

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

Alta Osborn
3220 N. Scottsdale Road
DRB Application
Project Narrative
42-DR-2016



Prepared for: Wood Partners

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I. Property Information

Location: North of the northwest corner of Scottsdale and Earll (the “Property”)

Address: 3220 N. Scottsdale Road

Property Size: Approximately 4.84+/- gross acres, 4.1+/- net acres

II. Zoning

Current

- C-3

Proposed 12-ZN-2016

- D/DMU-2 PBD DO

The Downtown Multiple Use sub-district replaced the Office/Commercial sub-district per the November 2012 Downtown Ordinance text amendment



III. Project Overview

This request is for Development Review Board approval of Alta Osborn, a residential development on a 4.84 +/- gross acre site located north of the northwest corner of Scottsdale and Earll (the "Property") which is situated directly south of U.S. Egg and the recently approved Agave Residential development in Downtown Scottsdale.

The associated zoning case is 12-ZN-2016 which is a request from C-3 to D/DMU-2 PBD DO. The Property occupies a partially abandoned dealership building and auto repair and body shop service facility (formerly Luxor Auto Group car dealership). Wood Partners intends to redevelop the site with residential development consisting of 277+/- residences (approximately 4.84+/- acres) and onsite amenities consistent with the goals and policies of the Downtown Plan adopted by City Council in 2009. The Property is surrounded by a variety of retail, entertainment, residential, employment and service related business in Downtown Scottsdale and is within close proximity to two of Scottsdale's largest employers, Honor Health and the City of Scottsdale.

Existing Site Photos



IV. Design & Development Plan Summary

The Alta Osborn development provides an urban residential living experience with numerous onsite amenities and a lifestyle that integrates with the existing Downtown fabric and collection of uses (entertainment, arts, employment, retail, support services) contributing towards the variety of housing options available to the residents of Scottsdale.

The building design for the Alta Scottsdale preserves and enhances the existing architectural character of the Downtown Scottsdale while creating a unique architectural style and providing appropriate scale, massing and hierarchy within the existing Downtown setting. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along Scottsdale Road.

Alta Osborn proposes a high quality multifamily residential community near the southern edge of Scottsdale's thriving Downtown. The project consists of a wrap-style building design (residential units wrapping above ground parking structure), ranging from two-stories along Scottsdale Road and 71st Street to four-stories with fifth floor mezzanine in limited areas. Amongst the internal parking area will also be a secured bicycle parking area as well as bike shop for residents. There are two internal courtyards with a wide range of amenities and a common open space amount reaching approximately 20,000 s.f. in courtyard space.

The mix of ground level uses along Scottsdale Road will include a fitness center, a clubhouse/business center, and direct unit access to the street frontages. In total, over one-half of the ground level building area along Scottsdale Road will be designated as residential support uses (ie: fitness, common area, etc.) with a commercial storefront appearance that ties into the existing architecture of the surrounding area engaging the streetscape both visually and physically. The state-of-the art, 7,000+/- s.f. clubhouse is a lifestyle center for the residents, with a large-scale social room, kitchen for entertaining, business center, conference room, leasing offices and a 3,000+/- s.f. fitness facility with a separate yoga room. These uses will be designated for the residents of Alta Osborn and not open to the general public.

Alta Osborn seamlessly combines pedestrian oriented design at the ground level with front door stoops to each first floor unit defining the streetscape along Scottsdale Road and 71st Street, and also along the south drive and north pedestrian-way. This approach will activate all four sides of the building, allowing both convenient access and opportunities for outdoor living on patios defined by low walls with metal railing details. Sensitivity to context is addressed by use of brownstone-type articulation along the east and west elevations of the project. This articulation emulates an appropriate urban housing model, which provides a distinctive and memorable streetscape for the project. Exterior building materials include a generous use of brick veneer at the ground level, application of gray limestone at key accent areas, metal canopies and railings, and sand

finished stucco rendered in various contemporary Southwestern colors (see materials board). The contemporary Southwest architecture is defined by an intricate light colored grid, wrapping the building both horizontally and vertically, and projecting across patios for visual interest and shade elements.

