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## **Case Research**



# General Plan Amendment Development Application Checklist

**Minimal Submittal Requirements:**

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

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

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. <b>General Plan Amendment Application Checklist</b> (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. <b>Application Fee</b> \$ <u>1950.<sup>00</sup></u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. <b>Completed Development Application Form</b> (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. <b>Affidavit of Authorization to Act for Property Owner</b> (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))

### Planning, Neighborhood & Transportation Division

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

## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Request for Site Visits and/or Inspections Form</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>9. Request to Submit Concurrent Development Applications</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. General Plan Neighborhood Involvement &amp; Public Notification Program</b> (form provided) <ul style="list-style-type: none"> <li>• Provide proof of involvement <b>AT THE BEGINNING</b> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>• Record of all <i>dates</i> and <i>types</i> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.</li> </ul>
		<b>11. Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>. 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.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</b> <ul style="list-style-type: none"> <li>• <b>Graphic 1:</b> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2:</b> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total acreage of the General Plan designation being proposed.</li> <li>• <b>Graphic or Table 3:</b> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan.</li> <li>• <b>Graphic or Table 4:</b> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

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# General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>15. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp">http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp</a> and Elements as listed).</p> <p style="margin-left: 20px;">a. Value Scottsdale's Unique Character and Lifestyle:</p> <ul style="list-style-type: none"> <li>i. Character and Lifestyle (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp">http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp</a>)</li> <li>ii. Land Use (<a href="http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp">http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp</a>)</li> </ul> <p style="margin-left: 20px;">b. Support Economic Vitality:</p> <ul style="list-style-type: none"> <li>i. Economic Vitality (<a href="http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp">http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp</a>)</li> </ul> <p style="margin-left: 20px;">c. Enhance Neighborhoods:</p> <ul style="list-style-type: none"> <li>i. Community Involvement (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp</a>)</li> <li>ii. Housing (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp">http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp</a>)</li> <li>iii. Neighborhoods (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp">http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp</a>)</li> </ul> <p style="margin-left: 20px;">d. Open Space:</p> <ul style="list-style-type: none"> <li>i. Open Space and Recreation (<a href="http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp">http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp</a>)</li> <li>ii. Preservation and Environmental Planning (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp">http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp</a>)</li> </ul> <p style="margin-left: 20px;">e. Seek Sustainability:</p> <ul style="list-style-type: none"> <li>i. Cost of Development (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment">http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment</a>)</li> <li>ii. Growth Areas (<a href="http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp">http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp</a>)</li> <li>iii. Public Services and Facilities (<a href="http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp">http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp</a>)</li> </ul> <p style="margin-left: 20px;">f. Advance Transportation:</p> <ul style="list-style-type: none"> <li>i. Community Mobility (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp</a>)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</b></p>

# General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>17. Provide an Analysis of the Following:</b></p> <ul style="list-style-type: none"> <li>• If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____.</li> <li>• The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change).</li> <li>• The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change).</li> <li>• A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>• The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: <a href="http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls">http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls</a> The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element &amp; discuss the applicable plans &amp; policies within each element as it relates to your proposed amendment).</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>20. Other:</b> <u>SOUTH SCOTTSDALE CHARACTER PLAN AMENDMENT IS.</u></p>

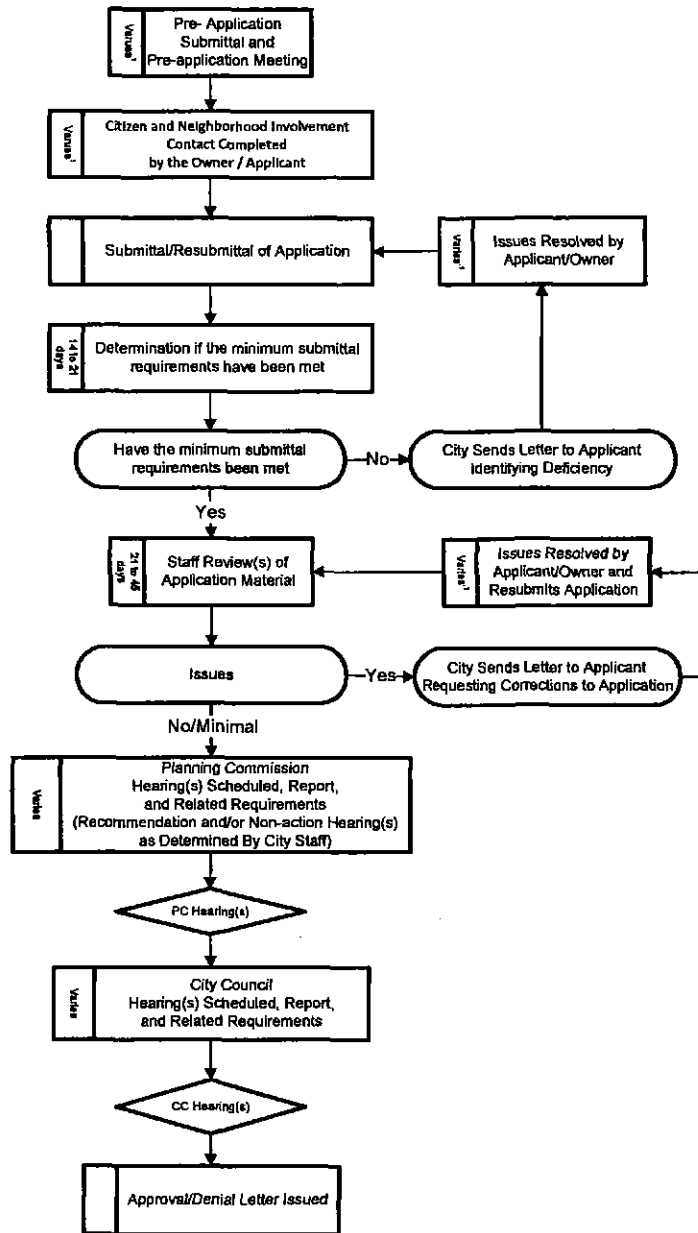
## General Plan Amendment

<b>PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION</b>		
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. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>695-PA-2015</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <b>Delayed Submittal.</b> 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>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>G. Bloembergen</u> Phone Number: _____</p> <p>Coordinator email: _____ 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 need a: <input type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood &amp; Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E. Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone: (480) 312-7000</p>



