

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

CATTLETRACK VILLAGE

5713 N. CATTLETRACK RD.
SCOTTSDALE, ARIZONA

R1-18 PRD ZONING NARRATIVE

FIRST SUBMITTAL – JULY 2016

PREPARED FOR:

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19-ZN-2016
7/7/2016

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**R1-18 PRD REZONING
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INTRODUCTION

PURPOSE OF REQUEST

This proposal is requesting consideration for a rezoning of a +/- 2.1 acre parcel located adjacent to Cattletrack Road south of Palo Verde Lane, and backs to the Arizona Canal. The request would seek to rezone from R1-43 to R1-18 Planned Residential District to allow for a four-lot community that will blend with the zoning and land use pattern of adjacent communities. The Cattletrack Village community will conform with existing adjacent communities and will be accessed via a gated entry onto a single interior cul-de-sac. The community will include a community open space area that will include shaded seating areas and a six foot pedestrian walkway connection to the Arizona Canal pathway, allowing residents of Cattletrack Village to access this regional recreational amenity and promote the use of non-vehicular transportation to nearby restaurants and shopping to the south. An abandonment request will follow this zoning application in order to eliminate excessive right-of-way that currently exists along the property’s western street frontage.

PROPERTY LOCATION & RELATIONSHIP TO SURROUNDING PROPERTIES

The subject site is approximately 2.1 acres located at 5713 N. Cattletrack Rd., located adjacent on the west side of the Arizona Canal, between Palo Verde Lane and Valley View Road within the City of Scottsdale. The site consists one parcel, APN#173-03-007R and has an existing residence and accessory structures. A legal description and ALTA Survey have been included with this application.

The property is primarily surrounded by established residential neighborhoods and common use space for the neighboring Privado community. **Table 1** below provides a summary of the existing and surrounding land uses, General Plan Designations, and existing zoning.

	Existing Land Use(s)	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	SF Residence	Suburban Neighborhood	R1-43
South of Site	Privado Community Amenity	Suburban Neighborhood	R1-18 PRD
West of Site	SF Residential	Suburban Neighborhood	R1-18 PRD
North of Site	SF Residence	Suburban Neighborhood	R1-43
East of Site	Arizona Canal, SF Residential Further East	Cultural/Public Use, Suburban Neighborhood	R1-10 PRD

Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several established neighborhoods such as Privado Village, Park Lane, Del Prado, Woodleaf, and multifamily development Villa Antano. This highly appealing area is experiencing infill and redevelopment of lots similar in scale to the proposed development.

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EXISTING CONDITIONS

As stated previously the site hosts a single family home, with detached a pool and accessory structures. The residence is completely walled/fenced off from surrounding properties and gated at the northwest corner. In addition to the existing residence, the site does contain a limited number of existing mature trees but the overall vegetation density on the property is very low.

The site is relatively flat with minor topography sloping from northwest to southeast with no significant natural features. A portion of the property is encumbered with a mapped FEMA floodplain adjacent and parallel to the Arizona Canal.



GENERAL PLAN/CHARACTER AREA PLAN GOALS & POLICES

SITE DESIGNATION

The property is currently designated as “Suburban Neighborhood” on the 2001 Scottsdale General Plan Land use Map. This designation supports residential densities between 1-8 dwelling units per acre. Suburban Neighborhood land use is a consistent pattern throughout the area which defines the surrounding medium to small-lot single-family communities.

The property is also located within the 2010 Southern Scottsdale Character Area Plan. This plan includes about 15 square miles of Scottsdale’s southern-most land proximate to the Downtown. The Southern Scottsdale Area Plan is bounded on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe, and on the west by the City of Phoenix and the Town of Paradise Valley.

The Southern Scottsdale Area Plan is “a community of residential neighborhoods intersected by major corridors where reinvestment and redevelopment is to be encouraged.” The Character Plan sets goals towards renewal and reinvestment opportunities in the area. High quality housing, stable neighborhoods with prominent identities, and appropriate densities and intensities are focuses for meeting the community’s housing needs.

The proposed project has 4 residential units on the 2 acre parcel, resulting in a density of 2 du/ac. This residential density conforms to the Suburban Neighborhood Land Use designation density of 1-8 du/ac and this proposal will not require a general plan amendment. The proposed R1-18 PRD zoning is appropriate for this location, emphasizing conformance with the Character Area Plan. The Six Guiding Principles of the General Plan to be analyzed are:

1. Values Scottsdale’s Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

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VALUE SCOTTSDALE'S UNIQUE CHARACTER & LIFESTYLE

Character & Design

The Character and Design Element of the General Plan states that development shall be in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Cattletrack Village has been planned with the influence of adjacent communities' design and the nearby McDonald Activity Area and Scottsdale Road High Capacity Transit Corridor as described in the Southern Scottsdale Character Area Plan. The proposed path connection to the Arizona Canal will encourage non-vehicular transportation alternatives to destinations and recreation corridors throughout the region.

Land Use

The Land Use General Plan states "...maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities..." The 2 acre project emphasizes connectivity opportunities by establishing regulated access to the Arizona Canal. This element adds to the quality and diverse lifestyle residents will experience. The small community is unique to multi-family housing developments northeast of the site, reinforcing a diverse and balanced land use pattern in the area.

SUPPORT ECONOMIC VITALITY

Economic Vitality

The General Plan's Economic Vitality Principle is intended to protect Scottsdale's future as a desirable place to live, work, play, and visit. The General Plan stresses the intent to address deterioration of mature neighborhoods before it becomes a significant impediment to a high quality of life. The plan proclaims, "Retaining and enhancing the vitality of maturing areas of the city is a critical priority in maintaining the city's economic health."

