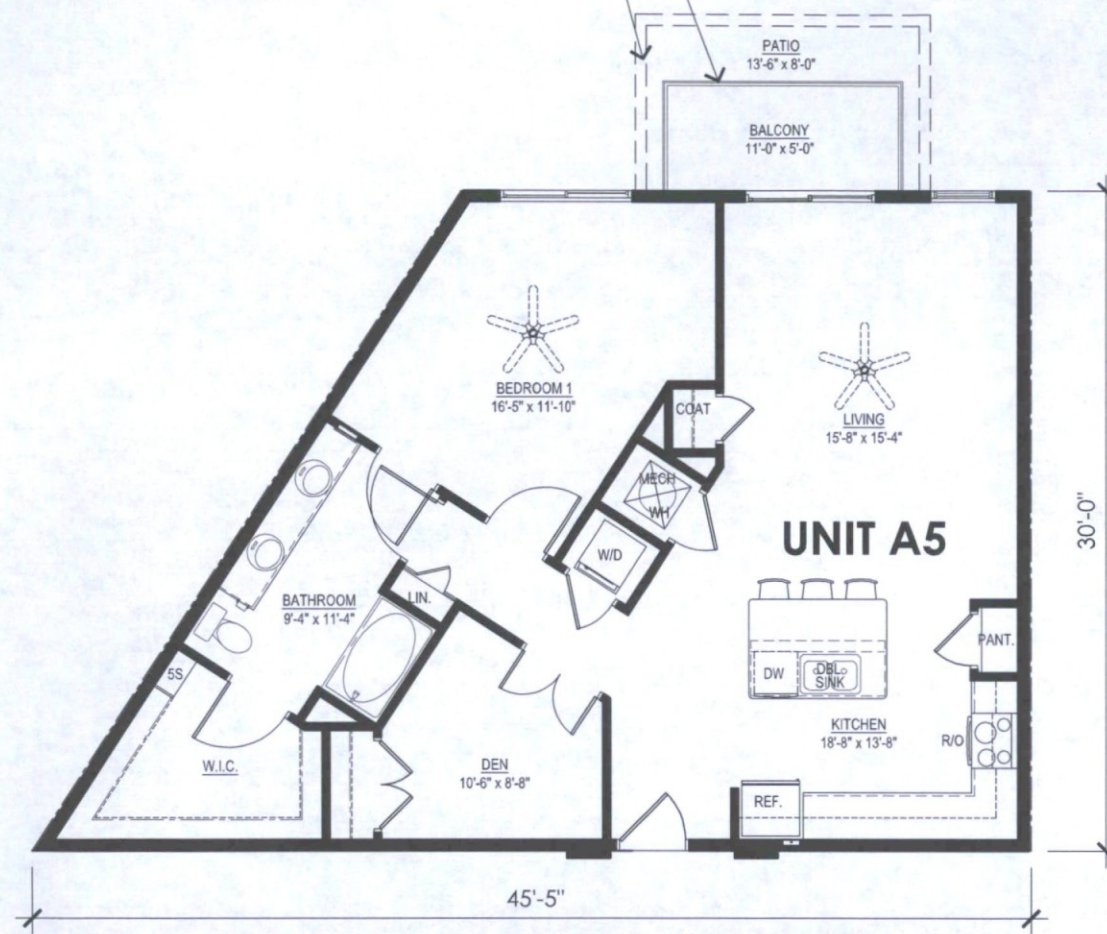


UNIT A4

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1046 SQ. FT.
 SECOND FLOOR BALCONY 52.5 SQ. FT. (5.0%)

NOTE:
 LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

NOTE:
 DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



UNIT A5

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1070 SQ. FT.
 FIRST FLOOR PATIO 108 SQ. FT. (10.1%)
 SECOND FLOOR BALCONY 55 SQ. FT. (5.1%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

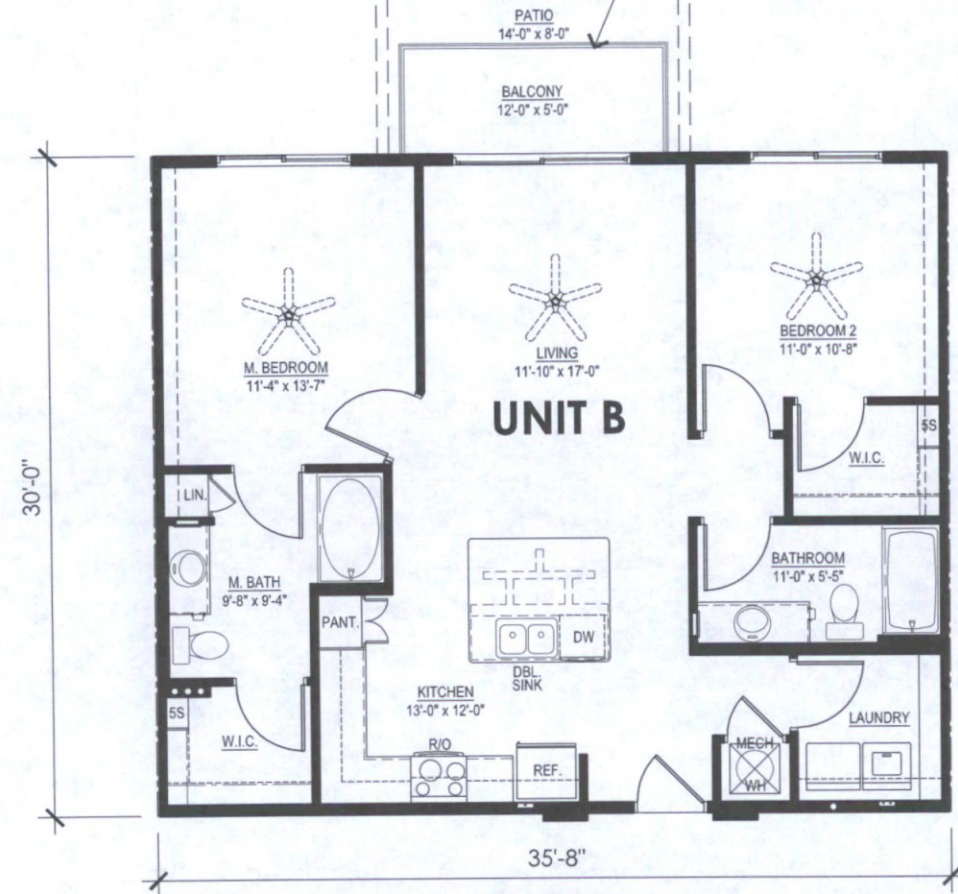
RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

SHEET 18 OF 24

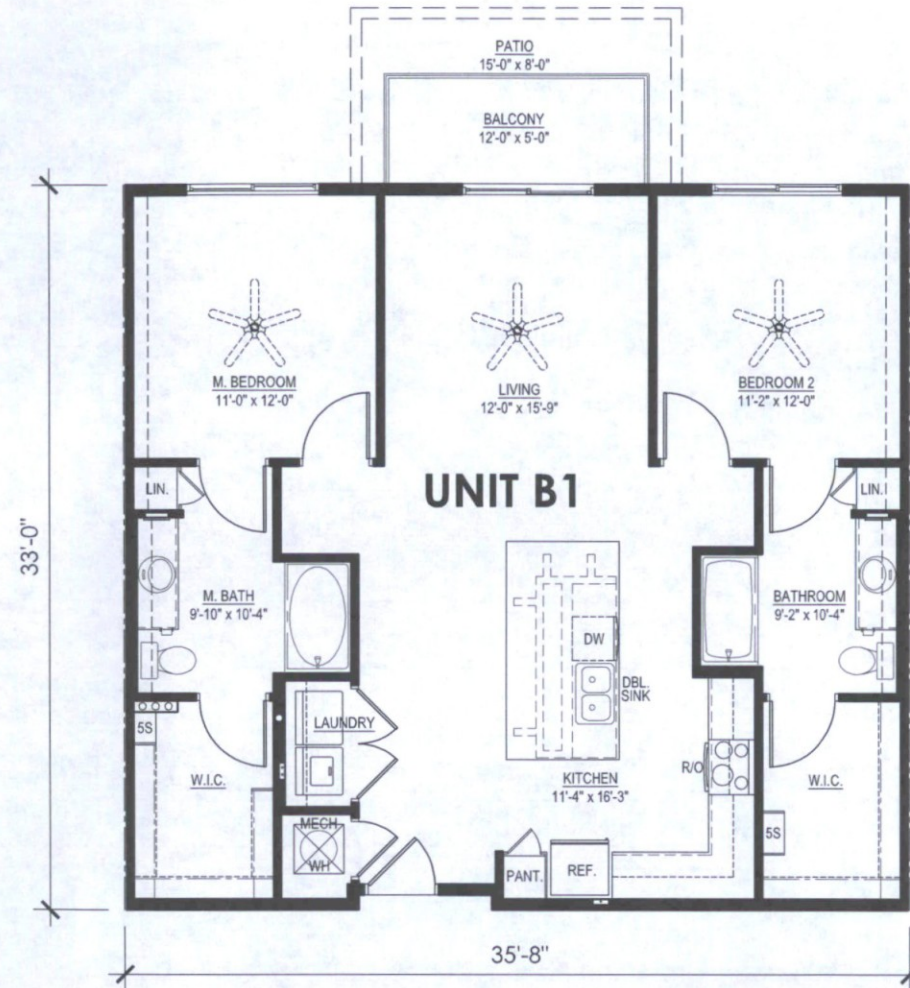
NOTE:
LINE OF BALCONY INDICATES THE MIN.
5% PRIVATE OUTDOOR LIVING SPACE
REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES
THE MIN. 10% PRIVATE OUTDOOR
LIVING SPACE PROVIDED FOR FIRST
FLOOR UNITS.