# Development Applications Process

## Non-Major General Plan Amendment (GP)



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

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# Rezoning

## Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

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

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

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <del>150.00</del> <u>140</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

### Planning and Development Services

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Appeal of Required Dedications, Exactions, or Zoning Regulations</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>9. Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>11. Request for Site Visits and/or Inspections</b> (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<b>12. Addressing Requirements</b> (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	<b>13. Draft Development Agreement</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
<input type="checkbox"/>	<input type="checkbox"/>	<b>14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing )</b> (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>15. Citizen Review Checklist:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Citizen Review Report</li> <li>• 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.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>16. Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17. Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>• Affidavit of Posting for Project Under Consideration</li> <li>• Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>• Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>18. School District Notification –</b> (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> </ul>

### Planning and Development Services

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## Rezoning Development Application Checklist

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

### PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

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

Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>a. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 1/2" x 11" – 4 copies</li> <li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and polices of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> </li> <li><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)</li> <li><input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <li><input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or</li> <li><input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> <li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </li> </ul>

### Planning and Development Services

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p><b>b. Legislative draft of the proposed development standards, or amended development standards</b> (form provided)</p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>c. Legislative draft of the list of Land Uses, if proposed</b> (PBD, SC)</p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 2 copies</li> </ul> <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>d. A dimensioned plan indicating the proposed boundaries of the application</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>e. Context Aerial with the proposed site improvements superimposed</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <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          _____ 1/4 mile radius from site          _____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>f. Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>g. Subdivision Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 16 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>h. Open Space Plan (Site Plan Worksheet)</b> (example provided)</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### Planning and Development Services

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## Rezoning Development Application Checklist

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

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>q. Parking Master Plan</b></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"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>r. Pedestrian and Vehicular Circulation Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>s. Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>t. Elevations Worksheet(s)</b></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"> <li>• 24" x 36" – 2 copies, folded</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>u. Perspectives</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>v. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>w. Floor Plan Worksheet(s)</b></p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>x. Roof Plan Worksheet(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> </ul>

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## Rezoning Development Application Checklist

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

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## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>24. Development Plan Booklets</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 3 copies (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 (See Digital Submittal Plan Requirements)</li> <li>• 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a <b>delayed submittal</b> that is to be made after the Planning Commission recommendation.</li> </ul> <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Application Narrative</li> <li><input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards</li> <li><input type="checkbox"/> Legislative draft of the proposed List of Land Uses</li> <li><input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application</li> <li><input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Subdivision Plan</li> <li><input type="checkbox"/> Open Space Plan</li> <li><input type="checkbox"/> Phasing Plan</li> <li><input type="checkbox"/> Landscape Plan</li> <li><input type="checkbox"/> Hardscape Plan</li> <li><input type="checkbox"/> Transitions Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input type="checkbox"/> Pedestrian and Vehicular Circulation Plan</li> <li><input type="checkbox"/> Conceptual Elevations</li> <li><input type="checkbox"/> Conceptual Perspectives</li> <li><input type="checkbox"/> Electronic Massing Model</li> <li><input type="checkbox"/> Solar Analysis</li> <li><input type="checkbox"/> Exterior Lighting Plan</li> <li><input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting</li> <li><input type="checkbox"/> Cultural Amenities Plan</li> <li><input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)</li> <li><input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</li> <li><input type="checkbox"/> Master Thematic Architectural Character Plan</li> <li><input type="checkbox"/> Conceptual Signage Plan</li> <li><input type="checkbox"/> Other: _____</li> </ul> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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### Planning and Development Services

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## Rezoning Development Application Checklist

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

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>32. Transportation Impact &amp; Mitigation Analysis (TIMA)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><b>33. Native Plant Submittal Requirements:</b> (form provided)</p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded.</li> </ul> <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"> <li>• See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<del><input type="checkbox"/></del>	<del><input type="checkbox"/></del>	<p><b>34. Environmental Features Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>35. Other:</b></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

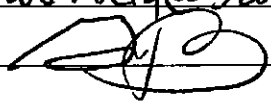
### PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</b></p>

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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>39. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input checked="" type="checkbox"/>		<p><b>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</b></p> <p>Coordinator Name (print): <u>Blumberg</u> Phone Number: <u>480-312-4306</u></p> <p>Coordinator email: <u>gblumberg@scottsdaleaz</u> Date: <u>7-28-16</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood &amp; Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division  One Stop Shop  Planning, Neighborhood &amp; Transportation Administrator  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>

