

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



City of Scottsdale Cash Transmittal

114687

114687
 2 01117597
 4/3/2018 PLN-1STOP
 KPETERS HP600G2019
 4/3/2018 10:19 AM
 \$1,140.00

Received From :

Alex Stedman
 120 S. Ash Ave.
 Tempe, AZ 85251
 (480) 994-0994

Bill To :

Reference # 987-PA-2016
 Address 34303 N HAYDEN RD

Issued Date 4/3/2018
 Paid Date 4/3/2018
 Payment Type CHECK

Subdivision
 Marketing Name

Lot Number
 Metes/Bounds No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area 0
 Number of Units 1
 Density

Cost Center
 Jurisdiction SCOTTSDALE
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 58-47

MCR
 APN 216-47-012B

Owner Information
 McDowell Citrus 100, LLC
 3321 E. Baseline Rd.
 Gilbert, AZ 85234
 (480) 892-5106

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$1,140.00	100-21300-44221

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

Date: 4/3/2018 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 2 Batch #: 65521
 Receipt: 01117597 Date: 4/3/2018 10:19 AM
 114687
 3170 REZONING APP \$1,140.00

TENDERED AMOUNTS:

Check Tendered: \$1,140.00
 Chk #: 726 mcdowell citrus 100 llc
 Transaction Total: \$1,140.00

Thank you for your payment.
 Have a nice day!

5-ZN-2018
04/03/18

SIGNED BY ANNIE VOS ON 4/3/2018

Total Amount **\$1,140.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)
 3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 114687



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input 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 checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: McDowell Citrus 100 LLC

Company: _____

Address: 3321 E. Baseline Rd. Gilbert, AZ 85234

Phone: 480-994-0994 Fax: _____

E-mail: _____

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

Property owner (Print Name): McDowell Citrus 100 LLC Title: DIRECTOR OF LAND DEVELOPMENT

Paul R. Dugas / PAUL R. DUGAS Signature Date: 3/29/18

Official Use Only: Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

5-ZN-2018
04/03/18



Request for Site Visits and/or Inspections

Construction Document Application

This request concerns all property identified in the construction document (plan review) application.

Project Name: Estates on Hayden

Project Address: 34303 N. Hayden Rd. Scottsdale, AZ 85234

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 construction document.

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 construction document 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 owner's agent: McDonnell Curvus 100, LLC / PAUL R. DUGAS
Print Name

Paul R. Dugas
Signature

City Use Only:

Submittal Date: _____ Plan review number: _____

Planning, Neighborhood & Transportation Division

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

Castro, Lorraine

From: Ruenger, Jeffrey
Sent: Wednesday, April 11, 2018 11:29 AM
To: Castro, Lorraine; Murillo, Jesus
Subject: FW: addendum for project 5-zn-2018

From: Jeffrey Cohen [mailto:drjeff4444@gmail.com]
Sent: Wednesday, April 11, 2018 6:14 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: addendum for project 5-zn-2018

To whom it may concern:

My Name is Jeffrey Cohen, I own 8104 East Whitehorn Circle. The proposed project 5-zn-2018, has given me great concern. The proposal includes to homes that access the property through **Olesen and 81st** which at present is unpaved and uncared for any additional road traffic will increase the dust and rock issues that we have encountered for years. The understanding of keeping the wash intact is understandable however those two additional homes, in my opinion, is just an attempt to maximize profit and not a well thought out community. At a minimum, all home should enter through a common entrance on Hayden to eliminate road traffic. I object to this proposal and at a minimum, they should be required to have all homes enter on Hayden. If this project is allowed to proceed they should be responsible for paving **Olesen Road and 81st**.

Respectfully Submitted,

Jeffrey T. Cohen
8104 East Whitehorn Circle.
C: 224-656-4272

Estates on Hayden

Zoning Narrative

987-PA-2016

Submitted: March 26, 2018

Prepared For:

Blandford Homes

3321 E. Baseline Road, Gilbert, AZ 85234

(480) 892-4492

**BLANDFORD
HOMES**

Prepared By:

LVA Urban Design Studio, an RVI Company

120 S. Ash Avenue, Tempe, AZ 85281

(480) 994-0994

LVA
an RVI Company

5-ZN-2018

04/03/18

Development Team

Developer

Blandford Homes
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Gilbert, AZ 85234
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Email: paul@blandfordhomes.com

Applicant/Planner

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Engineer

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Phoenix, AZ 85020
Phone: 602-906-1373
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I. Purpose of Request

A. Request to Consider the Following

LVA Urban Design Studio, acting on behalf of Blandford Homes is pleased to submit this request to approve a Zoning District Map Amendment from Single-Family Residential Environmentally Sensitive Lands (R1-43 ESL) district to Single-Family Residential Environmentally Sensitive Lands (R1-43 PRD ESL) district, on a +/- 10 acre site located north of the northeast corner of Hayden Road and Westland Drive in Scottsdale, Arizona.

B. Goal & Purpose of Request

The request is to rezone the subject property to establish an 8-lot single-family community. The existing R1-43 zoning allows for up to eight single family residential homes. The application is not seeking an increase in the allowed number of homes, but seeks to adjust development standards to avoid and preserve the major wash corridor that bisects the property.

C. Key Items for Consideration

- The site plan applies an average 50-foot wide Desert Scenic Roadway Buffer along Hayden Road.
- The applicant is proposing 100% of the provided Natural Area Open Space, within tract to provide greater protection.
- Sewer line improvements to serve two homesite in the southeast corner will extend from Hayden Road east to 81st Street, allowing future access for other residents in adjacent communities.
- Protect the wash corridor within a tract
- Site design proposes to keep all lots out the on-site floodway and floodplain.
- Perimeter setbacks provide buffering to adjacent uses.

II. Background

A. General Plan

The property is currently designated as Rural Neighborhoods within the General Plan Land Use Map. The Rural Neighborhoods category includes areas of large lot single-family neighborhoods. This land use designation is intended for residential properties with anticipated densities of between 0 and 1 dwelling unit per acre. The proposed density of the Estates on Hayden community is 0.8 dwelling units per acre.

Native desert preservation and landscaping are encouraged as well as clustering to avoid prominent environmental features, like washes and boulder outcroppings. The request to rezone from R1-43 ESL to R1-43 PRD ESL will conform to the current General Plan designation. **Exhibit 1, General Plan Land Use Map** displays the site's designation.

The goals and approaches of the General Plan have been and will continue to be implemented through the rezoning process. Below are the ways in which each goal and approach is addressed:

Character & Design

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

The proposed development is an infill project that conforms to the surrounding R1-43 ESL densities. The future community seeks influence from adjacent developments and has incorporated comparable lot and development envelope sizes, internal street design, and appropriate theming and color schemes to mimic the Scottsdale rural desert palette. Natural desert plants and washes will be preserved via NAOS dedication to maintain them as the focal design element of this community.

Existing sidewalk and trail improvements on Hayden Road complete larger circulation routes. These alternative transportation options enrich the citizens by promoting safe, attractive, and context compatible development.

The Estates on Hayden Planned Community responds to the natural environment by providing and preserving natural washes and dominant boulders. 100% of the NAOS have been provided in tracts ensuring mature and native species in the community.

2. *Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential).*

The site enhances the unique climate by maximizing north/south lot orientation and incorporating shading opportunities on proposed homes. The applicant also recognizes the natural topography and flow of a prominent on-site wash and has strategically placed home sites to minimize interruption. The gated community does not include an active amenity, but recognizes enhancing the natural open desert as a quality of life benefit for residents.

Land Use

7. *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.*

Providing a buffered roadway with an average width of 50' and placing a prominent wash in a protective tract demonstrates sensitivity to natural features.

Community Mobility

10. *Encourage a diversity of links between neighborhood systems and with citywide and regional systems.*

Accessibility and connections between neighborhoods is emphasized with the design of two separate access points. The community's primary entry is located off Hayden Road and access for lots 7 and 8 is a continuation of Olsen Road alignment. Both driveways respect existing infrastructure and surrounding community design by minimizing additional improvements. By limiting internal circulation, wash corridor and other natural feature preservation is maximized.

Open Space & Recreation

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

Estates on Hayden has exceeded the minimum required NAOS area determined by the slope analysis. 3.36 acres of undisturbed NAOS will be preserved, with 100% of overall N.A.O.S placed in tracts. Protecting and improving the quality of Scottsdale's natural environment is a high priority of the community.

Community Involvement

3. *Seek early and ongoing involvement in project/policy-making discussion.*

The applicant has posted the site, met with council representatives, and sent a notification letter to property owners within 750 feet of the site. The applicant has hosted a neighborhood meeting, attended several meetings with the neighborhood to the south (Verdante) Homeowner's Association, and has met individually with property owners to the north.

4. *Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.*

Letters of notification describing the proposal and including a copy of the site plan have been provided to HOAs and land owners within a 750' radius on two separate occasions. Also, informational sign postings were posted to alert residents in the area of the proposal and neighborhood meeting.

5. *Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.*

The applicant used the opportunity provided through the neighborhood meetings as a forum to address questions and describe the proposal/process for rezoning the property. These issues were articulated both verbally and through a comprehensive graphics package that includes aerial photography, copies of the General Plan and Zoning maps, as well as a rendered conceptual site plan.

6. *Accept and respond to new ways of communicating and new technologies*

Participants in the public meeting were able to communicate their thoughts in person or through a provided comment card. The applicant team also made their contact information available and has continued outreach through phone calls and emails.

7. *Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.*

In addition to the applicant's verbal and illustrative presentation about the proposed application, citizens were given the project number and are able to view the project's status online at the City of Scottsdale.

8. *Foster community partnerships, community catalysts, and community networks as means of sharing information and responsibilities and working on collaborative solutions.*

The applicant has pledged to continue to partner with residents of the surrounding communities to maintain regular communication throughout the rezoning process. Please refer to the Community Outreach Report for a comprehensive documentation of outreach efforts to date.