The subject site is an opportunity to implement these goals of the General Plan by revitalizing an older property and transform the site into a newly restored 4 home community. This development is expected to continue a rejuvenating trend to the mature surrounding area, in order to keep relevance and desirability. The proposed construction is targeted to support economic sustainability and prosperity by implementing the adjacent Downtown and McDonald activity area plans into the overall concept.

Cattletrack Village will offer residents proximity to recreational and mobility opportunities that the Arizona Canal offers, while concurrently being conveniently located close to Scottsdale Road (approximately ½ mile), for more regional services and attractions.

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ENHANCE NEIGHBORHOODS

Community Involvement

In order to adequately gauge the community's feedback, the development team has hosted one public meeting. This meeting was held prior to formal submittal on Tuesday, April 26, 2016 at 6pm in Mohave School's Media/Library room. The feedback from the community was very positive and suggested that nearby residents were very supportive of the Cattletrack Village proposal. Complete outreach efforts and community comments are documented in the Citizen Public Outreach which is provided with this application.

Housing

Scottsdale embraces quality housing opportunities that enhance the character and diversity of the area. Preserving and incorporating the natural Sonoran Desert into communities promotes sustainable and environmentally sensitive qualities that residents have grown to appreciate.

The proposed community will include 4, larger lot, custom homes which will feature individually styled architectural character and lush landscaping. As a whole, this development will heighten value to the mature neighborhood and provide a safe and attractive community for future residents.

Neighborhoods

The City of Scottsdale has defined its neighborhood character by reinforcing its core qualities. Scottsdale's mature neighborhoods model traditional neighborhoods that promote educational, recreational, and commercial opportunities integrated into the residential areas, or within close proximity in order to create a balanced reinforced local economy and community.

The close proximity to the Arizona Canal encourages the use, growth and connection to Scottsdale's multi-use trail and open space network. These natural pathways connect communities while giving residents added social, mental and physical health benefits. The revitalized property will host a small 4 home community in a mature and established neighborhood, maintaining the traditional design of this larger area.

PRESERVE MEANINGFUL OPEN SPACE

Open Space and Recreation

The proposed infill project works to highlight existing open space by creating an open and simple site concept. The enhanced entry, common open space, and linear street design presents an open concept feel that highlights all useable landscaped areas. Covered patios and large rear yards will give homeowners a private area to engage and relax, while the common amenity area and connection to the Arizona Canal are opportunities to be active and promote community. Existing vegetation on the property will be salvaged and re-located within the project to encourage a mature native landscape aesthetic and shading in common areas. This re-located vegetated will be complimented with

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additional landscape to provide for a lush environment, particularly in the common open space and eastern retention areas.

SEEK SUSTAINABILITY

Preservation and Environmental Planning

Cattletrack Village understands and embraces Scottsdale's long term commitment to environmental preservation. Future residences will consider the implementation of climate sensitive building techniques like deep overhangs, recessed windows, and shade elements will minimize the harsh desert living effects. Appropriate and natural landscaping will also contribute to energy and water conservation elements that align with Scottsdale's Sensitive Design Principles.

The proposed internal multi-use trail is likely to reduce automobile reliance for local destinations, therefore reducing negative air-quality impacts.

Cost of Development

The City of Scottsdale's philosophy of development "should pay for itself" and not burden existing residents with the provision of infrastructure and public services is honored in the proposed neighborhood. Cattletrack Village is proposed on an infill parcel that will be able to utilize existing infrastructure and add to the revenue base that aids the maintenance of that infrastructure.

Growth Areas

This infill project conforms to Scottsdale's growth area guidelines by not contributing to sprawl, and revitalizing an existing neighborhood. Cattletrack Village is situated to support established local employment, recreational, and retail businesses without creating the need for additional services.

ADVANCE TRANSPORTATION

Community Mobility

Scottsdale's Community Mobility Element's policies focus on efficient and accessible choices for the movement of people, goods, and information. The networks that move people are regional, citywide, local, and neighborhood systems.

Cattletrack Village residents will be able to take advantage of existing regional and citywide mobility networks because of its centralized location. The proposed internal trail provides a larger connection to local and neighborhood destinations.



DESCRIPTION & JUSTIFICATION FOR REQUEST

R1-18 ZONING

The applicant is proposing a rezoning from R1-43 to R1-18 with amended development standards. The request and proposed density is appropriate given the existing residential pattern and recent redevelopment of the area. Higher density development is seen on both sides of the Arizona Canal, which is a response to the growing urban core of Old Town Scottsdale. The R1-18 zoning district “is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood” in Section 6.2 of the Scottsdale Zoning Ordinance. The zoning amendment will allow four dwelling units on the two acre property, resulting in a density of 2.1 dwelling units per acre.

PRD OVERLAY

The Planned Residential District Overlay has been incorporated into this rezoning request to adjust development standards in order to accommodate the four lots, a street that meets City of Scottsdale standards, provides meaningful common open space area and appropriately meets setbacks to protect the existing large-lot residence to the north. The proposed lot sizes and requested setbacks are consistent with amended standards approved on adjacent properties utilizing the PRD overlay.

The table below shows the R1-18 Cattletrack Village Development Standards. *Exhibit 12, Setback Exhibit*, displays how these standards are applied throughout the community since setbacks vary for each proposed lot. A legislative draft of the proposal is also included in this submittal, *Appendix A*.