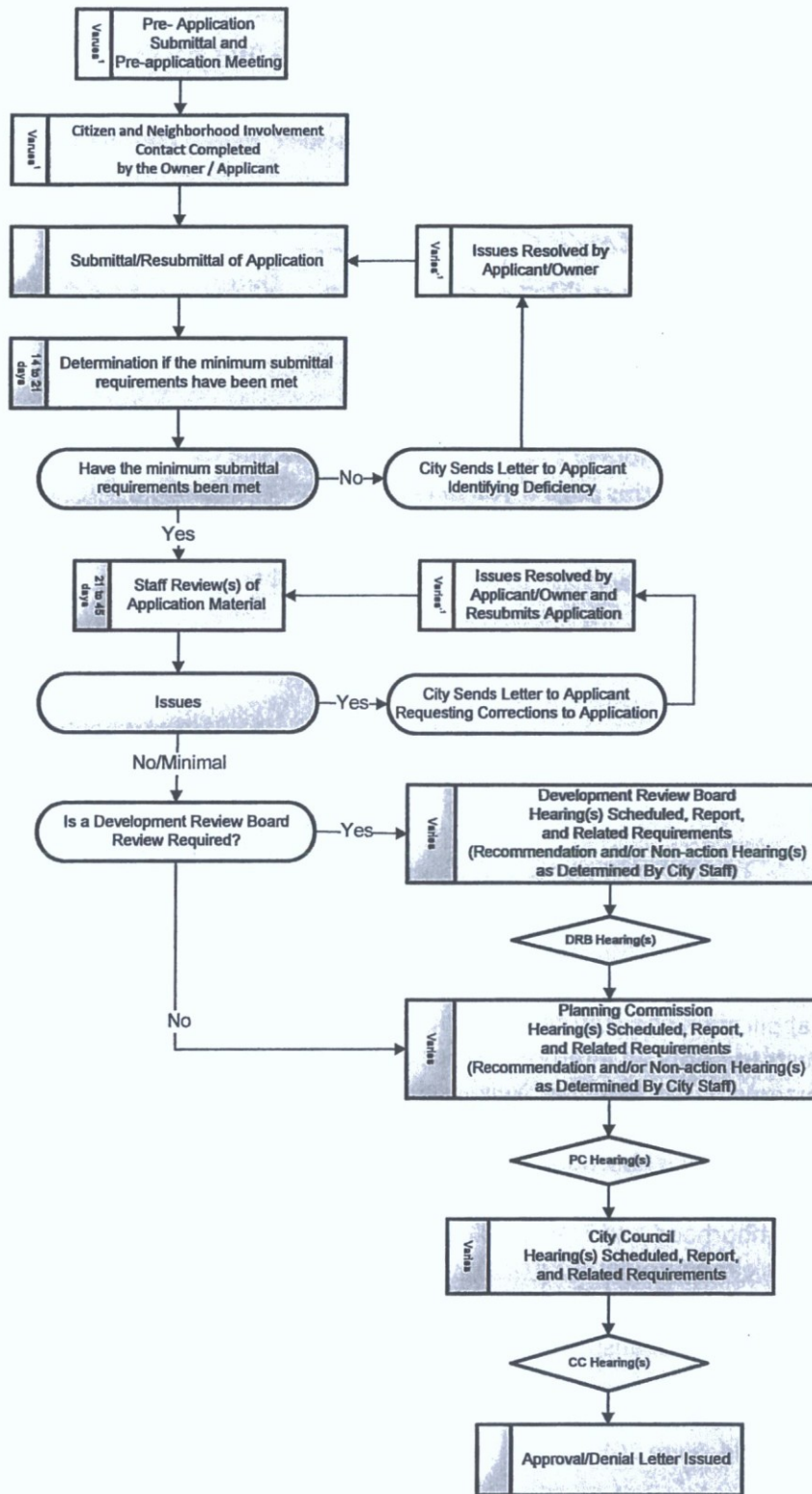
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# Development Application Process

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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## **K. Hovnanian**

### **NEC of 68<sup>th</sup> Street & McDowell Road / Aire on McDowell**

#### **Pre-Application Narrative**

The proposal is for 81 lots on 5.1 acres with a density of 15.9 du/ac. K. Hovnanian intends to create for-sale platted lots with a contemporary architectural style targeting the demographic demand for homeownership in this area. This product type is an excellent fit for this centrally located area of Scottsdale within close proximity to Downtown Scottsdale, SkySong, and easy access to Tempe and Phoenix. This project will also serve as another positive catalyst towards the revitalization and activation of the McDowell Corridor.

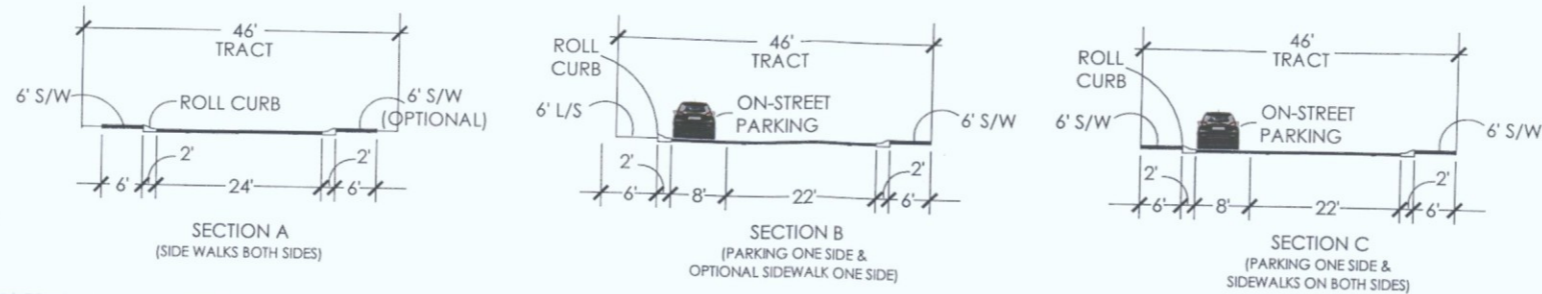
Before filing the Pre-App, K. Hovnanian has worked hard over the last several months to improve the site plan through several design iterations in order to meet the City's requirements for a platted lot subdivision, create a distinguished community, and provide a neighborhood sensitive site plan. The changes over the last several months included the following:

- Sidewalks increase to 6' in width and provided on both sides of the street (vs. one side only) to improve pedestrian circulation.
- Face of garage moved from back of curb and back of sidewalk by an additional 3 feet.
- Stop signs integrated and units removed to address safety triangle issues. Pavement sections have also been added to reduce traffic speed at low visibility intersections.
- Additional guest parking has been added throughout the community and parallel spaces have been increased in width from 6' to 8'.
- Most of the internal streets have been widened to a 46' wide cross section to accommodate the typical Suburban street section improvements and on-street parking.
- Dry utilities to be located beneath the sidewalk or within front yards area (where feasible) vs. within the street.
- Front entry now includes a 200' deceleration lane on McDowell Road to accommodate potential stacking.
- McDowell Road sidewalk will be replaced with detached 8' sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience.

