

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

COTTONWOODS RESORT PUD

Request

The PUD Ordinance was adopted by City Council in June 2009 with the purpose of providing a development district to promote the goals and policies of the General Plan and character area plans and provide design guidelines encouraging mixed use development.

This request is for rezoning from R 4R (Resort Residential) to PUD (Planned Unit Development) on a 2.66- gross acre site located at the southwest corner of Scottsdale Road and Rose Lane (the "Property"); Within the PUD district, the applicant intends to create a mixed use structure containing restaurant, office, and underground parking

The property is developed as the Cottonwoods Resort restaurant and lobby/check-in facilities. The proposal is to redevelop the site to allow for approximately 57,754 square feet of mixed use, consistent with the PUD ordinance. The building is proposed at 4 stories, 48' in height with underground and limited surface parking. The Property is part of the Cottonwoods Resort, and the new restaurant will continue to serve as the resort's primary restaurant, while office space will be added. Specifically, the proposed land uses include approximately 6,605 square feet of restaurant, and approximately 51,149 square of office, lobby, and common area.

The balance of the resort, located in the Town of Paradise Valley, is planning to remodel. The proposal before the Town is to:

- Refurbish 145 of the 171 existing guest units
- Construct new lobby, check-in, and pool facilities
- Construct 2 3-story buildings each containing 45 new guest units
- Develop 42 lots for sale of single family homes and townhomes related to the resort and its amenities
- Improvements to vehicle and pedestrian circulation
- Install a new landscape buffer along the westerly perimeter

Taken together these improvements will upgrade the Cottonwoods so it remains competitive in the Scottsdale tourism market and add mixed-use commercial space to the existing Resort Corridor.

Site Context and History:

The subject Property is zoned R-4R (Resort Townhouse Residential) and is part of the Cottonwoods Resort originally approved in 1975. This property has always served as the restaurant, lobby, and check-in. Today it is surrounded by a range of zoning districts/uses including a PUD for the Residences at Borgata to the north, although two commercial restaurant pads (Blanco and J. Alexander's) originally part of The Borgata were not included in the PUD proposal and will remain. Cottonwoods Resort and the balance of the Cottonwoods resort is to

the west, and Alamos Condominiums (R-4R) are to the south. Scottsdale Forum office building (C-2) and Hilton Village retail center (C-2/C-0) are on the east side of Scottsdale Road.

The +/-2.66-acre Property is within the South Scottsdale Character Area Plan (SSCAP) which has a range of uses and land use types. The west side of Scottsdale Road, from the north line of the Downtown Plan to Indian Bend road is designated a Resort Corridor. The inclusion of a mixed use in the Resort Corridor adjacent to commercial, resort, and residential land uses fulfills the goals and policies set forth in the SSCAP. The subject site contributes towards the mixed use sustainable character planned for this character area.

Planned Unit Development (PUD)

The purpose of the Planned Unit Development district is to promote the goals of the General Plan, area plans, and design guidelines in areas of the City that are designated by the General Plan for a combination of land uses in a mixed- use development pattern of the either horizontal or vertical design...

...Commercial, employment, hospitality, multi family, residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities.

Section 5.5003 of the Zoning Ordinance states that the development proposals shall comply with criteria enumerated in paragraphs a through e.

Approval Criteria 5.5003 A

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.

The current 2001 General Plan land use designation for the site is Resort/Tourism. This category includes hotels, resorts, and ancillary facilities, such as retail and restaurants, that complement the tourism experience and support the associated resort.

The proposed development accomplishes a range of goals including the revitalization of a resort, continuing the high quality architecture of the neighborhood, and site planning that contributes to

the reinvigoration of the neighborhood. The proposed development meets the goals and policies of the General Plan and SSCAP as follows:

The General Plan contains Six Guiding principles that provide a starting point for determining how a proposed rezoning can comply with and further the General Plan and its goals and policies. The Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be evaluated.

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

The first Guiding Principle is to Value Scottsdale's Unique Lifestyle and Character. In order to promote Scottsdale's unique lifestyle and character the The Scottsdale General Plan 2001 established "Character-based General Planning" which includes three distinct levels of planning: 1. City-wide Planning, 2. Character Planning, and 3. Neighborhood Planning. Character Plans speak specifically to the goals and policies of an identifiable area of the City. Character Plans ensure that the quality of development and character of the built environment are consistent with the overarching goals of the General Plan while highlighting the goals of distinct areas of town, ie: Airpark, Downtown, Southern Scottsdale.

The City Council adopted the SSCAP in October 2010. The proposed development is not only consistent with the SSCAP but upholds the goals and policies established in that document.

Goals and policies identified in the SSCAP that apply to the proposed development are discussed below.

Land Use

Policy LU 2.3

The Resort Corridor consists of medium to low intensity development and exists along Scottsdale Road between East Highland Drive and Indian Bend Road. This corridor will:

- *Contain a mixture of land use classifications including mixed-use neighborhood; and*
- *Support, maintain, enhance and expand hospitality/tourism land uses in Southern Scottsdale.*

The proposed development meets this land use goal by revitalizing an underutilized property and redeveloping the site with a mixed use that will strengthen the Scottsdale Road Resort Corridor.

The requested PUD zoning provides the flexibility needed to develop the site in a sensitive manner while providing appropriate transitions that respect the built environment along Scottsdale Road.

Goal LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

® Policy LU 3.1

Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.

Policy LU 3.6

Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Rezoning the subject Property to PUD will not only allow redevelopment of the site, but will bring development that closely aligns with the goals set forth by the City by integrating quality mixed-use development along the Scottsdale Road Resort Corridor.

The proposed PUD zoning is an appropriate zoning designation for the existing resort/tourism use category and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, modern architecture and site planning to the area, and complementing and strengthening the existing resort.

Character and Design

The proposed design is respectful of edge conditions, view corridors, human-scale and landscaping buffers. The architectural character is complementary of the surrounding context.

Goal CD 4

Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

Policy CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Policy CD 4.2

Encourage the use of a variety of textures and natural building materials to provide

architectural visual interest and richness, particularly at the pedestrian level.

Policy CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road. A low-water use plant palette will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

Goal CD 6

Promote, plan, and implement design strategies that are sustainable.

Policy CD 6.4

Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

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.

Policy CD 7.1

Encourage architecture and design transitions between new development and existing development

Policy CD 7.3

Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.

This application includes a range of exhibits (site plan, elevations, landscape plan, and perspective) which demonstrate the character and high-level of design proposed for this site. The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the surrounding context. The proposed development includes primarily underground parking for its tenants and visitors with limited surface parking. There is a substantial landscaped buffer between the Property and the existing condominiums to the south.

Economic Vitality

Goal EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

Policy EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Policy EV 2.1

Encourage new business and real estate development that will expand the community's tax base and support the long-term sustainability of Southern Scottsdale.

Policy EV 3.3

Support partnerships between Scottsdale, Tempe, Phoenix, Paradise Valley, and the Salt River Pima-Maricopa Indian Community for collaborative economic development and revitalization along Scottsdale's borders.

This redevelopment request will replace an underutilized property in the Resort Corridor with restaurant and office uses that will support the Cottonwoods. Rezoning the Property to PUD will not only allow redevelopment of the site, but will bring development that closely aligns with the goals set forth by the City along the Resort Corridor. The proposed PUD also supports and provides integral functions for the Cottonwoods Resort in Paradise Valley.

Community Mobility

Policy CM 1.3

Provide continuous pedestrian and bicycle pathway access between Regional Centers and Activity Areas, Corridors, park and open spaces and transit systems.

Pedestrian connections are proposed along the entire length of both the Scottsdale Road and Rose Lane frontages, and to the proposed building, providing a link in the area pedestrian system and to the transit stop on Scottsdale Road.

Open Space And Recreation

Goal OSR I

Develop, improve, maintain and enhance the quality of Southern Scottsdale's open space environments.

Policy ORS 1.2

Protect mature vegetation while encouraging indigenous and adaptive plant materials to inhabit open and recreational spaces, streetscapes and private development landscaping throughout Southern Scottsdale.

To maintain Scottsdale's aesthetic values and environmental standards, the perimeter streetscapes and internal landscape improvements will provide continuity through the cohesive use of mature desert landscaping and hardscape design elements for the proposed development.

Approval Criteria 5.503b.