UNIT B

PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1070 SQ. FT.
 FIRST FLOOR PATIO 112 SQ. FT. (10.4%)
 SECOND FLOOR BALCONY 60 SQ. FT. (5.6%)



UNIT B1

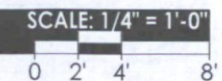
PRIVATE OUTDOOR LIVING SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1173 SQ. FT.
 FIRST FLOOR PATIO 120 SQ. FT. (10.2%)
 SECOND FLOOR BALCONY 60 SQ. FT. (5.1%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE
GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE.
5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

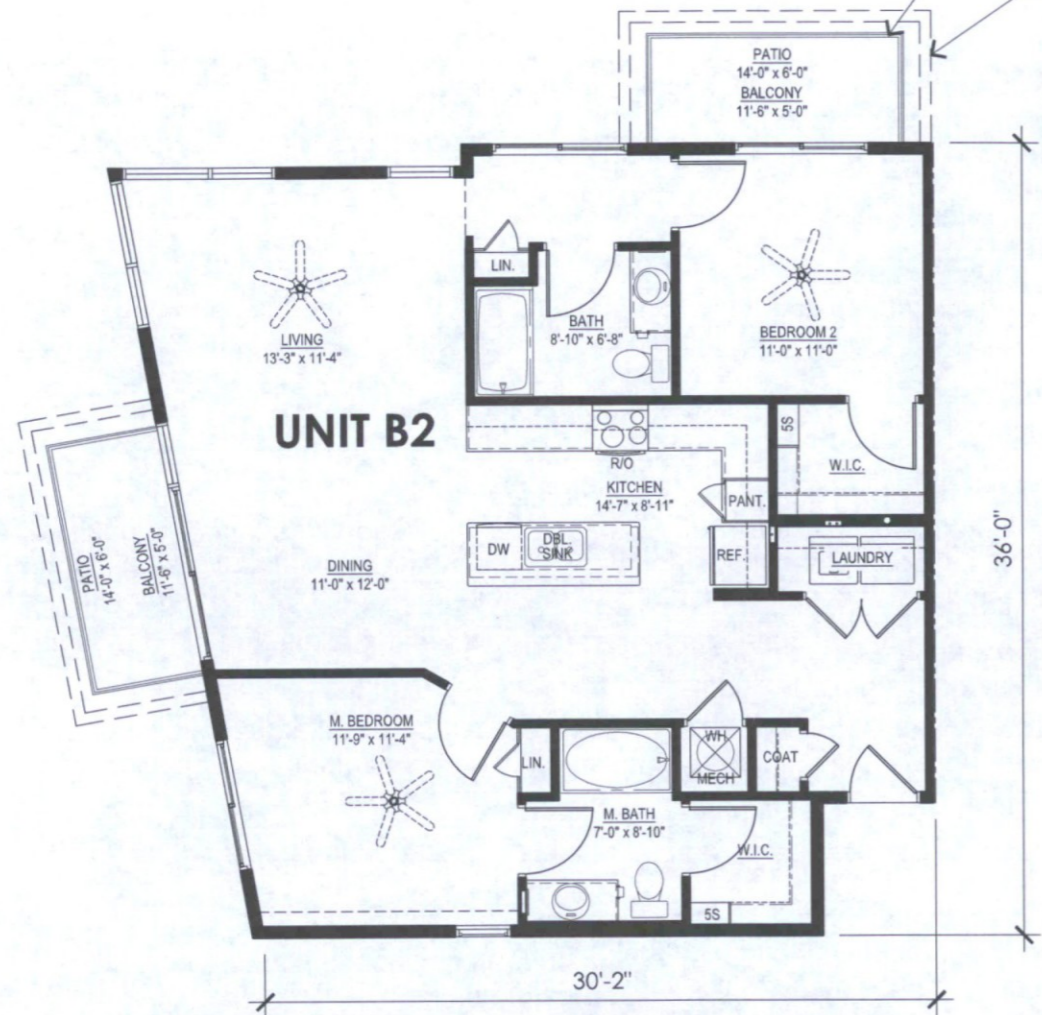
RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET
19
OF 24

NOTE:
LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

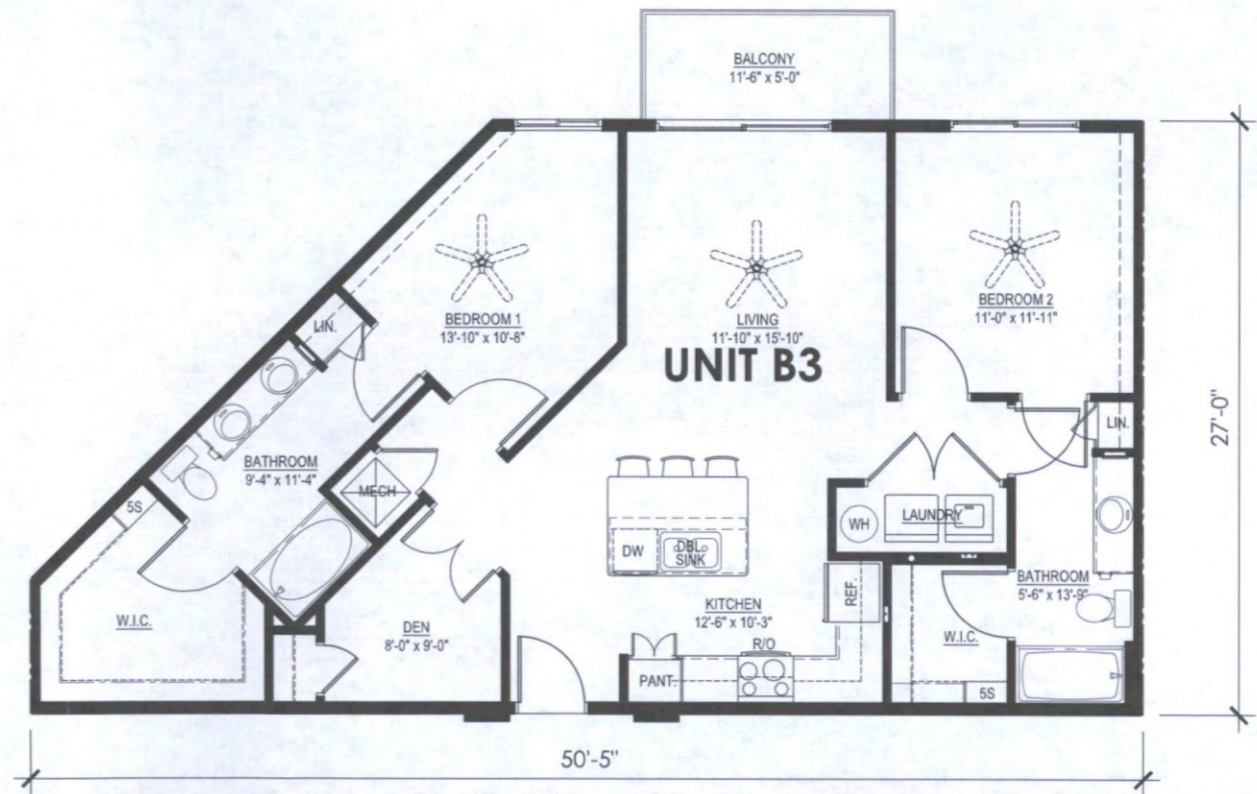
NOTE:
DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



UNIT B2

PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1116 SQ. FT.
FIRST FLOOR PATIO	112 SQ. FT. (10.4%)
SECOND FLOOR BALCONY	60 SQ. FT. (5.6%)



UNIT B3

PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1144 SQ. FT.
SECOND FLOOR BALCONY	57.5 SQ. FT. (5.0%)



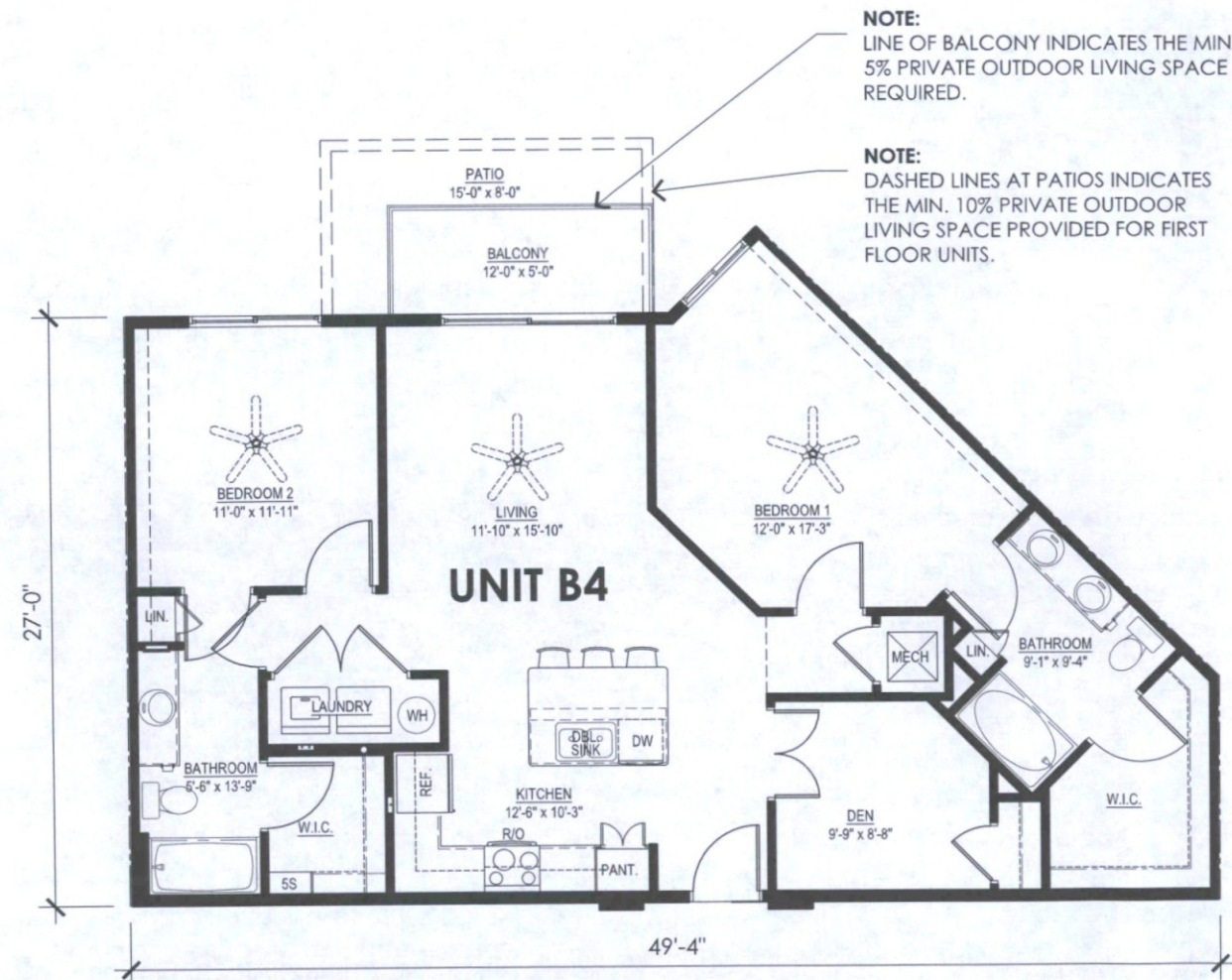
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

