

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

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

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input 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 checked="" type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: EJG Investments, L.L.C.
 Company: EJG Investments, L.L.C.
 Address: 6068 East Thomas Road, Scottsdale, Arizona 85251
 Phone: _____ Fax: (602) 952-3801
 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): EJG Title: mgr
 Signature: _____ Date: 8/14/15

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
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Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 643 - PA - 2015

Project Name: Aire on McDowell

Project Address: 6850 E. McDowell Rd. Scottsdale AZ 85257

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: Egbert Folsom
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

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

Rev. 9/2012

4-GP-2015
8/31/15



Development Application

Development Application Type:

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

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

Project Name: Aire on McDowell (by K. Hovnanian Homes)

Property's Address: 6850 E. McDowell (NEC of 68th Street and McDowell Road)

Property's Current Zoning District Designation: C-3

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: Elliott Glasser	Agent/Applicant: John Berry / Michele Hammond
Company: EJG Investments LLC	Company: Berry Riddell, LLC
Address: 6068 E. Thomas Road, Scottsdale, AZ 85251	Address: 6750 E. Camelback, Suite 100, Sct, AZ 85251
Phone: 602-952-3801 Fax:	Phone: 480-385-2727 Fax: 480-385-2757
E-mail:	E-mail: mh@berryriddell.com
Designer: Alex Stedman	Engineer: Ali Fakh
Company: LVA Design	Company: Sustainability Engineering Group, LLC
Address: 120 S. Ash Ave. Tempe, AZ 85281	Address: 17787 N. Perimeter Dr, Suite 107, Sct 85255
Phone: 480-994-0994 Fax:	Phone: 480-588-7226 Fax:
E-mail: astedman@lvadesign.com	E-mail: ali@azseg.com

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, Neighborhood & Transportation

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

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

4-GP-2015
8/31/15

Aire on McDowell

NEC of 68th Street & McDowell Road

Project Narrative

643-PA-2015

Prepared for:

K. Hovnanian Homes

Prepared by:

Berry Riddell, L.L.C.

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 East Camelback Road
Suite 100
Scottsdale, Arizona 85251
480-385-2727

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I. Property Information

Location: 6850 E. McDowell Road, northeast corner of 68th Street and McDowell Road

Property Size: 6.9 (+/-) gross acres and 5.1 (+/-) net acres

II. Property General Plan/ Zoning:

- **Current General Plan:** Mixed Use
- **Proposed General Plan:** Urban Neighborhoods

- **Current Zoning:** C-3 (Highway Commercial)
- **Proposed Zoning:** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R1-7, Single-Family Residential
- **East:** C-3 Dealership
- **South:** C-3/C-4 Dealership
- **West:** C-3 Circle K with Gas Station & Offices

III. Project Overview

About the Site:

The proposed application is a request for a Minor (non-Major) General Plan Amendment from the Mixed Use designation to Urban Neighborhoods and a rezoning request from C-3 to R-5 on an approximately 6.9 +/- gross acre property located at 6850 E. McDowell road, the NEC of 68th Street & McDowell Road (the "Property"). The R-5 category is being requested because it most closely aligns with the development standards required for the proposed attached single-family homes. The typical densities found within the R-5 designation are 17-23 dwelling units/acre ("du/ac"); however, K. Hovnanian is proposing only 11.7 du/ac for Aire on McDowell.

The Property was previously occupied by the Right Toyota car dealership; however, the dealership buildings have been vacant for several years. The Property is dilapidated and the subject of complaints from neighborhoods and area businesses. The proposal is to downzone and redevelop the 6.9 +/- acre Property with 81 +/- single-family homes (11.7 du/ac) bringing additional revitalization to the McDowell Corridor and fulfilling a demand for new housing in Southern Scottsdale. The current General Plan land use category for the site is Mixed Use and the proposed R-5 zoning district required a change in land use category from Mixed Use to Urban Neighborhoods.