R1-18 DEVELOPMENT STANDARDS		
	ORDINANCE	AMENDED STANDARDS
MIN. LOT AREA	18,000 SF	14,000 SF
MIN. LOT WIDTH	120'	100'
MAX BLDG. HEIGHT	30'	30'*
MIN. YARD SETBACKS		
FRONT	35'	10'
SIDE	10'	0'
REAR	30'	20'

*Lots along the northern edge of the property will be limited to one-story and 24 feet.

Design Criteria

CATTLETRACK VILLAGE



Cattletrack Village, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.
- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- Common areas and recreation areas will be so located so as to be readily accessible to the occupants of the dwelling units and will be well related to the common open spaces provided.
- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.

In order to achieve these characteristics, Cattletrack Village will be applying amended R1-18 development standards to support the unique design elements within the community, elements which would not be required under standard zoning. As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table.

FACTORS

The proposed site plan reflects a density of 1.9 dwelling units per acre. This density is slightly above the 1.9 DU/AC base density of the R1-18 zoning district requiring one PRD "factor" in order to amend the density by .1 du/ac. This project goes above and beyond the traditional R1-18 requirements by providing provision of common open space and interior amenities.

Provision of Common Open Space

A private amenity area will be located centrally at the western edge of the community comprising approximately 8,862 square feet within an HOA owned tract. It will serve a dual purpose of activated community open space and community retention.

The lush open space of this area will be visible from the entry and will contribute to the neighborhood aesthetic as an enhanced community gathering space. This common open space will offer a 5 foot pathway with decorative paving that leads from the terminus of the internal street to a gated entry to the Arizona Canal trail system. Within the open space area will be passive seating elements for community gathering, turf for active recreation with selected trees to provide shading.

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Exterior Amenities

The residents of Cattletrack Village will be able to access bike, equestrian, and walking paths through the expansion and extension of the Scottsdale trail system. This system runs adjacent to the property along the eastern edge, on the Arizona Canal. The proposed site plan is designed in order to maximize this area and emphasize the recreational opportunities by providing complimenting open space.



METHODOLOGY TO ADDRESS DESIGN PRINCIPLES & GUIDELINES

ARCHITECTURAL CHARACTER

The four lots in Cattletrack Village will be custom homes, leaving the building footprint and architectural details undetermined at this time. However, the homebuilder, True Homes, has demonstrated their style throughout the Phoenix area. True Home developments are typically one story ranch style houses with architectural styles that complement their community. The anticipated use of cool neutral colors palettes will seek to contrast with the natural warm desert whereby creating a timeless and classic community.

ENVIRONMENTAL RESPONSE

The applicant understands the importance of a sustainable neighborhood, and will seek to incorporate climate-sensitive building techniques such as deep over hangs, recessed windows, and shade elements. Adding climate sensitive landscaping will contribute to Scottsdale's Sensitive Design Principles and contribute in reducing energy and water consumption.

The direct trail connection as provided in our concept will help to encourage residents to participate in utilizing alternative modes of transportation by providing ease of access to the canal path network that is rapidly taking shape within the city and surrounding municipalities. The resulting reduction in use of vehicles as a mode of transportation will relieve the impact of traffic on adjacent streets and promote a healthier environment.

SITE DEVELOPMENT CHARACTER

The entry of the proposed community will be identified with two subtle monumentation signs that flank the entry gates. Theme walls along the Cattletrack road frontage will also serve to establish and identify the character of the community. The single vehicular entry gate will be complimented with a gated pedestrian entry on the north side of the street. This pedestrian entry will serve as a connection to the public sidewalk that runs along the Cattletrack road frontage. Past the entry gates the home sites are arranged around a cul-de-sac with a round central median that will contain a large specimen Ironwood and natural desert boulders as focal point.

Cattletrack Village is designed to be a quaint and active neighborhood in a centrally located part of Scottsdale. Potential home buyers can enjoy the convenience offered by living close to their favorite Old Town restaurants, and nightlife as well as the many recreational activities that this area offers.

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While proximity to outside amenities is a major draw to Cattletrack Village, it is equally significant that the community will incorporate amenities internal to the development for use by its residents. The trail that is provided gives residents access to the Arizona Canal which in turn can be used for transportation to other destinations or for recreational activities such as walking, jogging, or bike riding.

The trail connection will be made of a 5 foot concrete sidewalk that will be colored to blend in with the natural Sonoran desert character of the plants and native rock used on the site. This path will flow from the neighborhood through a small park-like retention basin that is designed to offer a place for varied activities. Within the basin there is large open turf area that can be used for both active and passive activities. This basin is also large enough that common lawn games such as croquet or playing catch can be comfortably accomplished.

Large flat-top boulders will be buried into the side slopes along the trail and adjacent to the turf area to provide a large flat surface for seating and community gathering. This seating area will be surrounded by native plants and shade trees and will serve as resting place for walkers and a respite for users of the turf area.

LANDSCAPE CHARACTER

The use of native desert plants will serve to blend the village into the established landscape of Scottsdale while the select use of some more colorful desert adapted species will help distinguish the character of village. These trees and shrubs will be supported by a low water-use xeriscape system in order to help conserve water use in our desert community. Accent landscape lighting will be used in strategic areas to accentuate specimen trees and plantings that lend themselves to establishing character. Sidewalks within the community will be integrally colored to match the natural desert patina of surrounding boulders and decomposed granite. Colors chosen for walls and other site elements will also be selected for their ability to blend in with natural desert colors of the surrounding area.



FINDINGS

THAT THE DEVELOPMENT PROPOSED IS IN SUBSTANTIAL HARMONY WITH THE GENERAL PLAN OF THE CITY OF SCOTTSDALE, AND CAN BE COORDINATED WITH EXISTING AND PLANNED DEVELOPMENT OF SURROUNDING AREAS.