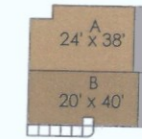
Process and zoning designation for this development is yet to be determined. Outcome of Pre-App meeting will better determine the entitlement request.

**SITE DATA**

SITE AREA (NET): 5.1 AC. ±  
 PROPOSED # OF LOTS: 81  
 NET DENSITY: 15.9 DU/AC.  
 CURRENT ZONING: C-3  
 PROPOSED ZONING: R-5  
 GUEST PARKING: 27  
**FRONTAGE OPEN SPACE**  
 REQUIRED: 1,361 LF X 20= 27,220 SQ FT  
 PROVIDED:



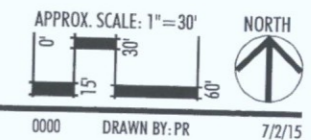
**TYP PRODUCT DIMENSIONS**  
 (NOT INCLUDING REAR YARD)



NOTE: THIS SITE PLAN IS CONCEPTUAL AND WILL REQUIRE THE CITY TO GRANT RELIEF FROM VARIOUS CITY STANDARDS

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
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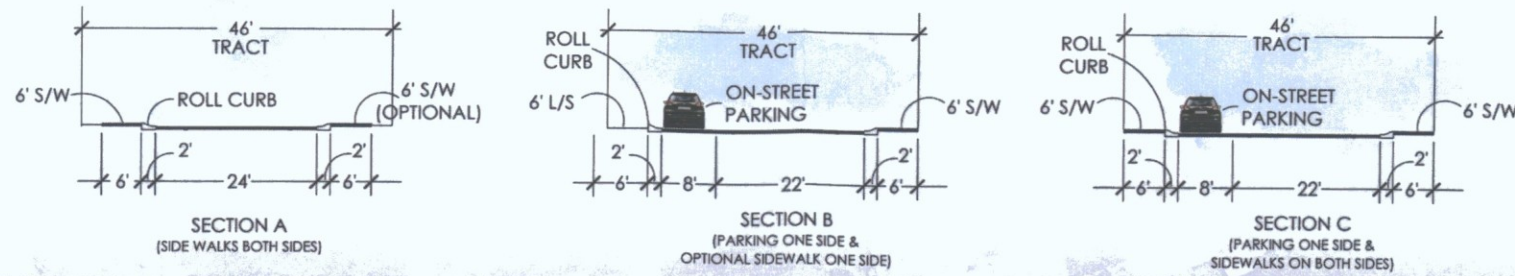
**AIRE ON MCDOWELL**  
 CONCEPTUAL SITE PLAN



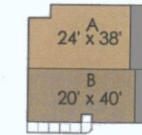
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 S:\1517-68th & McDowell\CAD\LVA\SITE ANALYSIS\Conceptual Site Plan -2015-30-d.dwg Jul 2, 2015

**SITE DATA**

SITE AREA (NET): 5.1 AC. ±  
 PROPOSED # OF LOTS: 81  
 NET DENSITY: 15.9 DU/AC.  
 CURRENT ZONING: C-3  
 PROPOSED ZONING: R-5  
 GUEST PARKING: 27  
**FRONTAGE OPEN SPACE**  
 REQUIRED: 1,361 LF X 20= 27,220 SQ FT  
 PROVIDED:



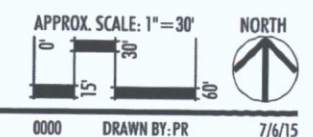
**TYP PRODUCT DIMENSIONS**  
 (NOT INCLUDING REAR YARD)



