



Application

Narrative

Cash Transmittal

Development Standards

Hawkins Companies – Southdale

7000 E. McDowell Road

Project Narrative

5-ZN-2020



Prepared by:

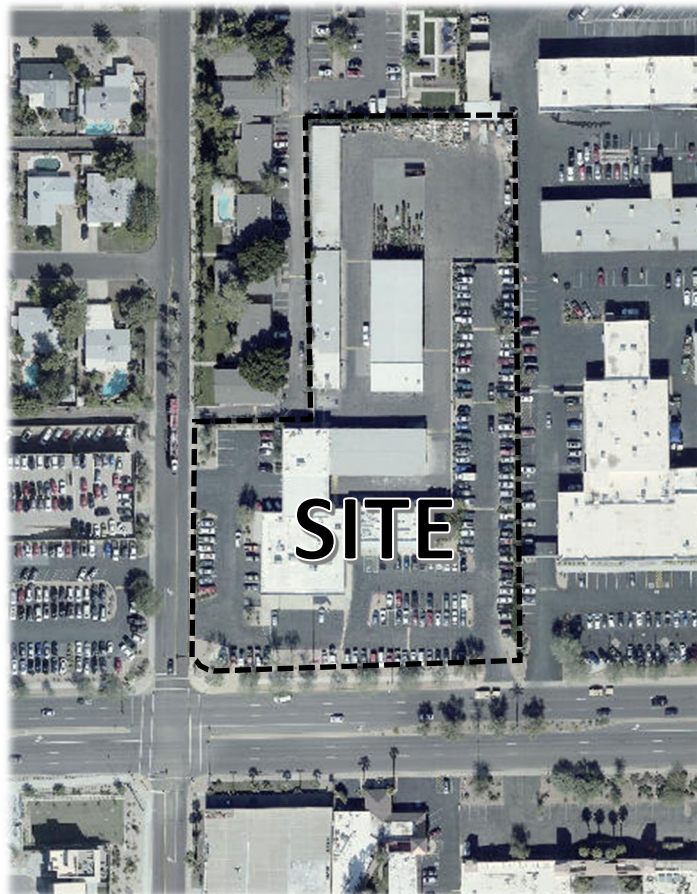
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I. Property Information

Location: 7000 E. McDowell Road

Property Size: 4.7 (+/-) gross acres and 3.8 (+/-) net acres

General Plan & Zoning:

- **Current General Plan:** Mixed-Use Neighborhoods
- **Proposed General Plan:** Mixed-Use Neighborhoods
- **Current Zoning:** C-3 (Highway Commercial)
- **Proposed Zoning:** PUD (Planned Unit Development)

Surrounding Uses:

- **North:** R-5; Dwell Apartments
- **East:** C-3; Chapman Collision Scottsdale
- **South:** C-3; CC Patio Furniture, Papago Inn and Heavenly Massage
- **West:** C-3; Mark Mazda Scottsdale
- **Northwest:** R1-7; Single-Family Residential
- **Southeast:** P-C PRC PSD; Alliance Papago Plaza (Case 6-ZN-2018 approved by City Council 12/12/2018)

II. Project Overview

About the Site:

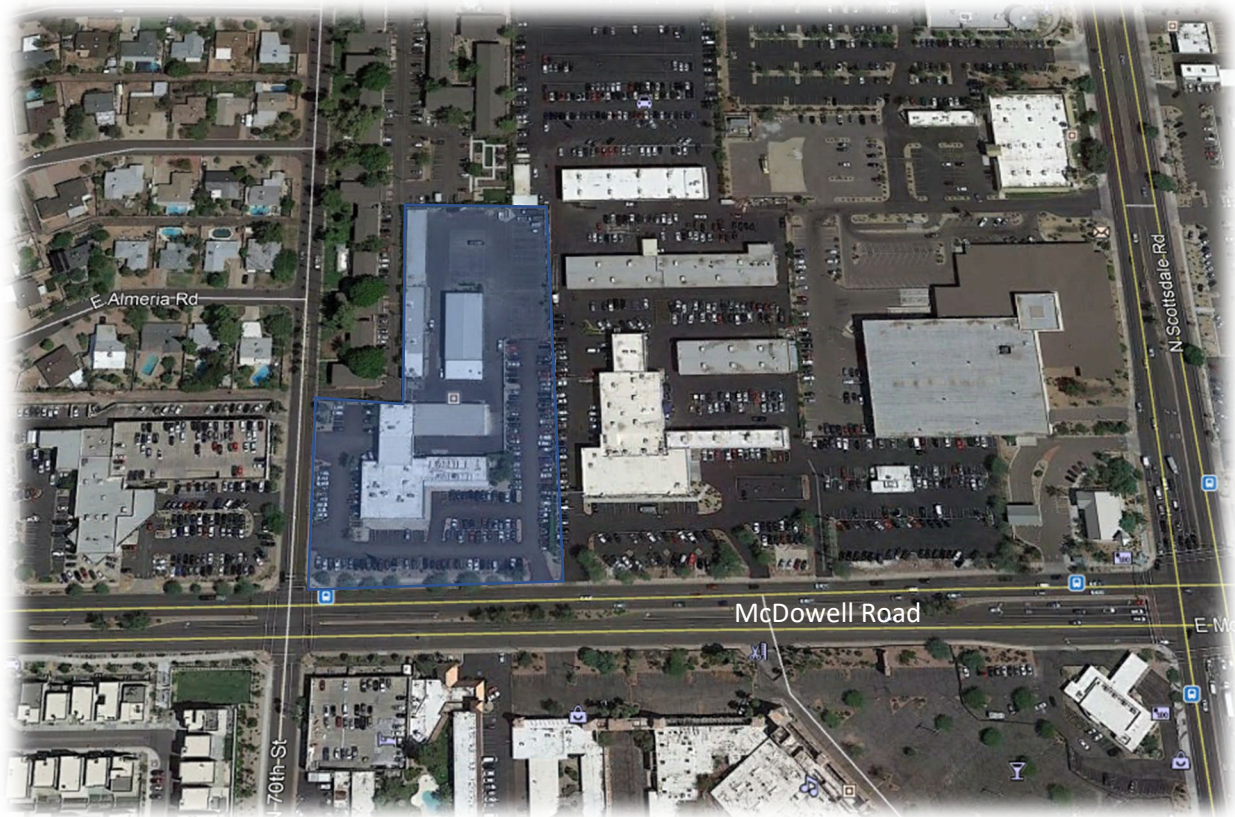
Southdale is a rezoning request from C-3 to PUD on an approximately 4.7+/- gross acre property located at 7000 E. McDowell Road, (the “Property”). The community will include approximately 267 residential units with a neighborhood urban market/café (“URBO market”), corporate office space for Hawkins Companies – the developer of Southdale, a publicly accessible community room, and a public plaza along 70th Street.

The Property is currently occupied by Scottsdale Christian Church and Berghoff Design Group (landscaping company) including offices and truck storage with approximately 150 trucks/trailers and employees parked on site. The proposal is to downzone from commercial and redevelop the 4.7+/- acre Property with approximately 267 residential units (a density of 56.8 du/ac) and integrate office space and community amenities that will bring additional revitalization to the McDowell Road Corridor. The PUD request is in conformance with the current General Plan land use category of Mixed-Use Neighborhoods.

Hawkins Companies is a national real estate development company with experience in 27 states including Arizona. They have used their award-winning expertise to create a mixed-use design that is both sensitive to its location along the McDowell Road Corridor as well as the surrounding area. Although the Property does not directly border any single-family neighborhoods,

it provides an appropriate buffer from McDowell Road, a 6-lane major arterial, to the R-5 to the north and R1-7 to the northwest. The site is proximate to Tempe, Phoenix and Old Town Scottsdale. The development also satisfies the growing need for residential in a location that Scottsdale has deemed a focal point for revitalization. The site plan fulfills the goals of the Southern Scottsdale Character Area Plan (“SSCAP”), and more specifically, the goals identified by the McDowell Corridor Task Force, established in 2009. The development enhances the McDowell Road street frontage with a vibrant mid-century inspired design that incorporates compatible landscaping and sustainable building elements.