Cattletrack Village will comply with the existing General Plan land use of Suburban Neighborhoods and will consist of 4 lots on 2.1 acres, 1.9 DU/AC. The land use designation of Suburban Neighborhoods is described as "... medium to small-lot single-family neighborhoods or subdivisions, densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight per acre." This designation and description proves the substantial harmony with Scottsdale's General Plan.

THAT THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO SERVE THE PROPOSED USES AND THE ANTICIPATED TRAFFIC WHICH WILL BE GENERATED THEREBY.

The development's small size moderately increases homes in the area by four. This will not significantly impact traffic or congestion in the immediate or surrounding areas. The private entry is designed to serve the proposed residents and anticipated traffic counts are limited.

THE PLANNING COMMISSION AND CITY COUNCIL SHALL FURTHER FIND THAT THE FACTS SUBMITTED WITH THE APPLICATION AND PRESENTED AT THE HEARING WILL ESTABLISH BEYOND A REASONABLE DOUBT THAT THE PLANNED RESIDENTIAL DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY THAT IT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA; AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION.

The proposed project is a continuation of a revitalization of the surrounding area. The four lot community will feature a shared amenity, an enhanced gated entry, and direct access to public trail networks. The property is sensitive to adjacent setbacks and uses, and will blend with the character of the surrounding neighborhood. There are no public facilities proposed as part of this development as existing facilities have proved to be adequate to serve the future residences.



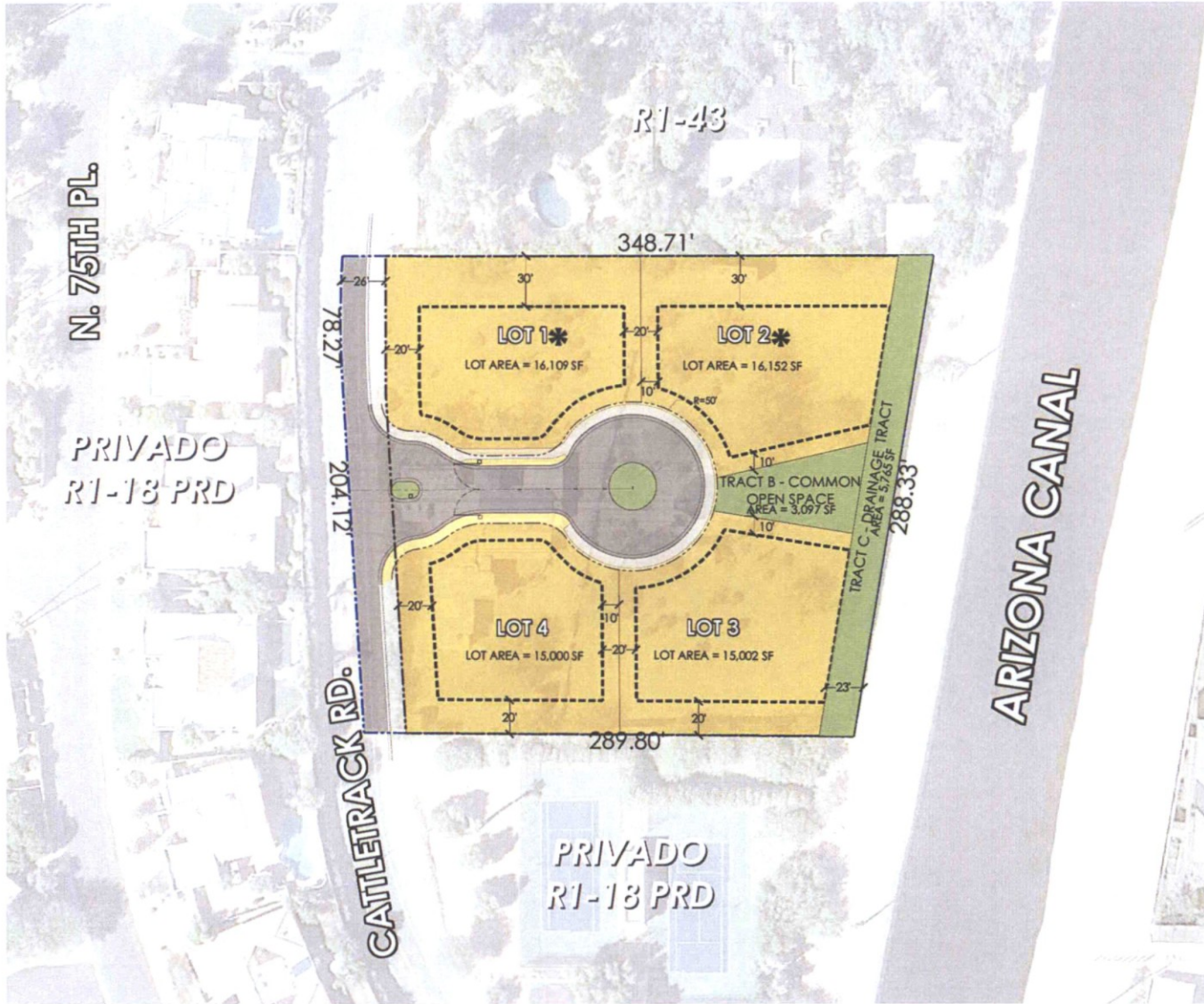
CONCLUSION

The applicant respectfully requests the approval of this rezoning application as it promotes the objects outlined by the City through the General Plan, South Scottsdale Area Plan, R1-18 zoning district, and the Planned Residential District.