Further, providing gathering space for residents and pedestrians through ground level improvements including enhanced hardscape, landscape, gathering spaces and outdoor furniture will revitalize an area that currently feels suburban in nature with single-story commercial dealership buildings, abundant pavement and minimal pedestrian improvements. The design elements proposed for Alta Osborn will greatly enhance the character of the Scottsdale Road street frontage in this location. Activating the pedestrian experience and enhancing the streetscape improvements in combination with the proposed residential use reinforces the vibrant Downtown synergy that the City strongly promotes in both the Downtown Plan and Downtown Urban Design & Architectural Guidelines.

The proposed landscape character will complement the proposed developments north and south of this site. The development will comply with the Scottsdale Road Streetscape Design Guidelines utilizing plant materials that were approved with Agave Residential (38-DR-2015) to the north and the proposed L'Esperance development (13-ZN-2016) to the south. Similar planting patterns and groupings as well as complementary textures, colors and plant varieties will create strong aesthetic connections between different outdoor spaces while still maintaining a unique and identifiable character. The plant palette along the sidewalks will provide year-round color and texture encouraging increased pedestrian activity and alternative modes of transportation.

Cultural Improvements Program & Bonus Provision for Special Improvements

Contributions to the Cultural Improvements Program include original works of art costing a minimum of one percent (1%) of the applicable building valuation are required at the time of permitting. The developer has elected to contribute an in-lieu fee to the Cultural Trust Fund to be dispersed in accordance with the public places program.

Existing Property Condition – Lacking Pedestrian Connectivity



Proposed Design – Strong Pedestrian Connectivity



V. Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: Alta Osborn will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Downtown Plan. While the zoning narrative submitted under separate application (12-ZN-2016) speaks in more detail to the broader context of the General Plan and Downtown Plan, below is a summary of how this proposal complies.

The proposed development is consistent with the Downtown Plan's land use designation of Downtown Multiple Use – Type 2. The Downtown Plan (LU 2.5) states that the City should “encourage new development, redevelopment and infill that strengthens Downtown Scottsdale’s mix of uses and activities through the development of mutually supportive land uses within the Downtown Multiple Use urban neighborhoods.” The Downtown Plan highlights the City’s desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy in the Downtown Area. Alta Osborn fulfills this goal by bringing additional residential development to southern end of Downtown, further anchoring its presence and strengthening the economic stability of Downtown Scottsdale. The proposed development accomplishes a range of Downtown Plan goals and policies including the redevelopment of a partially vacated property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding Downtown context.

- 2. The architectural character, landscaping and site design of the proposed development shall:***

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***

Response: The overall project massing steps down from four and five stories (fifth floor mezzanine only) to two stories creating a logical transition from the Downtown boundary (71st Street) and the existing lower-scale multifamily development to the west (two and three-story apartments). Additional setbacks are provided along 71st as well; where a 20’ minimum setback is required, 26’ to 32’ is provided. Along Scottsdale Road, a 20’ minimum setback is required and a 43’ to 59’ setback is provided. Additional building undulation has been provided along the streetscape with a brownstone-style character and direct/stoop access.

The site is flat with existing buildings and surface parking. The common open space areas and landscape character of the proposed Alta Osborn development includes a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. The planting design includes dense planting patterns and shade trees in areas with the most human interaction such as entries, amenity areas and pedestrian areas.

b. Avoid excessive variety and monotonous repetition;

Response: In addition to the comments above, a critical design quality that was considered in the building design was the importance of human scale. Human scale provides for both a higher quality pedestrian environment, which is created with a variety of small-scale buildings elements rather than a single large unarticulated building, and a sense of “home” for the residents. Inherently this type of design lends itself to visually interesting architecture vs. monotonous repetition or static building forms.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Please see the Scottsdale Sensitive Design Principle section below (VII.)

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: By internalizing the parking, the Alta Osborn development has removed the pedestrian obstacle of the parking lot from the streetscape and reinforced the idea of other alternative means of transportation. The ground level will also be activated with an open plaza-like feel along Scottsdale Road and ground-level residences along all four sides with direct access to the streetscape which will include quality hardscape surfaces, pedestrian furniture/seating, and landscape canopies to enhance the pedestrian experience. The pedestrian connections around and through the site reflect a healthy

urban environment and reinforce the desire to engage with the community through close proximity to Downtown's range of uses and pedestrian synergy.

