



Application

Narrative

Cash Transmittal

Development Standards

Development Application



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

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

Project Name: Build Multi-Use Sports Fields in the Area of Bell Road (Offsite Water System)

Property's Address: 17492 N 91st Street

Property's Current Zoning District Designation: OS PCD

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

Owner: City of Scottsdale	Agent/Applicant: Joe Phillips
Company: Community Services	Company: COS
Address: 7447 e Indian School Road	Address:
Phone: 480-312-2522 Fax:	Phone: 480-312-2522 Fax:
E-mail: jphillips@scottsdaleaz.gov	E-mail:
Designer: Trevor Root	Engineer:
Company: HDR	Company:
Address: 20 e Thomas	Address:
Phone: 602-385-1627 Fax:	Phone: Fax:
E-mail:	E-mail:

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

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

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

Owner Signature

Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:



Capital Project Management
7447 E. Indian School Road, Suite 205
Scottsdale, Arizona 85251
Web: www.scottsdaleaz.gov/construction

Phone: 480-312-2522
Fax: 480-312-7971

December 2, 2020

Reference: 705-PA-2020 – Application Narrative for Development Review Board Submittal

The Parks and Recreation Division would like to submit a Development Application for development of the property at 17492 N 91 Street.

The proposed improvements will include the initial phase of DC Ranch Neighborhood Park. The first phase includes a lake, perimeter lake trail and along 91st Street trail, large trees, landscape buffer, pump station and a very small parking lot.

Lighting at the pump station will be interior and will only be turned on for nighttime visitations which are rare for these facilities. No other lighting is planned for this phase.

Development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction.

Criteria from Section 1.904 of the Zoning Ordinance:

A.1 **Criterion:** The design and theme has consistency with the design and character components of the applicable guidelines, development standards, DS & PM, master plans, character plan and general plan.

Response: Development has been coordinated with various City of Scottsdale departments and shareholders to ensure adherence to the guidelines and standards as required.

A.2.a **Criterion:** Promote a desirable relationship of structures to one another, to open spaces and topography, both onsite and surrounding neighborhood.

Response: The elements selected were chosen to match the surrounding environment and buildings already established in the neighborhood.

A.2.b **Criterion:** Avoid excessive variety and monotonous repetition.



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Response: The project architect for this design considered similar existing buildings that they have designed in the City of Scottsdale as inspiration for this development.

A.2.c **Criterion:** Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environmental.

Response: Submittal shows the materials proposed with pictures of the desert landscape in the background to show why these colors were selected.

A.2.d **Criterion:** Conform to the recommendations and guidelines in the Environmentally Sensitive Lands ESL Ordinance.

Response: The recommendations of the ESL Ordinance were carefully considered in this design.

A.2.e **Criterion:** Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details in the Historic Property Overlay District.

Response: The recommendations of the Historic Property Overlay District were carefully considered in this design. An archaeological survey was also produced for this parcel.

A.3 **Criterion:** Ingress, egress, internal traffic circulation, off-street parking facilities, leading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The design team produced a third-party traffic study for this design. The City of Scottsdale Transportation Department has been involved with parking design to make sure the project requirement for parking stalls has been exceeded to ensure off-site parking will not be a nuisance to the surrounding neighborhood.

A.4 **Criterion:** If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Screening utility equipment and will be essential and incorporated into this design.

A.5.a **Criterion:** Within the Downtown Area, building and site design shall.

Response: Our location is not in the downtown area.



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A.6.a **Criterion:** The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following: Accessibility to the public.

Response: The design team will work with Scottsdale Public Art to incorporate elements of art into this design.

This property is not an existing or potential historic property.

Thank you for your time. Please give me a call or email if you have any questions or concerns about this submittal.

Sincerely,

Joe Phillips
Project Manager – Capital Projects Management
(C) 480-861-4823
jphillips@scottsdaleaz.gov

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 of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to 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 checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: City of Scottsdale

Company: COS

Address: 7447 e Indian School Road

Phone: 480-312-2522

Fax: _____

E-mail: jphillips@scottsdaleaz.gov

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; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Joe Phillips

Title: Project Manager


Signature

Date: 12/2/2020

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

Planning and Development Services

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



City of Scottsdale Cash Transmittal

125974

125974
 1 01334606
 12/3/2020 PLN-1STOP
 JOGAZ HPZ2G4W004
 12/3/2020 8:09 AM
 \$0.00

Received From :

CITY OF SCOTTSDALE
 7447 E INDIAN SCHOOL RD
 SCOTTSDALE, AZ 85251
 480-861-4823

Bill To :

Trevor Root
 20 E Thomas Rd
 Phoenix, AZ 85006
 (208) 863-7350

Reference #	705-PA-2020	Issued Date	12/3/2020
Address	17492 N 91ST ST	Paid Date	12/3/2020
Subdivision	CORPORATE CENTER AT DC RANCH	Payment Type	CASH
Marketing Name		Cost Center	PG09A
MCR	959-36	Jurisdiction	SCOTTSDALE
APN	217-55-720	Water Zone	
Owner Information		Water Type	
Joe Phillips		Sewer Type	
7447 E Indian School Rd, Suite		Meter Size	
Scottsdale , AZ 85251		QS	37-49
(480) 312-2522			

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,700.00	100-21300-44221
9610	CIP COS PERMITS AND FEES		1	(\$1,700.00)	472-PG09A-56043

Total Amount**\$0.00**

 Applicant Signature

(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 # 125974