K. Hovnanian has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the existing single-family residential homes to the north. The proposed zoning and density provide a logical transition from McDowell Road (a 6-lane major arterial) to the R1-7 to the north. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, and Tempe. The proposed residential community will benefit from the nearby canal linkage, nearby Papago Park and close proximity to the Phoenix Zoo and Desert Botanical Gardens. Additionally, the integration of additional homes along the McDowell Corridor will strengthen the nearby existing retail and commercial businesses, as well as implement the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with attention to buffering the existing single-family neighborhood to the north and enhancing the McDowell Road street frontage with a fresh modern/contemporary design, balconies, projections and sustainable building methods and materials.

IV. 2001 General Plan

The request includes a Minor General Plan Amendment ("GPA") from Mixed Use to Urban Neighborhoods to accommodate the R-5 rezoning request and a change from "Group E" to "Group C" per the land use matrix in the 2001 General Plan. Additionally, the land use change is under the 10-acre threshold for Major GPA's.

The Urban Neighborhoods land use category "includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwelling units per acre."..."Access to transportation choices (ie: pedestrian, bicycle, transit, etc.) is key consideration for Urban Neighborhoods."

Land Use Goal 3.

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

Bullet 1.

Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Bullet 6.

Encourage transitions between different land uses and intestates through the use of gradual land use changes, particularly where natural and man-made buffers are not available.

Response: The proposed land use category of Urban Neighborhoods and the density of 11.7 du/ac is appropriate given the surrounding context and provides an ideal land use transition from McDowell Road (a 6-lane major arterial) to the R1-7 homes to north. The architecture and building placement is respectful of the existing homes to the north in terms of height, massing and setback.

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

Bullet 4.

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

Response: The proposed residential community will bring new residents and 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 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). Integrating residential along this corridor meets the goals and policies of the General Plan and SSCAP.

Land Use Goal 8.

Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3.

Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: Revitalization of the McDowell Road Corridor has been a long-standing City goal, which inspired numerous community meetings and charrettes, the formation of the McDowell Corridor Task Force in early 2009, and later the adoption of the SSCAP in 2010 establishing a set of goals and policies for Southern Scottsdale and highlighting McDowell Road as a mixed use corridor. The integration of a variety of residential densities along McDowell Road will expand and upgrade the housing options for this area and create the “live, work, play” environment the City desires. Aire on McDowell will be a for-sale, attached single-family development and will add to the housing options along the McDowell Road Corridor integrating high end, medium density (11.7 du/ac) residential development on a vacant underutilized parcel. The Property is within close proximity to a number of employers including, but not limited to, SkySong, General Dynamics Honor Health and Arizona State University.

McDowell Corridor Task Force Recommendation (February 8, 2010)

Vision

To develop the vision, the Task Force considered Southern Scottsdale 1950's post-war legacy as a community of strong, close-knit neighborhoods. Given today's trend to embrace and to revive the rich history of the past, Southern Scottsdale can experience a renaissance that will capitalize on its existing technology, education and employment core, its diverse housing options, and its opportunities to attract mixed uses which include retail and entertainment.

Economic Vitality Goal 7.

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

Bullet 4.

Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Bullet 6.

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

Response: The proposed development plan brings reinvestment and revitalization to a dilapidated, vacant car dealership site. The proposal will continue to reenergize the McDowell Road Corridor and bring new residential living opportunities, further strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along McDowell Road will bolster nearby retail and commercial businesses.

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.

Response: The mix of housing along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. This proposed for-sale, attached single-family development will further expand and upgrade the housing options along the McDowell Road Corridor integrating modern residential development on a vacant underutilized parcel acting as a catalyst for further redevelopment along McDowell Road.

Community Mobility Goal 5.
Relieve Traffic Congestion.

Bullet 3.

Emphasize work, live, 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, cyclists routes, transit, telecommuting and technology for moving people and information.

Community Mobility Goal 8.