VI. Downtown Plan Urban Design & Architectural Guidelines **Conformance**

A. Site Development

A1 – Relationship of New to Existing Development

The proposed development has sensitive edge buffering through the implementation of appropriate setbacks and stepbacks per the Downtown Ordinance. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along Scottsdale Road and 71st Street. See Site Plan and Sections.

A2 – Active Street Frontages

Active street frontages are provided along Scottsdale and 71st Street with the integration of fitness uses, patios, direct unit access to street frontages (all four sides have ground level access), sidewalks and shade trees for the pedestrians and shading elements on the buildings. In addition to landscaping, windows and doors will be shaded by metal canopies and wall projections.

A3 – Courtyards and Passages

The community is designed with a large active courtyards that includes a resort style pool, seating areas, cabanas and spa. The courtyard is designed for active and passive areas with the goal being resident social connectivity.

A4 – Parking Facilities

The development is served by an internal parking structure accessed from the southern driveway. The parking structure includes secured bike storage.

A5 – Building Equipment & Services

All services and loading areas will be obscured from public street view. Mechanical and electrical equipment and appurtenances will be concealed from public view and neighboring properties.

A8 – The Continuity of Street Spaces

-and-

A9 – The Building Setback Zone

Alta Osborn is designed to create an active street frontage within the building setback zone. This mixed-use setting will contain residential support services such as a clubhouse, a fitness center, office and outdoor patio space along Scottsdale Road. All of the ground level residences along Scottsdale Road, 71st Street and along the north and south will have direct access to the streetscape and/or sidewalk connections to the street.

Additionally, quality hardscape surfaces and appropriately placed pedestrian furniture and landscape canopies will be provided along the perimeter and throughout the community thereby contributing towards the activation of the street frontages and continuity of the streetscape. The landscape palette for Scottsdale Road will be consistent with Scottsdale Road Streetscape Design Guidelines.

A10 – The Linkage of Neighboring Developments

Pedestrian circulation along both the perimeter and internal to the residential community is an important feature of this Downtown project, as numerous retail, restaurant, entertainment, and cultural uses are within walking distances from this site. Special consideration has been given to the frontage along Scottsdale Road with over one-half of the ground level building area to be designated as residential support uses (ie: fitness, clubhouse), direct unit access/stoops and outdoor seating/gathering space along Scottsdale Road. The ground level residences along all edges of the development (north, south, east & west) will have direct access to pedestrian connections and the streetscape to encourage walkability and street interaction. Additionally, quality hardscape surfaces, appropriately placed pedestrian furniture and landscape canopies will be provided along this edge thereby contributing towards the activation of the Scottsdale Road frontage.

B. Building Form

B1- Reduction of Apparent Size and Bulk

The building design for Alta Osborn preserves and enhances the existing building character of the Downtown Scottsdale while creating a unique brownstone architectural style and providing appropriate scale, massing and hierarchy within the existing Downtown context.

B2 – Covered Walkways

The street facing elevations along both Scottsdale and 71st will provide shaded environments for the pedestrian through the placement of trees and building overhangs.

C. Architectural Character

C1 - Proportion and Scale

The proportion and scale of the proposed development is in conformance with the Downtown design guidelines. The architecture provides variation, movement, and hierarchy of massing to create visual interest and varied proportions.

C2 – Building Materials

-and-

C3 – Architectural Detail

The proposed materials, colors, textures and detailing are indicative of Downtown Scottsdale and include a wide range of elements reflecting the vibrancy and character of this urban Sonoran Desert location while maintaining a warm earth tone palette with appropriate accents. Exterior building materials include a generous use of brick veneer at the ground level, application of gray limestone at key accent areas, metal canopies and

railings, and sand finished stucco rendered in various contemporary Southwestern colors (see Colors/Materials Board). The contemporary Southwest architecture is defined by an intricate light colored grid, wrapping the building both horizontally and vertically, and projecting across patios for visual interest and shade elements.