CATTLETRACK VILLAGE

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EXHIBIT 1



SITE DATA	
EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

CATTLETRACK VILLAGE

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EXHIBIT 2



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EXHIBIT 3



SITE DATA	
EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

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EXHIBIT 4



LEGEND



- STREETScape LANDSCAPE
- THEMED COMMUNITY OPEN SPACE
- PRIVATELY OWNED/MAINTAINED LS
(DOES NOT CONTRIBUTE TO PROVIDED OPEN SPACE)
- BUILDING ENVELOPES

REQUIRED OPEN SPACE - 0.0 SQ. FT.
 PROVIDED OPEN SPACE - 11,530 SQ. FT. (14%)

LVA urban design studio
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CATTLETRACK VILLAGE

OPEN SPACE PLAN

APPROX SCALE: 1" = 30'

 NORTH

 1/06 DRAWN BY: AH 7/1/16

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EXHIBIT 5

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE II, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-7" IN HEIGHT AT MATURITY, TYP.
7. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.

VICINITY MAP

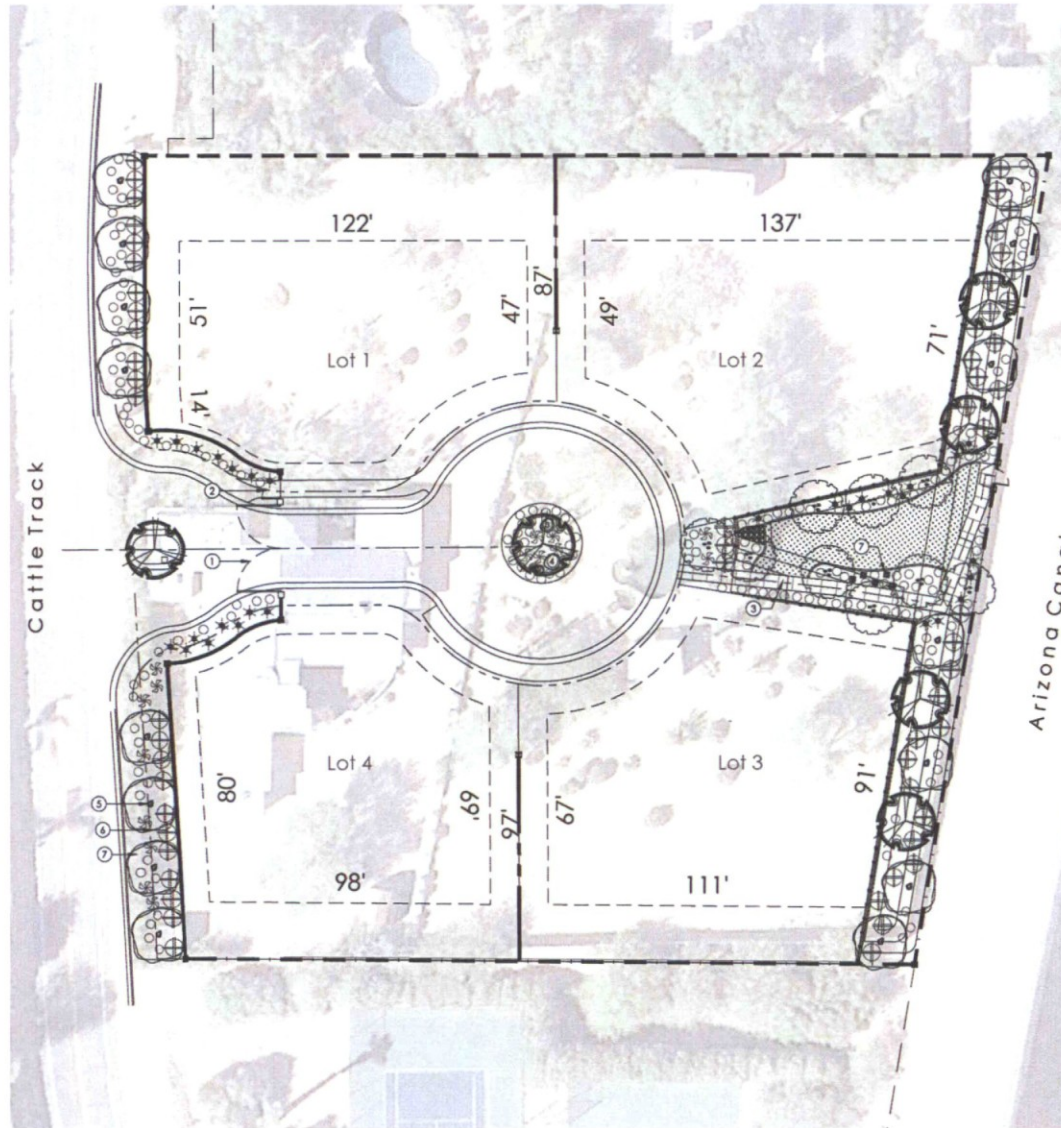


PROJECT TEAM

Discipline	Company Contact Info.
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Civil Engineer	David Evans & Associates Rami Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

LANDSCAPE KEYNOTE LEGEND

- 1 ENTRY GATES
- 2 PEDESTRIAN GATE
- 3 TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- 4 PROPOSED RETENTION
- 5 ROW
- 6 PUE
- 7 EXISTING SIDEWALK
- 8 FLAT-TOP BOULDERS FOR SEATING