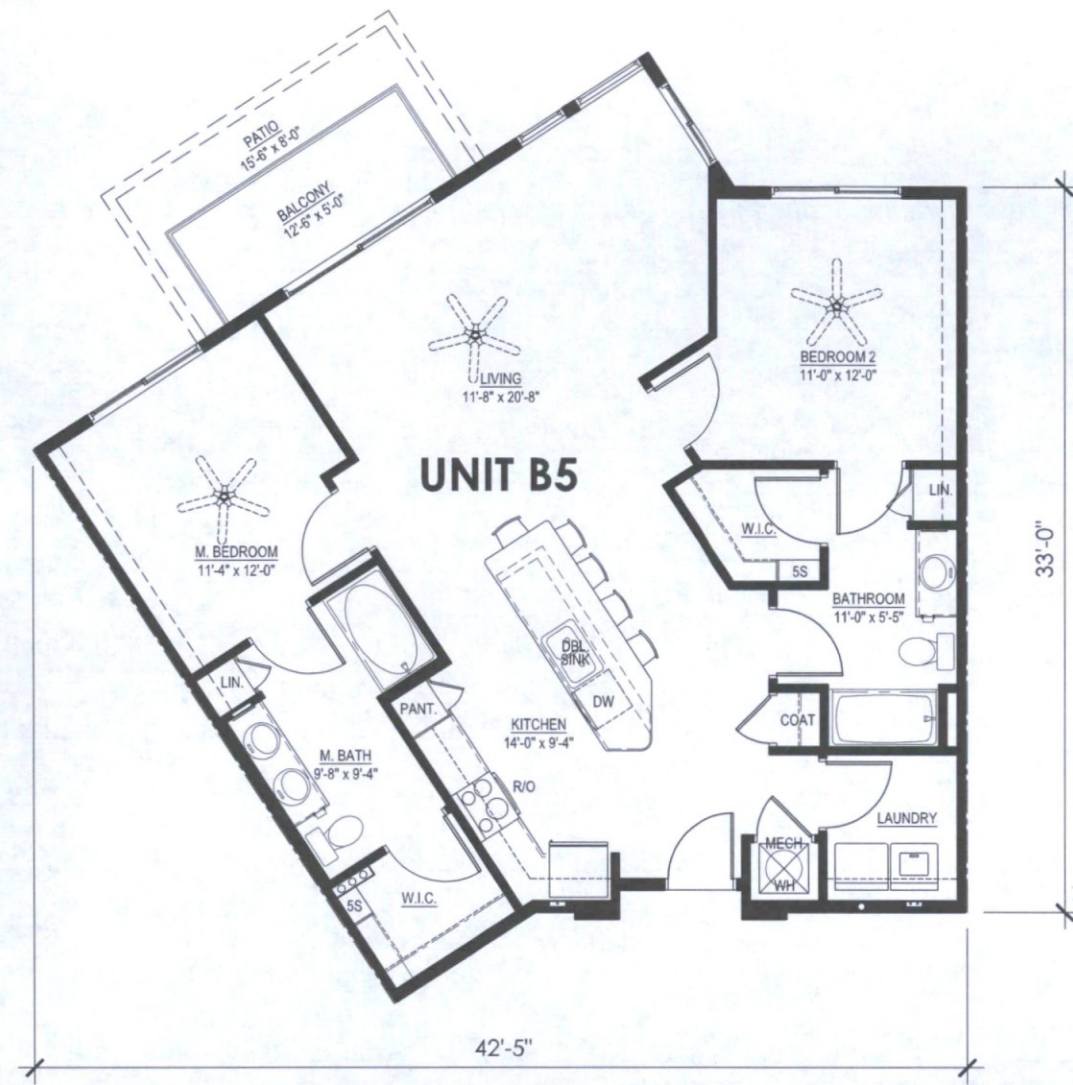
SHEET 20 OF 24



UNIT B4

PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1172 SQ. FT.
FIRST FLOOR PATIO	120 SQ. FT. (10.2%)
SECOND FLOOR BALCONY	60 SQ. FT. (5.1%)



UNIT B5

PRIVATE OUTDOOR SPACE CALCULATION:

LIVABLE AREA (GROSS)	1206 SQ. FT.
FIRST FLOOR PATIO	124 SQ. FT. (10.3%)
SECOND FLOOR BALCONY	62.5 SQ. FT. (5.2%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