D. Landscape Character

D1- Streets

The street trees proposed will be consistent with the Downtown design guidelines providing appropriate spacing, theming and shade for the pedestrians. See Landscape Plans.

D2- Site Spaces

This building is a courtyard-style project with special emphasis creating resident social interaction. The overall project massing has been developed in a configuration to create multiple areas that optimize the buildings opportunities for natural light and ventilation.

D3- Plant Selection

Plant selection will include low-water use, desert appropriate trees with a range of sizes to provide hierarchy in scale, year round color and a variety of textures.

VII. Scottsdale Sensitive Design Principles

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

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

Response: The contemporary building character and stepped massing is complementary to the surrounding development including the Ten-Wine Lofts, Agave Residential, Tomscot Apartments, the Courtyard by Marriott hotel and several newer projects throughout Downtown. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents. See Elevations and Perspectives.

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

Response: Although the setting of this Downtown site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in maintaining providing meaningful open space and recreational amenities for the residents (approximately 18,000 s.f. for the courtyard areas, 9,000 s.f. along Scottsdale Road and 6,000 s.f. along 71st Street).

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

Response: The property is a Downtown redevelopment site. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

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

Response: The proposed redevelopment will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. See Landscape Plan.

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

Response: Pedestrian circulation along both the perimeter and internal to the community is an important feature of this Downtown project, as numerous retail, restaurant, resort/hotel, and entertainment uses are within walking distances from this site (see pedestrian circulation plan). The design of these public spaces will be in the character of surrounding developments and will comply with the Downtown Design Guidelines. See Pedestrian and Vehicular Circulation Plan.

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

Response: The Property is within walking distance to an established Downtown core and within close proximity to Honor Health's 44-acre Downtown/Osborn campus and approximately one-half a mile of the City of Scottsdale government offices (including city hall, library and civic center). As such, the site plan has been designed with an emphasis on pedestrian connectivity enhancing the connectivity land use goals for this

area. Developing housing in Downtown along the Scottsdale Road corridor within close proximity to a range of employment, retail and entertainment uses with established transportation options reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. See Pedestrian and Vehicular Circulation Plan. See Site Plan for incorporation of secured bike storage in the parking structure.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the site to the north, south, east and west and well internal connections. See Pedestrian and Vehicular Circulation Plan and Planting Plans.

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

Response: The proposed use of building massing is compatible to surrounding developments and is appropriately placed back from Scottsdale Road and 71st Street. Building articulation and stepped massing promote a natural hierarchy. See the cross-section and stepback exhibits for more details.

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

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

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where feasible.

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

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment of the Property. The desert character will be upheld through the

Careful selection of plant materials in terms of scale, density, and arrangement. See Planting Plans.

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

Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road. See Landscape Plan.

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. See Lighting Plan and Photometric Plan.

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

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

VIII. Conclusion

Downtown Scottsdale is a diverse community where residents enjoy an enhanced standard and quality of life. The support services and range of employment opportunities found within Downtown contribute to Scottsdale's well-earned reputation as a premier destination and place to live and work. Redevelopment of the Property will play a meaningful role in the fabric of Scottsdale's Downtown by implementing the goals and policies set forth in the General Plan and Downtown Plan. Wood Partners is dedicated to reinvesting in the Downtown core by promoting a development that will continue to improve the urban community character in a mixed use setting.

Refuse Collection Summary

Solid waste and recycling will be collected from in front of each residence each day between scheduled times only. No trash is allowed to sit overnight or past the scheduled pickup time in front of a residence. The valet service will then take each residences trash and recycling to the first floor and place it into the compactor and place the compacted trash into a series of bins for pickup. If a residence misses the daily pickup, he or she may take the trash/recycling to holding bins on each floor of the parking garage that have access to residential floors. These holding bins are emptied daily and taken down to the ground level and placed into trash compactors on a routine schedule. Tenants do not have the ability to take trash directly to the compactor. Only authorized workers may access the compactor. The Private disposal company has special access to the trash enclosure. The bins are then rolled on onto the curb by the private disposal company for emptying and rolled back into the compactor room. Estimated time for pickup is between 12 and 15 min. The disposal company will make modifications to the schedule pickup passed on usage as needed. The private company expects to pick-up the trash every other day at maximum unit occupancy.

