

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



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 page 5 of this application.

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1,950.00</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))

Planning and Development Services

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

General Plan Amendment

<input checked="" type="checkbox"/>	<input 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 checked="" 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 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 <u>AT THE BEGINNING</u> 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 gross 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. • 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 <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles http://www.scottsdaleaz.gov/general-plan/general-plan-2001 and Elements).</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 ii. Land Use b. Support Economic Vitality: <ul style="list-style-type: none"> i. Economic Vitality c. Enhance Neighborhoods: <ul style="list-style-type: none"> i. Community Involvement ii. Housing iii. Neighborhoods d. Open Space: <ul style="list-style-type: none"> i. Open Space and Recreation ii. Preservation and Environmental Planning e. Seek Sustainability: f. <ul style="list-style-type: none"> i. Cost of Development ii. Growth Areas iii. Public Services and Facilities f. Advance Transportation: <ul style="list-style-type: none"> i. Community Mobility
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.</p> <p>The adopted Character Areas are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cactus Corridor <input type="checkbox"/> Desert Foothills <input type="checkbox"/> Downtown <input type="checkbox"/> Dynamite Foothills <input type="checkbox"/> Greater Airpark <input type="checkbox"/> Shea Area <input type="checkbox"/> Southern Scottsdale <input type="checkbox"/> _____

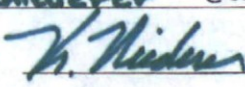
General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Provide an Analysis of the Following: - TAYLOR</p> <ul style="list-style-type: none"> • A significant consideration of any proposed General Plan Amendment (GPA) 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. • 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). • The Long Range Planning Unit of Scottsdale’s Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city’s General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>18. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>19. Other: _____</p>

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"/>	<p>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>399</u> -PA- <u>2016</u> .</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</p>

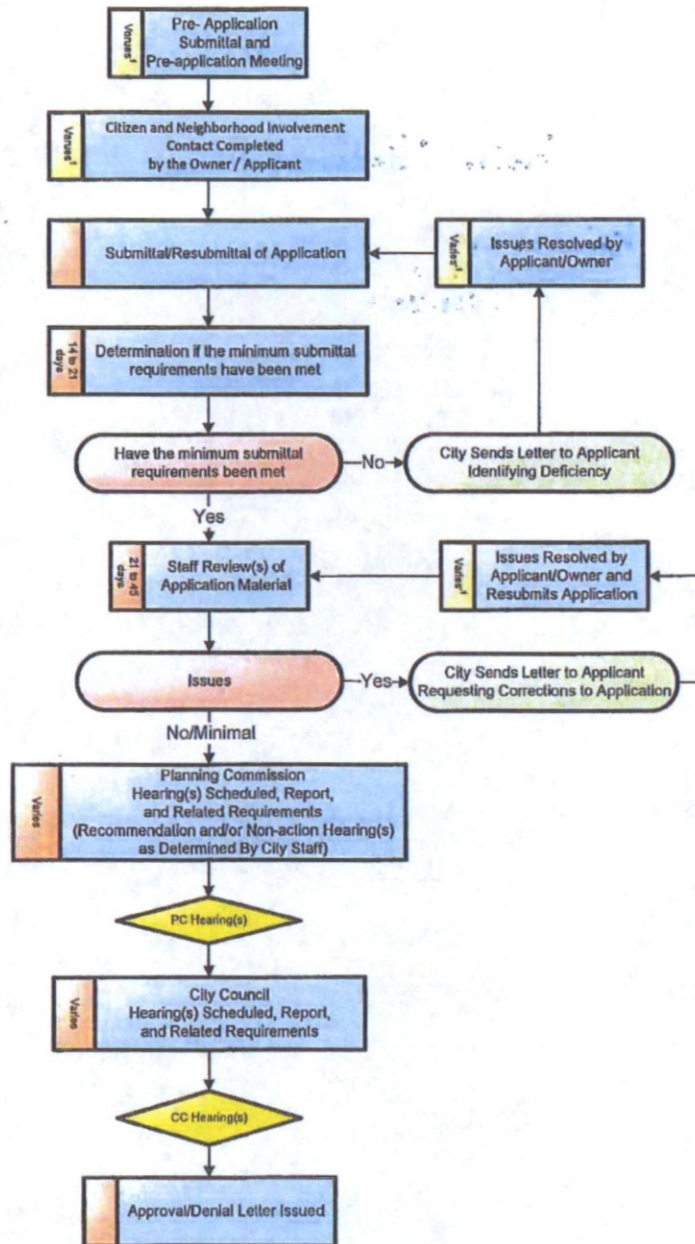
General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>4. 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.</p>
<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>Keith Niederer</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederer</u> @scottsdaleaz.gov Date: <u>10-3-2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Notice 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 Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Service Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning and Development Service Director One Stop Shop Planning and Development Services 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>



Development Applications Process

Non-Major General Plan Amendment (GP)



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

Planning and Development Services
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Development Application

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

<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)
<input type="checkbox"/> Exemptions to the Zoning Ordinance	<input type="checkbox"/> 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: Villages at Troon North

Property's Address: SEC of 101st Way & Dynamite Boulevard

Property's Current Zoning District Designation: C-2 ESL and H-C ESL

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: David Delzotto (Contact: Stephen Herman)	Agent/Applicant: John Berry / Michele Hammond
Company: Troon, LLC	Company: Berry Riddell LLC
Address: 2701 E. Camelback Rd. 170, Phx 85016	Address: 6750 E. Camelback Rd, #100, Sct, 85251
Phone: 602-753-3729 Fax:	Phone: 480-385-2727 Fax:
E-mail: seh@thecapitalcos.com	E-mail: mh@berryriddell.com
Designer: Alex Stedman	Engineer: Jason Burm
Company: LVA Design	Company: Kimley Horn
Address: 120 S. Ash Ave, Tempe 85281	Address: 7740 N. 16th Street #300, Phx, 85020
Phone: 480-994-0994 Fax:	Phone: 602-216-1232 Fax:
E-mail: astedman@lvadesign.com	E-mail: jason.burm@kimley-horn.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 Michele Hammond
 Owner Signature Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Planning, Neighborhood & Transportation

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

10-GP-2016
12/9/16



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

This request concerns all property identified in the development application.

Pre-application No: 389 - PA - 2016

Project Name: Villages at Troon North

Project Address: SEC of 101st Way and Dynamite Blvd.

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: David DelZotto
Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

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

Rev. 9/2012

10-GP-2016
12/9/16



Request To Submit Concurrent Development Applications

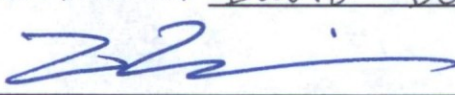
Acknowledgment and Agreement

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 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"/>

Owner: _____
 Company: Troon, LLC
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 - 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): David DelZotto Title: Manager

 Signature _____ Date: 12/11/16

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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10-GP-2016
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