B. Character Area Plan

The proposed site does not fall within an adopted Character Area Plan boundary.

C. Zoning

The site is currently zoned within the Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district designation. The R1-43 district allows for single-family residential uses, and the subject site has an Environmentally Sensitive Lands Overlay zoning designation. **Exhibit 2, Existing & Proposed Zoning Map** displays the site's designation.

The subject area was rezoned to R1-43 HD/HC, along with the Desert Mountain and The Boulders communities, through case 2-ZN-1985. In 2004, the Environmentally Sensitive Lands (ESL) ordinance was put into effect in place of the Hillside District, making the zoning designation what it is today.

D. Site Context

The proposed ten acre community is located north of the northeast corner of Hayden Road and Westland Drive (APN# 216-47-012B). The property's legal description and ALTA survey are provided with this application. **Exhibit 3, Dimensioned Plan** shows the site's extents and general location.

The site is currently vacant and is surrounded by existing and developing residential neighborhoods, including Sand Flower Estates, Verdante, and Crossing at the Boulders. **Exhibit 4, Context Aerial** gives context to where the site lies in relation to the area and **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

Table 1: On Site and Surrounding Uses, General Plan and Zoning Designations

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation	Project Density (DU/AC)
SITE (Estates on Hayden)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.8 DU/AC
South of Site (Verdante)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	1.0 DU/AC
West of Site (Crossing at the Boulders)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-18 PCD ESL	1.37 DU/AC (Per 5-ZN-92)
North of Site (Sunflower Estates)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.7 DU/AC
East of Site	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 ESL	0.8 DU/AC

III. Applicant Proposal

A. Development Information

The development proposal includes the rezoning for an 8-lot subdivision community.

The applicant is requesting Planned Residential Development (PRD) supplement zoning to the existing R1-43 ESL designation in order to modify typical R1-43 development standards. This application does not seek PRD zoning to increase density, but to create unique development standards that respond to site constraints, such as the preservation of a major wash corridor and perimeter open space setbacks. **Exhibit 5, Site Plan Plan** illustrates the design of the future community.

- Existing use: Vacant Land
- Proposed use: 8-lot Subdivision
- Parcel size: 10 +/- gross acres (9.2 acres net)
- Building height allowed/proposed: 24 feet from natural grade
- NAOS Required: 3.35 acres (upper desert landform)
- NAOS Provided: 3.36 acres
- Current Density allowed (R1-43 ESL): 0.83 du/ac (8 lots)
- Requested Density allowed (R1-43 PRD ESL): 0.83 du/ac (8 lots)
- Proposed Density: 0.8 du/ac (8 lots)

B. Planned Area Development (PRD)

The Planned Residential District supplementary district is being request to adjust development standards in order to accommodate meaningful and tract NAOS, provide scenic roadway easement, preserve a primary wash corridor, give landscape buffering to adjacent communities, and to maintain an existing vehicle turn around. The proposed lot sizes and requested building setbacks are consistent with surrounding amended development standards that utilize the PCD overlay or the ESLO Amended Development Standards. Building setbacks are intended to provide adequate front, rear, and side yards suitable for garage parking and private patio and yard area.

In exchange for reductions in development standards, the applicant has agreed to place all NAOS within tracts, whereby keeping the floodplain limits for the large wash completely off lot. Open space easements along the Hayden Road frontage will allow for a meaningful open space. The frontage area will remain undisturbed with native Sonoran plant types.

Community open space is evenly distributed throughout the site and emphasized in sensitive areas. These areas include the wash corridor that bisects the site and wildlife corridors along the northern edge of the site.

The table below shows the proposed R1-43 ESL PRD Development Standards. A legislative draft of the R1-43 ESL PRD standards are also included with this submittal.

Table 2: R1-43 ESL PRD Development Standards Comparison Table

	R1-43	R1-43 ESL (w/ ADS)	Proposed R1-43 PRD	PRD Amended %
Max. Density	-	0.83 du/ac	0.8 du/ac	-
Min. Lot Area	43,000 sq. ft.	32,250 sq. ft.	23,500 sq. ft.	38%
Min. Lot Width	150'	113'	100'	12%
Min. Front Setback	40'	30'	20'	33%
Min. Side Setback	20'	15'	10'	33%
Min. Rear Setback	35'	26'	30'	115%

Design Criteria

The proposed community, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships, and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.

- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it has been designed for the efficient and safe flow of vehicles and seeks to minimize the disruptive influence on the activity and function of any common areas and facilities.
- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.

In order to achieve these characteristics, the proposed community will be applying amended R1-43 development standards to support the unique design and preservation. As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, as reference in the above table.

PRD Factors

The proposed site plan reflects a density of 0.8 dwelling units per acre. This density is below the 0.85 DU/AC base density of the R1-43 zoning district as outlined in Section 6.208 of the Scottsdale Zoning Ordinance. Although the proposed community will not require addressing “PRD Factors” in order to justify density since the applicant is not seeking a density increase, this project justifies the PRD request by proposing using the amended standards to protect sensitive natural features on the property.

1. Preservation of Natural Features

The proposed community design responds to the natural environmental features of the site by creating a streetscape that avoids existing features like boulders, and native vegetation where possible. Wildlife corridor preservation has also been maximized with the careful proposal of walls, while plant inventory efforts have been completed to identify salvageable plant material on site. The site’s major wash corridor has been preserved and left in natural state. Protective NAOS easements and tracts are planned for all community open space.

2. Innovative Site Plan

The ten-acre site is unusual given the large wash that bisects the property, therefore an innovative site plan has been presented to create a small community that seeks to limit impacts within the wash corridor. Six homesites will be accessed from Hayden Road, via a short cul-de-sac, while the remaining two sites will be accessed from Olesen Road, this allows for the wash to remain in its natural state as an amenity for the community.

IV. Impact Analysis

A. Land Use

The Estates on Hayden community is in conformance with the 2001 General Plan, requesting less than one dwelling unit per acre of land. The existing R1-43 ESL zoning district allows for 0.83 dwelling units per acre. The applicant is proposing an eight lot subdivision with a density that is consistent with the base density allowed by the ESL Ordinance for the proposed R1-43 PRD ESL zoning designation.

The applicant does not seek to increase density through the zoning request, but is challenged to meet the current allowed density while maintaining the site's natural features in a protective tract (instead of on-lot). The proposed development standards will allow the design of the neighborhood to work around these features and provide tract NAOS, tract washes, and preserve boulders.

B. Circulation

Lots one through six will be provided private access off Hayden, while lots seven and eight will be accessed through private driveways off of Olesen Road. This entry separation allows the proposed community to work with the existing community character and eliminates the impacts of a wash crossing. Access to the north will conform to DS&PM Figure 5.3-19 Local Residential – Rural/ESL Character while the southern access road will be extended from the Olsen Road and 81st Street intersection. **Exhibit 6, Pedestrian & Vehicular Circulation Map** displays existing and future improvement plans.

The applicant will be dedicating the required right-of-way as per the Transportation Master Plan with the plat. Adjacent street, Hayden Road, is designated as Local Collector Street and will generally conform with DS&PM Figure 5.3-16 Local Collectors – Rural/ESL Character.

C. Utilities

The proposed community intends to extend water and sewer from Hayden Road in two locations to serve all eight lots. Lots one through six will be serviced through the internal private roadway. Lots seven and eight will extend sewer from Hayden Road at the southwest corner across the southern edge of the property within a proposed 20' tract. Homes to the east are currently utilizing septic sewer solutions. Providing a connection point at 81st Street offers the opportunity for public sewer connections.

D. Open Space

The site has a significant wash that bisects the property from east to west before channeling under Hayden Road. This wash will be protected through the use of tracts and easements. A Natural Area Open Space and drainage easement will be applied over the prominent wash.

Frontage open space will be protected through a Desert Scenic Buffer Easement located along the western boundary of the site. The Desert Scenic Buffer setback width along Hayden Road shall be a minimum of thirty feet in width, measured from at the property line, with a minimum average of fifty feet. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. **Exhibit 7, Environmental Features Map** shows the location of existing natural features which may be preserved.

The proposed community intends to meet and exceed the Natural Open Space requirements as outlined under the Upper Desert Landform in the Environmentally Sensitive Land Ordinance (ELSO). NAOS may be provided between development envelopes where areas exceed 30 feet, as well as larger concentrated areas found in retention basins and perimeter buffers.

A required slope analysis determined a minimum of 3.35 acres of NAOS would need to be dedicated on the site. The applicant has provided a total of 3.36 acres; 2.35 acres (70%) of undisturbed NAOS and 1.01 acres (30%) of revegetated. **Exhibit 8, NAOS Plan** displays where Natural Area Open Space will be protected in relationship to the site plan.

Native plants are considered to be a significant environmental and theming feature of the Estates on Hayden community. Areas identified as NAOS will be preserved and enhanced with the development of this site, as well as efforts to salvage and relocate native plant material when possible. Densely vegetated areas like wash corridors and perimeter buffer areas will be preserved in their natural state.

E. Outreach Efforts

All property owners within 750 feet of the site and the Cave Creek Unified School District have been notified by mail. The applicant met with adjacent neighbors and neighborhood groups and hosted a public open house meeting for surrounding property owners. Details on outreach efforts are found in the Citizen Participation Report.

V. Design Review

A. Architectural Character

The architectural character of the proposed homes is not included in this application. Thematic elements including the entry gate and walls will be submitted for Design Review Board in future applications.

B. Environmental Response

The proposed site plan recognizes the prominent natural features on the site and has strategically placed building pads to accommodate the preservation of prominent washes, concentrated vegetation, and wildlife habitats. Open space easements have been identified throughout the community in order to preserve natural open space and maintain undisturbed desert lands to the greatest

extent possible. **Exhibit X**, *Environmental Features Map* identifies prominent natural feature.