PLANT LEGEND

TREES		MIN. SIZE
ACACIA GREGGII	CATCLAW ACACIA	3/4" CALIPER
CELTIS RETICULATA	DESERT HACKBERRY	3/4" CALIPER
CERCIDIUM FLORIDUM	BLUE PALM VERDE	3" CALIPER
CERCIDIUM MICROPHYLLA	FOOTHILLS PALM VERDE	1.5" CALIPER
CHLOPSIS LINEARS	DESERT WILLOW	1.5" CALIPER
QUINEYA TESOTA	IRONWOOD	3" CALIPER
PROSOPIS VELUTINA	MESQUITE	1.5" CALIPER
SHRUBS & ACCENTS		MIN. SIZE
AGAVE SP.	CENTURY PLANT	5 GAL
AMIBROSLIA AMIBROSIOIDES	GIANT BUREAGE	3 GAL
AMIBROSLIA DELTOIDEA	BURSAE	3 GAL
CALLIANDRA ERIOPHYLLA	FARY DUSTER	3 GAL
CARINEOEA GIGANTEA	SAGUARO	SPEAR
CYLINDROPUNTA FULGIDA	CHOLLA	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	5 GAL
ERICACAMERIA LARICIFOLIA	TURPENTINE BUSH	3 GAL
FEROCACACTUS WELZEBII	BARREL CACTUS	3 GAL
FOUGUERIA SPLENDENS	OCOTILLO	3 GAL
HOLCANTHIA EMORYI	CRUCIFERON THORN	3 GAL
HYPTIS EMORYI	DESERT LAVENDER	3 GAL
JUSTICIA CALIFORNICA	CHUPAROSA	3 GAL
LARREA TRIDENTATA	CREOSOTE	3 GAL
QUERCUS SP.	SCRUB OAK	3 GAL
OPUNTIA ENGELMANNI	PRICKLY PEAR	5 GAL
SNAMONDISIA CHINENSIS	JOLIOBA	3 GAL
VIGUIERA DELTOIDEA	GOLDENEYE	3 GAL
YUCCA ELATA	SOAPFREE YUCCA	5 GAL
YUCCA BACCATA	BANANA YUCCA	5 GAL
GROUNDCOVERS		MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARGOLD	1 GAL
DYSSODIA PANTRACHETA	DOGWEED	1 GAL
MELAMPODIUM LEUCANTHUM	BLACKFOOT DASY	1 GAL
PENSTEMON SP.	PENSTEMON	1 GAL
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL
VERBENA SP.	VERBENA	1 GAL

- LANDSCAPE MATERIALS**
- TO MATCH ON-SITE ROCK COLOR IN ALL PLANTING AREAS
 - TURF-150 S.F.
 - DECOMPOSED GRANITE 1/2" MINUS GOLD SCREENED
- PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



FLAT-TOP BOULDERS FOR SEATING CHARACTER

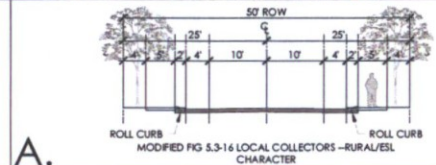
CATTLETRACK VILLAGE

•••

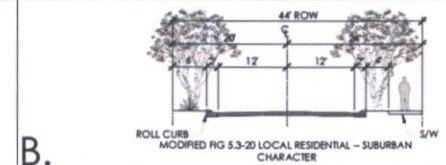
EXHIBIT 6



- ● ● 6' EXISTING PUBLIC SIDEWALK
- — — 6' PROPOSED PRIVATE SIDEWALK
- — — 8'-10' EXISTING PUBLIC MULTI-USE PATH
- — — 6' PROPOSED TRAIL CONNECTION SIDEWALK



A.



B.

CATTLETRACK VILLAGE

•••

EXHIBIT 7

GENERAL NOTES:

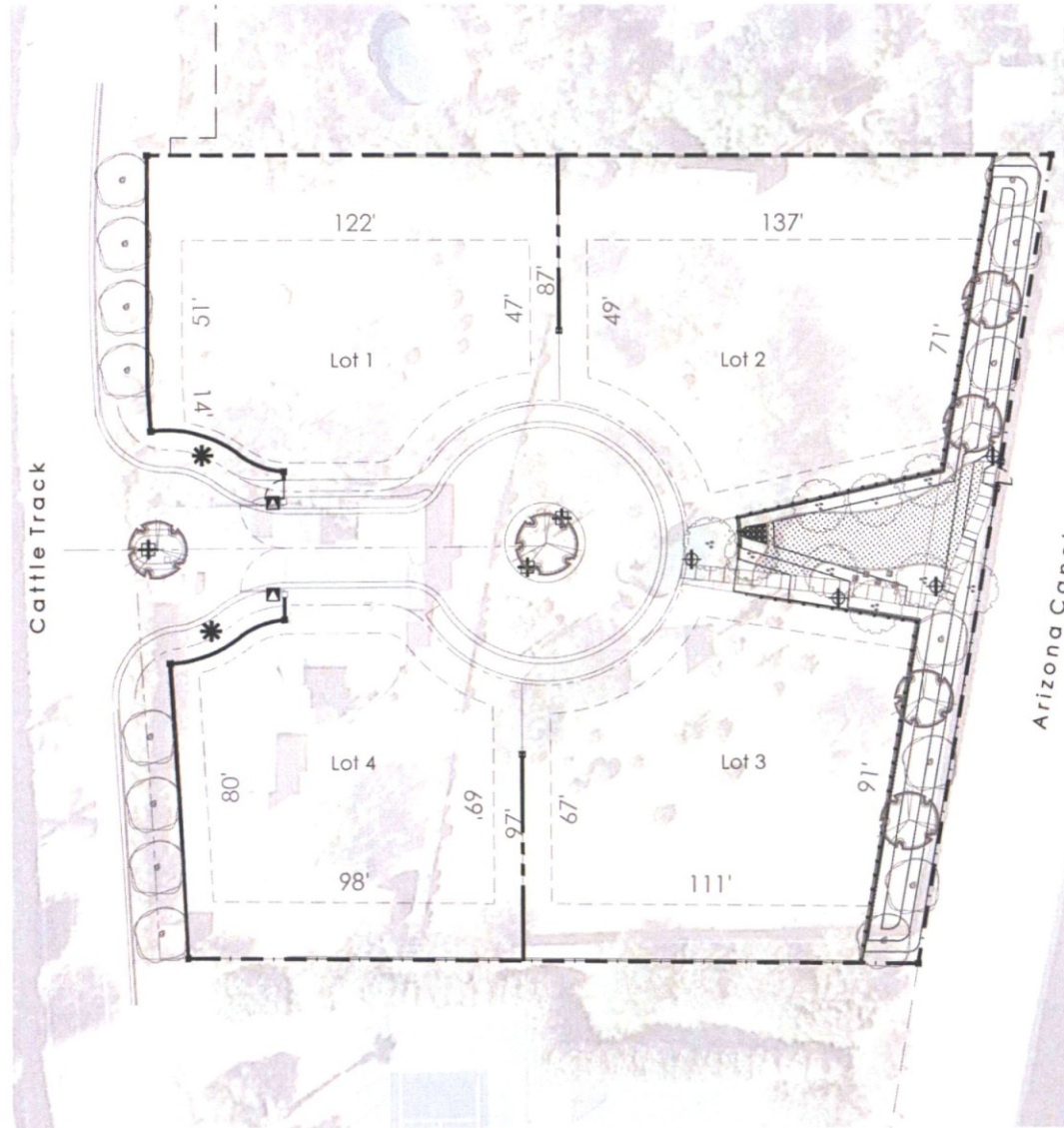
1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE II, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 7'-0" IN HEIGHT AT MATURITY, TYP.
7. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PA.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.