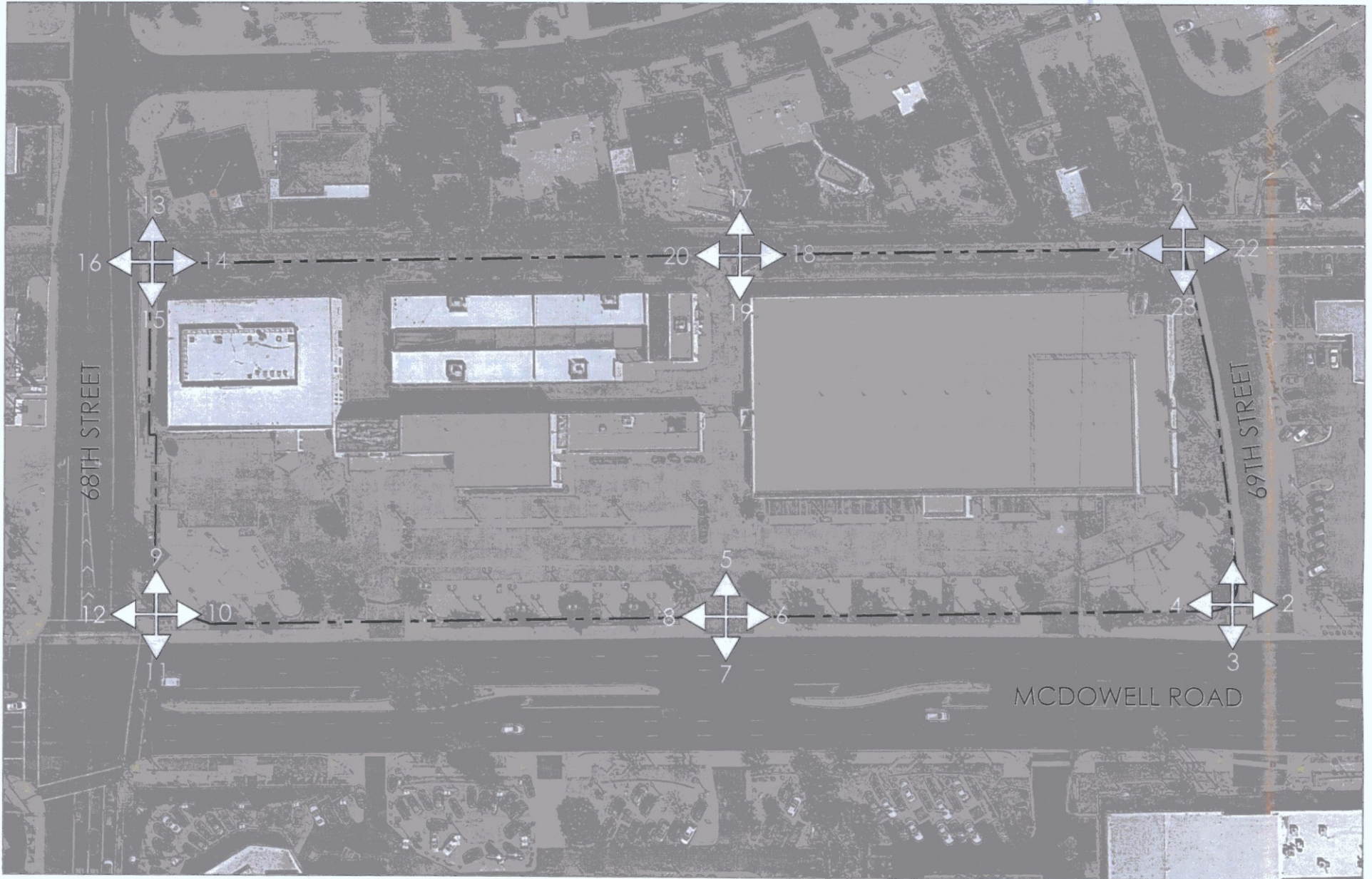
NOTE: THIS SITE PLAN IS CONCEPTUAL AND WILL REQUIRE THE CITY TO GRANT RELIEF FROM VARIOUS CITY STANDARDS

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**AIRE ON MCDOWELL**  
 CONCEPTUAL SITE PLAN



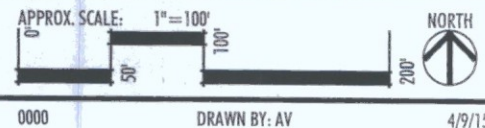
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 S:\1517-68th & McDowell\CAD\LVA\SITE ANALYSIS\Conceptual Site Plan -2015-30-6.dwg Jul 6, 2015



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# 68TH & MCDOWELL

PHOTO CONTEXT



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PHOTO 01-LOOKING NORTH



PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH



PHOTO 04-LOOKING WEST





PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

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## 68TH & MCDOWELL

PHOTO CONTEXT

APPROX. SCALE: NTS

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DRAWN BY: AV



4/9/15

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PHOTO 09-LOOKING NORTH



PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH



PHOTO 12-LOOKING WEST



PHOTO 13-LOOKING NORTH



PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST

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# 68TH & MCDOWELL

PHOTO CONTEXT

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PHOTO 17-LOOKING NORTH



PHOTO 18-LOOKING EAST

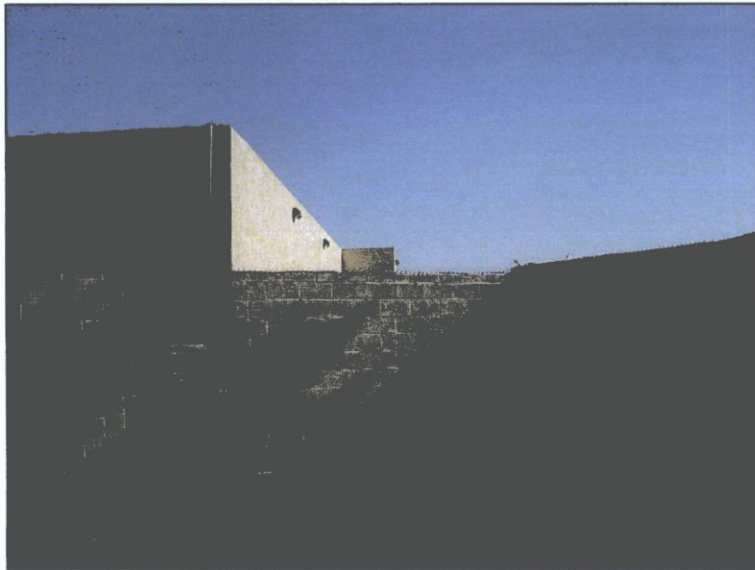


PHOTO 19-LOOKING SOUTH



PHOTO 20-LOOKING WEST



PHOTO 21-LOOKING NORTH



PHOTO 22-LOOKING EAST



PHOTO 23-LOOKING SOUTH



PHOTO 24-LOOKING WEST

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# 68TH & MCDOWELL

PHOTO CONTEXT

APPROX. SCALE: NTS

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DRAWN BY: AV



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 S:\PROMO-68th & McDowell\CAD\LVA\SITE ANALYSIS\Photo Context.dwg Apr 9, 2015