C. Sensitive Design Principles & Site Development Character

The internal street alignment responds to the existing infrastructure and natural constraints of the site. Clustering of homes and sensitive building practices are all elements that have been incorporated into the design of the Estates on Hayden community. Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community. Mature plant materials will provide relief from the Arizona climate for active residents. Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert.

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

Estates on Hayden will enhance the distinctive north Scottsdale qualities and character by incorporating desert neutral colors into the building design. The infill piece strengthens the local character by incorporating similar development densities and character to the established community.

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

Dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic on site and off site viewsheds. No historical or archaeological resources have been documented on this property.

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

The proposed development has shown sensitivity to existing vegetation by providing 37% percent of the site as Natural Area Open Space, 100% of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development. The design of the community respects the existing established communities by maintaining the rural character of 81st Street.

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

Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways; not including perimeter fencing to encourage wildlife corridors, providing tract NAOS for further native plant conservation, and incorporating amended development standards so building envelopes can respond to the natural features of the site.

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

Shading elements will be incorporated into the architecture of each home as well as placement of trees adjacent to walkways. Perimeter sidewalks and trails have been proposed to connect to existing pedestrian circulation networks.

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

Drought tolerant, native plant species have been preserved and incorporated as an effort for efficient water use. No water features are planned for this community.

E. Landscape Character

Estates on Hayden will utilize four landscape character zones and a variety of different walls and fencing to theme the 10 acre planned community.

Zone A – Natural Vegetation will depict undisturbed portions of the property which will remain in its current natural state. Areas include but are not limited to wash corridors and NAOS tracts.

Zone B – Enhanced Planting are concentrated in portions of the site that establish character and theming within the community. These areas can include salvaged plant material from onsite or nursery grown landscaping and are maintained by the community's HOA.

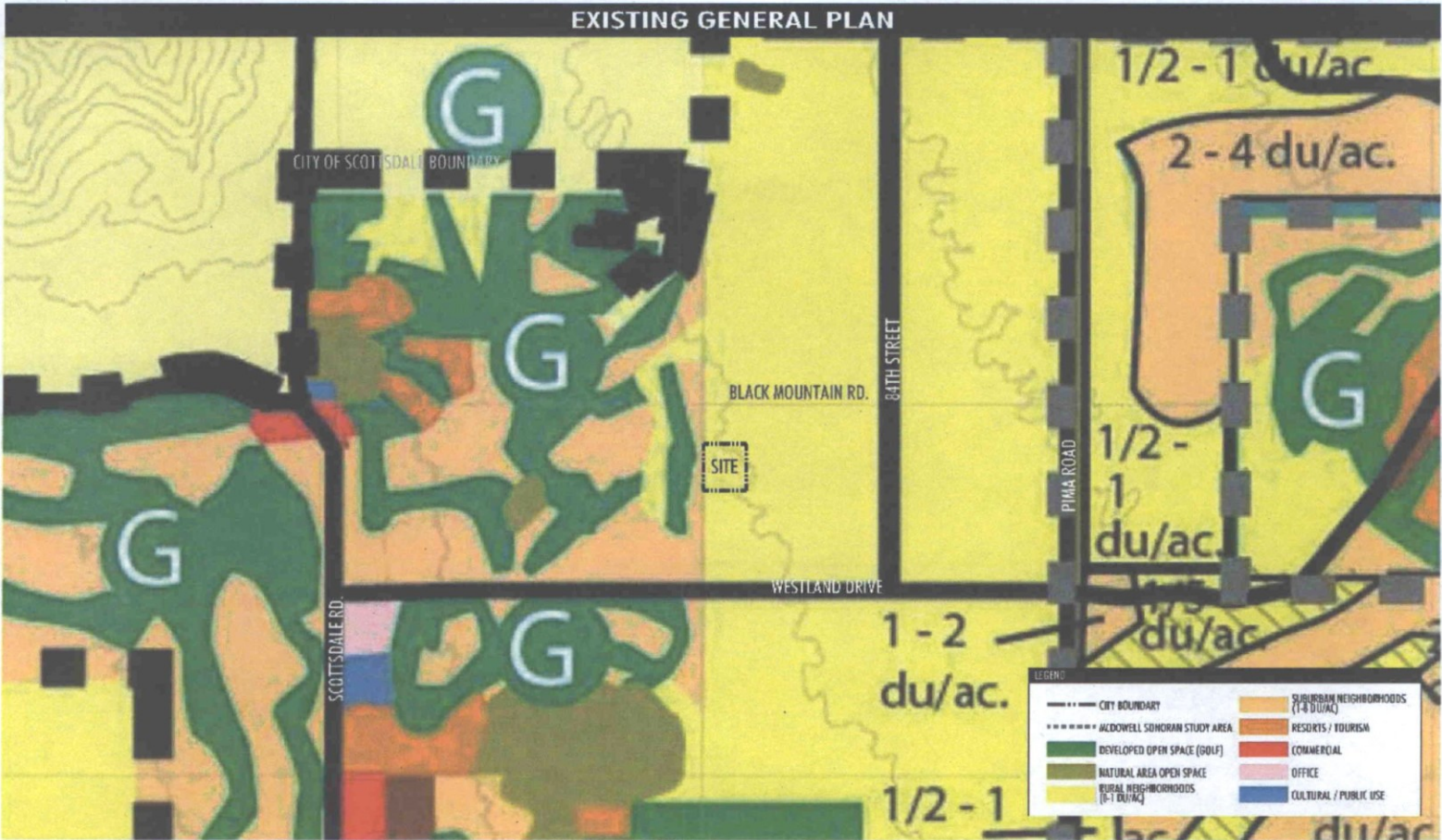
Zone C – Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction. Plant selection and density will be designed to appear similar to the natural surrounding vegetation. Salvaged plant material from on site may also be used in this zone.

Zone D – Maintained Landscaping are privately owned and maintained landscape areas that usually consist of areas adjacent to building envelopes. **Exhibit 9, Conceptual Landscape Character Zones** identifies these areas in relation to the site plan.

VI. Conclusion

The applicant believes the proposed zoning district map amendment from R1-43 ESL to R1-43 PRD ESL is appropriate given the site constraints and conformance with the density and pattern of development in adjacent communities. The proposed site plan conforms with the adopted General Plan and promotes the Design Guidelines and Goal and Policies suggested for the environmentally sensitive land areas.

Exhibit 1: General Plan Land Use Map



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ESTATES ON HAYDEN

GENERAL PLAN LAND USE MAP



1407 DESIGN OF AC 5/18/17

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Exhibit 2: Existing & Proposed Zoning Map



ESTATES ON HAYDEN

EXISTING & PROPOSED ZONING

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Estates on Hayden

5-ZN-2018
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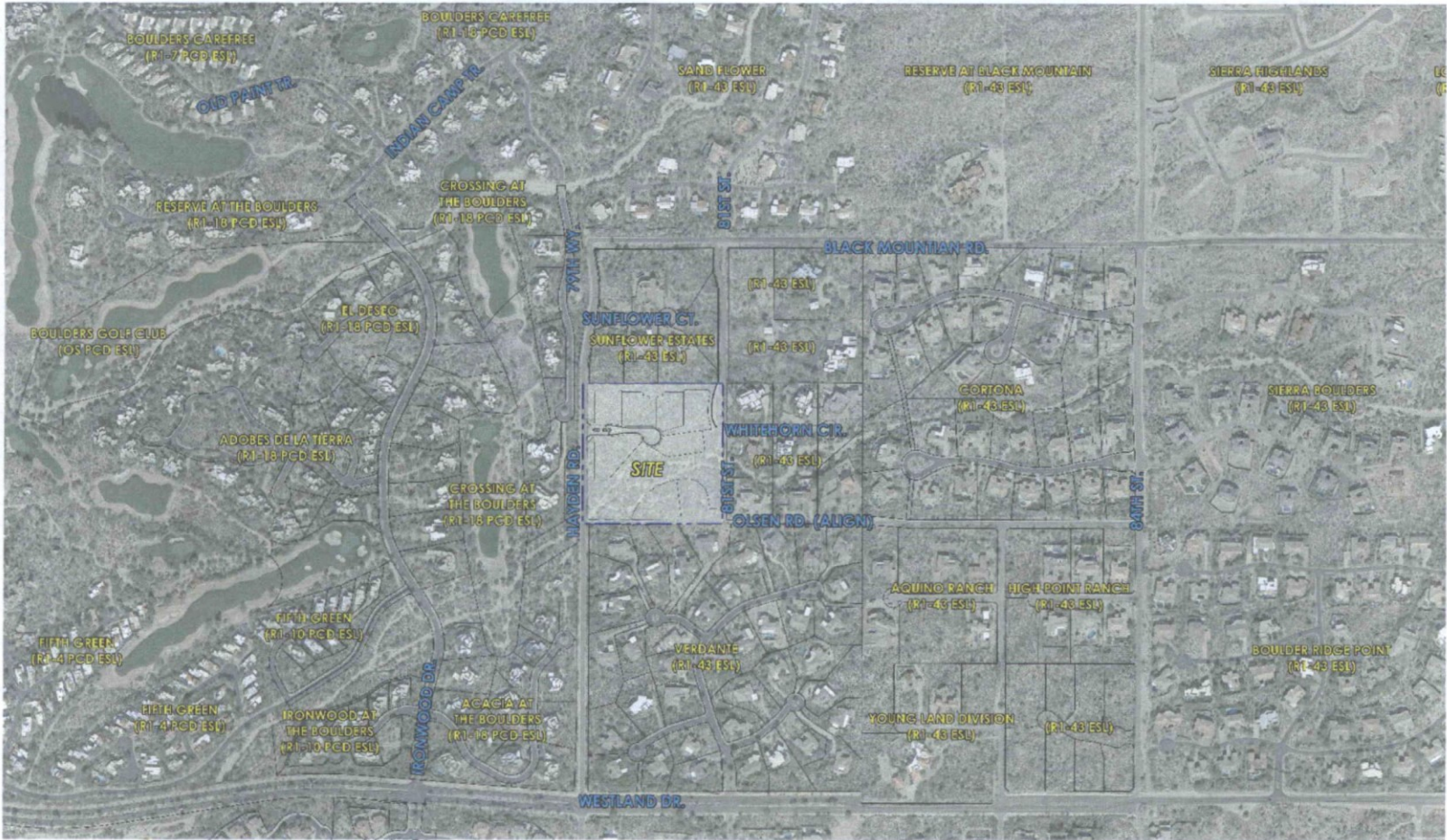