Context Aerial

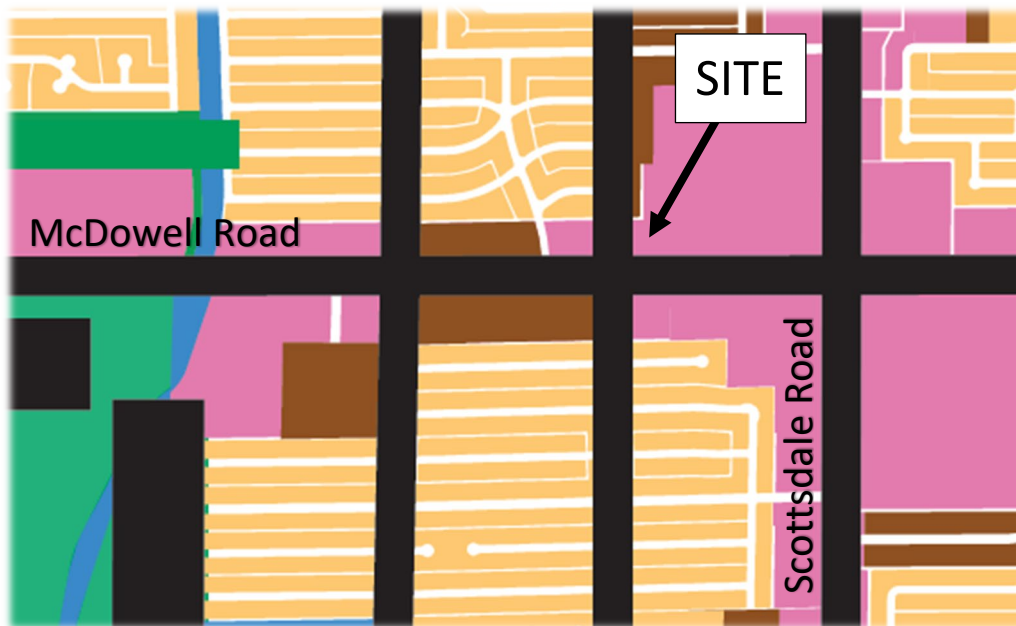


III. 2001 General Plan

The General Plan encompasses a set of goals, approaches and tools that guide development and pave the future of the City. The City encounters numerous challenges on a day-to-day basis which require thoughtful decision-making that considers long-term implications. By outlining long-term goals, the General Plan gives the ability to respond to shifts in market trends while remaining mindful of these goals. As the world faces the challenges of the COVID-19 pandemic and begins to understand the possible long-term implications, it is critical that the economic stability of Scottsdale is prioritized. Focusing on quality development and revitalization of maturing areas in the City can promote economic vitality, and the Project achieves both.

The request is in conformance with the current Mixed-Use Neighborhoods land use designation identified in the General Plan as depicted below.

General Plan Land Use Map



The Mixed-Use Neighborhoods land use category:

Mixed-use Neighborhoods: *Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some of the DC Ranch development, areas in the Pima Freeway corridor north of the Airpark, the Los Arcos areas, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.*

Incorporated in the General Plan is CityShape 2020, which identifies “Six Guiding Principles” that articulate how the appropriateness of a land use change to the General Plan is to be qualified. The

Six Guiding Principles are as follows: *Value Scottsdale's Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.*

1. *Value Scottsdale's Unique Lifestyle & Character* – The Project contributes to the goal of revitalizing the McDowell Road Corridor, a maturing area in Southern Scottsdale. By meeting the demand for more housing options with a quality site design, the Project reinforces the unique character of the area while maintaining the lifestyle Scottsdale is renowned for.
2. *Support Economic Vitality* – Fostering economic growth is key to maintaining the economic vitality of a community. The McDowell Road Corridor is a mature part of Southern Scottsdale and introducing development that revitalizes the area is essential in maintaining a high quality of life and promoting economic growth that contributes to the vitality of Scottsdale as a whole.
3. *Enhance Neighborhoods* – The site plan incorporates tasteful design elements including mid-century modern inspired architecture, enhanced pedestrian connectivity, an URBO market and community-accessible amenities, such as a public plaza and community room, that enriches the neighborhood and promotes community unity.
4. *Preserve Meaningful Open Space* – The streetscape design themes are sensitive to the need for meaningful open space and incorporate such elements as pedestrian connectivity, community-accessible common areas, and edge treatments.
5. *Seek Sustainability* – Sustainability is addressed through the incorporation of elements that include, but are not limited to, native desert landscaping, green building techniques and smart home packages.
6. *Advance Transportation* – The site location provides an array of various multimodal transit opportunities. Bicycling, walking and mass transit are all viable options. Given that the site is in proximity to the McDowell Road/Scottsdale Road intersection, approximately 2.5 miles west of the Loop 101, and approximately 2.0 miles north of the Loop 202, the site has vehicular and mass transit regional access.

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the General Plan goals and policies that are applicable to Southdale.

Character & Design Goal 1.

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

Bullet 1.

Respond to regional and citywide contexts with new and revitalized development in terms of:

- *Scottsdale as a southwestern desert community.*
- *Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.*
- *Relationship to surrounding landforms, land uses and transportation corridors.*
- *Contributions to citywide linkages of open space and activity zones.*
- *Consistently high community quality expectations.*
- *Visual and accessibility connections and separations.*

Bullet 2.

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

Bullet 4.

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

Response: Southdale is a mixed-use residential community that promotes the ongoing revitalization of the McDowell Road Corridor. McDowell Road is designated as an Employment Core Urban Character Type in the 2001 General Plan. According to the General Plan, Employment Cores are primarily centers for the City that support a wide range of activities and regional and community level employment uses. With the approval of the Southern Scottsdale Character Area Plan in 2010, the McDowell Road Corridor has evolved and seen a transition in land uses from auto-focused to mixed-use developments. Notable developments that have contributed to this transition in uses include SkySong, Las Aguas, Aire and Skye, and new developments are underway with Scottsdale Entrada, The McDowell and Alliance Papago. These mixed-use developments are altering the framework of the McDowell Road Corridor, transforming bleak spaces and vacant car dealerships into additional rooftops that help bolster the existing commercial and employment uses while attracting new retail to the area. Southdale is compatible with this emerging character. Further, being located in an Employment Core that supports a “wide range” of uses will strengthen and support the changing needs and demands of the McDowell Road Corridor.

Character & Design Goal 2

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

Bullet 2.

Recognize that Scottsdale’s economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community’s potential as a recreational resort area and regional trade center.

Bullet 3

Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.

Bullet 5.

Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6.

Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: Maintaining Scottsdale's economic and environmental well-being is even more important now that the world is facing a pandemic. The economic impacts of COVID-19 are already being felt, and it is difficult to understand the ripple effects that it will have. Continuing to produce the quality development that has always attracted people to Scottsdale is critical. The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, desert sensitive elements such as outdoor living spaces and amenities, pedestrian connectivity, integration of low water use landscaping and shade trees, and contextually compatible design. See Section V below regarding the Scottsdale Sensitive Design Principles.

Character & Design Goal 4

Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Bullet 7.

Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.

Bullet 8.

Designate specific design standards to be implemented on select streets where a special theme is desired.

Bullet 14.

Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.

Response: The streetscape design goal for Southdale has been to balance the functional requirements such as wayfinding/signage, privacy, security and noise attenuation with the aesthetics of the development through the application and selection of landscaping, wall design, lighting and hardscape design. The landscape and lighting design will conform to the McDowell

Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

Character & Design Goal 6.

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

Bullet 1.

Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2.

Maintain the landscaping materials and pattern within a character area.

Bullet 3.

Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 5.

Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6.

Encourage the retention of mature landscape plant materials.

Response: Mature landscaping will be incorporated throughout the development which will enhance the streetscape along McDowell Road and 70th Street and provide a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site to mixed-use residential will substantially increase the amount of vegetation and open space (10% required and 33% provided; a 230% increase from required) on this Property, as compared to the hard surfaces of the existing church and landscape business with virtually no quality open space, thereby, greatly reducing the heat island effect.

Land Use Goal 3.

Encourage the transition of land uses from more intense regional and citywide activity areas withing local neighborhoods.

Bullet 2.

Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.

Response: With approval of the SSCAP, McDowell Road has evolved and seen a transition in land uses from auto-focused to mixed-use developments. These new mixed-use developments are altering the framework of the McDowell Road Corridor, transforming underutilized properties and

vacant car dealerships into additional rooftops that help bolster the existing commercial and employment uses while attracting new retail to the area. Further, being within the McDowell Road Regional Corridor, the mixed-use proposal and density strengthen and support the changing needs and demands of the area and provide appropriate transitions to the surrounding multifamily and commercial development, further transitioning to single-family northwest of the site.

Land Use Goal 4.

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Bullet 1.

Allow for diversity of residential uses and supporting services that provide for the needs of the community.

Bullet 2.

Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.

Bullet 3.

Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Bullet 4.

Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Bullet 5.

Maintain a citywide balance of land uses that support change in community vision/dynamics (established by future community visioning processes) over time.

Response: The proposed mixed-use residential community attracts new residents that will bring increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by providing a mix of housing types along the McDowell Road Corridor integrated with existing and future freestanding commercial uses and mixed-use development. McDowell Road has a wide range of uses including office, dealerships, retail, restaurants, service related and recreational uses (ie: Papago Park and Indian Bend Wash). Integrating residential along this corridor stimulates the economic base in this area. Further, the developer seeks to relocate their regional headquarters to this location, provide a community room, URBO Market and public plaza offering amenities to the broader neighborhood. The community room and public plaza have an estimated value of \$743,000.

Land Use Goal 5.

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

Bullet 1.

Integrate the pattern of land uses and mobility systems in was that allow for shorter and fewer automobile trips and greater choices for mobility.

Bullet 3.

Provide a balance of live, play, work land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling, transit) where environmentally and physically feasible.

Bullet 6.

Provide interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: The site location provides an array of various multimodal transit opportunities with proximity to the Crosscut Canal (west) and Indian Bend Wash (east). Bicycling, walking and mass transit are all viable options. Pedestrian connectivity is provided throughout the development, allowing for easy access to offsite amenities. Southdale is a mixed-use project that encourages a “live, work, play” relationship and promoting density in a mixed-use setting naturally allows for residents to utilized non-automotive options.

Land Use Goal 7.

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

Bullet 5.

Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: Landscaping will be incorporated throughout the development which will enhance the streetscape and provide a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site to mixed-use residential will substantially increase the amount of vegetation and open space (10% required and 33% provided; a 230% increase from required) on this Property including a 4,300 s.f. public plaza area for community benefit.

Land Use Goal 9.

Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Bullet 1.

Incorporate a diverse range of residential and non-residential uses and densities within missed-use neighborhoods.