**Fitzpatrick, Karen**

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**From:** Projectinput  
**Sent:** Thursday, July 09, 2015 3:23 PM  
**To:** Projectinput  
**Subject:** Online Pre-Application Submitted (643-PA-2015)



Pre-Application Number: **643-PA-2015**  
Project Name: **Aire on McDowell**  
Location: **6850 E MCDOWELL RD**

Contact Name: **Michele Hammond**  
Contact Phone: **480-385-2753**  
Contact Email: [mh@brrlawaz.com](mailto:mh@brrlawaz.com)



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# CITY COUNCIL REPORT



Meeting Date: April 9, 2013  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

Las Aguas  
8-ZN-2012

### Request to consider the following:

1. Adopt Ordinance No. 4056 approving a zoning district map amendment from Highway Commercial District (C-3) to Planned Unit Development (PUD) with Amended Development Standards, and approval of a Development Plan to construct 154 multi-family residential units, finding that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 5+/- gross acre site located at 6640 E. McDowell Road.
2. Adopt Resolution No. 9251 declaring "Las Aguas Development Plan Public Record", as a public record.

## OWNER

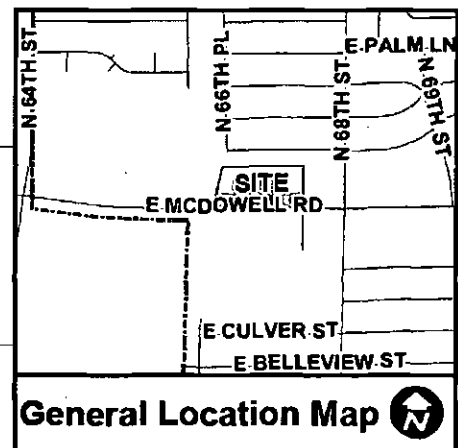
Scottsdale Mar, LLC  
716-835-7600

## APPLICANT

John Berry/Michele Hammond  
Berry & Damore, LLC  
480-385-2727

## LOCATION

6640 E. McDowell Road



## BACKGROUND

### General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes areas that could accommodate higher density housing combined with office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas.

### Character Area Plan

The site is located within the boundaries of the Southern Scottsdale Character Area Plan (SSCAP), which identifies the property Mixed Use Neighborhoods, and being located within the Papago Regional Center. The

SSCAP notes that the focus of the Papago Regional Center area should be on cultural, recreational, hotel, residential and entertainment land uses.

**Zoning**

The site is currently zoned Highway Commercial (C-3), which is intended to permit most types of commercial activities and includes the sale of commodities and performance of services for a larger segment of population than the average neighborhood.

**Context**

Located on the north side of McDowell Road, west of 68<sup>th</sup> Street and adjacent to the Arizona Canal, the site is occupied by the vacant Pitre Buick automobile dealership and surrounded by numerous developments including single-story, single-family residential, office, retail, and automobile sales/service uses.

**Adjacent Uses and Zoning**

- North Single-story, single-family residences (across alley) in the Single-Family Residential (R1-7) zoning district.
- South Automobile sales/service (across McDowell Road) in the Highway Commercial (C-3) zoning district.
- East Offices and Circle K convenience store and gasoline station in the Highway Commercial (C-3) zoning district.
- West Arizona Canal (multiple zoning designations).

Please refer to context graphics attached.

**Key Items for Consideration**

- Amended development standards request for building envelope and setback abutting a residential zoning district
- Legal Protest filed
- Planning Commission heard this case on December 12, 2012 and recommended approval with a unanimous vote of 7-0

**Other Related Policies, References:**

- General Plan
- Southern Scottsdale Character Area Plan
- Zoning Ordinance

**APPLICANT'S PROPOSAL**

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**Goal/Purpose of Request**

The owner proposes to demolish the vacant Pitre Buick automobile sales and service buildings, retain the existing two-level parking structure, and construct 154 new residential units on the 4.58-acre site. Two vehicular access points on McDowell will lead drivers to visitor parking, the leasing office and clubhouse. Passing through security gates, internal vehicular access leads to the existing two-level parking structure on the east side of the site, as well as private enclosed garages and surface parking distributed throughout the site. Pedestrian access from a new 8-foot-wide sidewalk on McDowell Road will be available at both vehicular entry points, leading to internal sidewalks varying in width from 6- to 8-feet-wide. Two additional pedestrian portals will be available from McDowell Road, including one connecting residents to the existing multi-use path along the adjacent Arizona Canal, and this portal features a shaded entry and bicycle parking. Several units fronting McDowell Road will feature a "stoop" entry for direct pedestrian access. The McDowell Road streetscape will feature a sail structure above the main entrance, a new sidewalk separated



from the curb with landscaping including shade trees flanking both sides, and four separate 2- and 3-story buildings containing residences.

Within the site's interior, a centrally located pool, clubhouse, and leasing office will be flanked on the north, east and west by 3-story residential units. North of the 3-story units will be a row of 2-story units and a drive aisle will encircle the residential/pool/clubhouse/office complex. East of the complex the existing two-level parking structure will be retained, and the existing 3-foot-high wall on the east property line will be replaced with a 6-foot-high wall with no openings. The site's north and west property lines will be lined with surface parking, carports and enclosed garages. Neighboring single-story, single-family residences north of the site will be buffered by the existing alley, a taller perimeter wall (increased from 7-foot-high to 8-foot-8-inches), a dense row of large Acacia trees (spaced 15' on center, minimum caliper of 3 inches), and single-story garages (19-foot-tall) along the north property line. Additionally, there will be no north-facing balconies on any of the units. The developer indicates that the taller wall, denser landscaping, absence of north-facing balconies and 19-foot-tall garages were proposed in response to a request by the neighbors to create a buffer between the existing single-story, single-family residences and the proposed multi-story, multi-family residences.