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

The proposed development would not be allowed under the existing R-4R zoning designation. The primary reason is the proposed height of 48 feet, appropriate for a mixed-use building with integrated parking and consistent with the goals and policies of the SSCAP but not permitted by R-4R use and development standards.

Approval Criteria 5.5003.c

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

The proposed development is compatible with adjacent land uses by creating onsite transitions to existing adjacent land uses, and maintaining the integrity of the SSCAP by providing a balance of land uses found in the area. The site as previously noted is an integral part of the Cottonwoods Resort and is functionally connected to the resort. It will help stabilize the area by reinvesting a significant amount of capital into the area and strengthening the Resort Corridor along Scottsdale Road.

Approval Criteria 5.5003 d.

That there is adequate infrastructure and City services to serve the development.

There is currently adequate infrastructure to serve the development as identified in the associated Basis of Design reports for water and sewer, and in the associated Traffic Impact Analysis.

Approval Criteria 5.5003 e.

That the proposal meets the following location criteria:

The proposed development is not located within any areas zoned Environmentally Sensitive Lands ordinance (ESL) and is not within the boundaries of the Downtown Plan.

The Property is not located within the ESL area or within the boundaries of the Downtown Plan.

The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.

The proposed development fronts onto Scottsdale Road, a major arterial.

5.503B Amended Development Standards

No amendments to PUD development standards are proposed. The text of the PUD district and its standards is attached hereto.

5.5003. C. 1.a. Development Plan

(1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.

The proposed design is sensitive to the existing edge conditions in terms of maintaining a substantial landscape buffer along its south side adjacent to the Alamos Condominiums, a generous landscape setback along Scottsdale Road, and a landscape perimeter along Rose Lane

(2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.

The development will emphasize sustainable strategies and building techniques.

(3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.

The development will not significantly increase solar shading of adjacent land uses in comparison to the development that could occur on site under R-4R zoning.

(4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

The development promotes connectivity by providing pedestrian connections to the north and south along both Scottsdale Road and Rose Lane with sidewalks both internal and along the perimeter of the Property. The developer understands the importance of providing connectivity and embracing the collection of uses including retail, restaurant, office, and services, along Scottsdale Road to promote mixed use development. An internal courtyard, a common area within the building, is proposed for the enjoyment of tenants and visitors. The first floor restaurant provides a destination that is within walking distance of the resort, the existing condominiums to the south, and the proposed Residences at the Borgata to the north. The vegetation along Scottsdale Road and Rose Lane coincides with the pedestrian paths and provides a pleasant shaded walking experience, a rich landscape setting for the building, and a

buffer for the Los Alamos Condominiums to the south. The entire perimeter of the site will be landscaped.

Sensitive Design Principles

The Cottonwoods Mixed Use Project intends to comply with the City's Sensitive Design Principles. The building is situated towards the northeast corner of the site in order to define a street edge along Scottsdale Road.

Consideration to the pedestrians is shown with the reduced massing of the building to create a human scale along Scottsdale Road and the portion of Rose Lane along the north side of the building. The main massing of the building is set back from this edge.

To control the visual impact, the building is intended to have a transparent character which will be accomplished with the use of glazing on the upper floors. The design of the building responds to the desert environment and reflects sensitivity to the solar impact on the structure. The windows on the south side of the building are protected by a deep, covered balcony. The east and west façade of the building will have a shade screen that will filter sunlight without limiting visibility. Along the north façade where the building is protected from the solar impact, pedestrian activity is encouraged in the placement of the restaurant patio on the ground floor. The interior space will extend into the outdoor space at this location. This will allow a visual and physical connection to the exterior.

The main entrance to the building is located at the northwest corner of the building which faces the drop off area which will allow convenient access to the building. The massing at this location has been reduced and terminates in an entry shade structure.

The materials of the building will connect with the surrounding area in its use of glass, tile, metal and wood and used in a way to reflect their inherent qualities.

CONCLUSION

Rezoning of this +/- 2.66 gross acre site will revitalize an underutilized resort retail development and provide opportunities for the Southern Scottsdale community. It will contribute to the live, work, play land use balance promoted by the SSCAP and essential to the success of Southern Scottsdale. The site is an integral part of Cottonwoods and continues to be the front door of the resort, as well as providing important complementary functions that will enable Cottonwoods to compete with the other resorts in the area. The proposed PUD zoning is an appropriate zoning designation that will accomplish a range of goals including the integration of high quality architecture and site planning to an underutilized site, and promoting neighborhood revitalization.

Sec. 5.5002. - Application requirements—Development Plan (DP).

A. An application for the PUD District shall comply with the submittal requirements of Article I Administration and Procedures of this zoning ordinance.

B. An application for the PUD District shall be accompanied by a DP, the elements of which shall include the following:

1. Character statements, including environmental response, design principles, architectural character, site development character, and landscape character;
2. A master site plan, with a land use budget tabulation, showing the location of development components, the intensity of development, residential density, and building heights;
3. An open space plan;
4. An architectural concepts and design standards plan;
5. Basis of design reports for storm water drainage, water service, and waste water disposal; and
6. Any additional information as necessary to process the **DP** such as:
 - a. A view shed analysis plan;
 - b. A pedestrian circulation plan;
 - c. A hardscape plan;
 - d. A landscape plan;
 - e. A lighting plan; and/or
 - f. A signage plan.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. § 48), 11-9-10)

Sec. 5.5003. - Approvals required.

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

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

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

e. The proposal meets the following location 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.

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

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.

C. Development Plan (DP).

1. Approval.

a. Development review board considerations.

i. The development review board shall review the DP elements and make a recommendation to the planning commission, based on the following considerations:

(1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.

(2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.

(3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.

(4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

b. Upon receiving a recommendation from the development review board, the planning commission shall make a recommendation to the City Council for consideration of the DP.

2. Amendments.

a. Minor amendments to achieve a more suitable development plan.

i. Minor amendments are allowed:

(1) For a maximum of ten (10) percent of any individual DP Plan Element.

(2) To adjust the location of uses shown on the DP.

ii. Minor amendments do not include an increase above the building height(s) or exception to building height, or residential density, or commercial intensity.

iii. Minor amendments to the City Council approved DP may be approved by the Zoning Administrator as an administrative action.

b. Major amendments.

i. Major amendments are those that increase the building height(s), residential density, commercial intensity, and/or that exceed ten (10) percent of any individual DP plan element.

ii. Approval of any major amendments will require a public hearing in accordance with Article I of the zoning ordinance by the Planning Commission and the City Council. If the design elements are affected by the request to amend the DP, a public hearing by the Development Review Board shall be required. Upon receiving a recommendation from the Development Review Board, the Planning Commission shall make a recommendation to the City Council for consideration of the major amendment DP.

D. No structure or building shall be built or remodeled upon land in the PUD District until development review board approval has been obtained as outlined in Section 1.900 of Article I of the Zoning Ordinance, and applicable permits have been obtained.

(Ord. No 3854, § 3. 6-9-09: Ord. No. 3920, § 1(Exh. § 49), 11-9-10)

Sec. 5.5004. - Use regulations.

A. Permitted uses. All permitted uses of the Commercial Office (C-O) District and the Planned Regional Center (PRC) District, shall be permitted in the PUD District with horizontal and/or vertical combinations of mixed-uses. Residential uses shall be limited to multi-family dwellings and townhouses.

B. Uses subject to conditional use permit. Subject to the approval of a conditional use permit, as specified in Article I, all uses subject to a conditional use permit of the Commercial Office C-O, excluding medical marijuana use, and the Planned Regional Center PRC,

excluding a big box development greater than seventy-five thousand (75,000) square feet, may be permitted in the Planned Unit Development PUD District.

C. Where there is a conflict between the Commercial Office (C-O) District and the Planned Regional Center (PRC) District provisions, the less restrictive provision shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3923, § 1(Exh. § 5), 1-25-11; Ord. No. 3982, § 1 (Res. No. 8902, Exh. A, § 5), 1-10-12)

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, 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.