Alta Osborn - Property Development Standards

A. *Maximums for building height, GFAR and density, are shown on Table A.1.*

Table A.1 Building Height, Gross Floor Area Ratio (GFAR), Density Maximums			
Sub-district and Development Type	Building Height Maximum⁽¹⁾	GFAR Maximum (up to 2.0 with bonuses)⁽²⁾	Density Maximum per acre of gross lot area
Downtown Multiple Use – Type 2	66 feet	1.3-2.0	57 dwelling units
Note: 1. Includes rooftop appurtenances 2. See Table 5.3008.B.			

B. *Setbacks from public streets, except alleys.*

1. The minimum setback from public streets (except alleys) is shown in Table B.1. The setback is measured from the back of curb.

Table B.1. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
Scottsdale Road in Downtown Multiple Use sub-district	20 feet
All other public streets and public street segments in the Type 2 Area	20 feet

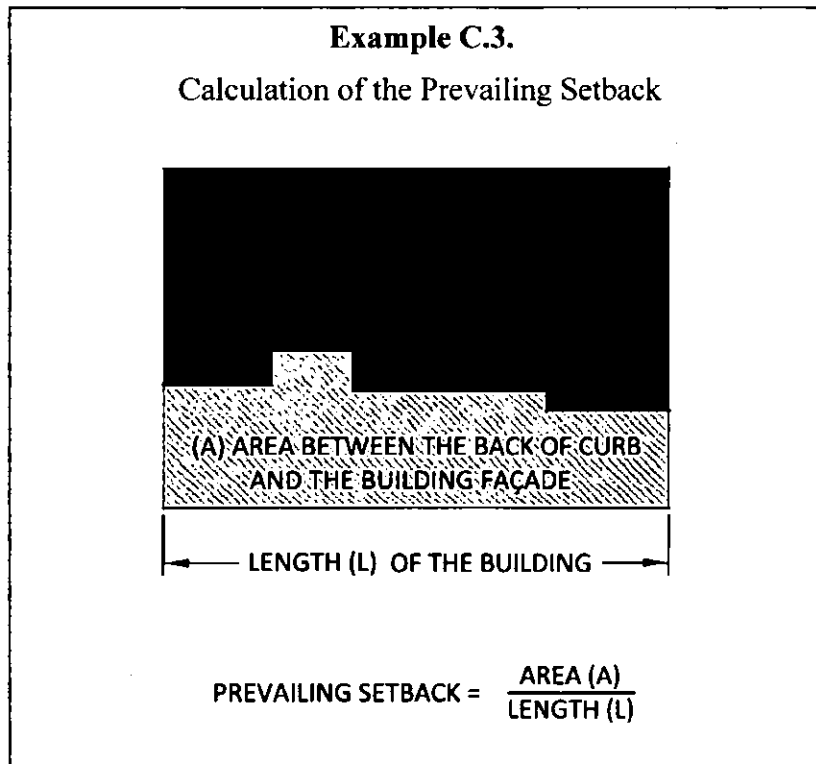
2. The adjustment of front yard requirements in Article VII. does not apply.

C. *Building location.*

1. In a Type 2 Area, a building with a building façade length of 200 feet or more shall be located to achieve a prevailing setback shown in Table C.2. The building façades on a corner lot are calculated separately, and not added together.

Table C.2. Prevailing Setbacks for Buildings Adjacent to a Public Street (except alleys)	
Street	Prevailing Setback
All public street and public street segments*	Between 20 and 60 Feet

- The prevailing setback is equal to the area between the back of curb and the building facade, divided by the length of the building, as shown in Example C.3.