**Development Information**

- Existing Use: Vacant automobile dealership
- Proposed Use: Multi-family residential
- Parcel Size: 4.58 net acres (5.01 gross acres)
- Building Size: 184,727 square feet
- Floor Area Ratio Allowed: 0.8 FAR (for commercial uses)
- Floor Area Ratio Proposed: None
- Building Height Allowed: 48 feet
- Building Height Proposed: 36 feet
- Parking Required: 224 spaces
- Parking Provided: 269 spaces
- Open Space Required: 21,828 square feet / 0.50 acres
- Open Space Provided: 43,559 square feet / 0.99 acres
- Density Allowed: Density determined by Development Plan
- Density Proposed: 30.74 dwelling units per gross acre (154 units)

**IMPACT ANALYSIS**

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**Land Use**

The proposed zoning district map amendment would introduce multi-family residential onto the site and allow for the implementation of the goals of the Southern Scottsdale CAP, which promotes a mixture of land uses in this area. In addition, the proposed multi-family land use would be located adjacent to retail and employment uses and could encourage more pedestrian circulation in the area and a reduction in overall vehicle trips, while introducing workforce housing in the larger area.

**PUD Findings**

As part of the approval or modified approval of an application for a PUD District, the Planning Commission

shall recommend and the City Council shall find that the following criteria have been met:

- a. **The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.**
  - The proposed development promotes the revitalization of the area by redeveloping the existing vacant automobile dealership site into a residential use that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by providing pedestrian amenities/connections to the existing multi-use path on the Arizona Canal that lead to Papago Park.
- b. **The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.**
  - The site is currently zoned Highway Commercial (C-3). The C-3 district does not permit residential development.
- c. **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.**
  - The site of the proposed project is located within a larger area containing a mixture of uses ranging from residential, retail, office, and other employment uses. The proposed multi-family development will be compatible with those adjacent uses and promote the stability and integrity of those uses by introducing a multi-family residential use to the area that will help sustain existing retail business and employment areas within the vicinity, while helping to strengthen retail and commercial uses.
- d. **There is adequate infrastructure and city services to serve the development.**
  - City staff has determined that there are adequate infrastructure and city services to serve the development.
- e. **The proposal meets the following location criteria:**
  - i. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries nor within the boundaries of the Downtown Area.**
    - The proposed development is not located within an area zoned ESL or within the boundaries of the Downtown Area.
  - ii. **The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.**
    - The proposed development fronts onto a major arterial street, as defined by the Transportation Master Plan.

### **Amended Development Standards**

To encourage sensitivity to site conditions and provide flexibility in planning, an application for the PUD district may request to amend development standards of the PUD district, other than maximum building height. Any proposed amendments are divided into two types: Minor or Major Amendments. The applicant is requesting the following Minor Amendments for consideration:

1. **Building envelope abutting or adjacent to a residential zoning district. The developer is requesting an amendment to modify the building envelope of the proposed enclosed garages located within 30 feet of the north property line.**

2. **Setback abutting a residential zoning district. The developer is requesting an amendment to reduce the required setback from the residential zoning district from 20 feet to 10 feet.**
  - **Both of the proposed amendments pertain to the garage buildings that will be located near the north property line. With the proposed amendments, the private garage buildings along the north property line would be located 10 feet (rather than 20 feet) from the residential zoning district line (alley centerline). The proposed amendments would also allow a portion of the private garage building roofs along the north property line to be taller (maximum height of 19 feet) than allowed by the existing development standards. The developer indicates that 19-foot-tall garages are proposed in response to a request by the neighbors to create a buffer between the existing single-story, single-family residences and the proposed multi-story, multi-family residences.**

The Development Review Board recommended approval of the applicant's proposed amended development standards after consideration of environmental and aesthetic aspects.

### **Traffic/Trails**

The approval of the mixed-use development plan for the proposed site will result in an estimated 1,514 trips generated per day to and from the project site. The development is estimated to generate 114 a.m. peak hour trips, and 139 p.m. peak hour trips. This represents a minor increase from the traffic that is estimated to be generated by the previous land use on the site; however, the existing commercial zoning would allow development that could generate significantly more trips than the proposed development plan. The existing site driveways and raised medians along the site frontage are being modified to improve access to this site and for the property to the south.

The Crosscut Canal runs along the site's western property line. A multi-use path exists on the west side of the canal, and a multi-use trail exists along the east side. The owner proposes to enhance the existing sidewalks along their McDowell Road frontage. Pedestrian portals will be available to connect the site buildings to McDowell Road, including one connecting residents to the Crosscut Canal path and trail. This portal features a shaded entry and bicycle parking. The existing alley will remain the same, and the existing wall adjacent to the alley will be replaced with a taller wall.

The traffic impact summary is attached.

### **Water/Sewer**

The City's Water Resources Department has reviewed the application and finds that there are adequate services for the proposed use.

### **Public Safety**

The City's public safety departments have reviewed the application and find that there is adequate ability to provide fire and police services for the proposed use. No impacts are anticipated as a result of the proposed rezoning request.

### **School District Comments/Review**

The owner has notified the Scottsdale Unified School District of the proposed request, and the School District has confirmed that there are adequate facilities to accommodate the proposed use.

### **Open Space**

The proposed development will be providing nearly twice the amount of common open space required for the project, and will meet total size and minimum dimension requirements for private open space (patios/balconies).