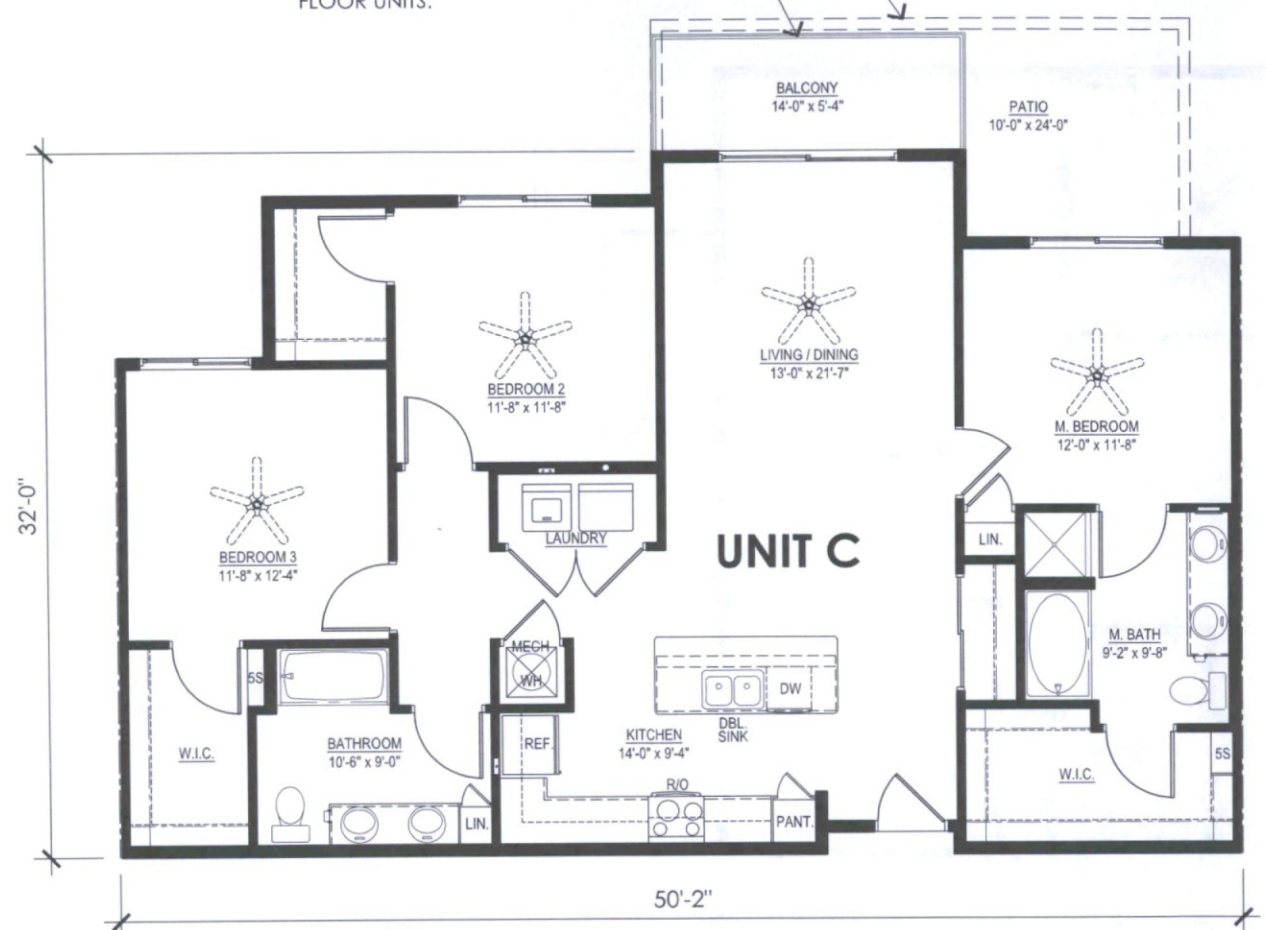
RESIDENCE AT 90TH ST. & SAN VICTOR

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

SHEET 21 OF 24

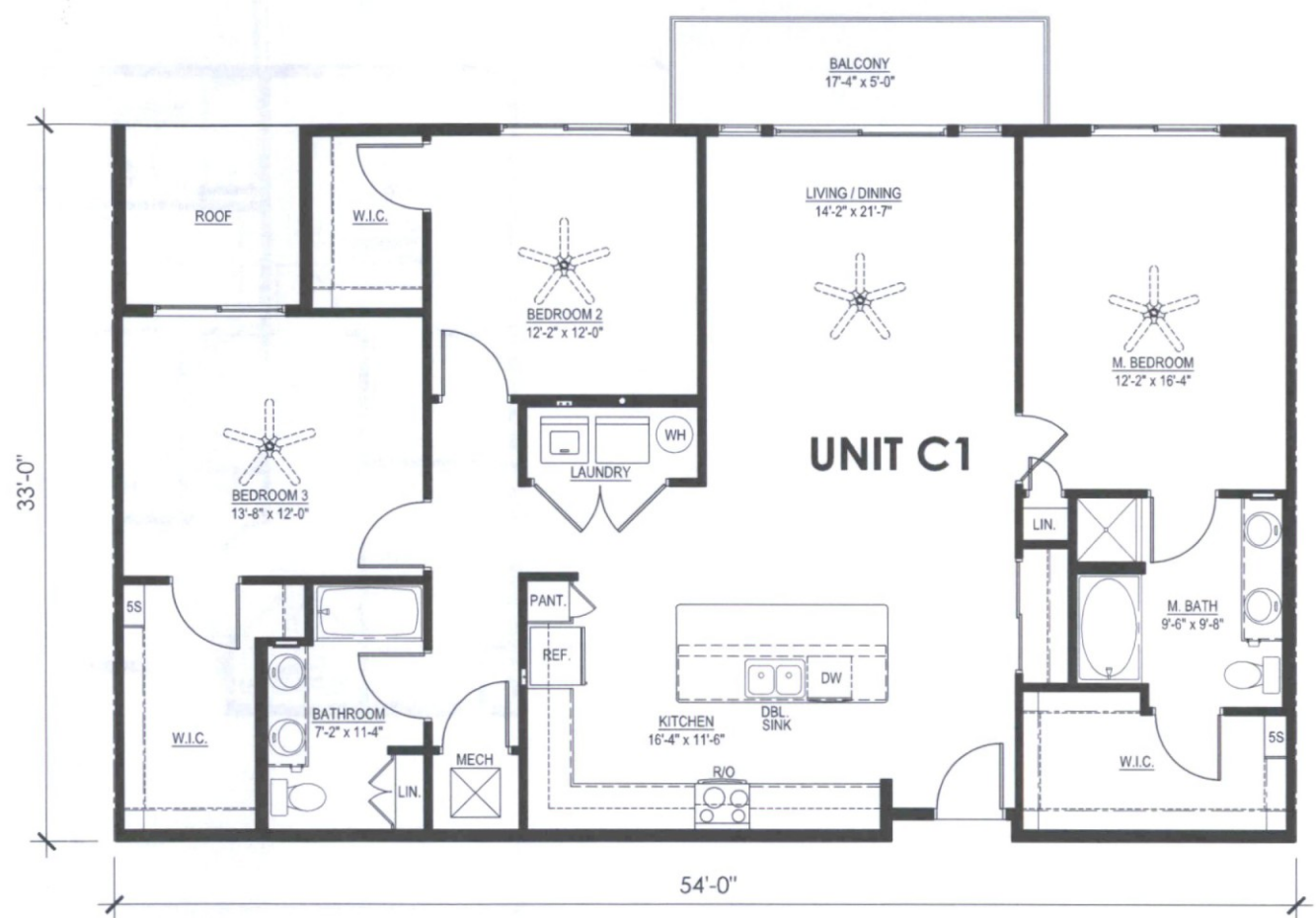
NOTE:
LINE OF BALCONY INDICATES THE MIN. 5% PRIVATE OUTDOOR LIVING SPACE REQUIRED.

NOTE:
DASHED LINES AT PATIOS INDICATES THE MIN. 10% PRIVATE OUTDOOR LIVING SPACE PROVIDED FOR FIRST FLOOR UNITS.



UNIT C

PRIVATE OUTDOOR SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1454 SQ. FT.
 FIRST FLOOR PATIO 184SQ. FT. (12.6%)
 SECOND FLOOR BALCONY 74 SQ. FT. (5.0%)



UNIT C1

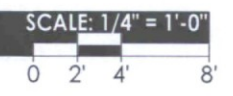
PRIVATE OUTDOOR SPACE CALCULATION:
 LIVABLE AREA (GROSS) 1705 SQ. FT.
 SECOND FLOOR BALCONY 90 SQ. FT. (5.2%)



NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY SCOTTSDALE. 5% MINIMUM REQUIRED AT ALL UNIT PATIOS / BALCONIES

CONCEPTUAL UNIT PLANS

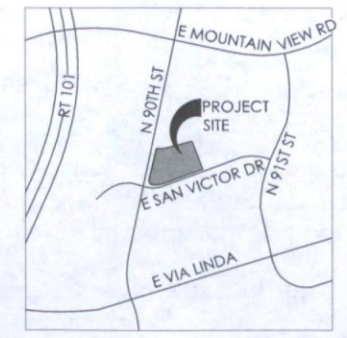
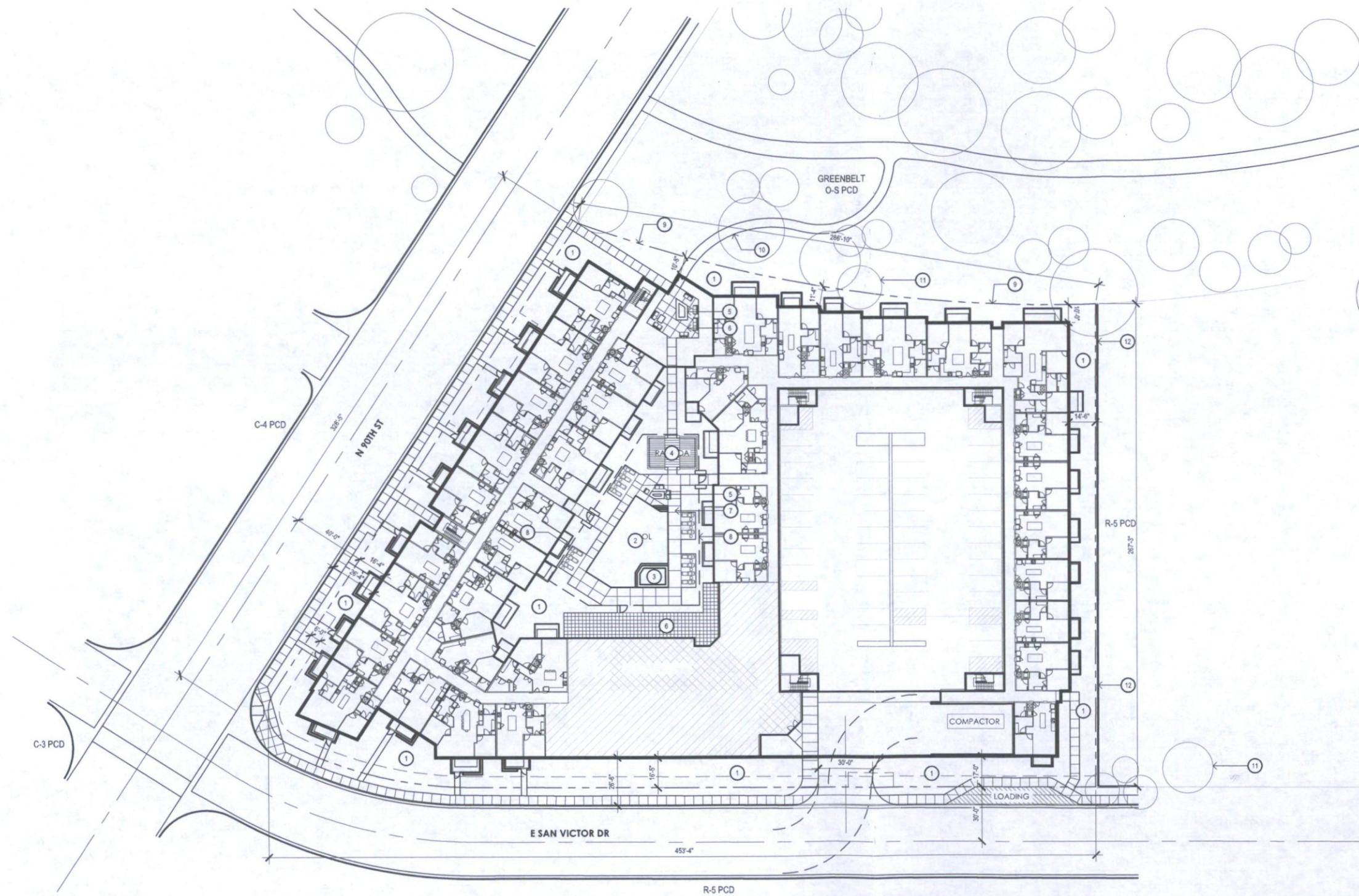
RESIDENCE AT 90TH ST. & SAN VICTOR



SHEET 22 OF 24

KEYNOTES

- ① LANDSCAPE AREA
- ② POOL
- ③ SPA
- ④ SHADE STRUCTURE
- ⑤ FIRE FEATURE
- ⑥ PATIO (HARDSCAPE)
- ⑦ POOL / SPA DECK
- ⑧ POOL BARRIER FENCE
- ⑨ VIEW FENCE
- ⑩ SIDEWALK CONNECTION TO GREENBELT - TO BE DETERMINED
- ⑪ EXISTING TREE
- ⑫ EXISTING WALL