Exhibit 4: Context Aerial

5-ZN-2018
04/03/18

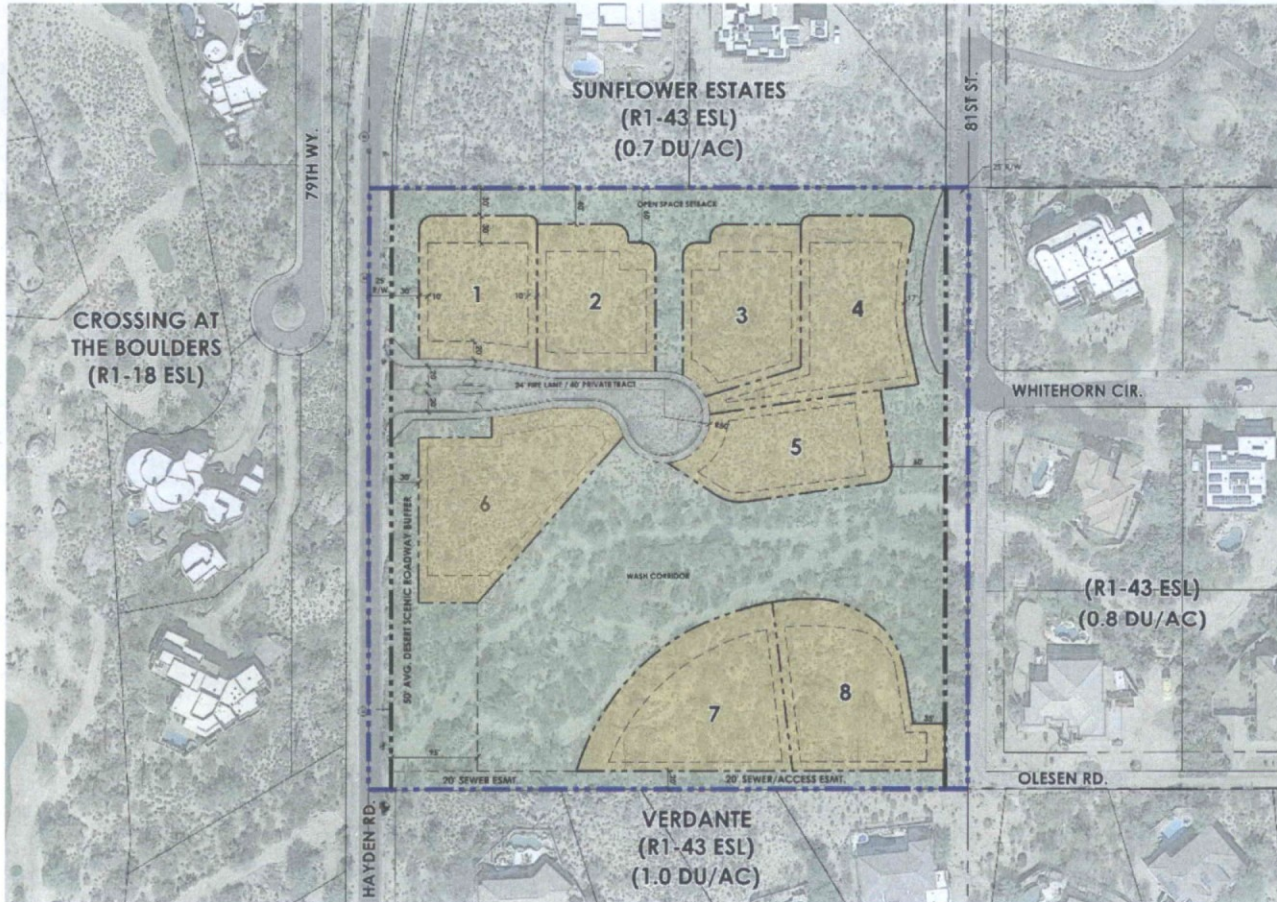
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ESTATES ON HAYDEN
CONTEXT AERIAL



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PROJECT: 129 SOUTH EAST AVENUE, TEMPE, ARIZONA 85281 - 129 SOUTH EAST AVENUE, TEMPE, ARIZONA 85281 - 129 SOUTH EAST AVENUE, TEMPE, ARIZONA 85281



PROJECT TEAM

Discipline: Community Context Info.
 Owner: ANCHORSTREET CIVIL, LLC
 300 E. Williams Rd
 Gilbert, AZ 85234
 480.994.0994
 anchorstreetcivil@gmail.com
 1714 W. 10th Street Suite 200
 Alan Freeman
 220 South Park Avenue Phoenix, AZ 85021
 480.994.0994
 alan@urbanstudio.com
 Civil Engineer: Stanley-Klein & Associates
 Curtis Kline
 7740 E. 14th St. #100 Phoenix, AZ 85020
 480.994.0000
 cka@stanleyklein.com

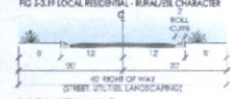
SITE DATA

LOCATION: 34300 N HAYDEN RD.
 PARCEL #: 216-47-0128
 BESTING ZONING: R1-43 ESL
 PROPOSED ZONING: R1-43 PRO ESL
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GROSS ACRES: 1.02 ACRES (1.17 AC, 1.18 S.F.)
 NET ACRES: 0.8 ACRES (1.17 AC, 1.18 S.F.)
 TOTAL LOTS: 8
 ALLOWED DULAC PER GENERAL PLAN: 1.0 DU/AC (MAX.)
 PROPOSED DULAC: 0.8 DU/AC
 ALLOWED HEIGHT: 30' FROM NATURAL GRADE
 PROPOSED HEIGHT: 30' FROM NATURAL GRADE
 ALLOWED WALL, FENCE, HATCHES (IF MAX)
 PROPOSED WALL, FENCE, HATCHES (IF MAX)
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 30' AVG., 30' MIN.
 REQUIRED H.A.O.D. PER SCENIC ANALYSIS: 2.25 AC. (2% OF NET)
 * SITE IS LOCATED IN THE LOWER DESERT LANDFORM
 PROPOSED H.A.O.D.: 3.50 AC (2%)
 PROPOSED A.M.D.: 20% (CONCRETE) STANDARDS
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT DEPTH: 50.00' OR 30'
 MINIMUM SETBACKS - FRONT: 30'
 1:00'
 REAR: 30'

NOTES

- ALL INTERNAL STREETS TO BE DESIGNATED FIRE LINES
- ALL STREETS TO SUPPORT 80,000 LB GROSS VEHICLE WEIGHT
- UNRESTRICTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
- STREETS WILL BE PROVIDED AT MAX. SPACING OF 1:200
- RESIDENTIAL TURNING RADIUS OF 40 FT IS PROVIDED
- USE, LOT AND SETBACKS SHALL BE IN COMPLIANCE WITH THE
- DEPT. OF ENVIRONMENTAL QUALITY AND AS APPROVED BY SAFF.
- ALL ON-LOT SETBACKS TO BE DESIGNED TO SCENICALLY
- STANDARDS AND TO BE REVIEWED WITH THE DCS SUBMITTAL

CROSS SECTION



VICINITY MAP



Exhibit 5: Site Plan

5-ZN-2018
04/03/18

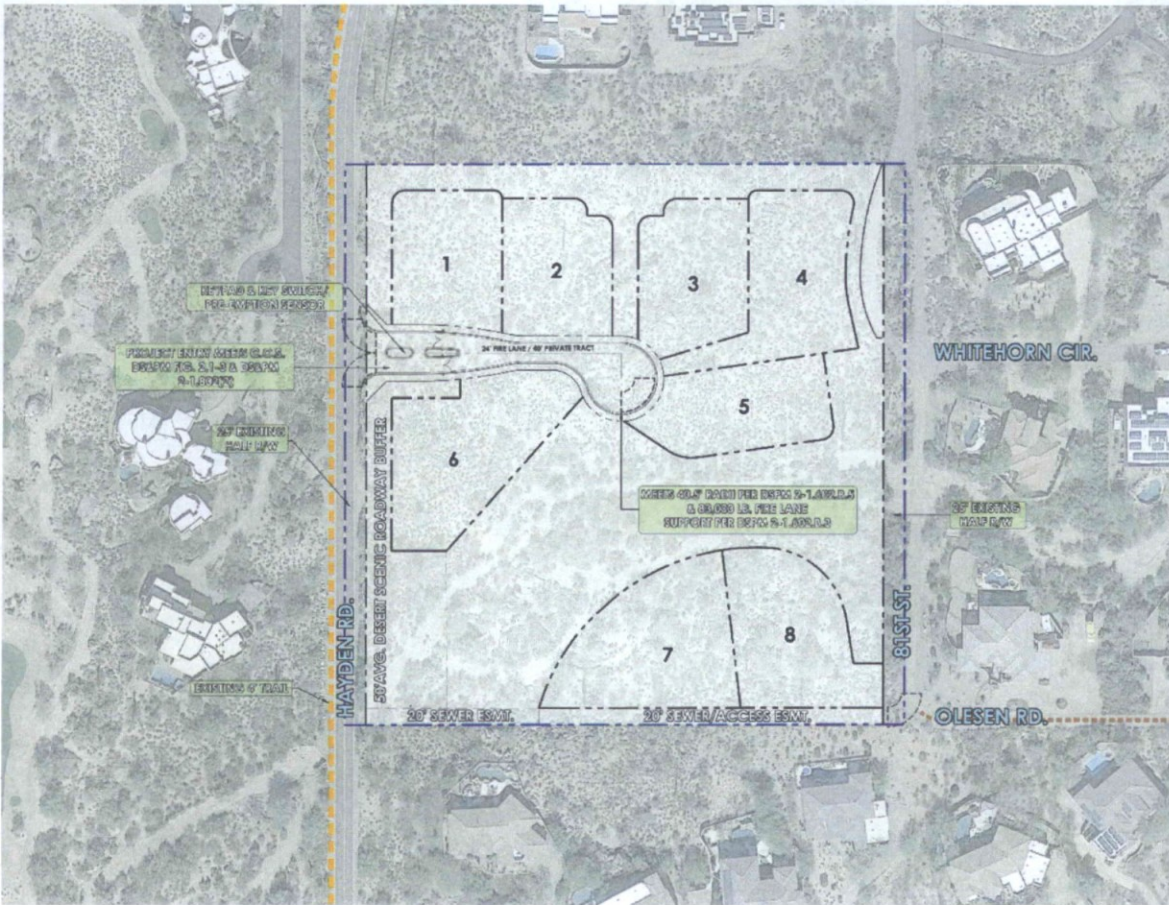
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ESTATES ON HAYDEN
 CONCEPTUAL SITE PLAN