Bullet 2.

Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).

Bullet 3.

Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.

Bullet 4.

Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Response: The proposed development offers a variety of uses that complements the existing synergy of the mixed-use developments along the McDowell Road Corridor. McDowell Road is a major arterial that can support the level activity that comes with these mixed-use developments. According to the SSCAP, McDowell Road has been identified as a maturing area that requires revitalization to maintain the unique character of the area. The proposed development energizes the area and provides appropriate housing variety that supports the existing retail, commercial and employment uses.

Economic Vitality Goal 7.

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

Bullet 1.

Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.

Bullet 3.

Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

Bullet 6.

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

Response: The proposed mixed-use residential community brings reinvestment and revitalization to the site, which is currently occupied by Scottsdale Christian Church and Berghoff Design Group including offices and truck/trailer storage. Redeveloping this underutilized site will help to energize the McDowell Road Corridor by attracting new residents which will further strengthen the economic core of South Scottsdale. As the City faces an array of uncertainties from the challenges brought on by COVID-19, securing the stability of Scottsdale's economy is critical,

and the integration of additional rooftops along McDowell Road will help to achieve this by bolstering nearby retail and commercial businesses while creating tax revenue for the City.

Open Space Goal 1.

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

Bullet 9.

Promote creative residential and commercial development technique consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

Response: As noted throughout, open space will be maximized (2.3x the PUD requirement). The proposed public plaza space will energize 70th Street and provide a recreational connection and respite for the neighborhood.

Housing Goal 2.

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

Bullet 1.

Maintain Scottsdale's quality-driven development review standards for new housing development.

Bullet 5.

Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The quality of life established through the years in Scottsdale has resulted in a greater cost of living when compared to other cities in the Valley. It's important that the City offers a variety of housing options that appeal to a range of economic incomes while still producing quality developments. The proposed development is compatible with this goal because it incorporates a mix of unit types with estimated rents that are comparable to the average mortgage payments in the surrounding area. Maintaining a similar cost of living allows this mixed-use project to blend in with the surrounding community while meeting the demand for more housing.

Housing Goal 4.

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

Bullet 1.

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

Bullet 8.

Encourage housing linked/connected to the city's mobility system.

Response: Southdale is a mixed-use project that blends both residential, business and commercial uses that encourages a “live, work, play” relationship. Community amenities include an URBO market, public plaza and community room. Additionally, Hawkins Companies is relocating their headquarters from Tempe to Scottsdale as part of this proposed development, and this, along with the community amenities, expands economic opportunities and growth in the area. Deemed an Employment Core and with neighboring Sky Song and Papago Regional Centers, this mixed-use residential project is ideally situated in providing an abundance of live-work choices. Adding residential along McDowell Road provides pedestrian synergy, which is essential to the mixed-use development pattern emerging within this corridor.

Neighborhoods Preservation and Revitalization Goal 5.

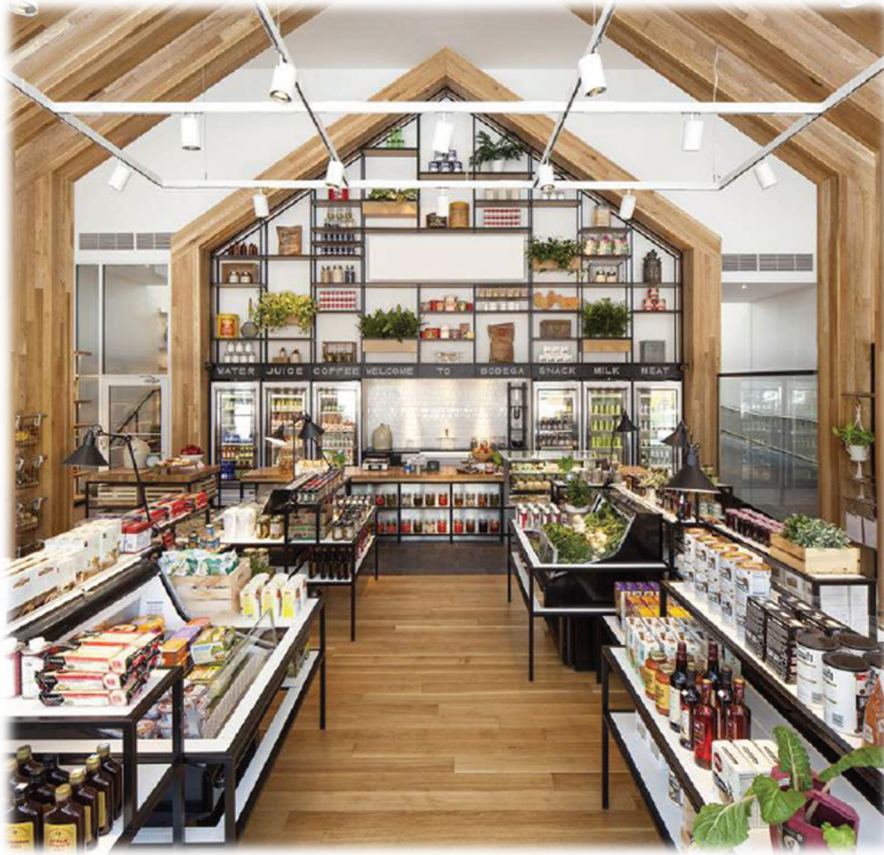
Build a strong community through neighborhood interaction.

Bullet 1.

Preserve existing and create new public gathering spaces within walking distance of residential areas.

Response: The proposed development incorporates elements that promote neighborhood interaction such as an URBO market that opens onto a public plaza (4,300 s.f.) and a publicly accessible community room. Additional interaction is promoted through tree shaded pedestrian walkways that allow connection along 70th Street to the established neighborhood. Providing these amenities within the development are not only a benefit to future residents, but also to residents living in neighboring communities to the north and northwest.

URBO Market Concept Image



Growth Area Goal 1.

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

Bullet 3.

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

Bullet 5.

Create techniques that allow for mixed-use activity within designated growth areas.

Response: The site is located within the McDowell Road Corridor which is a designated growth area according to the General Plan. Growth areas are deemed appropriate for development that can sustain future growth, and they typically support mixed uses and multi-modal activity. The proposed development is consistent with this vision for growth areas as it incorporates a variety of land uses while meeting the demand for more housing. The site is ideally situated with access to the Crosscut Canal to the west, Indian Bend Wash to the east and a transit center and Park and Ride to the east. Pedestrian connectivity is provided throughout the development, allowing for

easy access to offsite amenities. Additionally, revitalization of the McDowell Road Corridor has been a long-term goal of the City, and over the last 15 years, McDowell Road has seen a transition from auto-dealer focused to integrating mixed-use developments comprised of both commercial and residential. The proposed mixed-used project incorporates residential, an URBO market, Hawkins Companies regional headquarters and community-accessible amenities that make it a compatible development in this evolving context.

Growth Area Goal 2.

Make automobile, transit and other multimodal circulation more efficient.

Bullet 1.

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

Response: The site location provides an array of multimodal transit opportunities. Bicycling, walking, and mass transit are all viable options given the site's proximity to the Crosscut Canal and Indian Bend Wash. Further, the site's proximity to the McDowell Road/Scottsdale Road intersection and nearby bus stops (including one onsite) allows mass transit regional access to be a viable option for residents. Bus routes include Route 72 along Scottsdale Road and Route 17 along McDowell Road. The Scottsdale Trolley system (68CM) runs along 68th Street only two blocks west of the Property. See map below.

Transit Map



Growth Area Goal 3.

Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

Bullet 2.

Provide open spaces in designated growth areas that encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between uses of significantly differing function and intensity.

Response: Creating additional meaningful open space is important to maintain the unique character and quality of life that Scottsdale is known for, particularly in designated growth and redevelopment areas. The proposed development is sensitive to this and reserves more open space than is required (10% required and 33% provided; a 230% increase from required). The Project includes a public plaza (4,300 s.f.) located outside of an URBO market, a publicly accessible community room that celebrates the history of Motor Mile and pedestrian connectivity to the neighborhood along 70th Street that altogether encourages a sense of community by providing an environment that fosters connections. The mature landscaping, shade trees and detached sidewalks of the 70th Street pedestrian connection provides a buffer for the neighboring residential communities to the north.

Energy Goal 3.

Promote building and site designs that maximize energy efficiency.

Bullet 2.

Encourage the use of landscaping to reduce summer solar heat gain.

Bullet 3.

Promote solar energy opportunities in building and site design.

Bullet 6.

Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, building envelopes that meet or exceed energy code, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options further contributing towards the live-work-play synergy of Southern Scottsdale.

Community Mobility Goal 5.

Relieve traffic congestion.

Bullet 3.

Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information.

Community Mobility Goal 8.

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

Bullet 2.

Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

Bullet 3.

Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one areas or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development).

Response to Goals 5 & 8: The proposed mixed-use residential community encourages live, work and play relationships that help to alleviate the impact of our automobile-reliant community. The site is located along McDowell Road, an established mixed-use corridor, and is in proximity to the SkySong and Papago Regional Centers. The proposed development provides new housing options for the established workforce in the area which can in turn reduce the length of automotive trips and encourage the use of alternative modes of transportation. For those traveling further distances, future residents have access to the Loop 101 and 202 freeways and transit centers to the east.

Community Mobility Goal 9.

Protect neighborhoods from negative impacts of regional citywide networks.

Bullet 8.