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

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk 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 residential along McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. In addition to the new residential developments mention above the City is beginning to see new businesses established in the area such as the Fate Brewery at the southwest corner of McDowell and Scottsdale Road. This type of redevelopment reflects how the live, work, play philosophy develops through a variety of retail services inspired by a revitalizing corridor with the promise of more rooftops bringing additional investment.

V. Southern Scottsdale Character Area Plan (“SSCAP”)

The City Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

- 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 its inception, the proposed Aire on McDowell residential community utilized these five priorities as guiding principles to the overall design and architectural character. Bringing new residential living opportunities to the McDowell Road Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern, contemporary architectural sensitive to the surrounding context while responding to the current market. The applicant seeks to build a sustainable, desert sensitive project by incorporating recessed windows and low-water use plant materials. The existing sidewalk along McDowell Road will be replaced with a detached 8’ sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDowell at the center entry drive and at each open space corner of the site.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

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: The proposed development meets these land use goals by revitalizing a long vacant car dealership property and redeveloping with a residential land use that will bring additional housing opportunities to the McDowell Road Corridor; an area designated for revitalization and redevelopment. The site plan has been designed in a sensitive manner by providing appropriate buffering to the existing single-family residential to the north. Integrating residential will strengthen the live, work, play land use concept along this corridor and will bring synergy to this mixed use core.

The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport, and Tempe. Aire on McDowell will benefit from the nearby canal linkage, nearby Papago Park and close proximity to the Phoenix Zoo and the Desert Botanical Garden. Additionally, the integration of additional residential units along the McDowell Corridor, with adjacent and nearby commercial land uses, will strengthen the nearby existing retail and commercial businesses, as well as maintain the City's goals and policies.

McDowell Corridor Task Force Recommendation (February 8, 2010)

Target Market Position

The brand should capitalize on the following prioritized list of assets:

1. *SkySong/General Dynamics*
2. *Downtown Scottsdale*
3. *Salt River Maricopa Indian Community*
4. *Phoenix Zoo/Desert Botanical Garden (Papago Park)*
5. *ASU/Tempe*
6. *Sky Harbor Airport*

Goal LU 3

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

• *Policy LU 3.2*

Promote a mix of housing located along Corridors as a part of designated Regional Centers and Activity Areas.