VICINITY MAP



PROJECT TEAM

Discipline	Company Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Vista Way Scottsdale, AZ, 85250 602.751.6733
Landscape Architect	LVA Urban Design Studio Keith Jankovsky, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjanovsky@lvadesign.com
Civil Engineer	David Evans & Associates Ramae Georges 4400 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237



WALL LEGEND

—	THEME WALL	304 L.F.
- - -	PARCEL WALL	315 L.F.
- - -	BUILDER WALL	132 L.F.
- - -	EXISTING MASONRY WALL	530 L.F.
· · · · ·	RETAINING WALL PER CIVIL ENGINEER	380 L.F.
■	THEME COLUMN TYPE-1	8 TOTAL
■	THEME COLUMN TYPE-2	4 TOTAL
*	ENTRY SIGNAGE	21 TOTAL
∩	PEDESTRIAN ACCESS GATES	21 TOTAL
M	VEHICULAR ACCESS GATES	11 TOTAL

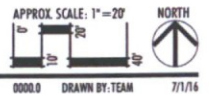
LIGHTING LEGEND

■	WALL MOUNTED SCONCE	8 TOTAL
⊕	IN-GRADE UPLIGHT	3 TOTAL
⊕	POST MOUNT ON 10' POLE	3 TOTAL

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

CATTLETRACK VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 1





SITE DATA	
EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

CATTLETRACK VILLAGE

SETBACK EXHIBIT

CATTLETRACK VILLAGE

•••

APPENDIX A

LEGISLATIVE DRAFT OF THE PROPOSED AMENDED DEVELOPMENT STANDARDS

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. Permitted uses by conditional use permit. Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

- A. Lot area.
 - 1. Each lot shall have a minimum area of not less than fourteen thousand (14,000) ~~eighteen thousand (18,000)~~ square feet.
 - 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions.
 - 1. Width. All lots shall have a minimum width of one hundred (100) ~~one hundred twenty (120)~~ feet.
- C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.
- D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards.
 - 1. Front Yard.

- a. There shall be a front yard having a depth of not less than ten (10) ~~thirty-five (35)~~ feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on each street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
- 2. Side Yard. There shall be a side yard on each side of a building having a width of not less than zero (0) ~~ten (10)~~ feet.
 - 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty (20) ~~thirty (30)~~ feet.
 - 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
- 1. There shall be not less than ten (10) feet between an accessory building and the main building.
 - 2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

The provisions of article VIII shall apply.



Request To Submit Concurrent Development Applications Acknowledgment and Agreement

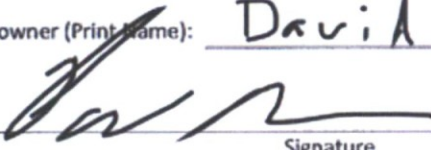
The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one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

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

Owner: True Homes, LLC
 Company: True Homes, LLC
 Address: 7831 E. Buena Terra Way Scottsdale, AZ 85250
 Phone: 602.751.6733 Fax: _____
 E-mail: david@truehomesaz.com

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): David Reiel Title: Member


 Signature Date: 4-7-16

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ _____ Staff Signature: _____	Submittal Date: _____ _____ Date: _____
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19-ZN-2016
7/7/2016

CATTLETRACK VILLAGE - TASK ASSIGNMENTS

5/4/16

Submittal Date: _____ Project No.: 55 -PA- 2016



- TH = TRUE HOMES
- LVA = PLANNING, COORDINATION, OUTREACH
- DEA = ENGINEERING, SURVEY COORD.