CONCEPTUAL LAYOUT PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

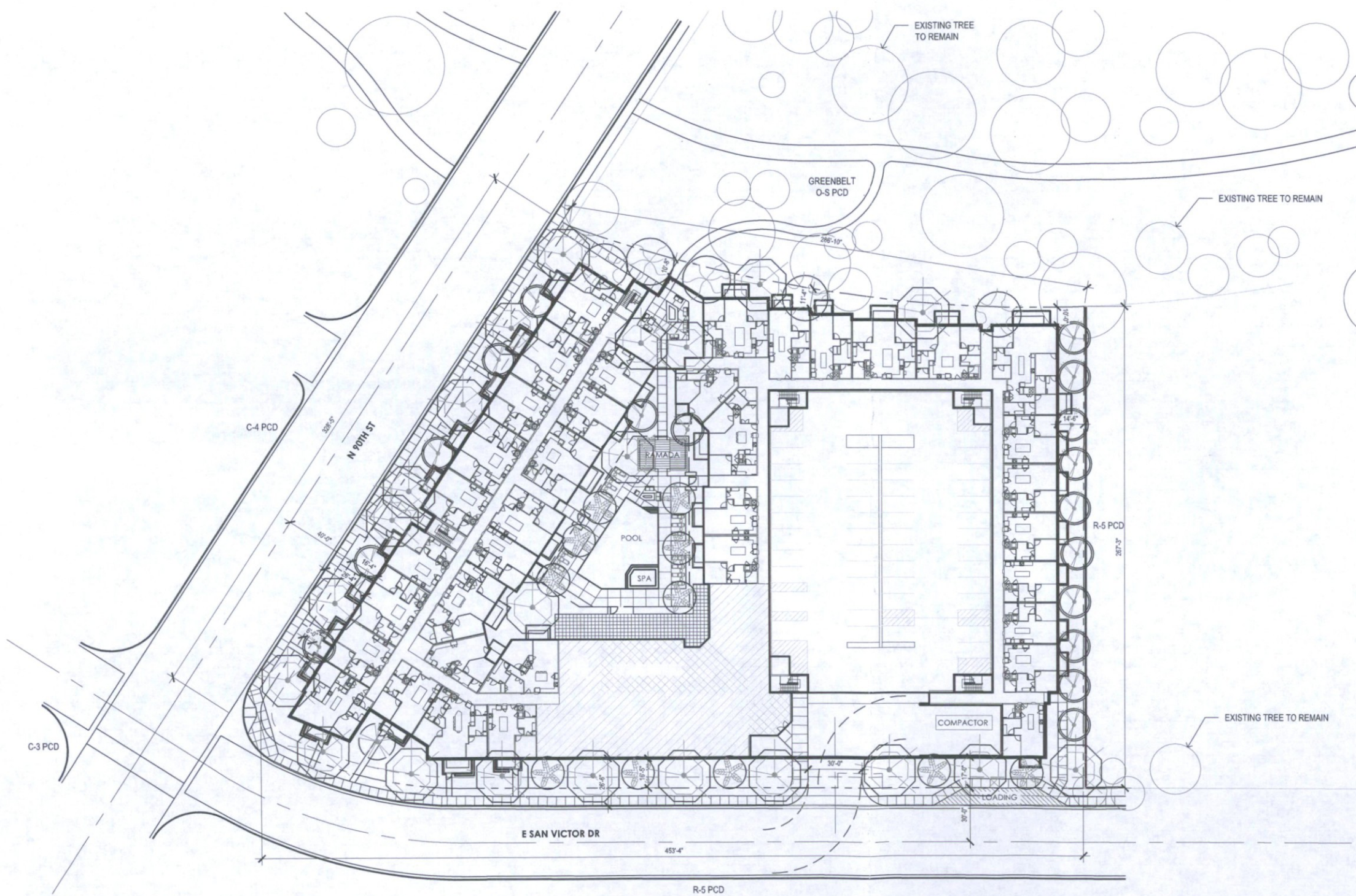
SCALE: 1" = 30'-0"
0 15' 30' 60'

PLANT MATERIALS LEGEND

Trees

- Acacia aneura
- Mulga Acacia
- Acacia willardiana
- Palo Blanco
- Caesalpinia calycata smoothie
- Thornless Casahuate
- Chilpa tashkinensis
- Chilpa
- Olea europaea
- Fruitless Olive
- Parkinsonia hyb.
- 'Desert Museum' Palo Verde
- Phoenix dactylifera
- Date Palm
- Pistacia lentiscus
- Mastic Tree
- Prosopis hybrid
- Thornless Mesquite
- Quercus virginiana
- 'Cathedral' Oak
- Sophora secundiflora 'Silver Peas'
- 'Silver Peas' Texas Mountain Laurel
- Ulmus parvifolia
- 'Alder' Elm

Extra Large Shrubs	Size	Cacti/ Accents	Size
Bougainvillea 'Rosenik'	5 gal.	Agave pectinifera	5 gal.
Bougainvillea	5 gal.	Twin Flowered Agave	5 gal.
Dodonaea viscosa	5 gal.	Alca hyb. 'Blue Elf'	5 gal.
Hopbush	5 gal.	Blue Elf Aloe	5 gal.
Large Shrubs	Size	Bouteloua gracilis	1 gal.
Leucophyllum langmaniae	5 gal.	Blond Ambition	5 gal.
Lynn's Legacy Texas Sage	5 gal.	Daylily longissimum	5 gal.
Ligustrum japonicum	5 gal.	Mexican Grass Tree	5 gal.
Japanese Privet	5 gal.	Euphorbia antisyphilitica	5 gal.
Medium Shrubs	Size	Candelilla	5 gal.
Eremophila glabra ssp. caranosa	5 gal.	Hesperaloe parviflora	3 gal.
Winter Blaze	5 gal.	'BrakeLight' Red Yucca	5 gal.
Eremophila hygrophana Blue Bells	5 gal.	Muhlenbergia capillaris	5 gal.
Blue Bells	5 gal.	'Regal Mist'	5 gal.
Leucophyllum fulvescens 'compact'	5 gal.	Opuntia 'x' Kelly's Choice	8 Pad.
Compact Texas Sage	5 gal.	Kelly's Choice Prickly Pear	5 gal.
Nerium oleander 'Little Red'	5 gal.	Pedicularis macrocarpa	5 gal.
Oleander 'Little Red'	5 gal.	Slipper Plant	5 gal.
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	Portulacaria afra minima	5 gal.
'Tuscan Blue' Rosemary	5 gal.	Dwarf Elephant Food	5 gal.
Ruellia brittaniana	5 gal.	Yucca pallida	5 gal.
Ruellia	5 gal.	Pale Leaf Yucca	5 gal.
Teucrium fruticosum	5 gal.	Vines	Size
Bush Germander	5 gal.	Bougainvillea 'Barbara Karst'	5 gal.
Small Shrubs	Size	Bougainvillea	5 gal.
Buxus microphylla japonica	5 gal.	Ficus pumila	5 gal.
Green Beauty Boxwood	5 gal.	Creeping Fig	5 gal.
Groundcovers	Size	Gelsemium sempervirens	15 gal.
Eremophila prostrata 'Outback Sunrise'	1 gal.	Carolina Jessamine - 4x4' Espalier	15 gal.
Outback Sunrise Eremophila	1 gal.	Ligustrum japonicum	15 gal.
Lantana montevidensis	1 gal.	Japanese Privet	15 gal.
Purple Trailing Lantana	1 gal.		
Rosmarinus officinalis 'Prostratus'	1 gal.		
Trailing Rosemary	1 gal.		
Teucrium chamaedrys prostratum	1 gal.		
Prostrate Germander	1 gal.		
Trachelospermum jasminoides Asiaticum	1 gal.		
Asiatic Jasmine	1 gal.		



Vicinity Map Not To Scale

CONCEPTUAL PLANTING PLAN

RESIDENCE AT 90TH ST. & SAN VICTOR

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280p www.toddassoc.com

Scottsdale, Arizona
 INITIAL CONSULTANT COORDINATION
 Project No. 14-019-18 Date 05-25-18

7-ZN-2018
06/07/18

SCALE: 1" = 30'-0"
 0 15' 30' 60'



Wood Partners – 90th Street & San Victor

Project Narrative

- ❖ *Non-major General Plan Amendment & Rezoning*
- ❖ *146-PA-2018*



Prepared by:

Berry Riddell, L.L.C.

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

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2753

7-ZN-2018
06/07/18

I. Project Overview & Context

The proposed application is a request for a non-major General Plan Amendment (“GPA”) from Office to Mixed Use Neighborhoods and an amendment to the McCormick Ranch Planned Community District (“PCD”) to rezone an approximate 3.16+/- acre infill site from Commercial Office, Planned Community District (“C-O PCD”) to Planned Unit Development, Planned Community District (“PUD PCD”) located at the northeast corner of 90th Street and San Victor Drive (the “Property”), for the development of a mixed-use multifamily residential community. The Property is currently occupied by a partially vacated office building.



The proposed residential community will consist of 179+/- units with building heights stepping up from 3, 4 and 5 stories. Located along the Camelback Walk, this community will benefit from direct access to the existing greenbelt and pathway system. Additionally, the development will provide housing options for nearby HonorHealth, PSC/CVS Caremark and numerous medical offices within the "Cure Corridor."

The Cure Corridor is the presence of medical-related and bioscience business focused in a T-shaped geographic area that runs along Scottsdale Road from the Airpark to Thomas Road and along Shea Boulevard from Scottsdale Road to the Mayo facility at 136th Street.