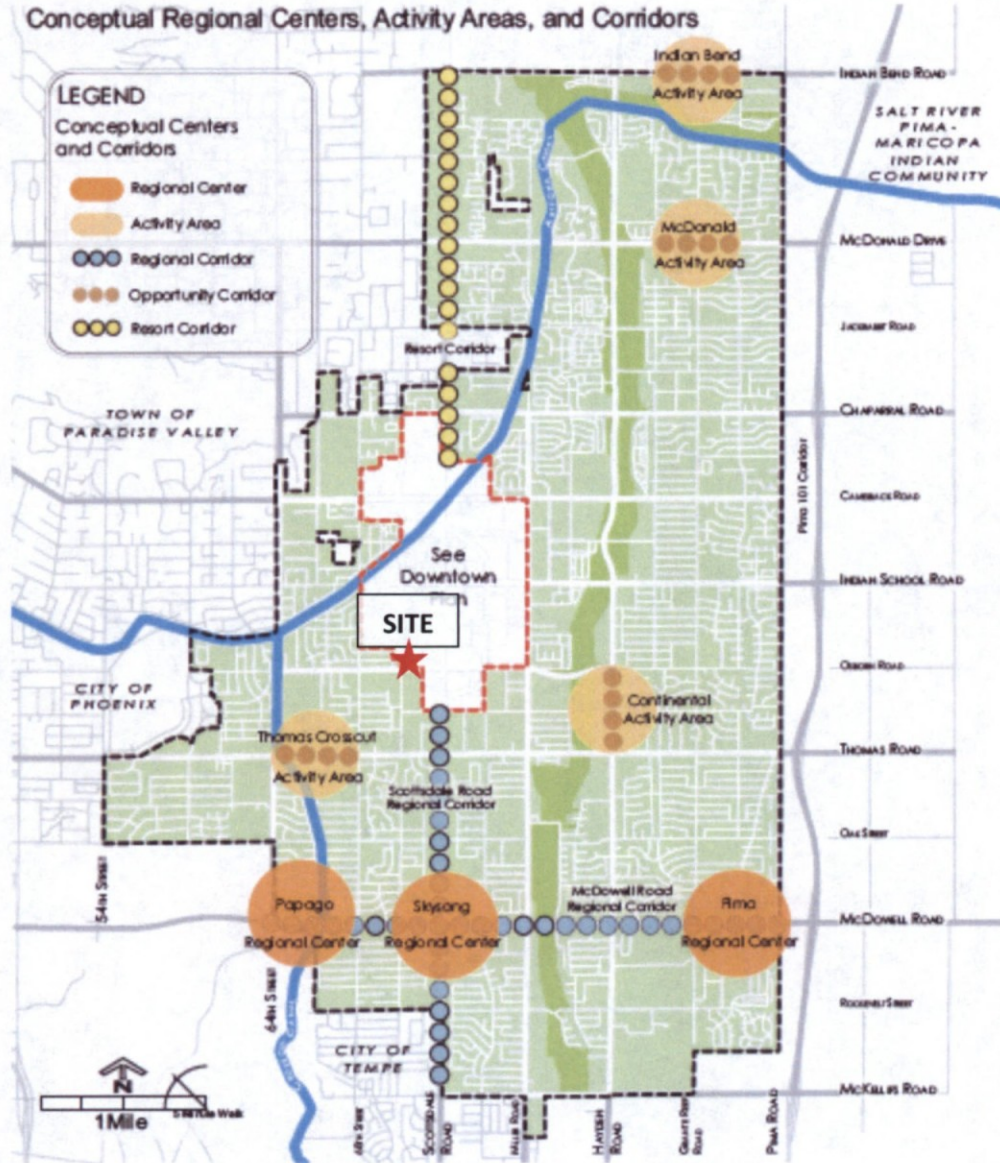
Response: The proposed residential community will not only bring reinvestment and redevelopment to the area, but will also bring development that more closely aligns the goals of the City by integrating residential development along the McDowell Road Corridor. The "mix of housing" along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. This proposed for-sale, attached single-family development will further expand and upgrade the housing options along the McDowell Road Corridor integrating modern residential development on a vacant underutilized parcel.

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.



Southern Scottsdale Character Area Plan, 2010

Response: McDowell Road is designated as a Regional Corridor per the SSCAP. The site falls between the Papago Regional Center and SkySong Regional Center. The proposed residential development will strengthen the link between these two “Regional Centers” and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will tie into the nearby canal trail system and Papago Park to the west.

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: As mentioned above, the proposed residential community will benefit from the nearby canal linkage and Papago Park. The density of 11.7 du/ac is appropriate given the surrounding context and provides an ideal land use transition from McDowell Road (a 6-lane major arterial) to the R1-7 homes to north. With the redevelopment of the site, improvements to the pedestrian connectivity will be made along the street frontage with a detached, widened sidewalk 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 residential along this corridor enhances the pedestrian realm as new residents utilize the sidewalks, canal paths, and Papago Park amenities.

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.

Response: The proposed residential housing brings an exciting new architectural type to McDowell Road providing a modern, contemporary aesthetic appealing to the market demographic drawn to this transforming Regional Corridor. That being said, the building proportions, size, massing and heights are compatible with the adjacent single-family homes to the north. Additionally, the site plan has been designed to provide a 50'+ buffer (with no buildings) along the north and mature landscaping along the northern edge.