Provide open space and buffering in design to protect neighborhoods.

Response: The landscape setback along 70th Street and McDowell Road coupled with the proposed public plaza space provide mitigation from negative impacts associated with traffic volumes along McDowell Road and provide open space buffering to the adjacent multifamily and nearby single-family homes.

IV. Southern Scottsdale Character Area Plan

Adopted by the City Council in October 2010, the SSCAP acts as a guide for the future growth and development of Southern Scottsdale. The public outreach process for the SSCAP identified five community priorities:

- 1. Develop a strong economic core with community gathering places*
- 2. Focus on local mobility and walkability*
- 3. Maintain and enhance existing neighborhoods and identity*
- 4. Balance growth*
- 5. Promote well designed architecture and sustainability*

From the beginning design phase, Southdale mixed-use residential community utilized these five priorities as guiding principles to the overall design and architectural character. Bringing new residential living opportunities with community amenities and commercial spaces to the McDowell Road Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project incorporates pedestrian connectivity and community amenities to further promote neighborhood unity that overall enhances quality of life. The Southwest contemporary and mid-century inspired architecture is sensitive to the surrounding context while responding to the current market. Landscaping and building materials were determined based on growing demand for sustainability efforts and incorporate green building materials, low-water use plant materials and other sustainable strategies.

Goal LU 1

Promote residential reinvestment and revitalization through regulatory flexibility.

- ***Policy LU 1.1***

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

- ***Policy LU 1.2***

Encourage new residential development and revitalization that complements the established urban form.

Response: This project proposes to redevelop a site that is currently occupied by Scottsdale Christian Church and Berghoff Design Group. The proposed development will transform the location from a lone building surrounded by asphalt into a vibrant residential community offering a variety of uses that further energizes the area. This meets the SSCAP's goal of revitalizing the McDowell Road Corridor. Additionally, Southern Scottsdale has seen a demand for new residential development, and Southdale achieves this goal while also strengthening the existing investments in the McDowell Road Corridor.

Goal LU 5

Create Regional Centers and activity areas to guide future land use types and intensities throughout Southern Scottsdale

- **Policy LU 5.1**

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways and are considered a valley-wide destination.

- **Policy LU 5.2.2**

The Papago Regional Center (located at Galvin Parkway and McDowell Road and adjacent to Papago Park) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial and retail developments.

Response: Redevelopment of this Property with residential, community space, and commercial and office space will support the larger Regional Corridor context, the SkySong Regional Center, as well as the Papago Regional Center. The integration of residential along McDowell Road will provide pedestrian synergy that is essential to a thriving mixed-use development pattern. This proposal is compatible with surrounding land uses that include recreational, residential, service and commercial retail uses.

Goal LU 9

Create new development and connectivity opportunities between Papago Park and Southern Scottsdale.

- **Policy LU 9.1**

Support more intense land uses adjacent to Papago Park that are tourism and regional destinations including (but not limited to): mixed-use, hotel, specialty attractions, housing, recreation, retail, and support services.

Response: The proposed mixed-use residential community will benefit from the nearby Crosscut Canal linkage, Papago Park and Indian Bend Wash. With the redevelopment of the site, improvements to pedestrian connectivity will be made along the street frontage with a sidewalk and landscaping improvements consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park, the Indian Bend Wash and Southern Scottsdale. Additionally, integrating residential along this corridor enhances the pedestrian realm as new residents utilize the sidewalks, canal paths, and Papago Park amenities as well as the Desert Botanical Garden and Phoenix Zoo.

Goal CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

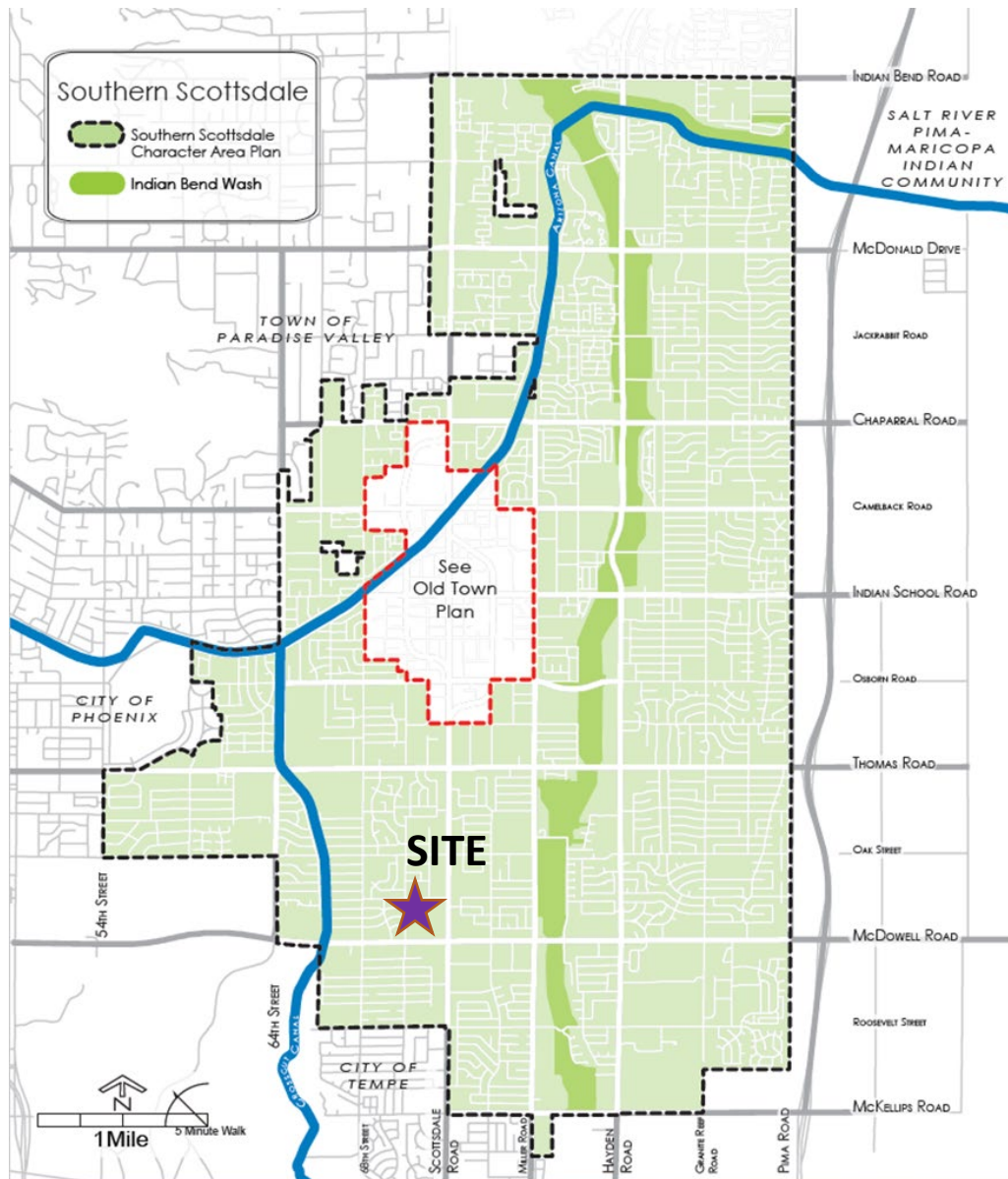
- **Policy CD 1.1**

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

- **Policy CD 1.2**

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Southern Scottsdale Character Area Plan Boundary



Source: Southern Scottsdale Character Area Plan

Response: The proposed mixed-use residential housing brings an exciting architectural type to McDowell Road providing a modern Southwestern, mid-century inspired, contemporary aesthetic appealing to the market demographic drawn to this transforming Regional Corridor. The building proportions, size, stepbacks, massing and heights are also compatible within the site's context. Additionally, the site plan incorporates mature landscaping that acts as a further buffer and enhances streetscapes.

Goal CD 2

The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.

- **Policy CD 2.1**

Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.

- **Policy CD 2.2**

Support new building design that respects existing area character, while allowing for efficient and coherent use of building sites.

- **Policy CD 2.3**

Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.

- **Policy CD 2.4**

New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.

Response: McDowell Road is designated as a Regional Corridor according to the SSCAP. The site also falls within the SkySong Regional Center with close proximity to the Papago Regional Center. The proposed development will provide a link between these two regional centers, reinforcing their presence in the area. The design of the project sets itself apart by incorporating vertical design elements and providing unique amenities that are available to future residents and to neighboring communities. Parking is provided in a secured parking structure with 20 additional spaces for guests. Pedestrians and residents are engaged through an URBO Market that extends into a public plaza (4,300 s.f.). The development also celebrates the unique identity of Scottsdale by displaying the history of the Motor Mile in a community room, and the project's name of "Southdale" pays homage to Ralph Haver, a local-renowned architect known for mid-century modern designs throughout Southern Scottsdale.

Goal CD 3

Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas.

- **Policy CD 3.3**

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.

- **Policy CD 3.4**

Building design should be sensitive to the evolving context of an area over time.

Response: McDowell Road has evolved over the last 15 years, seeing a transition from predominately auto-focused uses to mixed-use developments. This emergence of new land uses has brought new energy and revitalization to the McDowell Road Corridor which has been a longstanding goal for the City. The building design is both sensitive and compatible to this evolving context by utilizing modern architectural elements that pays homage to the past while providing a variety of new building elements that look to the future.

Goal CD 5

Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas.