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 P:\0250\ESTATES ON HAYDEN\CONCEPTUAL SITE PLAN.dwg, Mar 23, 2018

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Exhibit 6: Pedestrian & Vehicular Circulation Plan



LEGEND:

- GROSS BOUNDARY --- NET BOUNDARY
- ■ ■ ■ ■ EXISTING ± 4' PUBLIC TRAIL
- EXISTING ± 13' NATURAL SURFACE ROAD
PROPOSED 20' ASPHALT IMPROVEMENTS
- ⤵ RESIDENTIAL TURNING RADIUS (16.5'-40.5')

**HAYDEN RD. LOCAL COLLECTOR STREET
CROSS SECTION (LOOKING NORTH)**

FIG. 5.3-18 LOCAL COLLECTOR - RURAL/URB CHARACTER

**TYPICAL INTERNAL LOCAL PRIVATE
STREET CROSS SECTION
(TRACT A)**

FIG. 5.3-19 LOCAL RESIDENTIAL - RURAL/URB CHARACTER

EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 80,000 LB GVW.
- UNRESTRICTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES.
- GATE DETAIL CONSISTENT WITH DS&PM.
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS.
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2-1-3 & 2-1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

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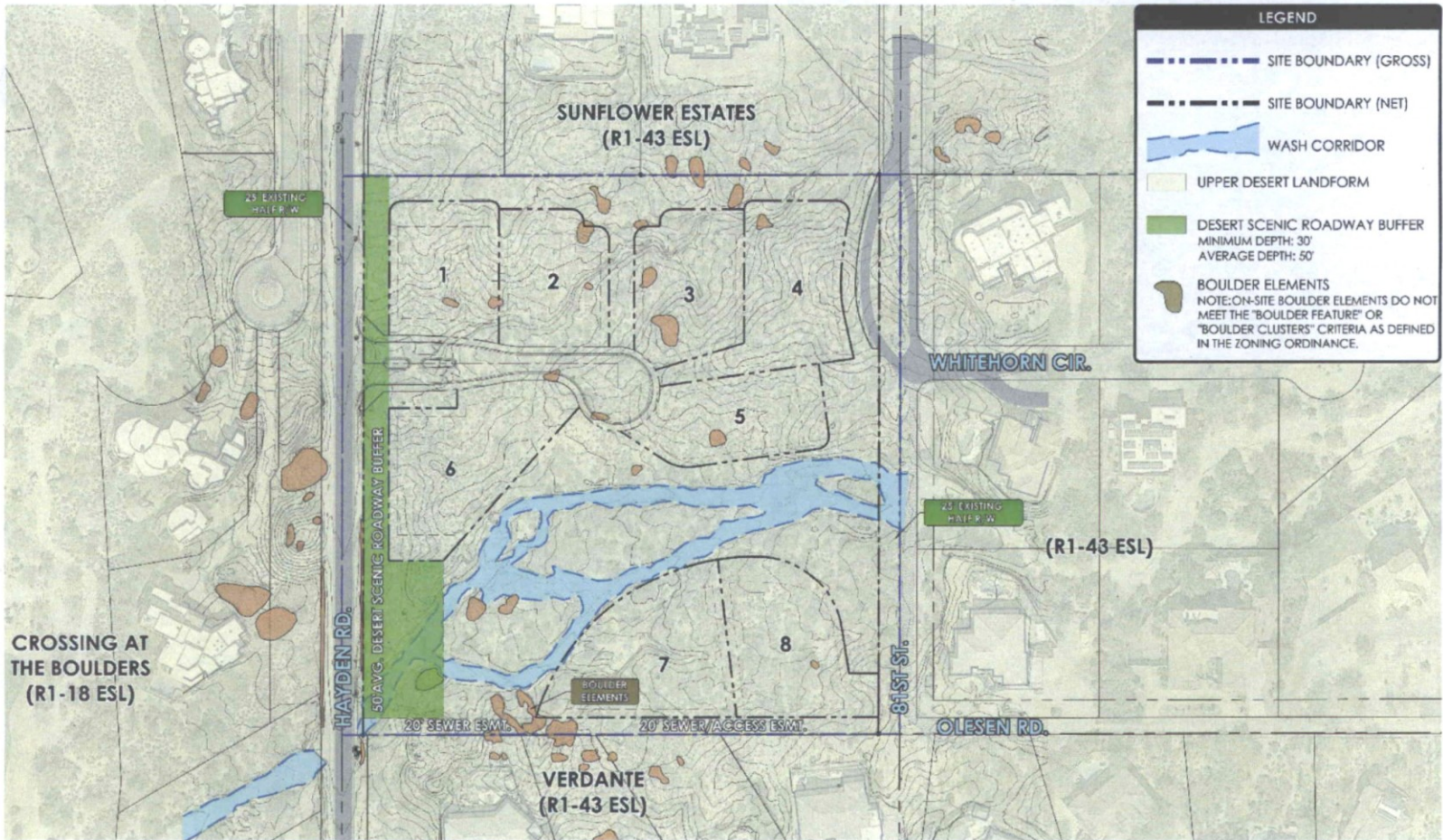
ESTATES ON HAYDEN
PEDESTRIAN, VEHICULAR, BIKEWAYS & TRAIL CIRCULATION PLAN



1667 DRAWN BY: JAC 3/21/18

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Exhibit 7: Environmental Features Map



LEGEND

- SITE BOUNDARY (GROSS)
- - - SITE BOUNDARY (NET)
- WASH CORRIDOR
- UPPER DESERT LANDFORM
- DESERT SCENIC ROADWAY BUFFER
MINIMUM DEPTH: 30'
AVERAGE DEPTH: 50'
- BOULDER ELEMENTS
NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE ZONING ORDINANCE.

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ESTATES ON HAYDEN
ENVIRONMENTAL FEATURES MAP

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Exhibit 8: NAOS Plan

kinley

NAOS PLAN
PRELIMINARY PLAT
HAYDEN ARIZONA
ESTATES AT SEASTONE

kinley

PROJECT NO.
REVISED

DRAWN: NAME
DATE

4 OF 4



ACQUIRED RANG

Tract	Range	S.1'	S.20'	S.40'	S.60'	S.80'	S.100'	Trapped
1	20'-75'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
2	75'-80'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
3	20'-25'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
4	25'-30'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
5	30'-35'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
6	35'-40'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
7	40'-45'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
8	45'-50'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
9	50'-55'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
10	55'-60'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
11	60'-65'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
12	65'-70'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
13	70'-75'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
14	75'-80'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
15	80'-85'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
16	85'-90'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
17	90'-95'	100.00	2.00	2.00	2.00	2.00	2.00	0.00
18	95'-100'	100.00	2.00	2.00	2.00	2.00	2.00	0.00

Tract 1 through 18 are shown in the table above.






Estates on Hayden

5-ZN-2018
04/03/18



LEGEND:

- 
ZONE A: NATURAL VEGETATION - (161,666 SF)
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
ZONE B: ENHANCED PLANTING - (5,515 SF)
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
ZONE C: MAINTAINED LANDSCAPING - (196,478 SF)
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

*REPORTED SQUARE FOOTAGES OF LANDSCAPE ZONES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE.

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE





LEGEND:

THEME WALL

VIEW FENCE

COLUMN

- CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE CONNECTIONS.
- CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.

Exhibit 10: Walls Plan

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ESTATES ON HAYDEN
WALL PLAN



1667 DRAWN BY: PR 3/22/18

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Appendix A: Legislative Draft of Proposed Amended Development Standards

Sec. 5.100. - Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.101. - Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.102. - Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings, swimming pools, home occupations and other accessory uses. The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.
2. Adult care homes; subject to the following criteria:
 - a. Floor area ratio: Is limited to thirty-five hundredths (0.35) of the net lot area.
 - b. Capacity: The maximum number of residents other than the manager or property owner at the home is ten (10).
 - c. Location: An adult care home shall not be located within seven hundred fifty (750) feet of another adult care home on the same street frontage or within five hundred (500) feet in any other direction of another adult care home.
 - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
 - e. Parking: All parking for the property owner and any employees shall be provided in off-street locations but in no case shall parking occupy more than three-tenths (0.3) of the required front yard.
3. Charter school located on property with a net lot size of one (1) acre or more.
4. Day care home.
5. Day care group home.
6. Dwelling units, single-family, including Vacation rental or Short-term rental, limited to one main dwelling per lot.
7. Guest houses, as an accessory use subject to the following criteria:
 - a. The cumulative square footage of the guest house(s) shall be no greater than one-half (1/2) the livable square footage of the main dwelling.
 - b. The guest house shall be connected to the water meter for the main dwelling. It shall not be separately metered.
 - c. The guest house shall not be rented or offered for rent independent of the main dwelling.
8. Model homes.
9. Municipal uses.

10. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
11. Private tennis courts.
12. Public, elementary and high schools.
13. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
14. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the R1-43 District:
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
 - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
 - d. Required open space.
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).
 A minimum of fifteen (15) percent of all parking areas shall be landscaped.
 A ten-foot minimum landscape setback shall be provided where parking is adjacent to 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.
 - f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.
 All lighting adjacent to 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., shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.
 - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to 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.

There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

- h. Access: All churches must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

- i. Operations: No outdoor activities shall be permitted after 10:00 p.m.
- j. Noise: Outdoor speakers or paging systems are not allowed.

B. *Uses subject to conditional use permit.*

1. Cemetery (see section 1.403 for criteria).
2. Community buildings and recreational facilities not publicly owned, such as: Athletic fields, boys' clubs, etc.
3. Farms.
4. Golf course (except miniature golf course or commercial driving range).
5. Ham transmitting or receiving radio antennas in excess of seventy (70) feet.
6. Wireless communications facilities; Type 4, subject to requirements of Sections 1.400, 3.100 and 7.200.
7. Private colleges and universities having a regular curriculum, with their related services and activities.
8. Private school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards, including, but not limited to, the following as well as those otherwise required in the R1-43 District.
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than eighty-six thousand (86,000) square feet minimum lot size.
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
 - c. Noise: Outdoor speaker systems or bells are not allowed.
 - d. Required open space:
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified in the Transportation Master Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas in addition to open space in d. above shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to 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.

- f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to 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., shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
 - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines adjacent to 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.
 - h. Access: All private schools shall have frontage on a street classified in the Transportation Master Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.
 - i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. Any additions to, expansions of or proposed playgrounds or outdoor activity areas shall be setback fifty (50) feet from the property line (including right-of-way width) of any single-family residential district shown on Table 4.100.A., or the single-family 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 single-family residential districts shown on Table 4.100.A. or setback twenty-five (25) feet from any Two-family Residential R-2, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Multi-family Residential R-5 or Manufactured Home M-H district property line (including right-of-way width). All playgrounds and outdoor activity areas shall be screened from any residential district 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. by a minimum six-foot high screen wall and/or landscape screen, as approved by the Development Review Board.
 - j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.
 - k. Circulation plan: The applicant shall submit a circulation plan to ensure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
9. Public utility buildings, structures or appurtenances thereto for public service uses.
 10. Recreational uses including commercial stables, ranches and tennis clubs (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2431, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2636, § 1, 2-15-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3697, § 1(Exh. 1), 9-26-06; Ord. No. 3879, § 1(Exh. § 6), 3-2-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, § 4), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 24, 25), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 25, 26), 4-3-12; Ord. No. 4140, §

1(Res. No. 9643, Exh. A, § 2), 2-25-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 74, 75), 5-6-14; Ord. No. 4288, § 1(Res. No. 10650, § 1, Exh. A), 11-14-16)

Sec. 5.103. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 8), adopted Aug. 25, 2014, repealed § 5.103 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **twenty thousand (20,000) square feet.**
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ **one hundred (100) feet.**

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30)~~ **twenty-four (24) feet** in height, except as otherwise provided in article VII.

E. *Yards.*

1. *Front Yard.*

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **twenty (20) feet.**
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **twenty (20) feet** shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **twenty (20) feet** shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. *Side Yard.* There shall be a side yard of not less than ~~twenty (20)~~ **ten (10) feet** on each side of a building.

3. *Rear Yard.* There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **thirty (30) feet.**

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **twenty (20) feet.**

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear

property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

Sec. 5.105. - Off-street parking.

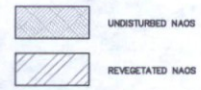
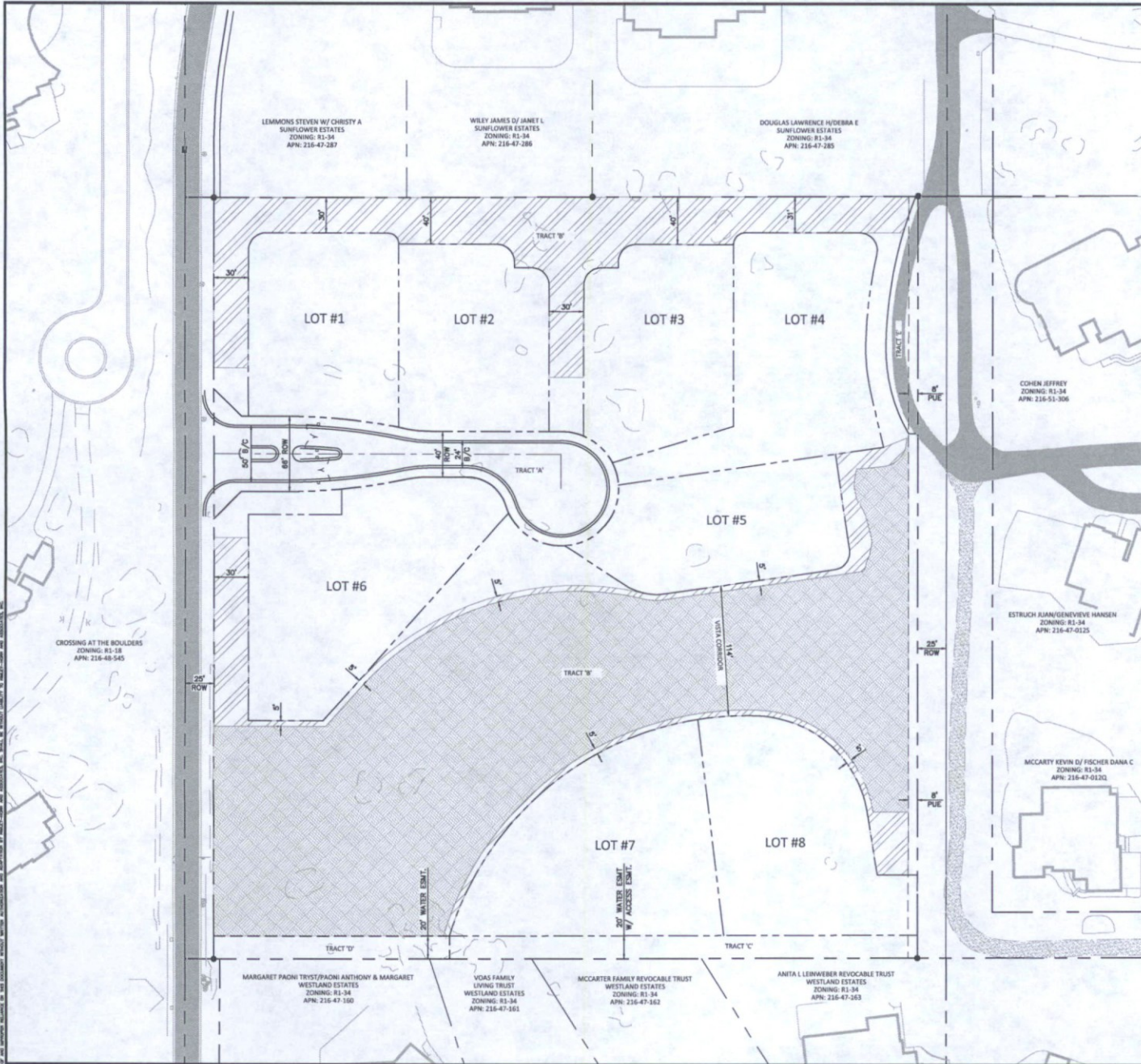
The provisions of article IX shall apply.

Sec. 5.106. - Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]



REQUIRED NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	95,637	2.08	25%	0.52 ac
2	2%-5%	83,510	1.92	20%	0.48 ac
3	5%-10%	153,546	3.52	30%	1.23 ac
4	10%-15%	70,991	1.63	45%	0.73 ac
5	15%-25%	26,349	0.60	45%	0.27 ac
6	25%-100%	11,064	0.25	40%	0.11 ac
		436,107	10.01		3.35 ac
Required Undisturbed NAOS					302243 sqft
Required Revegetated NAOS					43839 sqft

UNDISTURBED NAOS AREA	102,532
REVEGETATED NAOS AREA	43,905
TOTAL NAOS (SF)	146,437
TOTAL NAOS (AC)	3.36



REVISIONS
 NO. DATE APPRO.