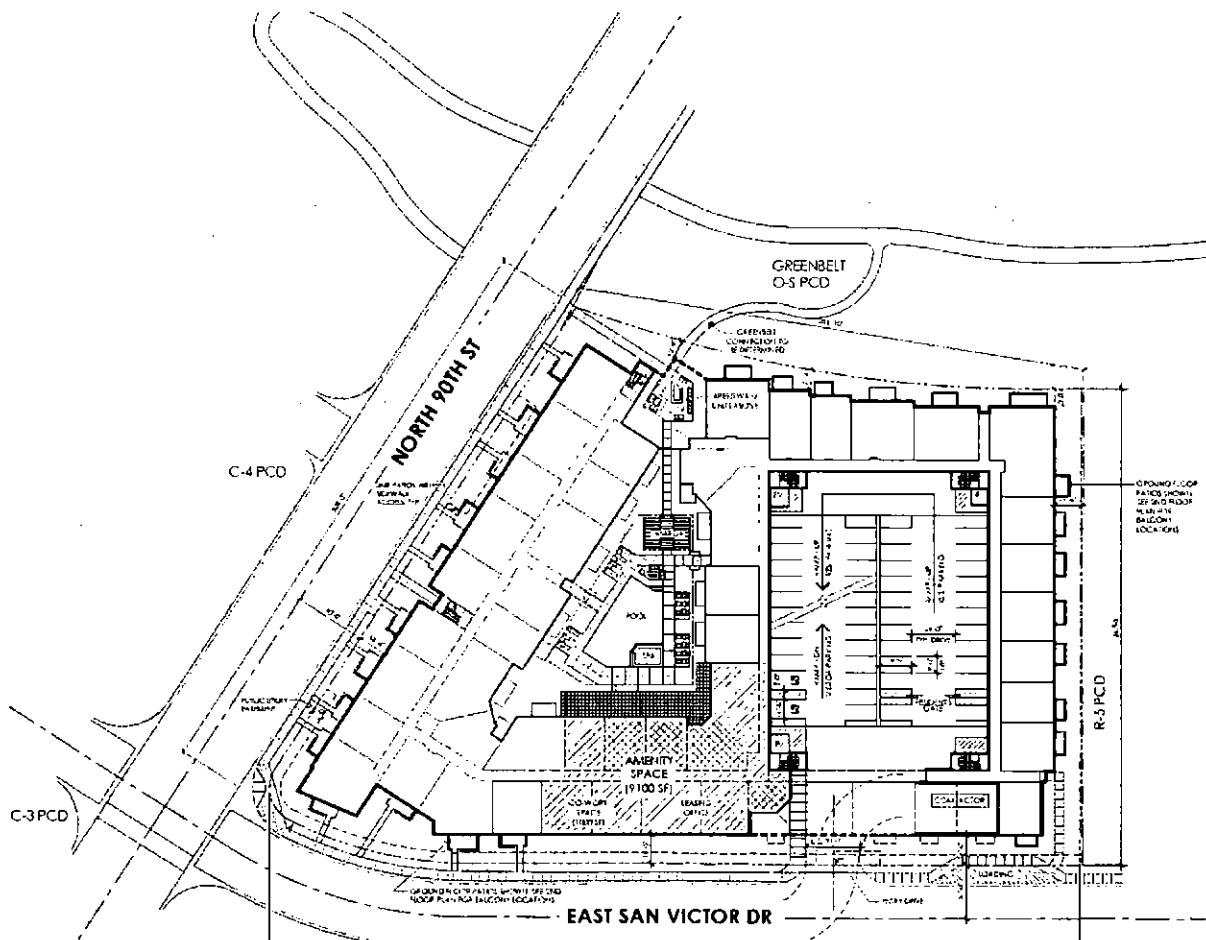
The Property was zoned C-O PCD with the approval of the development plan for McCormick Ranch PCD (40-Z-79) on July 17, 1979. The infrastructure stipulations were satisfied as the early phases of McCormick Ranch were developed, including rights-of-way, street improvements, and water and sewer infrastructure.

The Property is surrounded by retail, service, office and residential uses. Immediately north of the Property is the Camelback Walk open space amenity with office uses further to the north and northwest. To the west is a service/retail center including Leslie's Pool Supplies, Midas, Autohaus, Valero Gas Station and Firestone. Further to the southeast is Wendy's, Fry's Grocery Store & Gas and a variety of retail uses. South of the Property is Ajo Al's Mexican Restaurant and the 91 San Victor residential condominiums. To the east the Tuscany at McCormick Ranch retirement community. The intersection of the 101 Freeway and 90th Street is approximately 1/2 mile to the south.



The proposed residential development will include 179+/- units with 1-, 2-, and 3-bedrooms ranging in size from approximately 690 s.f. to 1,705 s.f. The development will also include a 9,100 s.f. amenity space, which consists of 1,000 s.f. of flex office/co-work space and community amenities such as, but not limited to, a cyber-café, yoga studio, resident lounge/club room, bike shop/storage, and demonstration kitchen to be utilized by the residents. A centralized parking structure wrapped with units will be provided to accommodate parking for residents and guests but will be obscured from street view. Other recreational amenities include a pool, spa, courtyard areas, shaded streetscape sidewalks, and direct access to the Camelback Walk path.

Conceptual Site Plan





II. City of Scottsdale General Plan 2001

The proposed development requires a non-major amendment to the General Plan Land Use Map designation from Office to Mixed-Use Neighborhoods to accommodate the request for PUD PCD zoning. The proposal is supportive of the desired values defined in the General Plan, which include those goals for the Character Area, Land Use, and Community Mobility.

General Plan Land Use Map



-  Office
- to-
-  Mixed-Use Neighborhoods

The request from Office to Mixed Use Neighborhoods is a non-major GPA per the land use matrix in the General Plan. Additionally, the Property size of 3.16+/- gross acres does not trigger the 15-gross acre or greater threshold for a Major GPA. The proposed Mixed-Use Neighborhoods designation will bring synergy to an area that has a significant concentration of retail, service and office uses.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide as a framework for proposed development and the built environment.

Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

These six Guiding Principles are further explained below through the different Elements of the General Plan.

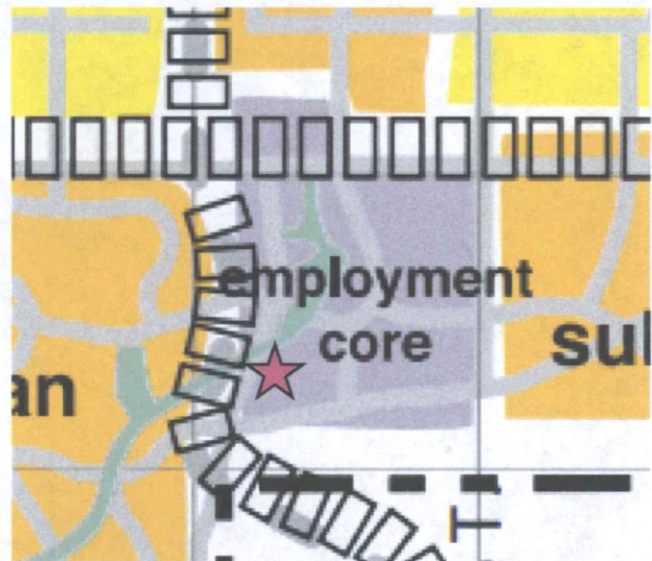
2001 General Plan Goals & Policies

❖ *Character & Design:*

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

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

-Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:



Urban Character Types contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:

Employment Cores (a subdistrict of the Urban Character Type) are primary employment centers for the City. These cores support a wide range of activities and regional and community level employment uses.

Response: The Urban Character Type recognizes the need for a wide variety of high intensity uses in the same location area to support each other and create a true urban feel. The Property is a vacant infill site located in the middle of an area designated as an Employment Core with easy access to the 101 Freeway. Being surrounded with multiple retail and large office uses, a mixed-use residential community would be very compatible and provide additional housing in an area where it is much needed. The proposed development would allow employees to live close to their jobs and walk or bike to work.

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

- Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*
- Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: The proposed site layout, architectural character and landscaping design respects the unique climate, and vegetation of Scottsdale. See Scottsdale Sensitive Design Principles below (Section IV) for detailed responses regarding each principle.

Goal 6: *Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.*

- Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.*
- Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- Bullet 4: Discourage plant materials that contribute substantial air-borne pollen.*
- Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*

Response: The lush desert landscape character of the Property includes a variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. Plant selection and placement will allow for the ability to use water efficiently throughout the site. The proposed planting design limits lush and dense planting patterns to areas with the most human interaction such as entries, amenity areas and pedestrian areas.

Goal 7: *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.*

- Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

- Bullet 3: Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*
- Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. Lighting designs will be commensurate with the quality architectural style proposed for the Property; low-level with no glare and intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas.

❖ **Land Use:**

Goal 4: 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.

- Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.*
- Bullet 4: Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.*

Response: Developing the Property as a mixed-use residential community will directly support the wide variety of major employment and service related uses in the immediate area. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating additional housing options in this area is essential for the continuing economic growth and sustainability of the city as a whole. This project exemplifies this revitalization component by taking an underutilized, nearly vacant office development and developing the Property into a thriving residential community in an area of town that is eager for new multifamily housing options to serve the vast employment base within the Cure Corridor.

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

- Bullet 1: Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.*
- Bullet 3: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Response: The integration of multifamily residential within this employment centric area supports the City’s desire to reduce resident’s reliance on their automobiles. Residents of the proposed multifamily development will be able to walk to work and retail establishments and services, nearly eliminating the need for daily vehicle usage. Additionally, the proposal includes an integrated co-work office space and community amenities on the ground level for its residents. The site also benefits from direct adjacency to the Camelback Walk, which provides connectivity to a 25-mile long open space/path network that runs through the City.

From a mass transit mobility standpoint, there are three major Valley Metro bus routes that run in the area. Route 514 is an Express/RAPID bus that runs primarily during morning and afternoon rush hour and extends from downtown Phoenix to downtown Fountain Hills. Route 81 runs north and south from the intersection of Hayden Road and Raintree Drive to the Loop 101 and 202 interchanges. Route 80 runs east and west from the intersection of 59th Avenue and Northern to Shea Boulevard and 136th Street. Considering the connections that can be made from these bus routes, there is convenient access to all parts of the valley from the Property via mass transit.