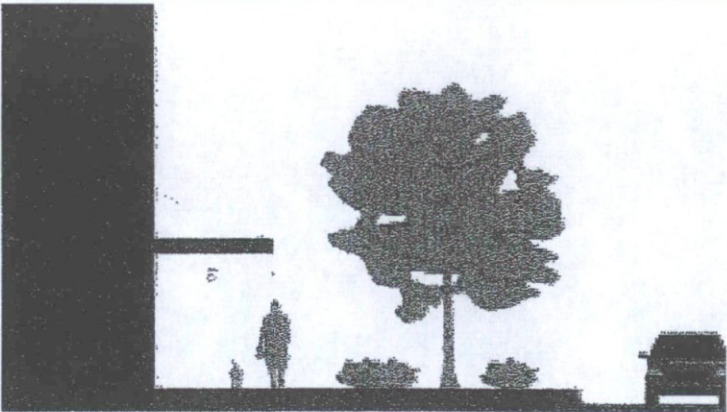
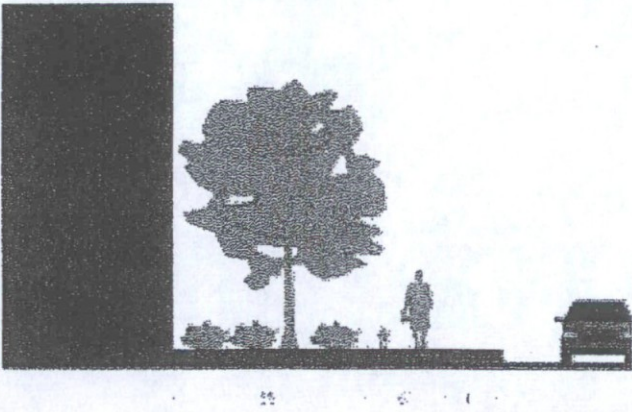
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.

3. Roof top garden structures may exceed the building height up to five (5) feet.

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.

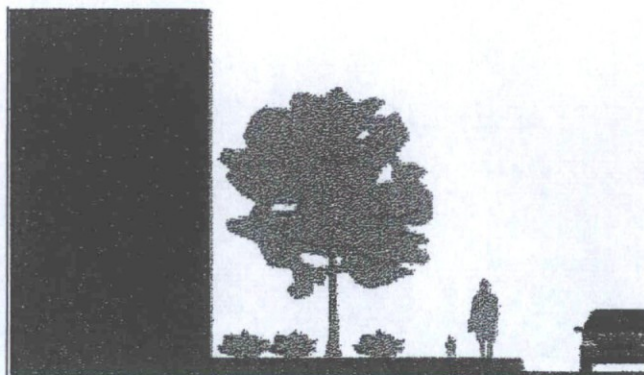
TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	Minimum Setback	Average Setback	Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Major and Minor Arterial - Residential. on First Floor Adjacent to the Street	34 feet	40 feet	

<p>Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street</p>	<p>28 feet</p>	<p>32 feet</p>	
<p>Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street</p>	<p>25 feet</p>	<p>30 feet</p>	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) Retail and Commercial on First Floor Adjacent to the Street

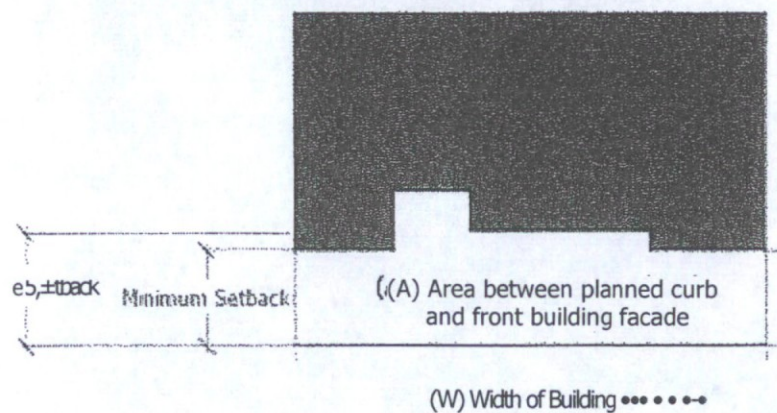
23 feet

28 feet



2. *Average setback.* The front building facade 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 facade divided by the width of the front building facade.

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



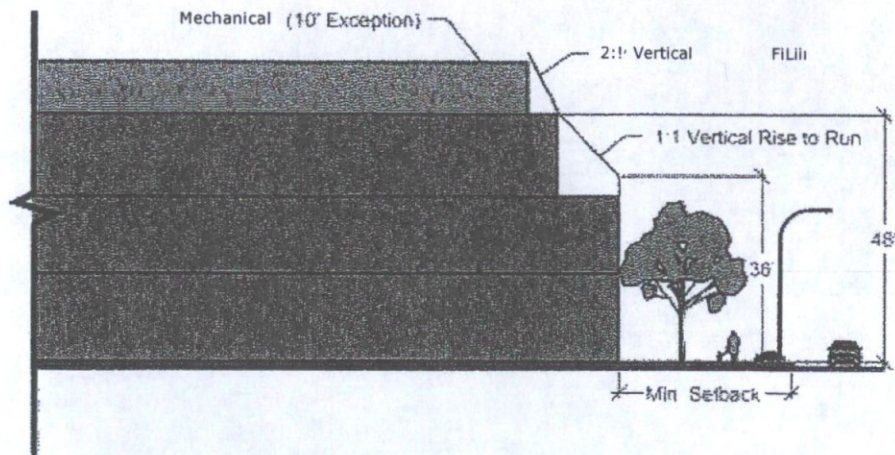
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. *Building envelope.*

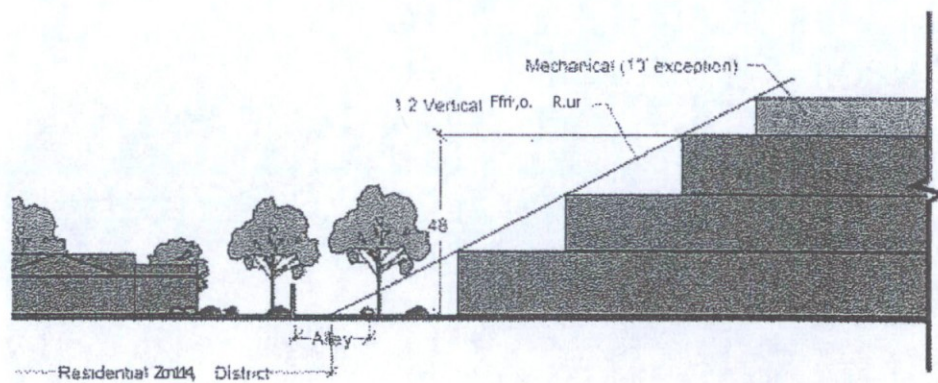
1. Starting at a point thirty-six (36) feet, above the minimum building setback line the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter 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. 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 setback of twenty (20) 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 residential 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. g 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947. Exh A. § 159), 4-3-12)

Sec. 5.5006. - Off-street parking and loading.

A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.

B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an

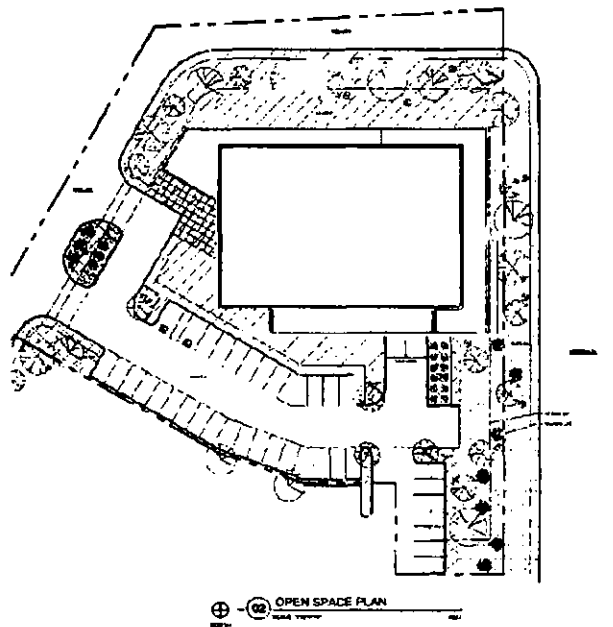
underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

(Ord. No. 3854, § 3. 6-9-09; Ord. No. 4005. § i(Res. No. 8947, Exh. A, § 160). 4-3-12)

Sec. 5.5007. - Signs.