### **Community Involvement**

The applicant has sent notice to all property owners within 750 feet of the site and hosted an open house meeting on May 16, 2012 to seek input regarding the proposed project. At this point, staff has received public comments expressing opposition to the proposed project (attached), including a petition with 19 signatures expressing opposition unless certain conditions are met, and a legal protest from adjacent property owners. A legal protest indicates that formal objections have been filed from owners of a minimum of 20% of the property on any one side of the project, and a vote of 6 of 7 Council members is required to approve the requested rezoning.

### **Policy Implications**

The Planned Unit Development (PUD) District is intended as a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, while also allowing for development flexibility through the use of amended development standards. Most amended development standards requests are for flexibility in setbacks, stepbacks or other building design standards. The applicant's request to allow 19-foot-tall garages within 10 feet of the residential zoning district is proposed in response to a request by the neighbors to create a buffer between the existing single-story, single-family residences and the proposed multi-story, multi-family residences.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

The Development Review Board reviewed the proposed zoning district map amendment case at their October 18, 2012 hearing to make a recommendation to the Planning Commission regarding design compatibility, environmental responsiveness, solar shading, connectivity and open space of the project. The Board also reviewed the owner's proposed amended development standards for building envelope and setback abutting a residential zoning district. The Board voted 5-0 to forward a favorable recommendation of the proposed project to the Planning Commission, and recommended approval of the owner's proposed amended development standard requests for building envelope and setback abutting a residential zoning district.

### **Planning Commission**

Planning Commission heard this case on December 12, 2012. Several citizens spoke in opposition to the proposed apartment use, and it was noted that a legal protest had been filed. Others spoke in support of the development proposal. Planning Commission recommended approval with a unanimous vote of 7-0.

### **Staff Recommendation to Planning Commission**

Staff recommended that the Planning Commission find that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommend that City Council approve the Development Plan and a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) District zoning, including amended development standards for building envelope and setback abutting a residential zoning district on a 4.58+/- acre site located at 6640 E. McDowell Road, per the attached stipulations.

**City Council**

Applicant requested a continuance to the February 5, 2013 hearing, Council approved the continuance.  
Applicant requested a continuance to the March 5, 2013 hearing, Council approved the continuance.  
Applicant requested a continuance to the April 9, 2013 hearing, Council approved the continuance.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

1. Adopt Ordinance No. 4056 approving a zoning district map amendment from Highway Commercial District (C-3) to Planned Unit Development (PUD) with Amended Development Standards, and approval of a Development Plan to construct 154 multi-family residential units, finding that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 5+/- gross acre site located at 6640 E. McDowell Road.
2. Adopt Resolution No. 9251 declaring "Las Aguas Development Plan Public Record", as a public record.

**RESPONSIBLE DEPARTMENT**

---

Planning, Neighborhood and Transportation  
Current Planning Services

**STAFF CONTACT**

---

Kim Chafin, AICP, LEED-AP  
Senior Planner  
470-312-7734  
E-mail: kchafin@ScottsdaleAZ.gov

**APPROVED BY**

---

\_\_\_\_\_  
Kim Chafin, AICP, Report Author

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Ordinance No. 4056  
Exhibit 1. Stipulations and Additional Information  
Exhibit 2. Zoning Map
2. Resolution No. 9251
3. Las Aguas Development Plan Public Record
4. Applicant's Narrative
5. Context Aerial
- 5A. Aerial Close-Up
6. General Plan Map
7. Traffic Impact Summary
8. Citizen Participation Report
9. City Notification Map
10. Citizen Comments: 5-6-12 email from Burnett; petition with 19 signatures; Legal Protest
11. December 12, 2012 Planning Commission Minutes



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 643-PA-2015 +

Project Name: AIRE on McDowell

Location: NEC 68th Street & McDowell +

Site Posting Date: 7-10-2015

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

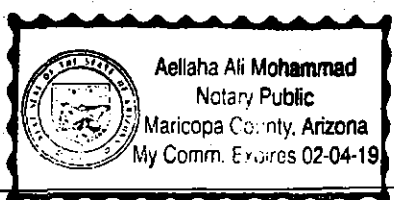
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephanie Fisher  
Applicant Signature

7-13-2015  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 17<sup>th</sup> day of July 2015



[Signature]  
Notary Public

My commission expires: 02-04-19

**City of Scottsdale -- Current Planning Division.**

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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: July 20th, 2015

Time: 5:00 – 6:00 PM

Location: ASU SkySong, 1475 N. Scottsdale Rd., SS1 249 Imagination Room

Site Address: NEC 68th St. and McDowell Rd

### Project Overview:

- Description of Request: Minor General Plan Amendment from Mixed-Use to Urban Neighborhoods and Rezoning from C-3 to R-5 for the purpose of a for-sale residential community.
- Site Acreage: 5.1 +/-
- Site Zoning: C-3

Applicants Contact: John Berry  
Phone number: 480-385-2727  
Email: [jb@brrlawaz.com](mailto:jb@brrlawaz.com)

City Contacts: Kim Chafin  
Phone number: 480-312-7734  
Email: [kchafin@scottsdaleaz.gov](mailto:kchafin@scottsdaleaz.gov)

Pre-Application #: 643-PA-2015 Available at The City of Scottsdale: 480-312-7000  
Project information may be researched at: [www.scottsdaleaz.gov/projects/ProjectsInProc](http://www.scottsdaleaz.gov/projects/ProjectsInProc)

Posting Date: 07/10/2015

--Penalty for removing or defacing sign prior to date of last hearing  
--Applicant Responsible for Sign Removal

10/07/2015





# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 643 -PA- 15

Project name: Aire on McDowell

Project Location 6850 E. McDowell Road

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@berryriddell.com Fax: (480) 385-2757

School District: Scottsdale Unified

I, DAVID PETERSEN hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

  
Superintendent or Designee

27 April 15  
Date

### Planning, Neighborhood and Transportation Division

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