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 160th Street, Suite 100
 Phoenix, Arizona, 85024 (602) 944-5000

SCALE: 0"=1'-0"
 SCALE: 0"=50'-0"
 DESIGNED BY: JAC
 CHECKED BY: GJB
 DATE: 3/27/2018

ESTATES AT HAYDEN
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 NAOS PLAN

Kimley»Horn
 PROJECT NO.
 2017100600
 DRAWING NAME
 NAOS
 3 OF 5

5-ZN-2018
04/03/18

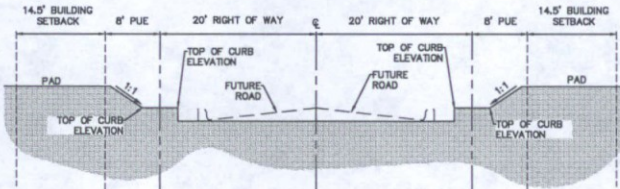
LEGEND

---	PROPERTY/LOT LINE	⊙	PROPOSED SURVEY MONUMENT
---	PROPOSED EASEMENT	⊙	PROPOSED FIRE HYDRANT
---	EXISTING EASEMENT	⊙	PUBLIC UTILITY EASEMENT
---	PROPOSED WATER LINE	R/W	RIGHT-OF-WAY
---	EXISTING WATER LINE	B/C	BACK OF CURB
---	PROPOSED STORM DRAIN	TYP.	TYPICAL
---	PROPOSED SWALE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
---	PROPOSED RIGHT-OF-WAY	AE	ACCESS EASEMENT
---	PROPOSED SEMI LINE	DE	DRAINAGE EASEMENT
---	EXISTING SEMI LINE	SE	SEWER EASEMENT
---	PROPOSED CENTERLINE	BSB	BUILDING SETBACK
---	BUILDING SETBACK	CFS	CUBIC FEET PER SECOND
---	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	+80.2	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
---	HAOS LIMITS	FL	FLOW LINE
---	HAOS REVEGETATED LIMITS	EG	EXISTING GRADE
---	PROPOSED RETAINING WALL	0.95%	SLOPE AT FINISHED GRADE
---	PROPOSED FENCE	10	PROPOSED LOT NUMBERS
---	PROPOSED CUT-OFF WALL		
---	EROSION HAZARD SETBACK		
---	100-YEAR INUNDATION LIMITS		
---	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
---	HAOS REVEGETATED EXTENTS		
---	HAOS UNDISTURBED EXTENTS		
---	NON-HAOS LOT AREA		
---	FILL AREA GREATER THAN 8'		
---	CUT AREA GREATER THAN 8'		
---	APPROX. LIMITS OF 100 YEAR INUNDATION OF SIGNIFICANT WASH		
---	FIRE TURNING RADIUS		

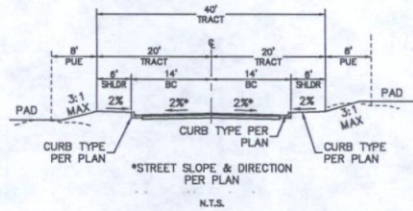
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

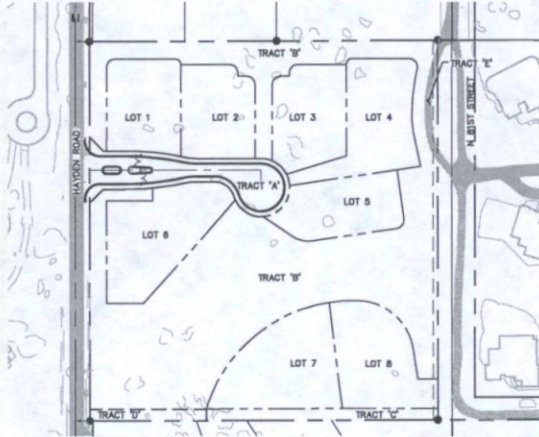
TYPICAL STREET AT ROUGH GRADE



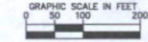
TYPICAL STREET AT FINAL GRADE



PRELIMINARY PLAT FOR ESTATES AT HAYDEN
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT MAP



PROJECT INFO

Existing Zoning	R1-43ESL
Proposed Zoning	R1-43ESL
Gross Acreage	10.01 ac
Net Acreage	9.24 ac
Total Number Lots	8
Density (DU/ac)	0.80
APN	216-47-012B
Quarter Section Map	58-47
Previous Case	14-PP-2005
Required NAOS	146,062 sqft
Provided NAOS	146457 sqft

NAME	SF	ACRE
TRACT 'A'	22,762.72	0.52
TRACT 'B'	167,557.81	3.85
TRACT 'C'	5,084.04	0.12
TRACT 'D'	7,107.81	0.16
TRACT 'E'	3,884	0.09
LOT 1	20755.3	0.48
LOT 2	20263.7	0.47
LOT 3	21817.4	0.50
LOT 4	26271	0.60
LOT 5	20696.8	0.48
LOT 6	30033.4	0.69
LOT 7	30305.7	0.70
LOT 8	26336.6	0.60
HAYDEN RD.	16525.28	0.38
81ST ST	16529.63	0.38
TOTAL:		10.01

REQUIRED NAOS

Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	90,637	2.08	25%	0.52 ac
2	2%-5%	83,519	1.92	25%	0.48 ac
3	5%-10%	153,546	3.52	35%	1.23 ac
4	10%-15%	70,991	1.63	45%	0.73 ac
5	15%-25%	26,349	0.60	45%	0.27 ac
6	25%-100%	11,064	0.25	45%	0.11 ac
		436,106	10.01		3.35 ac

Required Undisturbed NAOS: 102243 sqft
 Required Revegetated NAOS: 43819 sqft



ENGINEER

KIMLEY-HORN & ASSOCIATES
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 TELEPHONE: (602) 371-4533
 CONTACT: CURTIS BROWN, P.E.

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

SURVEYOR

SURVEY INNOVATION GROUP
 7301 EAST EVANS ROAD
 SCOTTSDALE, AZ 85280
 TELEPHONE: (480) 822-0780
 CONTACT: JASON SENDER, P.L.S.

SITE DATA

GROSS AREA	10.02 AC±
NET AREA	9.01 AC±
TOTAL NUMBER OF LOTS	8
MINIMUM LOT AREA	0.47 AC±
AVERAGE LOT AREA	0.56 AC±
DENSITY (GROSS)	0.8 DU/AC

LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
 120 S. ASH AVENUE
 TEMPE, ARIZONA 85281
 PHONE: (480) 994-7332
 FAX: (480) 994-7332

OWNER/DEVELOPER

BLANDFORD HOMES
 3321 EAST BASELINE ROAD
 GILBERT, AZ 85234
 (480) 862-4492

ZONING

CURRENT: R1-43
 PROPOSED: R1-43 PAD

SETBACK TABLE

FRONT	XX FT
REAR	XX FT
SIDE	XX FT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST, BEARING NORTH 89°40'31" EAST, PER FINAL PLAT SUNFLOWER ESTATES, BOOK 872, PAGE 46.

BENCHMARK

CITY OF SCOTTSDALE BENCHMARK NO. 1112
 GLO BRASSCAP, 1919
 CAMDEN & HAYDEN
 ELEVATION = 2400.11 (NAVD 88)

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 045012	0895	L	OCT 16, 2013	X	N/A
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 045012	0895	L	OCT 16, 2013	AE	2308', 2400'

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOR FINISH ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

FIRE DEPARTMENT NOTES

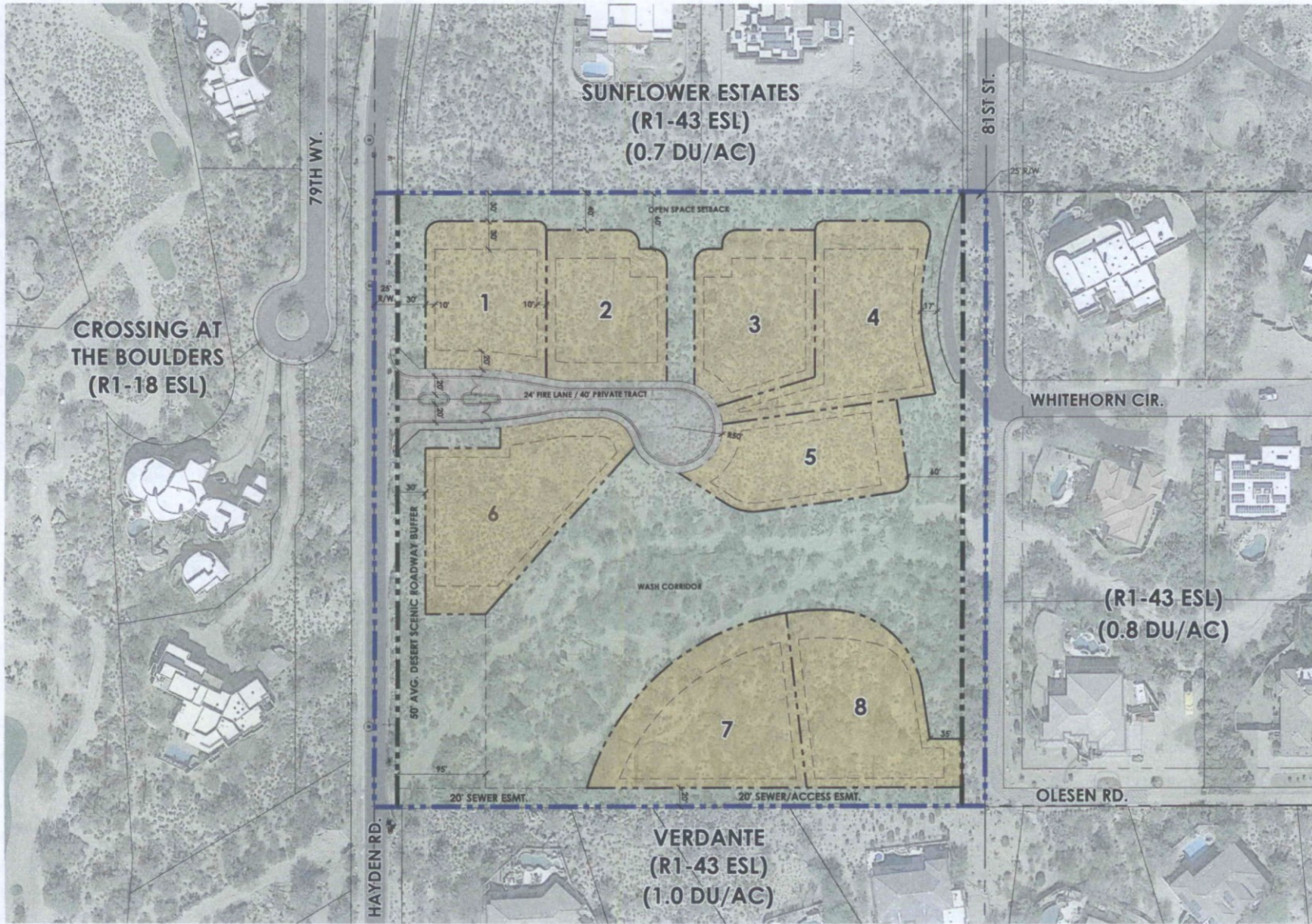
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'8"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER OSAPM 6-1.5022.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