❖ **Economic Vitality:**

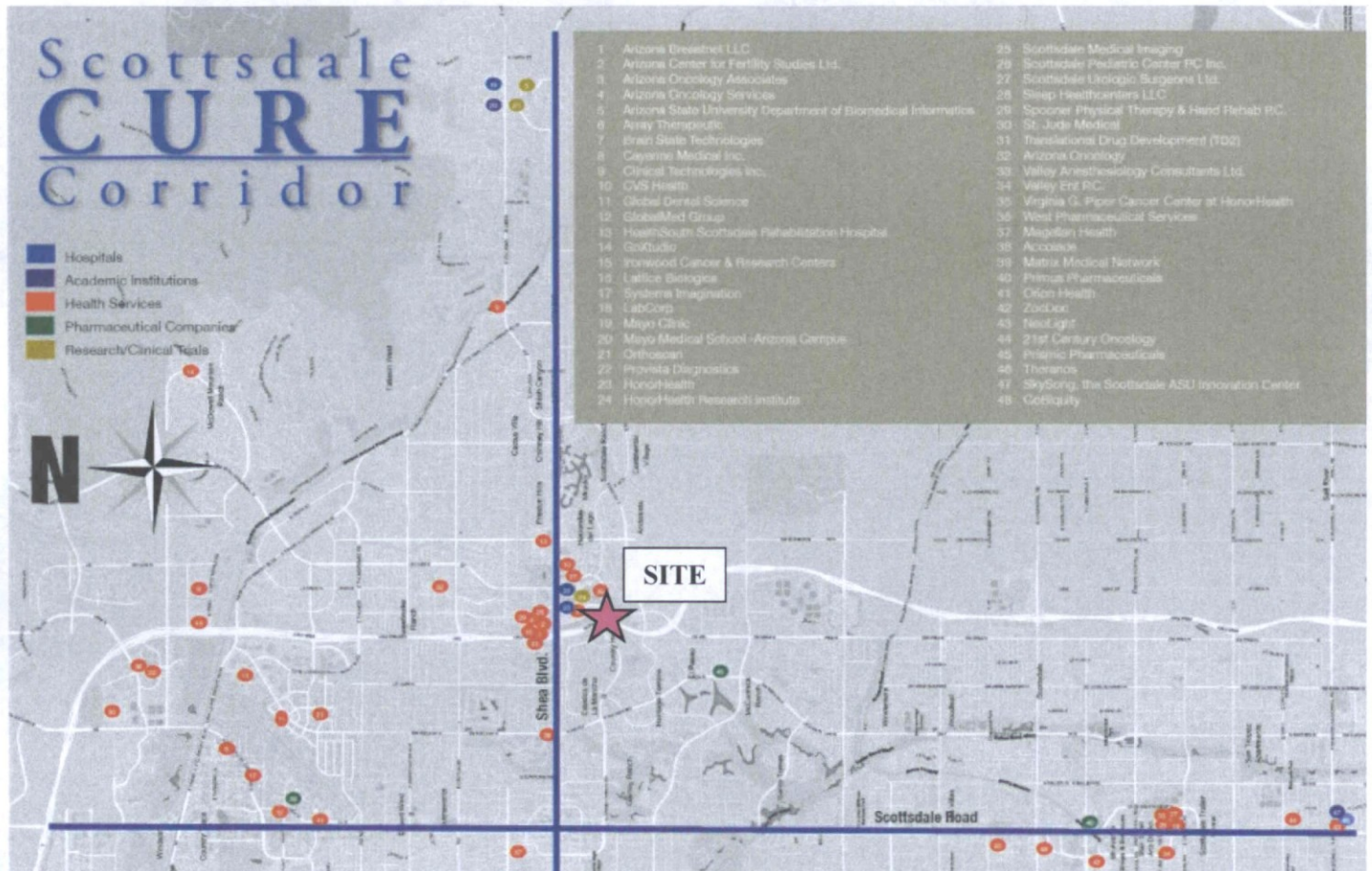
Goal 7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

-Bullet 2: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

-Bullet 6: Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

Response: The redevelopment of this underutilized and partially vacant site will contribute towards the economic stability of Scottsdale by providing housing options in the heart of an area with an abundance of established employment and retail uses, which will better balance the land use mix in this area. Below is a list of planning, employment and growth facts for the area:

- 10,000 medical related jobs within walking distance of the site
- HonorHealth has 6,700 employees
- CVS/Caremark has 1,000 employees
- 70,000 jobs in Scottsdale Airpark area
- April 2018 Scottsdale: 3.2% unemployment rate
- 14% of Scottsdale's workforce is employed in healthcare and social assistance positions
- 13% of Metro Phoenix biosciences employment is in Scottsdale with more than 27,000 jobs in this sector alone
- Metro Phoenix (including Scottsdale) is #1 in wage growth from July 2016 to July 2017
- Money Magazine July 2017: Phoenix (including Scottsdale) is #3 on list of 20 hottest cities for tech jobs
- Phoenix listed as #2 moving destination in 2017
- No multifamily has been constructed in last 20 years within 4 miles of site
- Property has a "walk-score" of 64
- Nearby developments under construction/planned in the Salt River Indian Community: Great Wolf Lodge (Pima & south of Via de Ventura), The Block at Pima Center (101 & Via De Ventura) includes a 22-acre mixed-use development including retail, office and hotel, Sierra Bloom Wellness Campus (101 & 90th Street) includes 43 acres of senior living, medical office, behavior health and hotel.



Source: City of Scottsdale

❖ **Housing:**

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

- Bullet 1:** Maintain Scottsdale’s quality-driven development review standards for new housing development
- Bullet 2:** Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhood.
- Bullet 5:** Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The proposed mixed-use project in the heart of Scottsdale’s Cure Corridor provides housing options in an area that is lacking new multifamily housing opportunities given the desirable location, multimodal connectivity and growing medical and bioscience related fields. The location of the Property not only provides an opportunity for housing in the Cure Corridor, but also connectivity to the surrounding retail, restaurants, library, park and office uses that will enhance the overall sustainability of the area. The development promotes an integrated modern appeal contributing towards the live, work, play philosophy and promoting neighborhood diversity and vitality.

Goal 3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

-Bullet 1: Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.

Response: The PUD and PCD zoning districts promote flexibility in development standards, which on smaller infill sites, such as this one, allow for redevelopment and creative design offering housing options to support the nearby employment core. The proposed development plan includes amendments to the property development standards with respect to building height, setbacks and stepbacks. See Section V. below.

Goal 4: Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

-Bullet 1: Encourage a variety of housing densities throughout Scottsdale, with mixed-use in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.

-Bullet 6: Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers and major employers.

-Bullet 7: Explore opportunities for new or redeveloped housing to serve the employment base.

Response: As discussed previously, the area surrounding the Property has a high intensity of employment and retail uses. Adding multifamily housing in this location will provide more diverse living opportunities at various price points for the vast employment base, which includes nearby HonorHealth, PSC/CVS Caremark and numerous medical offices within the Cure Corridor. Additionally, the Property is approximately one-half mile from the 90th Street and 101 Freeway interchange, which provides regional access, and the Property has immediate access to three bus routes.

❖ **Neighborhoods:**

Goal 4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

-Bullet 3: Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.

Response: The proposed mixed-use residential development on this infill site complements the surrounding land use context. The substantial number of employers in the area also drives the demand for housing diversity. Notably, there are limited new multifamily housing options for

Scottsdale residents as there has been no multifamily development constructed in the last 20 years within 4 miles of the site.

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

- Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.***
- Bullet 2: Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.***

Response: The proposed multifamily community will provide new development on an underutilized office building site in an area surrounded by established open space, retail/service and office uses. The infill development will utilize existing infrastructure systems (roads, utilities, etc.). This application is driven by the site's surrounding mix of land uses and a strong market demand for residential housing options sought after by workers in the area.

❖ Open Space and Recreation:

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

- Bullet 9: Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.***
- Bullet 11: Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.***



Response: The Property is ideally situated with direct access to the Camelback Walk, an existing urban open space amenity, which provides connectivity to a 25-mile long pathway network (Indian Bend Wash) spanning from Tempe to Westworld. The path system hits numerous amenities along the way include Mountain View Park, Mustang Library and a variety of retail and restaurant establishments. The path system also offers connectivity to abundant office developments in the area promoting the live, play, work philosophy. The integration of a residential community in place of office in this location will provide synergy along the path system offering multiple recreational opportunities for its residents.

❖ **Growth Areas:**

The site is located on the edge of the HonorHealth Activity Area identified above on the City's Growth Areas Map (see below). Activity Areas have a concentration of development promoting a range of mixed land uses.

Goal 1: *Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.*

-Bullet 3: *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*



Response: The proposed development will tie into existing infrastructure systems. Water and sewer basis of design reports are being submitted and reviewed with the zoning application. The existing transportation network will more than adequately serve the proposed use as there will be a reduction in trips from the existing office development. Integrating mixed-use residential in the heart of the McCormick Ranch PCD will help sustain the balance of land uses and continue to serve a growing and diverse community.

Goal 2: Make automobile transit and other multimodal circulation more efficient.

-Bullet 1: Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.

Response: As previously noted, the Property is adjacent to three major bus routes that provide direct access to many parts of the east valley. Additionally, the interchange for the Loop 101 Freeway and 90th Street is one-half mile south of the Property. The Loop 101 connects with many other major freeways in the valley which further extends regional access. Shea Boulevard is also located approximately three-quarters of a mile to the north. The site is extremely desirable for multifamily development due to the surrounding services, retail and restaurants within walking distance of the site and most notably its direct adjacency to the Camelback Walk, which runs along the north side of the Property. The site plan has been designed to take advantage of this adjacency with direct path connections and a breezeway that runs through the building at ground level connecting the community's central open space amenity with the greenbelt. Specific location for path connection to Camelback Walk to be determined with City Staff.

❖ **Community Mobility:**

Goal 8: Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

-Bullet 2: Encourage the development of redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduces reliance on the automobile.