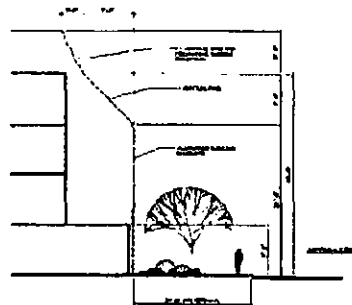
A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.



OPEN SPACE CALCULATIONS

Project Name: 10000 S. 100th St. (10000 S. 100th St.)
 Project Location: 10000 S. 100th St. (10000 S. 100th St.)
 Project Size: 10000 S. 100th St. (10000 S. 100th St.)
 Project Owner: 10000 S. 100th St. (10000 S. 100th St.)
 Project Date: 10000 S. 100th St. (10000 S. 100th St.)
 Project Status: 10000 S. 100th St. (10000 S. 100th St.)

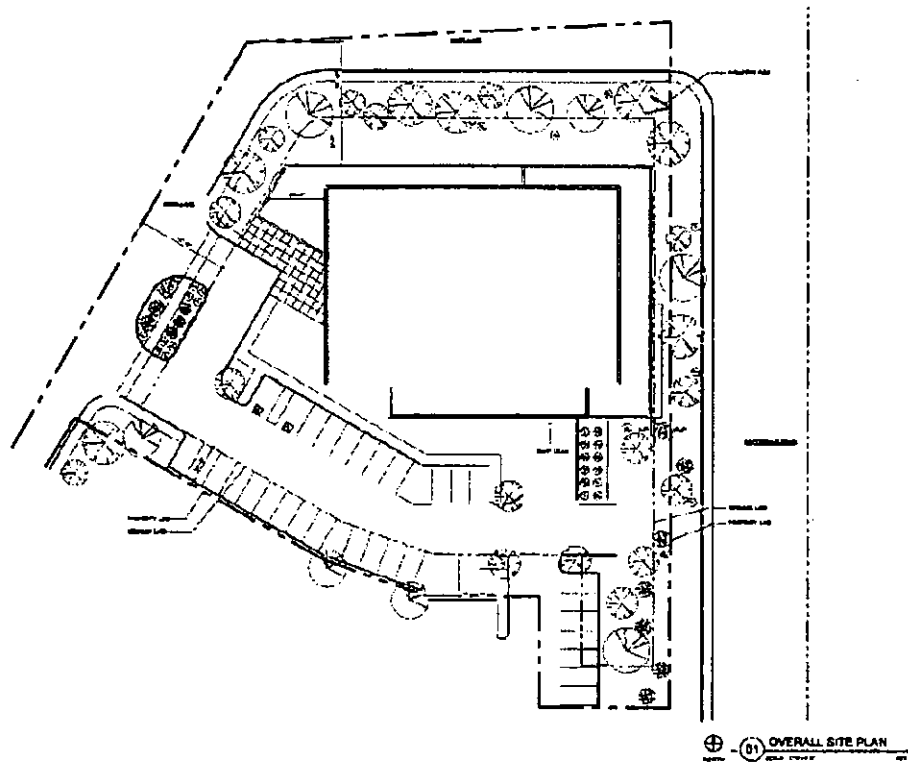
- FRONT OPEN SPACE: 13,379 sq ft
- OPEN SPACE OTHER THAN FRONT OPEN SPACE: 14,233 sq ft
- PARKING LOT LANDSCAPING: 4,395 sq ft



PROJECT: 10000 S. 100th St. (10000 S. 100th St.)
 PROJECT LOCATION: 10000 S. 100th St. (10000 S. 100th St.)
 PROJECT SIZE: 10000 S. 100th St. (10000 S. 100th St.)
 PROJECT OWNER: 10000 S. 100th St. (10000 S. 100th St.)
 PROJECT DATE: 10000 S. 100th St. (10000 S. 100th St.)
 PROJECT STATUS: 10000 S. 100th St. (10000 S. 100th St.)

COTTONWOODS MIXED USE
COTTONWOODS MIXED USE

A1014
DATE: 10/10/14
PAGE: 1



<p>NOTES:</p> <p>1. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>2. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>3. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>4. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>5. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>6. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>7. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>8. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>9. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p> <p>10. SEE SITE SPECIFIC NOTES FOR ALL UTILITIES AND ERECTION DETAILS.</p>	<p>COTTONWOODS MIXED USE</p> <p>PORTLAND, OREGON</p>	<p>DATE: 10/11/11</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>PROJECT: COTTONWOODS MIXED USE</p> <p>FILE: A101.1</p> <p>REVISIONS:</p> <p>1. 10/11/11: INITIAL DESIGN</p> <p>2. 10/11/11: REVISIONS</p> <p>3. 10/11/11: REVISIONS</p> <p>4. 10/11/11: REVISIONS</p> <p>5. 10/11/11: REVISIONS</p> <p>6. 10/11/11: REVISIONS</p> <p>7. 10/11/11: REVISIONS</p> <p>8. 10/11/11: REVISIONS</p> <p>9. 10/11/11: REVISIONS</p> <p>10. 10/11/11: REVISIONS</p>
--	--	--



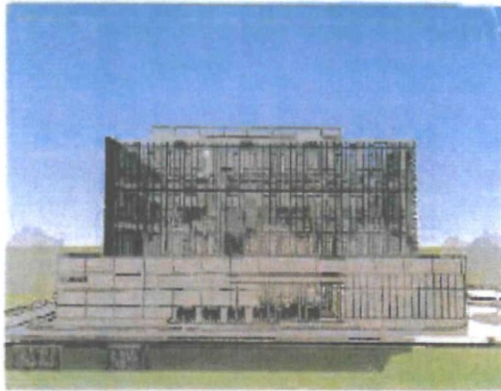
NelsonPartners
 10000 North Tatum Avenue
 Suite 1000
 Scottsdale, Arizona 85258
 Tel: 480.344.1000
 Fax: 480.344.1001
 www.nelsonpartners.com

DESIGNED BY
 NIELSEN PARTNERS
 PREPARED FOR
 WILSON

COTTONWOODS MIXED USE
 SCOTTSDALE, ARIZONA

SHEET
 A101.5

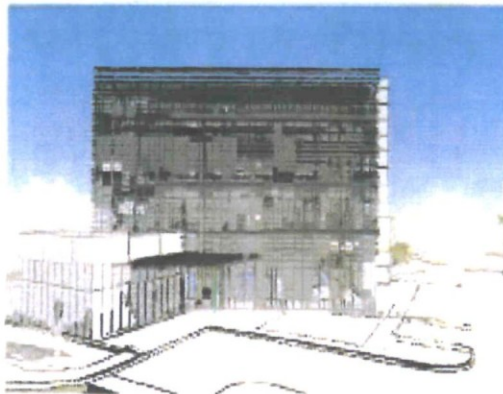
DATE: 10/15/10
 PROJECT NO.: 10101
 SCALE: 1/8" = 10'
 A101.5
 CIRCULATION PLAN



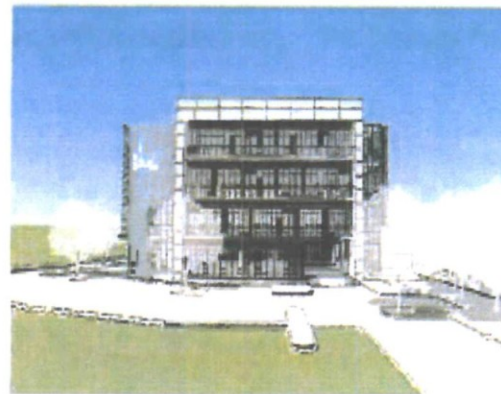
04 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NelsonPartners