ESTATES AT HAYDEN
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 COVER SHEET

Kimley-Horn
 5108 KIMLEY-HORN AND ASSOCIATES, INC.
 PHOENIX, ARIZONA 85020
 PHONE: (480) 994-7332
 FAX: (480) 994-7332

PROJECT NO. 291108000
 DRAWING NAME: PPI
 1 OF 5

5-ZN-2018
04/03/18



PROJECT TEAM

Discipline	Company	Contact Info.
Owner	McDowell Citrus 100, LLC	Paul Dugas 3301 E. Baseline Rd Gilbert, AZ 85284
Land Planner	LVA Urban Design Studio	Alex Steadman 120 South Ash Avenue Tempe, AZ 85281 480.994.0994 astedman@lvadesign.com
Civil Engineer	Kimley-Horn & Associates	Curtis Brown 7740 N. 16th St. #300, Phoenix, AZ 85020 602.994.5500 curtis.brown@kimley-horn.com

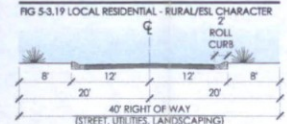
SITE DATA

LOCATION: 34385 N HAYDEN RD.
 PARCEL #: 214-47-0128
 EXISTING ZONING: R1-43 ESL
 PROPOSED ZONING: R1-43 PRO ESL
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GROSS ACRES: +/- 10.0 ACRES (+/- 436,118 S.F.)
 NET ACRES: +/- 9.2 ACRES (+/- 403,063 S.F.)
 TOTAL LOTS: 8
 ALLOWED DU/AC (PER GENERAL PLAN): 1.0 DU/AC (Max.)
 PROPOSED DU/AC: 0.80 DU/AC
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE
 ALLOWED WALL HEIGHT: VARIES (IF MAX)
 PROPOSED WALL HEIGHT: VARIES (IF MAX)
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 50' AVG., 30' MIN.
 REQUIRED N.A.O.S. PER SLOPE ANALYSIS: 3.38 AC. (36% OF NET)
 * SITE IS LOCATED IN THE LOWER DESERT LANDFORM PROVIDED N.A.O.S.: 3.34 AC (37%)
 PROPOSED AMENDED DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT SIZE: 23,900 SF
 MINIMUM SETBACKS - FRONT: 20'
 SIDE: 10'
 REAR: 30'

NOTES

- ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES
- ALL STREETS TO SUPPORT 8,000 LBS GROSS VEHICLE WEIGHT
- UNOBSTRUCTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200'
- RESIDENTIAL TURNING RADIUS OF 40.5 IS PROVIDED
- SITE, LOT AND RETAINING WALLS TO BE CONSISTENT WITH THE DSPM, ORD. SEC. 5.030, 6.1010 &/OR AS APPROVED BY STAFF.
- ALL ON-LOT SITE WALLS TO BE DESIGNED TO SCOTTSDALE STANDARDS AND TO BE REVIEWED WITH THE DBS SUBMITTAL.

CROSS SECTION



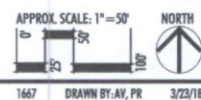
VICINITY MAP



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

ESTATES ON HAYDEN
 CONCEPTUAL SITE PLAN

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific project and client for which it is prepared. The use of and reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 P:\351611407-ESTATES ON HAYDEN\CAD\PLANNING\LVA-1667-SITE PLAN.dwg Nov 23, 2018



1667 DRAWN BY:AV,PR 3/23/18

5-ZN-2018
04/03/18

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.

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>1,140.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (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 provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Request for Neighborhood Group/Homeowners Association (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 checked="" type="checkbox"/>	<input checked="" 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 • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

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

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan

Req'd	Rec'd	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"> o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan <i>UNLESS IN CONJUNCTION WITH PP (SEE BELOW)</i></p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>g. Subdivision Plan <i>IF SUBMITTAL IS CONCURRENT WITH PP APPLICATION</i></p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>i. Site Cross Sections <i>DEFERRED SUBMITTAL</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 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"/>	<p>m. Landscape Plan <i>IF APPLICABLE</i></p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>n. Hardscape Plan</p> <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, <u>folded</u> of <u>black and white line drawings</u> • 11" x 17" – 1 copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>o. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <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 copy (quality suitable for reproduction) • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies 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 copy, folded black and white line drawing (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" - 1 copy black and white line drawing (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"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives</p> <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>v. Floor Plans</p> <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"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, <u>folded</u> • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan <i>DEPENDENT ON ZONING DISTRICT PROPOSED</i></p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

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<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: <hr/> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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OK

24. Development Plan Booklets IF PROPOSING A PRD, PCD, ETC. SOMING DISTRICT

- 11" x 17" – **3 copies** (quality suitable for reproduction)
- 8 ½" x 11" – **1 copy** (quality suitable for reproduction)
- Digital – **1 copy** (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: **NAAS**

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

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. Drainage Report</p> <p>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.</p> <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 type="checkbox"/>	<p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <p><input type="checkbox"/> Category 1 Study</p> <p><input checked="" type="checkbox"/> Category 2 Study</p> <p><input type="checkbox"/> Category 3 Study</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Native Plant Submittal Requirements: (form provided)</p> <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Environmental Features Map</p> <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"/>	<p>35. Other:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>


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"/>	<p>36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>987</u> -PA- <u>2016</u>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</p>

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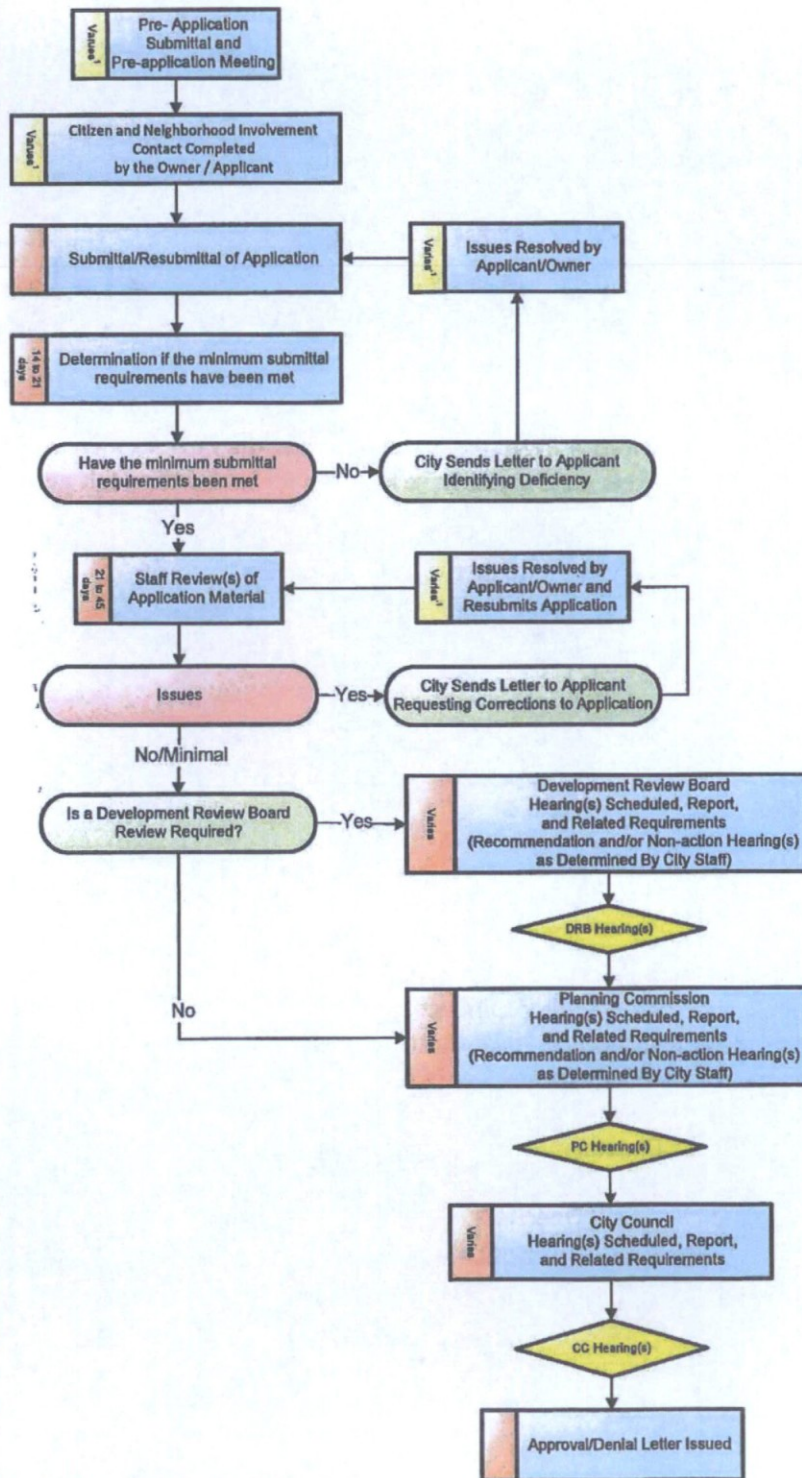
Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. 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.</p>
<input checked="" type="checkbox"/>		<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>JESUS MURILLO</u> Phone Number: <u>480-312-7849</u></p> <p>Coordinator email: <u>JMURILLO</u> @scottsdaleaz.gov Date: <u>6/5/2017</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/building-resources/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Development Application Process

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



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

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