- **Policy CD 5.4**

Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: Redevelopment of this Property will include improvements to pedestrian connectivity along the McDowell Road and 70th Street streetscape with sidewalk improvements and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating new residential and commercial along McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and nearby Papago Park and Indian Bend Wash amenities.

Goal CD 6

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

- **Policy CD 6.2**

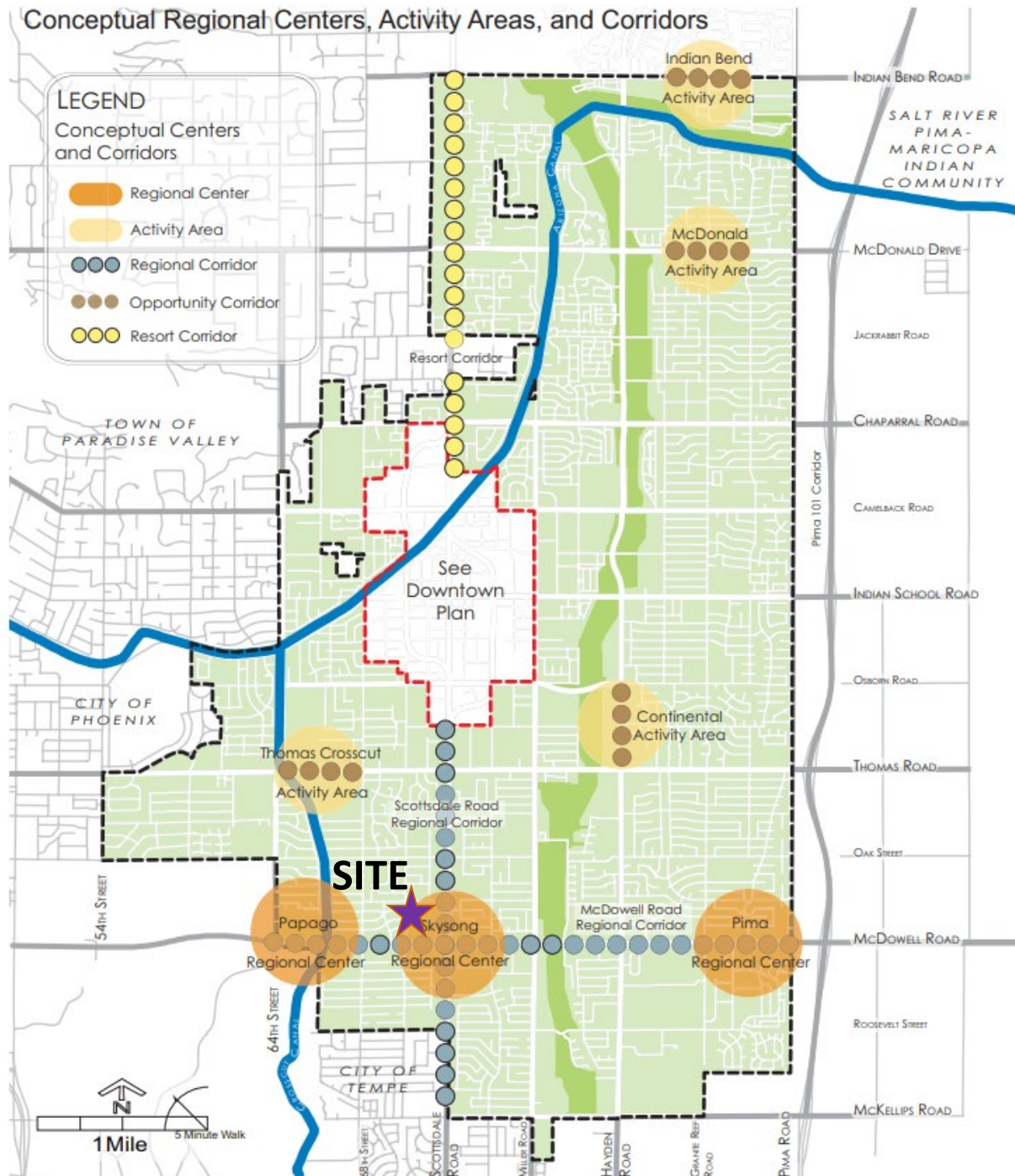
Encourage building design, orientation, and layout that reduce energy consumption.

- **Policy CD 6.4**

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

Response: The proposed development incorporates sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption. Low impact building materials are being considered and further detail will be provided with the Development Review Board submittal.

Conceptual Regional Centers, Activity Areas and Corridors Map



Source: Southern Scottsdale Character Area Plan

Goal CD 7

Protect low-scale single family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of the new development and redevelopment.

• **Policy CD 7.1**

Encourage architectural and design transitions between new development and existing development.

Response: The proposed stepped building massing (up to four stories) is an appropriate building height given the context. To mitigate any concerns regarding visual impact to the adjacent Dwell multifamily property, the design has been modified providing an additional 15 feet of building setback along the 157+/- linear feet of the west facing elevation. This change increases the building setback to 40 feet, provides space for landscape buffering solutions, and allows for a pedestrian walkway along the west property edge. The shift also enhances the quality of the west elevation by incorporating a facade plane change of 15 feet, therefore breaking the massing into two sections. The shift in setback mitigates the visual impact on the adjacent Dwell property providing a better elevation and façade design. From the public right-of-way along 70th Street, the building mass is not perceivable based on the current massing and landscaping on the Dwell property.

Goal CD 9

Establish design guidelines for corridors, regional centers, and activity areas.

• **Policy CD 9.1**

Encourage vertical mixed-use design that includes housing placed over lower floors of office and retail uses.

• **Policy CD 9.2**

Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.

• **Policy CD 9.3**

Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.

Response: The project incorporates vertical mixed-use design that includes residences on upper levels and office headquarters for Hawkins Companies, an URBO Market and community room on lower levels. The amenities that the development proposes are open to the public and residents living in neighboring communities to the northwest have easy access. Pedestrian connections provided throughout the site enhance accessibility to/from the site, discouraging use of the automobile. The proposed project will comply with current lighting guidelines and will be appropriate for the development.

Goal EV 1

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

• **Policy EV 1.1**

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

Response: The proposed mixed-use residential community will replace a site that is currently occupied by Scottsdale Christian Church and Berghoff Design Group with truck/trailer storage. These existing uses are an underutilization of the site in an area where revitalization efforts are a focal point. The project brings an exciting, refreshing site design to a maturing area of the City. The integration of residential along McDowell Road adds additional rooftops that will bolster the economic base and promote long-term economic stability.

Goal EV 2

Enhance economic vitality and activity in Southern Scottsdale.

• **Policy EV 2.1**

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

Response: Hawkins Companies is excited to relocate their current regional headquarters from Tempe to Scottsdale in this new mixed-use development. Further, the residential component of the project attracts new residents, and together, these elements help to expand Scottsdale's tax base that promote long-term economic stability. Economic sustainability is critical given the challenges from COVID-19, which among other problems, has caused disruptions to the City's tax base. Prioritizing and enhancing economic vitality in a maturing area of Southern Scottsdale is crucial in maintaining the area's, and by extension, the City's overall economic health. Preserving economic stability also ensures that Scottsdale's unique character and quality of life is preserved.

Goal EV 5

Encourage a strong economic relationship among opportunity and regional corridors and associated regional centers and activity areas.

• **Policy EV 5.3**

Promote the development and location of a range of housing to meet executive and workforce housing needs in the Regional Centers and adjacent mixed-use Regional Corridors to support business cluster and employment development.

Response: Encouraging development is vital in sustaining the economic health of a community. The proposed development promotes economic stability with the addition of rooftops and integration of residential along McDowell Road, a designated mixed-use corridor. The proposed mixed-use residential community is ideally situated to support the housing needs of the workforce in the area. Increasing the availability of housing options in this area not only attracts residents

that supports existing retail and business uses, but it also provides an anchor connecting the neighboring SkySong and Papago Regional Centers.

Goal NR 3

Strengthen neighborhood identity, unity, and health within Southern Scottsdale.

• *Policy NR 3.3*

Enhance Southern Scottsdale residents' neighborhood interaction by creating more community gathering places that engage people of all ages and abilities and are safe and accessible by walking, bicycling, auto, and/or transit.

• *Policy NR 3.4*

Work with developers to provide community gathering places in private developments that are accessible to the surrounding community and appeal to both residents and visitors.

Response: The proposed development offers a unique set of amenities that are available to both future residents and those living in neighboring communities. The URBO Market extends into a public plaza, and behind that resides a community room celebrating the history of the “Motor Mile.” These amenities promote community gathering that fosters relationships and strengthens neighborhood identity and unity. Drawing upon Southern Scottsdale’s rich history focus on the arts, the proposed development seeks to strengthen these elements that sets the City apart by highlighting the “Motor Mile” in the community room and calling the development “Southdale,” which is the name of renowned architect Ralph Haver’s first residential subdivision.

Goal H2

Embrace a wide range of housing options.

• *Policy H 2.4*

Increase availability of housing choices that meet the living activity requirements of diverse individuals, families, and for persons with disabilities.

Response: Scottsdale is known for having a higher cost of living when compared to surrounding communities in the Valley. In the face of economic uncertainty brought on by the challenges of COVID-19, it’s even more critical that a wide range of housing choices are available. The proposed development seeks to address this issue by ensuring that average monthly rents are comparable to average mortgages in the immediate area. Additionally, housing options range from studios, 1-bedroom and 2-bedroom units that appeal to residents with different needs.