Goal CD 4

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

• **Policy CD 4.1**

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

- **Policy CD 4.2**

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

- **Policy CD 4.3**

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

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. Architecture has been designed to activate both sides of the building (see elevations & site plan). The landscape plant palette is consistent with the McDowell Road Streetscape Guidelines and incorporates predominately low water use plant materials appropriate for this urban desert setting.

Goal CD 6

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

- **Policy CD 6.1**

Encourage compact development design along Corridors and in Regional Centers and Activity areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

- **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: Being located along the McDowell Road Regional Corridor with close proximity to an array of land uses (office, retail, support services) and pedestrian connections, the Property provides an enhanced environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash.

The single-family residential units will include a ground level private garden space with balcony above. The garden patio spaces will serve as an indoor/outdoor space and an extension of the ground level flex space (living, home office, game room, etc). The garden spaces that align McDowell Road and other street frontages will be designed in a manner that provides a range of screening methods as opposed to a 6-8' solid linear wall. This edge will activate McDowell Road with direct pedestrian access and variation in wall heights, placement, treatments and vegetation to bring visual interest as opposed to an unattractive linear wall mass.

K. Hovnanian uses energy efficient technology in their homes incorporating low-e glass, energy star appliances, sustainable building materials, and low water use desert landscaping appealing to the expectations of today's consumer while reducing operational impacts on the environment.

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 development plan brings reinvestment and revitalization to an aging, dilapidated, vacant car dealership site, further reenergizing the McDowell Road Corridor and bringing new residential living opportunities strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along McDowell Road will bolster nearby retail and commercial businesses promoting the live, work, play momentum desired by the City.

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: Per the SSCAP, the Property lies between the Papago Regional Center and SkySong Regional Center along the McDowell Road Regional Corridor. The proposed residential development will strengthen the link between these two “Regional Centers” and will accomplish a range of goals including the revitalization of an underutilized property and providing additional housing options for employees of SkySong, General Dynamics, Honor Health, and Arizona State University to name a few.

Goal H 2

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: The mix of housing along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. This proposed for-sale, attached single-family development will further expand and upgrade the housing stock along the McDowell Road Corridor integrating higher-end, modern residential development on a vacant underutilized parcel acting as a catalyst for further redevelopment along McDowell Road.

VI. Conclusion

In summary, the applicant is seeking a General Plan Amendment and rezoning on a 6.9+/- acre site to create a for-sale single-family residential community with approximately 81+/- homes. Redevelopment of this parcel will revitalize an underutilized site by redeveloping a long vacant car dealership and providing additional high-end 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. Incorporating new residential land use is essential to the success of Southern Scottsdale and the McDowell Road Regional Corridor. 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 Papago Park, canal trail system and Indian Bend Wash.



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 checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1950.⁰⁰</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. 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))

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

4-GP-2015
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Request for Site Visits and/or Inspections Form (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. Request to Submit Concurrent Development Applications (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. General Plan Neighborhood Involvement & Public Notification Program (form provided)</p> <ul style="list-style-type: none"> • Provide proof of involvement AT THE BEGINNING of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments. • Record of all <u>dates</u> and <u>types</u> 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.
		<p>11. Request for Neighborhood Group Contact information (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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?</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal. 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"/>	<input checked="" type="checkbox"/>	<p>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</p> <ul style="list-style-type: none"> • Graphic 1: <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties • Graphic 2: <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. • Graphic or Table 3: <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan. • Graphic or Table 4: <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>15. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 17 copies <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 http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp and Elements as listed).</p> <ul style="list-style-type: none"> a. Value Scottsdale's Unique Character and Lifestyle: <ul style="list-style-type: none"> i. Character and Lifestyle (http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp) ii. Land Use (http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp) b. Support Economic Vitality: <ul style="list-style-type: none"> i. Economic Vitality (http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp) c. Enhance Neighborhoods: <ul style="list-style-type: none"> i. Community Involvement (http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp) ii. Housing (http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp) iii. Neighborhoods (http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp) d. Open Space: <ul style="list-style-type: none"> i. Open Space and Recreation (http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp) ii. Preservation and Environmental Planning (http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp) e. Seek Sustainability: <ul style="list-style-type: none"> i. Cost of Development (http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment) ii. Growth Areas (http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp) iii. Public Services and Facilities (http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp) f. Advance Transportation: <ul style="list-style-type: none"> i. Community Mobility (http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>