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 checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>1140.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) <u>AB</u>
<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

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

19-ZN-2016
7/7/2016

Rezoning Development Application Checklist

H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
IA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
EA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
EA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
VA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
			12. Addressing Requirements (form provided)
	<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
			14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
VA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
			16. Request for Neighborhood Group/Homeowners Association (form provided)
VA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration ✓ 4/12 • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
VA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
VA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

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Rezoning Development Application Checklist

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

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

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

LVA

Req'd	Req'd	a. Application Narrative ✓ <ul style="list-style-type: none"> • 8 1/2" x 11" – 4 copies ✓ <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input checked="" type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)
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Planning and Development Services

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Rezoning Development Application Checklist

LVA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
LVA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
LVA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
LVA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
LVA / DEA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
LVA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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Rezoning Development Application Checklist

DEA

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

LVA

LVA

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" - 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" - 2 color copies, folded • 11" x 17" - 1 color copy, folded (quality suitable for reproduction) • 11" x 17" - 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copy, (quality suitable for reproduction) • 8 1/2" x 11" - 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" - 1 color copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded

LVA

Planning and Development Services

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

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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LVA

24. Development Plan Booklets

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 8 1/2" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

The Development Plan Booklets shall include the following:

- Application Narrative
- Legislative draft of the proposed development standards, or amended development standards
- Legislative draft of the proposed List of Land Uses
- A dimensioned plan indicating the proposed boundaries of the application
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Subdivision Plan
- Open Space Plan
- Phasing Plan
- Landscape Plan
- Hardscape Plan
- Transitions Plan
- Parking Plan
- Pedestrian and Vehicular Circulation Plan
- Conceptual Elevations
- Conceptual Perspectives
- Electronic Massing Model
- Solar Analysis
- Exterior Lighting Plan
- Manufacturer Cut Sheets of All Proposed Lighting
- Cultural Amenities Plan
- Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- Master Thematic Architectural Character Plan
- Conceptual Signage Plan
- Other:

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

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Rezoning Development Application Checklist

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

Planning and Development Services

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Rezoning Development Application Checklist

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


PART III - SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>59</u> -PA- <u>2016</u>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</p>

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. 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"/>	39. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be required 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>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jesús Murillo</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email: <u>murillo@scottsdaleaz.gov</u> Date: <u>2-8-2016</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, 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>	

Planning and Development Services

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



Submittal Fee

Project Name: CA Hetrack Village Pre-App#: 55 PA 2016
Fee Type: ZN Fee Amount: \$ 4140.
Staff Name: _____ Signature: [Signature] Phone: x 7620 Date: 7/7

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



City of Scottsdale Cash Transmittal

107076

107076
 00917846
 7/7/2016 PLN-1510P
 DHOL HPTC600512
 7/7/2016 2:26 PM
 \$1,140.00

Received From :

TRUE HOMES LLC
 7831 E BUENA TERRA WAY
 SCOTTSDALE, AZ 85250

Bill To :

Reference # 55-PA-2016
 Address 5713 N CATTLETRACK RD
 Subdivision
 Marketing Name
 MCR
 APN 173-03-007R
 Owner Information
 Betty Ross
 5713 N. Cattletrack Road
 Scottsdale, AZ 85250
 602-510-3853

Lot Number
 County No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area
 Number of Units 1
 Density

Issued Date 7/7/2016
 Paid Date 7/7/2016
 Payment Type CHECK
 Cost Center
 Metes/Bounds No
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 20-46

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

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

Date: 7/7/2016 Cashier: DHOL
 Office: PLN-1STOP Mach ID: HPTC6005125
 Tran #: 1 Batch #: 55503
 Receipt: 00917846 Date: 7/7/2016 2:26 PM
 107076
 3170 REZONING APP \$1,140.00

TENDERED AMOUNTS:

Chk #: 1081 Check Tendered: \$1,140.00
 TRUE HOMES LLC
 Transaction Total: \$1,140.00

Thank you for your payment.
 Have a nice day!


 SIGNED BY ALEX ON 7/7/2016

Total Amount

\$1,140.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card
TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMIT

19-ZN-2016
 7/7/2016



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		<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	Land Divisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input checked="" type="checkbox"/> Subdivisions	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Condominium Conversion	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Perimeter Exceptions	
	<input type="checkbox"/> Plat Correction/Revision	

Project Name: Cattletrack Village

Property's Address: 5713 Cattletrack Rd. Scottsdale, AZ 85250

Property's Current Zoning District Designation: R1-43

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: True Homes, LLC	Agent/Applicant: Alex Stedman
Company: True Homes, LLC	Company: LVA Urban Design Studio, LLC
Address: 7831 E. Buena Terra Way Scottsdale, AZ 85250	Address: 120 S. Ash Ave. Tempe, AZ 85281
Phone: 602.751.6733 Fax:	Phone: 480.994.0994 Fax:
E-mail: david@truehomesaz.com	E-mail: astedman@lvadesign.com
Designer: Alex Stedman	Engineer: Don Willie
Company: LVA Urban Design Studio, LLC	Company: David Evans Associates, Inc.
Address: 120 S. Ash Ave. Tempe, AZ 85281	Address: 4600 E. Washington St. #250 Phoenix, AZ 850
Phone: 480.994.0994 Fax:	Phone: 602.474.9237 Fax:
E-mail: astedman@lvadesign.com	E-mail: dwillie@deainc.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.

Owner Signature

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



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

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



Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning, Neighborhood & Transportation

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



Request for Site Visits and/or Inspections

Construction Document Application

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

Project Name: Cattletrack Village
Project Address: 5713 N. Cattletrack Rd. Scottsdale, AZ

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner /Property owner's agent:

David Reich

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Plan review number: _____

Planning, Neighborhood & Transportation Division

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

Rev 9/2012

19-ZN-2016
7/7/2016