Community Room Concept Image



Goal CM 2

Direct mobility policies and investment to support community visions and values.

• Policy CM 2.4

Regional Center, Activity Area, Regional Corridor, Opportunity Corridor, and Resort Corridor roadways that meet the required Transportation Master Plan street character design and daily lane capacity numbers criteria, will be designated as “Urban Character Types.” These areas consist of mixed-use and urban neighborhoods where pedestrian activity is likely to be the highest and alternative modes of transportation more likely.

Response: Deemed an Employment Core and with neighboring Sky Song and Papago Regional Centers, the Southdale mixed-use residential project is ideally situated in providing an abundance of live-work choices. Adding residential along the McDowell Road Regional Corridor provides pedestrian synergy, which is essential to the mixed-use development pattern emerging within this corridor. This type of development allows for ease of access and mobility options

Goal CM 4

Advance the roll of pedestrian and bicycle mobility and connectivity within Southern Scottsdale.

- **Policy CM 4.1**

Provide physical improvements for streets and right-of-ways to promote pedestrian and cyclist comfort throughout Southern Scottsdale.

Response: By providing a variety of land use and housing options in proximity to one another and in proximity to employment land uses (SkySong, City of Scottsdale, HonorHealth), walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. Southdale will bring development that more closely aligns the goals and policies of the City by integrating appropriate new development along the McDowell Road Corridor and paying particular attention to pedestrians and bicyclists.

Goal OSR2

Develop and improve open space and park facilities for recreational purposes.

- **Policy OSR 2.2**

Develop new recreational facilities, parks, and open spaces to meet future needs of the Southern Scottsdale community.

Response: The proposed public open space plaza along 70th Street will serve as a community amenity that provides ideal buffering between new and existing developments.

V. Scottsdale Sensitive Design Principles

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

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

Response: The Property is surrounded by retail, hotel, car dealerships, multifamily residential, and single-family homes. The area has transformed with recent developments including Skye, Aire, Las Aguas, SkySong and San Travesia, which are all residential communities horizontally integrated with the mix of uses along McDowell Road. Other approvals include The McDowell, Papago Plaza and Scottsdale Entrada all of which are planned mixed-use residential developments along the McDowell Corridor. The Southdale residential community is compatible with and respectful of the R-5 and R1-7 to the north and northwest. The development plan will provide a buffer through both stepped building massing and landscaped setback along 70th Street and McDowell Road. Additionally, the ground level uses including an URBO market and community-

accessible amenities, such as a public open scape plaza (4,300 s.f.) and community room that will activate the streetscape.

This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site. The mixed-use residential community has been designed in a manner that provides a hierarchy of masses and sensitivity to the surrounding context as well as appropriate scale and connectivity for the pedestrian. The development encourages alternative modes of transportation by focusing on a pedestrian network that encourages interaction with the surrounding context including the nearby Crosscut Canal trail system, Papago Park and Indian Bend Wash.

Southdale celebrates Southern Scottsdale's architectural history. From mid-century examples like surrounding Haver Homes, the Valley Ho Hotel and the previous Valley National Bank (now Chase Bank) on McDowell Road, Scottsdale has a unique tradition in mid-century design. Southdale's architectural design embraces those contextual qualities and incorporates rich design and refined architectural character through a contemporary Southwestern expression.

Further, redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage including landscaping consistent with the McDowell Road Streetscape Guidelines. 70th Street and McDowell will be improved with a widened, detached sidewalk and shade trees integrated with the public plaza. As properties along McDowell Road continue to redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park, Indian Bend Wash and South Scottsdale. Additionally, integrating residential living options along McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and park amenities.

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

Response: Although the setting of this site is mixed-use in character and does not have natural features such as washes and natural area open space, the design team has paid particular attention to enhancing the ground-level pedestrian experience.

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

Response: The Property is a McDowell Road redevelopment site. All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with City's guidelines. The current topography of the site is relatively flat and therefore will be maintained.

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

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the

variations of the local climate and as they mature they will become self-sustaining relative to water demand.

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

Response: Pedestrian circulation along the streetscape is an important feature of this development, as numerous retail, residential, employment, cultural, and entertainment uses are within walking distances from this site.

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

Response: Mixed-use development is an important component of successful smart growth and livable community development. When a wide variety of uses and housing choices are located within close proximity to each other, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed mixed-use residential community will not only bring reinvestment and redevelopment to the area but will also bring development that more closely aligns the goals and policies of the City by integrating appropriate new development along the McDowell Road Corridor. Mixed use developments inherently reduce the number and distance of automobile trips and improve air quality, thereby enhancing the quality of life for the community.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided thereby establishing a natural hierarchy. Southdale also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity.

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor spaces and amenities.

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

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized. The development will include a high solar reflective roof system, low-E glazing, low VOC adhesion materials and paints, LED lighting/fixtures, low-flow plumbing fixtures and/or high efficiency water systems, building envelopes that meet or exceed energy code, and inset windows and shade balconies for solar heat gain reduction. Additional low impact building materials are being explored and further detail will be provided with the Development Review Board submittal. The mixed-use nature of the proposed development will promote economic vitality and neighborhood diversity by providing new housing options further contributing towards the live-work-play synergy of Southern Scottsdale.

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

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

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

Response: The proposed development will maintain a low-water use plant palette (see landscape plan and renderings). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern found along McDowell Road.

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

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors.

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

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

VI. PUD Criteria

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

A. PUD Zoning District approval criteria.

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

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

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

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

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

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

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

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

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

e. The proposal meets the following criteria:

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

Response: Not applicable.

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

Response: The site fronts onto McDowell Road, a major arterial.

B. Amended development standards.

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

Response: With this application, the follow amendments are being requested to the property development standards given the unique configuration of this infill site.

- **Average Setback:** Addition of the word “**MINIMUM**” with respect to the average setback requirement to clarify that average setbacks can be greater than the minimum as dictated by the development plan.
- **Stepbacks:** The stepback plane is being adhered to on all street frontages. PUD developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of vertical rise to the horizontal run) starting on the residential zoning district boundary **EXCEPT AS SHOWN WITH THE TRANSITION SECTIONS INCLUDED WITH THE DEVELOPMENT PLAN, ~~except~~ AND** as specified in Section 5.5005.F.3.
- **Encroachment beyond the building envelope:** Maximum encroachment of 15 feet to include **ARCHITECTURAL FEATURE WALLS**.
- **Private Outdoor Living Space:** Exceptions to the private outdoor living spaces shall be permitted as follows:
JULIET-STYLE BALCONIES FROM WHICH INTERIOR SPACES OPEN TO THE OUTDOORS SHALL BE PERMITTED ON THE FIRST AND SECOND LEVELS OF THE DEVELOPMENT PLAN TO ACCOMMODATE FOR EMERGENCY VEHICLE CLEARANCE AROUND THE PERIMETER OF THE SITE; NOT TO EXCEED 10 PERCENT OF THE TOTAL UNIT COUNT.

VII. Conclusion

The applicant is seeking rezoning approval on a 4.7+/- gross acre site to create a mixed-use residential community with approximately 267 units, office/commercial spaces and public amenities along McDowell Road. Redevelopment of this parcel will revitalize an underutilized site along McDowell Road and will provide additional housing opportunities for the Southern Scottsdale community. It will contribute to the live, work, play land use balance promoted by the General Plan and SSCAP. The site is an ideal location for residents to live close to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe and enjoy the nearby amenities of the adjacent Crosscut Canal trail system, Papago Park, Desert Botanical Garden, Phoenix Zoo, and Indian Bend Wash.

As the City confronts new challenges brought on by the COVID-19 pandemic, it has become more apparent that prioritizing economic vitality is crucial in securing economic stability and regaining economic prosperity. Incorporating new residential units, office/commercial spaces, and public amenities is essential to the success of Southern Scottsdale and the McDowell Road Regional Corridor, and the City's overall economic health.

Legislative Draft

Planned Unit Development (PUD). Amended Development Standards

Sec. 5.5005. - Development standards.