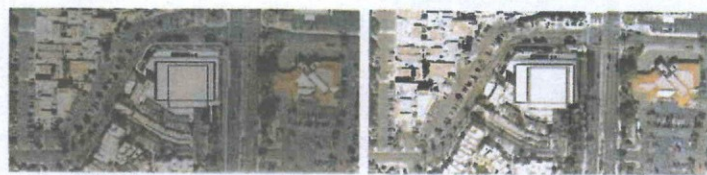
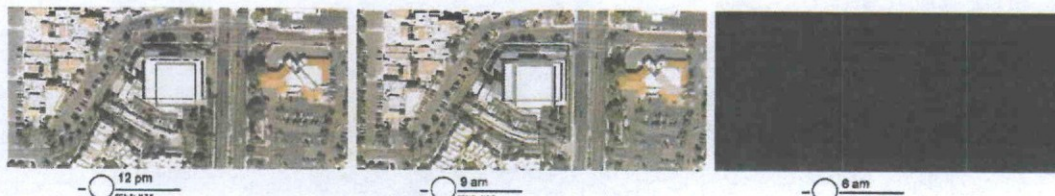
Denver, Colorado, Inc.
Architects/Engineers/Planners
1400 14th Street
1700 14th Street, Suite 100
Boulder, Colorado 80502
303.440.1000
www.nelsonpart.com

2007/2008
PRT PRT
CONSTRUCTION
IN
PRT/REPS

COTTONWOODS MIXED USE SCOTTSDALE, ARIZONA

2007
ARCHITECT

2007/2008
PRT PRT
CONSTRUCTION
IN
PRT/REPS



6 pm
SCALE: 1:1.5

3 pm
SCALE: 1:1.5

12 pm
SCALE: 1:1.5

9 am
SCALE: 1:1.5

6 am
SCALE: 1:1.5

01 SOLAR ANALYSIS - MARCH
SCALE: 1:1.5

NelsonPartners
National Planning, Inc.
Architecture Planning Services
4401 1st Avenue
Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
www.nelsonpartners.com

PROJECT
SITING
COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

DATE
AUG 28, 2013

PROJECT
COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA
A302
SITING PLAN



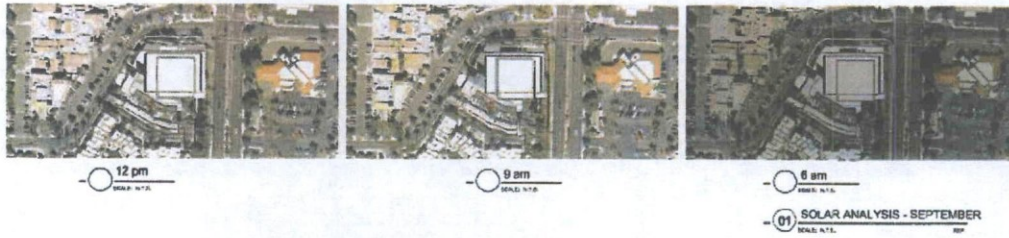
NelsonPartners
National Practice, Inc.
with local, independent members
Nelson - Worldwide
4000 N. Greenway Road, Suite 200
Ann Arbor, MI 48106
Tel: 419-963-0300
Fax: 419-963-0303
www.nelsonpart.com

ABSTRACT
 107 200
 CLASSIFICATION
 ON
 SUBJECTS

COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

200
200 A. 11

A303
S&P 500 Composite



NelsonPartners
Architectural Planning Division
Project: Cottonwoods
1200 N. Cottonwoods, Suite 100
Scottsdale, Arizona 85261
Tel: 480.344.1000
www.nelsonpart.com

1200 N. COTTONWOODS
SAND, N.T.S.

COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

SEP
12, 2014

Project: Cottonwoods
1200 N. Cottonwoods, Suite 100
Scottsdale, Arizona 85261
Tel: 480.344.1000
www.nelsonpart.com
A304
SOLAR ANALYSIS



12 pm
SCALE: N.T.S.



9 am
SCALE: N.T.S.



6 am
SCALE: N.T.S.

01 SOLAR ANALYSIS - DECEMBER
SCALE: N.T.S.



6 pm
SCALE: N.T.S.



3 pm
SCALE: N.T.S.

NelsenPartners

Architectural Planning, Design
and Construction Management

10000 N. 10th Avenue, Suite 100
Scottsdale, Arizona 85254

Phone: 480.344.1000
Fax: 480.344.1001
www.nelsenpartners.com

PROJECT
100 PM
CONSTRUCTION
10
REVISIONS

COTTONWOODS MIXED USE SCOTTSDALE, ARIZONA

DATE
JAN 18, 2017

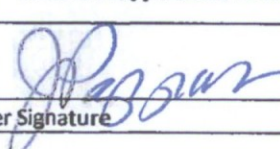
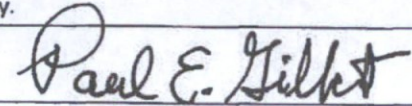
PROJECT
100 PM
CONSTRUCTION
10
REVISIONS

PROJECT
100 PM
CONSTRUCTION
10
REVISIONS

A305
SOLAR ANALYSIS



Development Application

Development Application Type:		
Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>
Project Name: <u>Cottonwoods Mixed Use Project</u>		
Property's Address: <u>6160 N. Scottsdale Road</u>		
Property's Current Zoning District Designation: <u>R-4R</u>		
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: John Pappas		Agent/Applicant: Paul E. Gilbert
Company: WSHR Scottsdale Cottonwoods		Company: Beus Gilbert PLLC
Address: 17787 N. Perimeter Dr. #10 ^{LLC} Scottsdale, AZ		Address: 701 N. 44th Street, Phoenix, AZ
Phone: 480-419-0340 Fax:		Phone: 480-429-3000 Fax: 480-429-3100
E-mail: john@scsadvisors.com		E-mail: pgilbert@beusgilbert.com
Designer: George Melara		Engineer:
Company: Nelson Partners		Company:
Address: 15210 N. Scottsdale Rd., Scottsdale, AZ		Address:
Phone: 480-949-6800 Fax:		Phone: Fax:
E-mail: gmelara@nelsonpartners.com		E-mail:
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).		
• This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications ¹ will be reviewed in a format similar to the Enhanced Application Review methodology.		
<input checked="" type="checkbox"/>	Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/>	Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.
 Owner Signature		 Agent/Applicant Signature
Official Use Only Submittal Date: Development Application No.:		

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Pre-application No. 332-PA-2013
Project Name: Cotton Woods

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

a. Street Address: 6160 N. Scottsdale Road
b. County Tax Assessor's Parcel Number 174-65-012A
c. General Location SW of Scottsdale Rd. & Rose Lane
d. Parcel Size: 2.66 acres
e. Legal Description:

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed) John J. Pappas

Date 12/4 2013
_____.20_____
_____.20_____
_____.20_____

Signature [Signature]



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12/16/13
Contact Name: PAUL GILBERT
Firm name: BEUS GILBERT
Address: 701 N. 44th STREET
City, State Zip: PHOENIX, AZ

RE: Application Accepted for Review.

332 - PA- 2013

Dear MR. GILBERT:

It has been determined that your Development Application for COTTONWOODS
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: BRYAN CLIFF
Title: PLANNER
Phone number: 480-312-2258
Email address: bcliff@scottsdaleaz.gov

21-ZN-2013
12/16/2013



City of Scottsdale Cash Transmittal

95392

95392
00621419
12/16/13 PLN-15T0F
KMHCELER HPDC600523
12/16/2013 3:00 PM
\$2,350.00

Received From :

JOHN PAPPAS, SCS ADVISORS INC
17787 N PERIMETER DR STE 105
SCOTTSDALE, AZ 85258
480-419-0340

Bill To :

Beus Gilbert PLLC Attorneys At Law
201 N 44TH ST
PHOENIX, AZ 85008
480-429-3000

Reference # 332-PA-2013
Address 6160 N SCOTTSDALE RD
Subdivision
Marketing Name
MCR
APN 174-65-012G
Owner Information
SCOTTSDALE COTTONWOODS RESORT
6160 N SCOTTSDALE RD
SCOTTSDALE, AZ 852535413

Lot Number
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area
Number of Units 1
Density

Issued Date 12/16/2013
Paid Date 12/16/2013
Payment Type CHECK
Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
QS 21-44

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION	2.6 Acres	1	\$2,350.00	100-21300-44221

SIGNED BY NEAL PASCOE ON 12/16/2013

Total Amount

\$2,350.00

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

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 95392



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

This request concerns all property identified in the development application.

Pre-application No: 332 - PA - 2013

Project Name: Cottonwoods Mixed Use Project

Project Address: 6160 N. Scottsdale Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: _____

JOHN J. PAPAS

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Rev. 7/2012

21-ZN-2013
12/16/2013



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____
at the following number _____.