Response: As mentioned above, the Property is one-half mile north of the Loop 101 and 90th Street interchange and three-quarters of a mile south of Shea Boulevard, both of which provide regional access. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning and provides housing in the employment core, frequently referred to as the Cure Corridor, thereby reducing trip generation during peak hours. The nearby bus stops will provide direct access to the local and regional transportation systems.

III. Shea Area Plan Overview

The Property is located within the Shea Area Plan (the “Area Plan”) which was adopted in 1993, and further superseded by the General Plan 2001 Land Use Map. As a result of a recommendation from the Shea Area Plan, Shea Boulevard Streetscape Guidelines were approved in 1994. The Area Plan applies to an area generally bounded by Thunderbird on the north, Hayden on the west, the Doubletree Ranch Road alignment on the south, and the City’s eastern boundary. The Area Plan contains policies and guidelines that set a minimum threshold for a project to be considered by the City.

Goal- Enhance and protect existing neighborhoods.

Policy 1: New development should be compatible to existing development through appropriate transitions.

Response: The proposed mixed-use residential development is compatible with the existing surrounding retail and office uses with respect to intensity and land use relationship. The stepped building massing will provide appropriate transitions along the street frontages.

Goal- Encourage site planning which is sensitive to environmental features.

Policy 1: Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses, provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.

Policy 2: Encourage the preservation of unique natural features and open spaces.

Response: Due to the fact that this Property is an infill parcel, surrounded by established retail, residential and office uses, there are no known habitat corridors or natural features which will be disturbed by the proposed development. The Property has direct adjacency to the Camelback Walk and the site design takes advantage of this amenity by celebrating view corridors and providing direct linkage to this recreational and open space amenity.

Goal 3- Provide for an efficient road network and promote alternative modes of travel.

Policy 2: The trail system should be maximized as an alternative transportation route.

Response: The Camelback Walk is an important feature of the proposed site design. There is minimal residential development that has direct adjacency to the Walk through this segment of McCormick Ranch. Integrating mixed-use residential in this location will provide walkability for residents further promoting use of the path system and alternative modes of transportation.

Goal- A variety of residential housing choices should be provided.

Intent: Create housing opportunities that will allow residents to live near school and employment areas.

Response: The proposed mixed-use residential development seeks to provide additional housing opportunities in the middle of the employment area, near school and an established mix of office, retail, services and restaurants.

IV. Scottsdale Sensitive Design Principles

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

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

Response: The contemporary, context appropriate building character and massing fits well with the surrounding development including the established retail, residential and office uses. The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

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

Response: The Property itself does not contain any natural features. Building siting has been designed in a way that makes the most of the small site while still being able to provide amenities, gathering areas, and the required amount of parking. Connectivity to the Camelback Walk is promoted, both visually and physically through view corridors and sidewalks.

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

Response: The site is a relatively flat, urban infill parcel. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

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

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

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

Response: Pedestrian circulation along both the perimeter and through the site is an important design feature of the proposed mixed-use residential development which is within close proximity to abundant retail, restaurant, and office uses with direct adjacency to the Camelback Walk open space amenity.

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

Response: The Property is located within close proximity to three bus routes. From a regional access standpoint, the Loop 101 Freeway and 90th Street interchange is located one-half mile to the south and Shea Boulevard is located approximately three-quarters of a mile to the north. The Camelback Walk provides connectivity to a 25-mile long path network, which can be accessed directly from the Property.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the site as well as internal connections. The site plan has been designed to take advantage of this adjacency with direct path connections and a breezeway that runs through the building at ground level connecting the central open space amenity with the greenbelt.

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

Response: Building articulation and stepped massing promote a natural hierarchy. The building consists of 3-, 4- and 5-story elements with the highest elements centered on the site thereby providing an appropriate massing transition from the street. There are other 3-story elements found along the Camelback Walk (adjacent Tuscan senior housing depicted below).



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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents celebrating the direct adjacency to the Camelback Walk.

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

Response: This mixed-use residential development promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible.

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

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

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

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property.

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents and in conformance with City standards.

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

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

V. Amended Development Standards & PCD Findings

The proposed development will require an amendment to the McCormick Ranch PCD to change the zoning on the Property from C-O PCD to PUD PCD. This amendment will allow for deviations from the development standards for building height, setbacks and step-backs. The requested amended development standards are necessary to develop the underutilized office parcel located in the center of an employment core. The PCD is design and intended to enable and encourage the development of lands (existing and planned land uses) to achieve land development patterns, which will maintain and enhance the physical, social, and economic values in the area. As an infill, mixed-use residential development the proposal will offer an engaging street presence, direct connectivity to Camelback Walk and integrate a highly desired multifamily residential component within the fabric of the McCormick Ranch PCD.

The PCD provides for a combination of land uses including a variety of residential, commercial, industrial, public and semi-public types to be arranged in accordance with modern land planning principles and techniques. Due to site constraints, the proposal for PUD PCD also requires amended development standards which accompany this application. The PCD criteria are discussed below.

Amended Development Standards

The proposed changes for the development standards with this PUD PCD development are identified below. All requested amended development standards are amendable though the PUD district with the exception of building height which is amended through the PCD.

	Base PUD Development Standards	Proposed PUD PCD Development Standards
Density	To be established with the development plan (no cap)	57 du/ac
Building Height	58 feet 48 plus 10 for mechanical not to exceed 30% of the roof area.	66 feet including mechanical
Building Setback – Minor Arterial (measured from back of curb) 90th Street	Minor Arterial with Residential on First Floor: Minimum: 34 feet Average: 40 feet Minor Arterial with Commercial on First Floor: Minimum: 28 feet Average: 32 feet	Minimum: 20 feet Average: 24 feet
Building Setback – Local (measured from back of curb) San Victor	Local with Residential on the First Floor: Minimum: 25 feet Average: 30 feet Local with Commercial on First Floor: 23 feet Average: 28 feet	Minimum: 20 feet Average: 24 feet
Setback Adjacent to Residential District	20 feet	Minimum: 14 feet
Building Stepback Street Frontage	Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets	No change Note that exceptions include parapet walls.

Stepback adjacent to a Residential District	PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary	Delete standard.
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The requested Amended Development Standards are necessary to create an energized, vibrant and successful mixed-use residential lifestyle on this small infill parcel. The project utilizes best planning concepts in terms of creating a friendly, pedestrian-scaled streetscape along 90th and San Victor, providing a stepped building form and internalizing the parking structure, incorporating a central common area element with resident amenities, and enlivening the Camelback Walk edge with direct resident access. The integration of new residential units along the Camelback Walk will bring synergy to the area which is predominately lined with office and “back of house” edge conditions along much of the older retail/service related uses. This development will re-engage the Camelback Walk and provide a meaningful open space amenity for residents to enjoy both visually and physically.

The minimal increase of 8 feet in allowable building height from 58 feet (48 feet + 10 feet for mechanical) to 66 feet including mechanical will allow for a transition of building massing from 3, 4 to 5 stories from the street edge with the tallest portion being central to the development. Note, however, that approximately 75% of the proposed building height is below 60 feet. The portions that reach 66 feet include the parking structure and stair towers. As a comparison, the existing C-O zoning designation allows for 48 feet in height excluding mechanical. The C-O building height could reach heights of 60 feet or greater by right without rezoning the Property. Building setbacks from edge of curb are modified to provide the same condition on both street frontages but allow for plenty of space to provide a treelined sidewalk along both 90th and San Victor. The overall open space required is 10% (13,765 s.f.) of the gross site area, however, the proposed development provides over 21% (29,590 s.f.), over double the requirement of common open space excluding patios and balconies (private outdoor living spaces).



PCD Findings

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.***

Response: A request for a non-major GPA has been submitted in conjunction with this rezoning request. Integrating the proposed mixed-use residential development will provide additional housing opportunities for the residents of Scottsdale in an established employment and service core area. The area is lacking new multifamily housing opportunities given the desirable location, multimodal connectivity and growing medical and bioscience related fields. The location of the Property not only provides an opportunity for housing in the Cure Corridor, but also connectivity to the surrounding retail, restaurants, library, park and office uses that will enhance the overall sustainability of the area. The development promotes an integrated, sustainable character for the area contributing towards the live, work, play goals identified in the General Plan.

- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.***

Response: The street systems in place include adjacent 90th Street (a minor arterial), Shea Boulevard to the north (a major arterial) and Loop 101 Freeway to the south, all of which provide suitable local and regional access to the Property. A TIMA is provided with the application submittal including a specific traffic analysis which reflects a reduction in trip generation from the existing office use.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

Response: The school district has been notified and the area schools have adequate facilities to serve the additional residents.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

Response: Not applicable.

3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Response: The non-residential land uses proposed with this application include a 9,100 s.f. amenity space, which features a 1,000 s.f. co-work office space provided on the ground level of the development for the use and benefit of the residents. The overall design is intended to function seamlessly together as well as integrate with the surrounding mix of land uses.

VI. PUD Criteria

Section 5.5003 of the Zoning Ordinance sets forth the criteria that must be satisfied when considering an application for a PUD District:

A. PUD Zoning District approval criteria.

1. As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.

Response: As demonstrated in the General Plan and Shea Area Plan sections above, the proposed development promotes revitalization and upholds the goals and policies set forth in these documents.

b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.

Response: The development standards proposed with the application align best with the PUD zoning district.

c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

Response: As an infill development, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, building height transitioning, human-scale and landscaping buffers. The architectural character of the proposed community is complementary of the surrounding commercial, office and residential context.

d. There is adequate infrastructure and city services to serve the development.

Response: Water and Sewer reports are included with the application and demonstrate that there is adequate infrastructure and city services to serve the development.

e. The proposal meets the following criteria:

i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.

Response: Property is not located in ESL or Downtown.

ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

Response: The site fronts onto 90th Street, a minor arterial.

B. Amended development standards.

- 1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.*

Response: See justification under Amended Development Standards & PCD Section V. above. Note that the building height amendment is requested through the PCD overlay.