A. *PUD development area.*

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

B. *Density and intensity.*

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

C. *Allowable building height.*

1. *Building height:*
 - a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

D. *Exception to building height.*

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

E. *Building setbacks.*

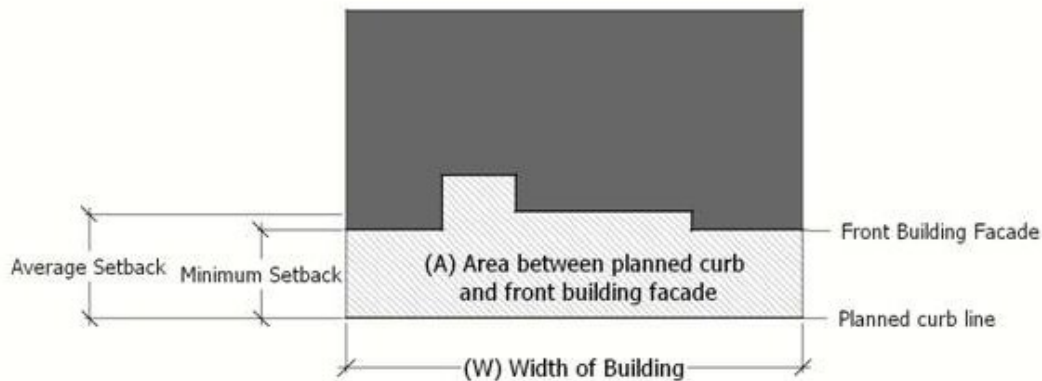
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays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

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	Minimum Setback	MINIMUM Average Setback	Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	25 feet	30 feet	<p>The diagram illustrates a residential street cross-section. A dark grey building is on the left. To its right is a sidewalk. The sidewalk is divided into three sections: a 15-foot section for trees, a 6-foot section for a pedestrian walking a dog, and a 4-foot section for a curb. The total sidewalk width is 25 feet. The total street width, including the building setback, is 30 feet. A car is parked on the street to the right of the sidewalk.</p>
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	<p>The diagram illustrates a retail/commercial street cross-section. A dark grey building is on the left. To its right is a sidewalk. The sidewalk is divided into two sections: a 15-foot section for trees and an 8-foot section for a pedestrian walking a dog. The total sidewalk width is 23 feet. The total street width, including the building setback, is 28 feet. A car is parked on the street to the right of the sidewalk.</p>

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

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



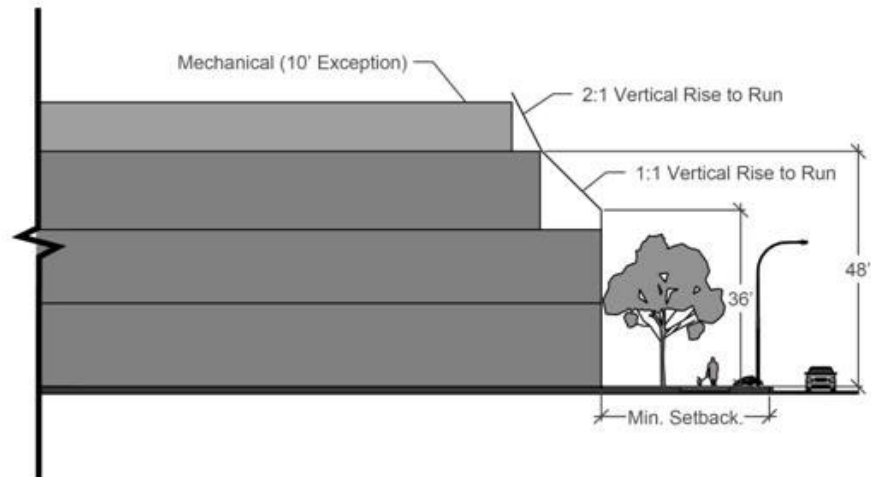
$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

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

F. Building envelope.

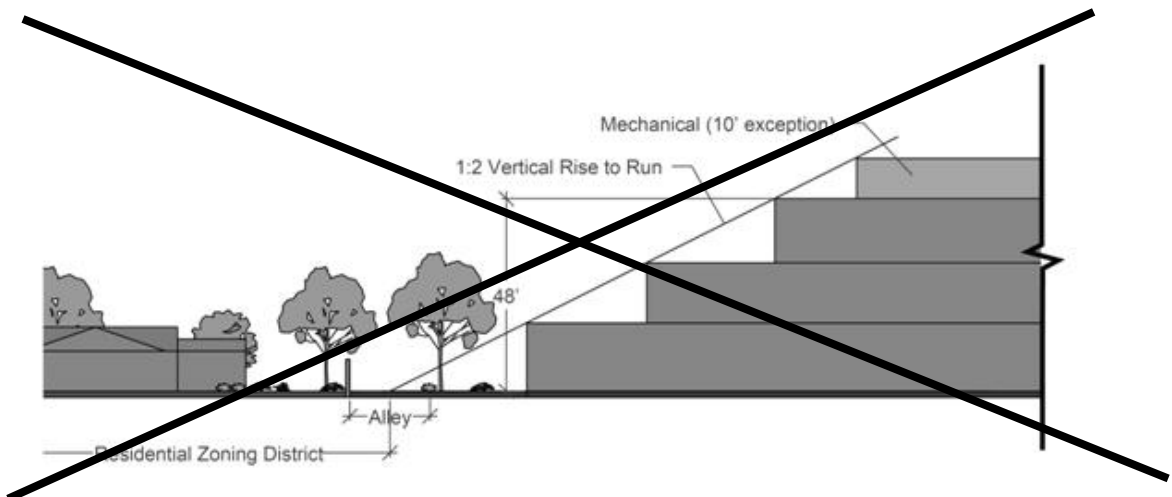
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, **EXCEPT AS SHOWN WITH THE TRANSITION SECTIONS INCLUDED WITH THE DEVELOPMENT PLAN**, ~~except~~ **AND** as specified Section 5.5005.F.3.

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



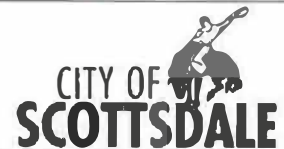
BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.

SEE TRANSITION SECTIONS INCLUDED WITH DEVELOPMENT PLAN



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.
- G. *Encroachment beyond the building envelope.*
1. A maximum encroachment of fifteen (15) feet may be allowed for:
 - a. Architectural ornaments and similar features, and
 - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, **ARCHITECTURAL FEATURE WALLS**, and screen walls.
 2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
 3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.
- H. *Setback abutting a residential zoning district.*
1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.
- I. *Required open space.* Open space is only required for developments that include residential uses.
1. Private outdoor living space.
 - a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.
 - b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area, **EXCEPT AS PROVIDED IN 5.5005 I. c. BELOW.**
 - c. **JULIET-STYLE BALCONIES FROM WHICH INTERIOR SPACES OPEN TO THE OUTDOORS SHALL BE PERMITTED ON THE FIRST AND SECOND LEVELS OF THE DEVELOPMENT PLAN TO ACCOMMODATE FOR EMERGENCY VEHICLE CLEARANCE AROUND THE PERIMETER OF THE SITE; NOT TO EXCEED TEN (10) PERCENT OF THE TOTAL UNIT COUNT.**
 2. Common open space.
 - a. Minimum: 0.10 multiplied by the total gross site area of the development.
 - b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.
- J. *Landscape improvements.* The provisions of Article X. Landscaping requirements shall apply.
- (Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. §§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 159), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 123), 5-6-14)

Rezoning Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately and may result in additional fees. A Development Application that is received by the City is not complete until it is verified 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, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

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

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.

Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code: _____

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>6,200.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist. Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) Digital – ① copy (CD/DVD, PDF Format) <u>if applicable</u>

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided). Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> 8-1/2" x 11" – ① copy Include complete Schedule A and Schedule B. (requirements form provided) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – ② copies Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Public Participation: (see Attachment A) 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 type="checkbox"/>	15. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> Affidavit of Posting for Project Under Consideration Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. 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 Digital – ① copy (CD/DVD, PDF Format) <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. 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) <ul style="list-style-type: none"> Digital – ① copy (CD/DVD, PDF Format)

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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		20. Plan & Report Requirements For Development Applications Checklist (form provided)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Development Plan
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Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Application Narrative 8 ½" x 11" – ④ copies Digital – ① copy (CD/DVD, PDF Format) <ul style="list-style-type: none"> <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 policies 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 modification 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. (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) <input type="checkbox"/> Conformance with the Old Town Scottsdale Urban Design & Architectural Guidelines

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Legislative draft of the proposed development standards, or amended development standards (form provided) <i>if applicable</i> <ul style="list-style-type: none"> 8 ½" x 11" – ③ copies Digital – ① copy (CD/DVD, PDF Format) (Must adhere to the Maricopa County Recorder requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	c. Legislative draft of the list of Land Uses, if proposed (PBD, SC) <ul style="list-style-type: none"> 8 ½" x 11" – ② copies Digital – ① copy (CD/DVD, PDF Format) (Must adhere to the Maricopa County Recorder requirements)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. A dimensioned plan indicating the proposed boundaries of the application <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Context Aerial with the proposed site improvements superimposed <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) Digital – ① copy (CD/DVD, PDF Format) <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><input checked="" type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Site Plan <ul style="list-style-type: none"> 24" x 36" – ①⑥ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	g. Subdivision Plan <ul style="list-style-type: none"> 24" x 36" – ①⑥ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	h. Open Space Plan (Site Plan Worksheet) (example provided) <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	i. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	l. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m. Landscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n. Greater Phoenix Metro Green Infrastructure Handbook The above referenced design guidelines may be found on the City's website at: http://www.scottsdaleaz.gov/design
<input checked="" type="checkbox"/>	<input type="checkbox"/>	o. Hardscape Plan <ul style="list-style-type: none"> • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted.) • 24" x 36" – ② copies, <u>folded</u> of <u>black and white line drawings</u> • 11" x 17" – ① copy, <u>folded</u> • Digital - ① copy (CD/DVD – PDF Format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>p. Transitions Plan</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>q. Parking Plan</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>r. 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 Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>s. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> 24" x 36" – ③ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>t. Elevations</p> <ul style="list-style-type: none"> 24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – ② color copies, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – ① color copy, (quality suitable for reproduction) 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>u. Elevations Worksheet(s) <i>stepbacks</i></p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> Digital – ① copy (CD/DVD – PDF Format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	v. Perspectives <ul style="list-style-type: none"> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	w. Floor Plans <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	x. Floor Plan Worksheet(s) <i>private open space (patios, balconies)</i> (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	y. Roof Plan Worksheet(s) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	z. Electronic Massing Model: <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) Digital - ① copy (CD/DVD – PDF Format) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p><input type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> 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 type="checkbox"/>	aa. Solar Analysis <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</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) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	bb. Exterior Lighting Site Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	cc. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	dd. Cultural Improvement Program Plan <ul style="list-style-type: none"> <input type="checkbox"/> Conceptual design <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) Digital – ① copy (CD/DVD – PDF Format) <input type="checkbox"/> Narrative explanation of the methodology to comply with the requirement/contribution.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ee. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ff. Master Thematic Architectural Character Plan <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) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	gg. Conceptual Signage Plan <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) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	hh. Other: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format)