Signature: John J. Pappas Date: 12/4/13
Printed Name: JOHN J. PAPPAS

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

21-ZN-2013
12/16/2013

THE COTTONWOODS RESORT

Major Special Use Permit Amendment Narrative

Revised January 7, 2014

The Cottonwoods Resort is requesting a Major Amendment of the Resort's existing Special Use Permit (SUP) to add the Resort-owned southwestern five (5) acre parcel to the SUP area to allow the Resort to be redeveloped entirely within the Town of Paradise Valley. The Cottonwoods Resort SUP was approved in Case No. 75-8, in 1975. The Resort is currently divided between jurisdictions with the main Resort casita area in Paradise Valley and the lobby, restaurant and conference rooms in Scottsdale. The secluded, low scale Resort, just west of the Borgata retail center along Scottsdale Road, has been operating quietly and successfully for over thirty years without any major renovations, but is in need of updating to maintain a luxury resort status and remain competitive with both new and refurbished resorts in the Scottsdale-Paradise Valley market.

A Major General Plan Amendment was approved on December 6, 2012, which designated the five (5) acre parcel as Resort/Country Club and allows it to be added to the Resort SUP. The proposed SUP addition and approved Major General Plan Amendment are consistent with the recently adopted Town of Paradise Valley 2012 General Plan, which designated the five (5) acre parcel as part of the East Lincoln South Development Area. Development Areas were identified on the General Plan as appropriate for conversion to non-residential use and the incorporation of the parcel into The Cottonwoods Resort SUP was anticipated when this designation was approved.

The Cottonwoods Resort redevelopment proposal encompasses approximately 27.5 acres of property within Paradise Valley. This acreage includes the existing 17.5 acre main Resort site and the two additional five (5) acre parcels to the south, one of which is already included in the Resort SUP and contains 21 of the Resort units as well as an outdoor activity area. The existing Resort consists of 171 guest units, four tennis courts, a pool and poolside amenity buildings. The redevelopment of the Resort will be implemented over several phases and will be within the allowed 25% coverage based on 27.5 total acres allowed by the Town's SUP Resort Guidelines. Under the density limitations of the Guidelines, 299 units are allowed within the Resort. A total of 277 units, including 235 hotel units and 42 resort residential units, are proposed, well under the density allowed by the Guidelines.

Conceptual Resort Redevelopment Layout

The Conceptual Resort Redevelopment Layout (Redevelopment Layout) originally submitted with the SUP amendment application was designed to provide for specified potential new building locations and flexibility in implementation phasing. The Redevelopment Layout reflected input from neighboring residents as well as the recently submitted plans for the multifamily redevelopment of The Borgata property east of the Resort. The Redevelopment Layout identified two building height envelopes within which two and three story buildings

could occur. Three-story buildings, 36' in height, are limited to the far eastern portion of the main Resort site adjacent to the back of the Borgata and adjacent retail centers, at a distance of over 450' from residences to the west and over 600' from residences to the south. Two-story buildings, 28' in height, are proposed in the central portion of the southern ten (10) acres within an envelope to be setback 200' from residences to the west and south. The intent was that buildings would not occupy the entire envelope areas, but only be located within them. The current Conceptual Site Plan remains consistent with this initial concept.

All Resort Hotel and Resort Residential facilities will incorporate design and materials reflecting a world-class destination resort and sensitive to the surrounding context of Paradise Valley and the greater Sonoran desert. A full set of Design Guidelines, is proposed as part of the amended Resort SUP approval to establish the regulatory design framework for Staff approval of the site plans and building design as proposed for each stage of redevelopment

Resort Hotel

The Resort Hotel portion of the Conceptual Site Plan comprises the northern 17.5 acres that is the main area of existing resort casita units. The majority of existing trees in this area are proposed to be retained to maintain the lush landscape setting of the casitas. The Plan locates two (2) 36' three-story hotel unit buildings within the previously identified 3 story height envelope along the west property line immediately adjacent to the Borgata. Each building has 45 hotel units. These buildings are 450' from the west property line and now almost 1000' feet from the south property line. The Resort Hotel redevelopment area includes the pool and tennis court amenity areas. On this portion of the Resort, 145 guest units of the existing 171 units are to be retained and refurbished. All of these units will undergo an interior redesign to reposition the property and elevate the quality of the existing Resort. The interior redesign will include new wall coverings, flooring, and a totally new furniture, fixtures and equipment (FF&E) package.

The layout of some of the units will be improved and they will undergo a complete cosmetic facelift. The exterior will retain the existing architectural character that has subtly defined The Cottonwoods Resort for over 30 years, but will be refreshed with a new coat of paint throughout and the addition of increased architectural articulation to update the somewhat aged exterior appearance. Photos of existing casita units and photo simulations of proposed concepts for exterior refurbishment were included with the original SUP submittal. Exterior and interior design concepts for the casitas have been provided as well. The submitted Design Guidelines, which will become part of the approved SUP, include standards to assure appropriate building scale and massing as well as the articulation of building facades. The new lobby/check-in and spa/fitness/new pool facilities, as well as complete renovation of the existing pool and associated restaurant, will be included in this initial redevelopment phase and will be architecturally integrated with the overall Resort design.

The two new three (3) story hotel unit buildings are proposed to accommodate an appropriate number of new units to enable maintenance of the low-scale casita character of the Resort and to buffer the casitas from the Borgata. The Borgata retail center has already undergone major renovation along Scottsdale Road, and a plan has been approved for the total redevelopment of the rear portion of the Borgata for multifamily homes. The approved City of Scottsdale rezoning

allows 48' tall buildings adjacent to The Cottonwoods Resort's east property line. The PUD zoning is similar to the multifamily project approved north of Lincoln Drive on the west side of Scottsdale Road. To help buffer the Resort and provide a suitable transition, the three (3) story buildings are located adjacent to the existing commercial uses and proposed four (4) story new multifamily in Scottsdale and away from existing homes. Ninety additional hotel units are now shown on the Conceptual Site Plan in this area to strengthen and expand Resort functions and create a backbone to the development to further its sustainability. The hotel footprint shown is conceptual and the exact shape could be adjusted in final design but the location and number of units will remain the same.

Set back over 400' from any residentially zoned property, increased height at this location would have little or no impact on neighboring properties but would provide important protection for the Resort. A line-of-sight exhibit is included with the SUP submittal to demonstrate the lack of impact on neighboring homes. In addition to resort units, these buildings could contain future spa functions, meeting rooms and other resort amenities. The development of these three (3) story buildings is planned as the third phase of the renovation. The perimeter landscaping buffers and the decorative wall on the west side of the Resort will be installed with the first phase of construction of new Resort structures.

The new on-site resort amenities will include the substantial redesign of the existing pool and the addition of a poolside restaurant and lounge. The new lobby/check-in facilities will be located in a new 9-10,000 square foot building that will include a 6000 square foot spa and fitness area as an amenity for resort guests and resort residence owners. An adjacent outdoor multipurpose area will provide space for outdoor yoga and other fitness activities as well. Throughout the Resort new outdoor spaces with trellises, seating, firepits, fountains and similar amenities will maximize guest enjoyment of the lush green Cottonwoods setting.

Resort Residential

The remaining redevelopment area consists of the southern ten (10) acres containing 21 existing resort units, outdoor activity area and the former manager's residence. The manager's residence has been removed and the units on this southern ten (10) acres will be cleared. The area will be redeveloped as a Resort Residential community which locates a quiet residential neighborhood next to existing residences rather than the outdoor Resort activity area currently in use. This neighborhood will further buffer existing residences from Resort activities. The one and two story Resort Residences are single-owner resort homes, which will have access to all Resort services and amenities and will be under unified management and maintenance by the Resort in the same manner as the residences at the Four Seasons in Scottsdale.

The Conceptual Site Plan shows the 14 single-story single-owner resort homes that are on the west and south perimeters of the southern 10 acres to provide a low-scale, larger lot transition to existing residences. These one-story resort residential single family homes are on lots that range from a minimum of approximately 11,400 square feet to the largest at 27,500 square feet, with all homes setback a minimum of 50' from the east property line and 60' from the south property line. The single family homes are proposed to be a maximum of 20' in height, with varying rooflines, including mechanical equipment but not chimneys, which are limited to 3'. The single

family home front yard setback is 20' with a side yard setback of 12' providing 24' between homes.