General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17. Provide an Analysis of the Following:</p> <ul style="list-style-type: none"> • 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) _____. • The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change). • 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). • 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). • The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change). • 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). • The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change). • The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change). • 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. • 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: http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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 & discuss the applicable plans & policies within each element as it relates to your proposed amendment).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>20. Other: <i>SOUTH SCOTTSDALE CHARACTER ZONING</i></p>

City staff provides (Advanced Planning)

General Plan Amendment

PART II – 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"/>	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>649</u> -PA- <u>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. 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>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>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

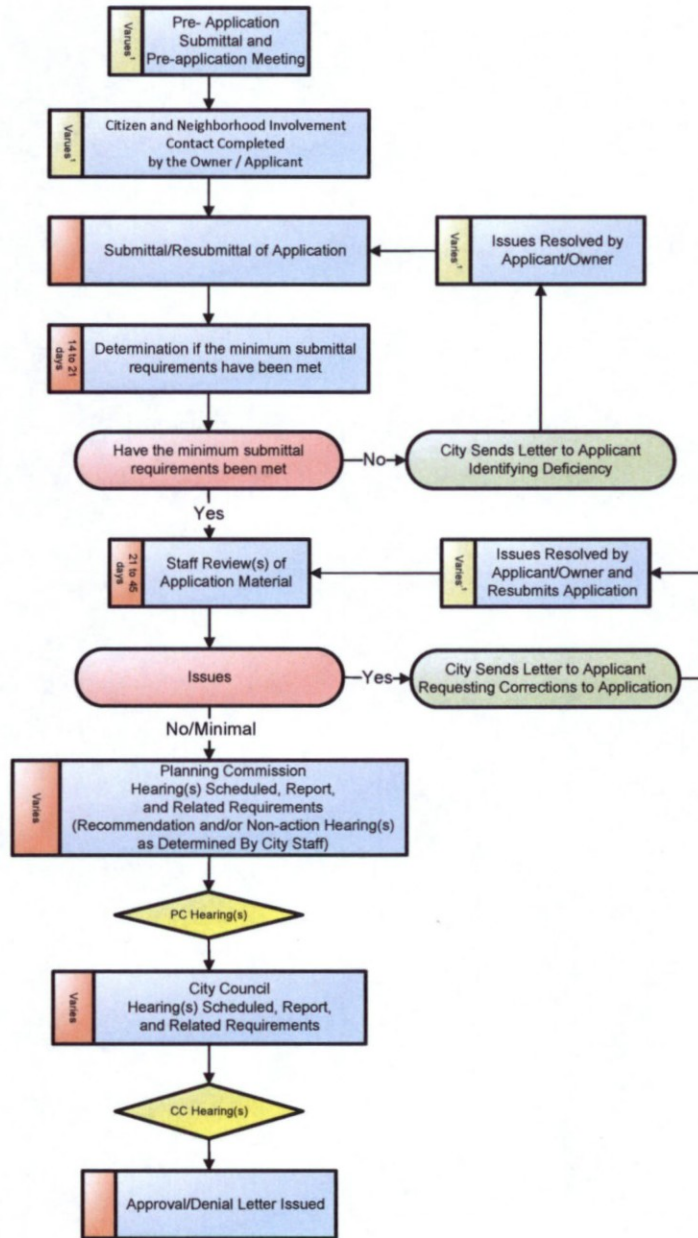
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Development Applications Process

Non-Major General Plan Amendment (GP)



Note:

1. Time period determined by owner/applicant.

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