Rezoning Development Application Checklist

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22. Development Plan Booklets

2nd submittal

- 11" x 17" – ③ copies (quality suitable for reproduction)
- 8 ½" x 11" – ① copy (quality suitable for reproduction)
- Digital – ① copy (CD/DVD – PDF Format)
- 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

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
- ☒ Greater Phoenix Metro Green Infrastructure Handbook
- ☒ 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: *Refuse control plan*

collection

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 checked="" type="checkbox"/>	23. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es) (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Preliminary Drainage Report See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • Hard copy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Preliminary Grading and Drainage Plan See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report. <ul style="list-style-type: none"> • Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan. • Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Preliminary Basis of Design Report for Water See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets. <u>OR</u> • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Preliminary Basis of Design Report for Wastewater 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. <ul style="list-style-type: none"> • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets. <u>OR</u> • Digital - ① copy (CD/DVD – PDF Format)

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Rezoning Development Application Checklist


<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. 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" - (4) copies – the report shall be bound, all full-size plans/maps provided in pockets. <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> Digital - (1) copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. 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" - (4) copies – the report shall be bound, all full-size plans/maps provided in pockets. <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> Digital - (1) copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>31. 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 <input checked="" type="checkbox"/> Category 2 Study <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 Digital - (1) copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> 24" x 36" – (1) copy, <u>folded</u>. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> Digital - (1) copy (CD/DVD – PDF Format) See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. Environmental Features Map</p> <ul style="list-style-type: none"> 24" x 36" – (1) copy, <u>folded</u> 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction) Digital - (1) copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. Other:</p> <p><u>Refuse collection plan</u></p>

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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

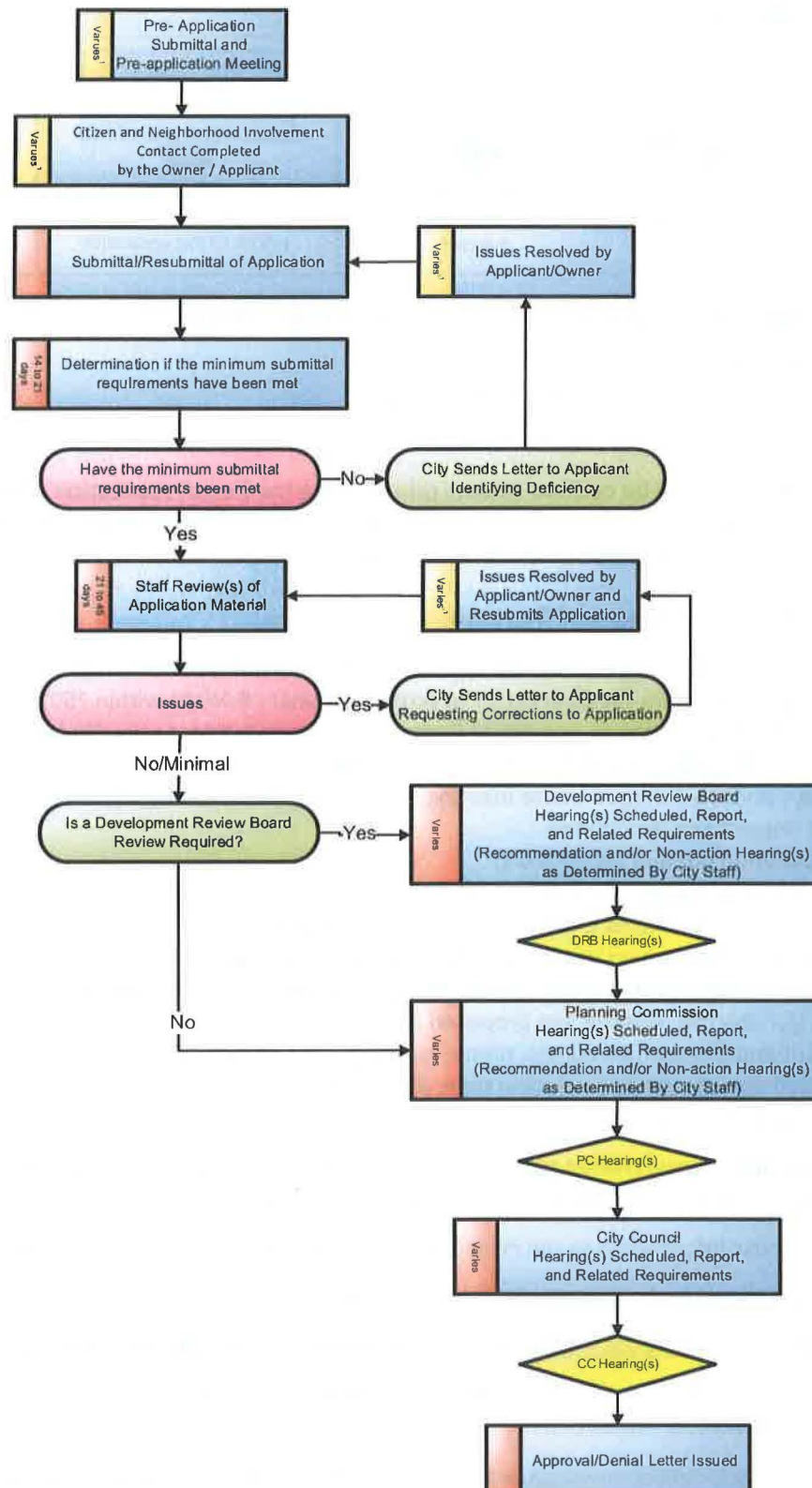
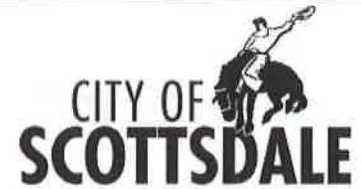
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	35. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>225 -PA- 2020</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. Submit all items indicated on this checklist pursuant to the submittal requirements including one copy of all items in a digital format.
<input type="checkbox"/>	<input type="checkbox"/>	37. Submit all additional items that are required pursuant to the stipulations of any other Development Application upon which this application is reliant.
<input type="checkbox"/>	<input type="checkbox"/>	38. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<p>39. If you have any questions regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Bloomberg</u> Phone Number: <u>480-312- 4306</u></p> <p>Coordinator email: <u>g.bloomberg</u> @scottsdaleaz.gov Date: _____</p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or</p> <p><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:</p> <p>http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

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Development Application Process

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



Note:

1. Time period determined by owner/applicant.

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Public Participation

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



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



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

The Plan shall include:

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

Step 2: Complete Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting prior to formal application submittal.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard list), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of acres of project, square footage of lot)
 - Existing General Plan land use designation graphic for zoning cases
 - Existing and Proposed General Plan land use designations for non-major GP cases
 - Zoning (for ZN case: existing and proposed graphics)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov
- Provide sign-in sheets and comment sheets at the open house meeting
- [Avoid holding the Open House meeting on holidays, weekends, and during working hours](#)
- Maintain contact with property owners and other interested parties throughout the process to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

Public Participation

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



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

The Report shall include:

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

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

City will conduct additional public notification

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

Related Resources:

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



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

This request concerns all property identified in the development application.

Pre-application No: _____ - PA - _____

Project Name: _____

Project Address: _____

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent: _____
Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

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

Owner: _____

Company: _____

Address: _____

Phone: _____ 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): _____ Title: _____

Signature Date: _____

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

Planning, Neighborhood & Transportation Division

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

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

Development Application



Development Application Type:

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

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

Project Name: Southdale

Property's Address: 7000 E. McDowell

Property's Current Zoning District Designation: C-3 Request: PUD

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: <u>Contact: Hawkins Companies LLC</u>	Agent/Applicant: <u>John Berry / Michele Hammond</u>
Company: <u>Cercidium Holdings, LLC</u>	Company: <u>Berry Riddell</u>
Address: <u>4700 S. McClintock Dr #160 Tempe</u>	Address: <u>6750 E. Camelback #160 Scot</u>
Phone: <u>208-908-5637</u> Fax:	Phone: <u>480-385-2753</u> Fax:
E-mail: <u>bellioth@hcollc.com</u>	E-mail: <u>mh@berryriddell.com</u>
Designer: <u>Jeff Brand</u>	Engineer: <u>Dan Mann</u>
Company: <u>Nelsen Partners</u>	Company: <u>3 Engineering, LLC</u>
Address: <u>15210 N. Scottsdale Rd #300 Scot</u>	Address: <u>6370 E. Thomas Rd Suite #200 Scot</u>
Phone: <u>480-949-6800</u> Fax:	Phone: <u>602-334-4387</u> Fax:
E-mail: <u>jbrand@nelsonpartners.com</u>	E-mail: <u>dan@3engineering.com</u>

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

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



Enhanced Application Review:

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



Standard Application Review:

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

see letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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Development Application

Page 1 of 3

Revision Date: 5/16/2019

5-ZN-2020

4/16/2020