The Conceptual Site Plan shows 28 two-story townhome resort residential units in the central portion of the 10 acre area within the two story height envelope 200' from the east and south property lines. The townhomes are proposed to be 28' for no more than 65% of the home including mechanical equipment but not chimneys. Buffered by 200' setbacks to all residential areas, this area is also located closest to the neighboring commercial districts along Scottsdale Road where it is most appropriate. The townhome front yard setback is proposed at 12' with a minimum 20' driveway length. Side yard setbacks range from 8' to 20' for the side garage entry townhome units. The architectural character of the townhomes will be harmonious and integrated with the existing Cottonwoods development as outlined by the General Plan. These residences will have massing that will transition from the one story to two story elements, creating 2nd level balcony opportunities as illustrated on the conceptual renderings of the resort residential units provided.

The additional 20' right-of-way for Quail Run Road and the landscape and building setbacks areas are depicted on the Conceptual Site Plan as well. In accordance with the town's Resort Guidelines, any principal structures containing guest units, registration, offices and resort-related such uses will be setback 100 feet from the new property line on the west created by the additional right-of-way dedication as well as from the existing property line to the south. Considered Accessory Structures under the Guidelines, the single-story, single-owner resort homes are setback 50' from the west property line along Quail Run Road and 60' from the south property line. A decorative wall will meander within the landscape setback area on the west and as needed on the south. Again, the wall and landscaped buffers are to be installed with the first phase of construction of new Resort structures.

The landscape and building setbacks shown on the Conceptual Site Plan are consistent with the intent of SUP Resort Guidelines. Along the west property line, where an additional 20' of Quail Run Road right-of-way is being dedicated, a flat curb is proposed to be installed and the remainder of the additional right-of-way will be landscaped and maintained by The Cottonwoods. An additional 20' of landscape setback will be provided behind the new right-of-way along Quail Run and a 50' building setback is being maintained. The six (6) to eight (8) foot architecturally integrated solid meandering wall will be installed within this landscaped area. Along the south property line there is a 40' landscape setback area, a minimum 60' building setback, and a six (6) to eight (8) foot wall will be provided as needed,. No driveways, parking, structures or pools will be allowed within the 20' and 40' landscape setback areas and existing trees in those areas will be maintained to the extent that they are sufficiently healthy. Along the east property line, there will be a 50' building setback north of Rose Lane and a 30' building setback south of Rose Lane. Along the north property line, existing setbacks will be maintained for the casitas and there will be a 300' building setback from any three story elements.

View studies along Quail Run and from two Quail Run homes as well as from the Lee Storey property, which is the smallest adjacent lot on the south side and therefore the closest home on that side, were included with the resubmittal. The studies show that the single-story homes along Quail Run are well-screened by the wall and trees and the two-story homes are minimally visible. All resubmittal materials have been provided to adjacent neighbors electronically.

Phasing

The initial phase of Resort redevelopment will include the renovation of the existing casita units and pool area, the construction of the new lobby/check-in facilities, spa and pool, and the installation of the perimeter wall and landscaping. The next phase will be the Resort Residential homes then the new hotel units.

Circulation

Although the Mobility Element of the 2012 General Plan shows Quail Run Road between Lincoln and McDonald Drives as a local street, the Quail Run neighbors have expressed adamant opposition to Quail Run connecting the two major streets and becoming a heavily traveled cut-through street bringing increased traffic into their quiet neighborhood. In initial meetings, they expressed a strong preference for Quail Run not to ever be widened. There will be no access from the Resort onto Quail Run except for the required emergency access. The Cottonwoods is dedicating 20' of right-of-way on Quail Run for the Town's potential widening of the road in the future, but proposes to maintain the existing pavement and add a 3' ribbon curb to bring the street up to approximately 18' of paving until a decision on widening is made. With garbage trucks only 8' wide and cars and other small trucks typically 6'9" wide, the proposed 18' width is adequate to provide safe movement for the minimal traffic on the street that will continue to serve only five (5) homes. The Cottonwoods traffic engineer endorses this approach and has told The Cottonwoods and Town staff that widening the street now with inadequate right-of-way to the south and the unknown status to the north is not advisable.

A temporary cul de sac turnaround and emergency access is being provided at the existing end of Quail Run, which can accommodate the turning movements of most trucks, including a pickup with a trailer such as those used by landscapers, and the safe limited back-up movement of garbage trucks, both of which are illustrated in the included exhibits. The temporary cul de sac will be stabilized decomposed granite and capable of bearing the required emergency vehicle weight. A solid decorative fence with an emergency access device will be used. When the property to the north is developed and the ultimate configuration of Quail is determined, the temporary cul de sac will be removed and the area reconfigured to a permanent emergency access driveway, also in decomposed granite, with new landscaping to minimize its impact on adjacent neighbors.

The existing loop driveway within the Resort is proposed to be used to improve circulation to the casitas and make parking more convenient for guests by locating it closer to the units. Parking will be tucked in next to casita units to make the casitas them more readily accessible to guests. The driveway will be maintained at the same approximately 20' width. Only limited use of the loop driveway for the casitas on the west is intended. The new six (6) to eight (8) foot wall and

landscape buffer along the west property line will mitigate any minimal impacts from the limited driveway use.

A traffic and parking report has been submitted that shows that Rose Lane has sufficient capacity for the additional hotel and resort residential units proposed and that adequate parking is being provided. Required parking at the existing Resort one space per unit ration would be 235 spaces, 240 are being provided. With the highest occupancy anticipated, typically no greater than 85%, 203 spaces would be used. There are ample employee spaces on site (30) particularly given the historic 20-30% bus use by employees with convenient service on Scottsdale Road. There are also adequate multi-space areas for service and delivery vehicles that typically are temporarily parked along resort internal roadways. For overflow weekend and special event parking 150 valet spaces are proposed to be available for both resort and resort residential uses. A valet drop-off will be located at the new lobby/check-in building.

Residential parking is provided with garages and 20' minimum driveways as well as a few additional spaces tucked in on the private streets. Only 84 spaces would be required but 134 are being provided.

Density Analysis and Conclusion

Because density of the residential portion of the Resort redevelopment has been an issue, the following summary of The Cottonwoods density analysis is being included. As the SUP Density chart previously presented to the Planning Commission shows, the density on the 10 acre residential portion of the Cottonwoods Resort Site is less than half of what would be allowed on the 10 acres under the Resort SUP Guidelines: 109 units are allowed; 42 are now proposed. The current Cottonwoods plan does exactly what the neighbors indicated initially that they wanted: puts the majority of new units on the existing Resort site and fewer on the southern residential portion.

The southern residential portion of the Cottonwoods plan complies with the guidance of the Town's General Plan, the Council's Statement of Direction and the SUP Guidelines relative to an appropriate transition and buffering for neighbors. Although there are 42 units, there are only 30 buildings. The number of units is not the only factor in evaluating the "density" and appropriateness of the Cottonwoods proposal. It is far less "dense" in terms of area coverage, separation of units, height, proximity to neighbors and open space than other recent resort SUP approvals, most of which have included smaller lots, greater heights and lesser setbacks. Importantly, there will be no traffic from the resort residential homes into the neighborhood, which is typically a big concern relative to density impacts.

The Cottonwoods is proposing to retain the longstanding character of the Resort as primarily a traditional Arizona casita-style resort with a low scale, secluded, lush green oasis ambiance. The style and setting are the charm of this Resort that is being retained, and putting even more buildings there as the neighbors have suggested would destroy the traditional character of the Resort. The resort residential area proposed is sensitive to its neighbors, well-buffered by generous landscaping and the meandering wall they requested and with single story homes of

limited height on the perimeter and two-story homes 200' away. It is appropriate in density, scale and character and will greatly enhance values in the neighborhood.

RESORT PARKING: 235 UNITS
REQUIRED: 235 SPACES (1 SPACE / UNIT)
PROVIDED: 240 SPACES

RESIDENTIAL PARKING: 42 UNITS
REQUIRED: 84 SPACES (2 SPACE / UNIT)
PROVIDED: 84 SPACES (2 CAR GARAGE IN EACH UNIT)
42 SPACES (VISITOR PARKING IN DRIVEWAY)
8 SPACES (VISITOR STREET PARKING)
134 SPACES

TOTAL SITE PARKING:
REQUIRED: 319 SPACES
PROVIDED: 374 SPACES





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 11 of this application.

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>2140 + per acre fee</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input type="checkbox"/>	<input 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)
<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)

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-

21-ZN-2013
12/16/2013

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B. (requirements form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements and Addressing Request Application (forms provided)
<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen and Neighborhood Involvement Process Requirements: (form provided) <ul style="list-style-type: none"> Provide one copy of the Citizen and Neighborhood Involvement Report Provide one copy of the Community Input Certification attached to the Neighborhood Notification 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 Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" 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 See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
<input type="checkbox"/>	<input type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	21. Historic Property <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	22. 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.
		23. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Development Plan

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 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 checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input checked="" 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)

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b. Legislative draft of the proposed development standards, or amended development standards <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	c. Legislative draft of the list of Land Uses, if proposed (PBD, SC) <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"/>	d. A dimensioned plan indicating the proposed boundaries of the application <ul style="list-style-type: none"> 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	e. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 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"/>	f. Site Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	g. Subdivision Plan <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	h. Open Space Plan (Site Plan Worksheet) (example provided) <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	i. Site Cross Sections <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	l. Phasing Plan <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	m. Landscape Plan <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, folded of 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	n. Hardscape Plan <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, folded of <u>black and white line drawings</u> 11" x 17" – 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	o. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	p. Parking Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	q. Parking Master Plan 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. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	r. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	s. Elevations <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	t. Elevations Worksheet(s) Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	u. Perspectives <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	v. Floor Plans <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	w. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	x. Roof Plan Worksheet(s) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	y. Electronic Massing Model: <ul style="list-style-type: none"> 11" x 17" – 1 color copy, folded 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: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	z. Solar Analysis <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. Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	aa. Exterior Lighting Site Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	bb. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	cc. Cultural Improvement Program Plan _____ Conceptual design <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copies (quality suitable for reproduction) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	ee. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	ff. Conceptual Signage Plan <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: _____ <div style="margin-top: 10px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements) </div>
--------------------------	--------------------------	---

25. Development Plan Booklets

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 ½" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 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.

The Development Plan Booklets shall include the following:

- ☒ Application Narrative
- ☒ Legislative draft of the proposed development standards, or amended development standards
- ☒ Legislative draft of the proposed List of Land Uses
- ☒ A dimensioned plan indicating the proposed boundaries of the application
- ☒ Context Aerial with the proposed Site Plan superimposed
- ☒ Site Plan
- ☐ Subdivision Plan
- ☒ Open Space Plan
- ☐ Phasing Plan
- ☐ Landscape Plan
- ☐ Hardscape Plan
- ☐ Transitions Plan
- ☐ Parking Plan
- ☒ Pedestrian and Vehicular Circulation Plan
- ☒ Conceptual Elevations
- ☒ Conceptual Perspectives
- ☐ Electronic Massing Model
- ☒ Solar Analysis
- ☐ Exterior Lighting Plan
- ☐ Manufacturer Cut Sheets of All Proposed Lighting
- ☐ Cultural Amenities Plan
- ☐ Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- ☐ Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- ☐ Master Thematic Architectural Character Plan
- ☐ Conceptual Signage Plan
- ☐ Other: _____

Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	26. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es) (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Drainage Report See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	28. Master Drainage Plan 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Basis of Design Report for Water and Wastewater <i>Just written assessment of sewer capacity for the 2N case;</i> 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 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	30. Basis of Design Report for Wastewater <i>Basis of Design needed for PAB</i> 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 (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	31. Master Plan and Design Report for Water 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 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	32. Master Plan and Design Report for Wastewater Please review the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	33. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8- 1/2 " x 11" copy of the preliminary plat with sampling stations to the Water Quality Division. Attn: Craig Miller- Fax: 480-312-5615, Phone: 480-312-5016
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Transportation Impact & Mitigation Analysis (TIMA) <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	35. Native Plant Submittal: (form provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. <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 type="checkbox"/>	<input type="checkbox"/>	36. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	37. Other: <u>Site plan + Narrative for Cottonwoods Resort</u> <u>in P.V. (since this will be part of a master plan</u> <u>development)</u>

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

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"/>	38. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>332-PA-2013</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. 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"/>	41. 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>42. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Kim Chafin</u> Phone Number: <u>480-312-7734</u></p> <p>Coordinator email: <u>kchafin@ScottsdaleAZ.gov</u> Date: _____</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, Neighborhood and Transportation Division, 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, Neighborhood & Transportation Administrator. 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, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

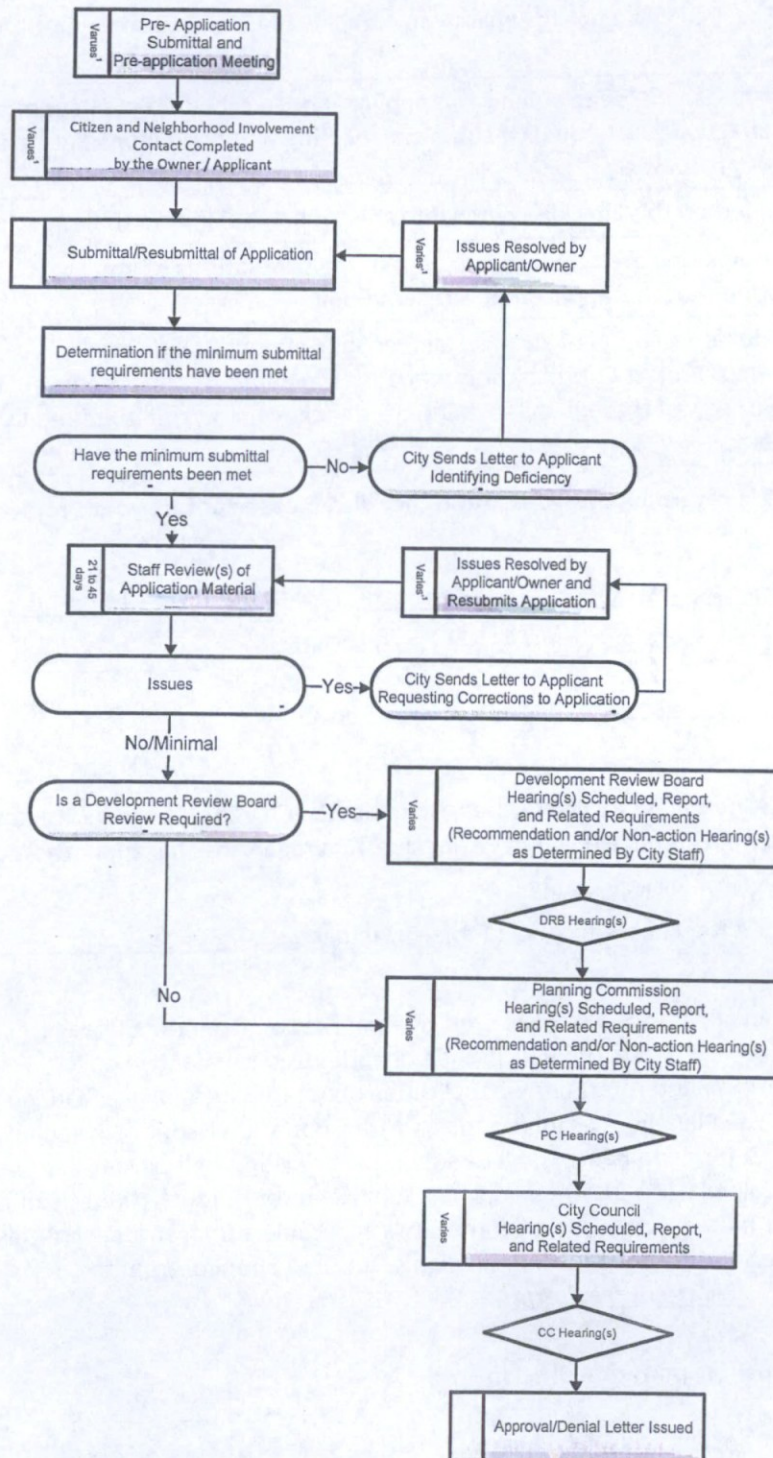
Planning, Neighborhood & Transportation Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Development Applications Process

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



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

Planning, Neighborhood & Transportation
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088