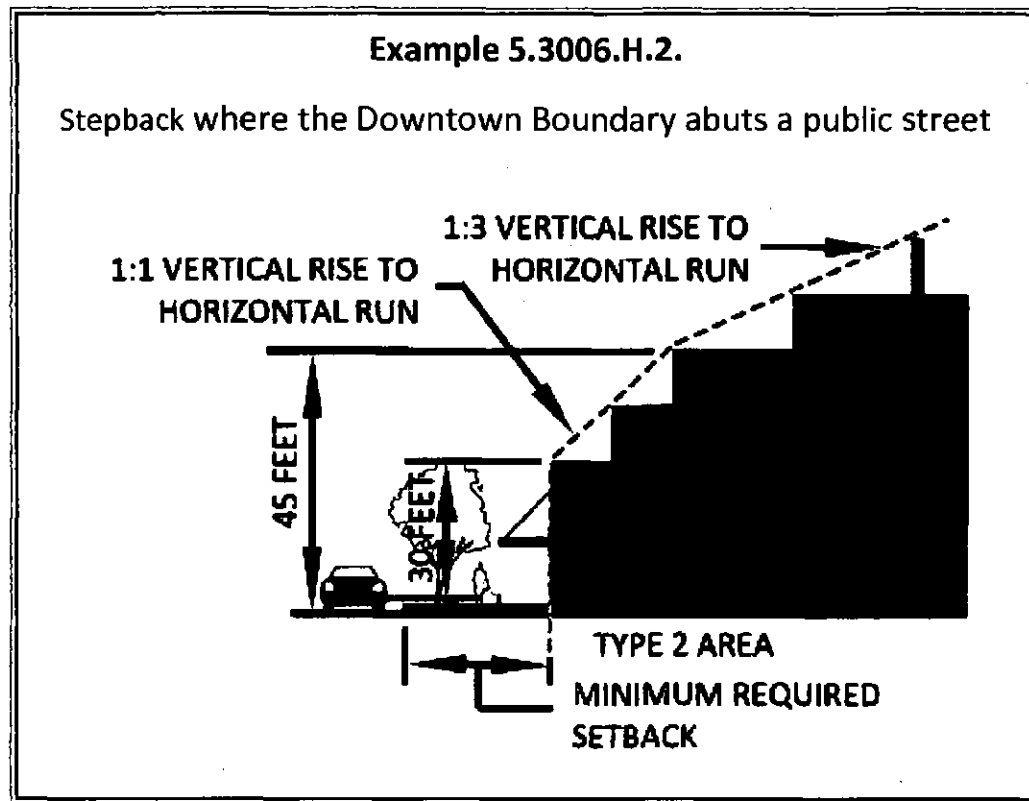


D. Private outdoor living space.

- All dwelling units shall include private outdoor living space located beside the dwelling unit.
- Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

E. *Stepbacks.*

1. **Downtown Multiple Use – Type 2 Areas:** The stepback plane shall incline at a ratio of 1:1, beginning 30 feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to 45 feet; and beginning at 45 feet, incline at a ratio of 2:1.
2. **Downtown Boundary—additional requirements for property in a Type 2 Area:** Where the Downtown Boundary abuts a public street (except alleys), the stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above the minimum setback from the public street (except alleys) to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 1:3.



F. *Exceptions to setback, prevailing setback and stepback standards.*

1. Except as provided in Subsection F.5. below, certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.

2. Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
 - a. A maximum of five (5) feet for cornices, eaves, parapets and fireplaces.
 - b. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.
 - c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.
 - d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
 - f. A maximum of three (3) feet for covered balconies.
3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum 15 feet exception to stepback and setback standards above the first floor (not specified in F.2. above), is allowed for projections that:
 - a. Are less than 50 percent of the length of the segment of the building facade where the projections occur; and
 - b. Are less than 33 percent of the surface area of the segment of the building facade where the projections occur.
4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.
5. Exceptions to setback or stepback standards are not allowed:
 - a. To cross a property line; however, exceptions that encroach into the public street may be allowed, subject to the Scottsdale Revised Code.
 - b. To increase the maximum building height.

G. *Shaded sidewalks.*

1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

H. *Signs.*

1. The provisions of Article VIII. shall apply.

I. *Off-street parking.*

1. The provisions of Article IX. shall apply.

2. Vehicle parking is prohibited in the required setback specified in Table 5.3006.C.
3. The underground portion of a parking structure may be built to the property line.
4. A development with dwelling units that is required to provide:
 - a. Fifty (50) to two hundred (200) parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, podium parking, or tuck-under parking.
 - b. Two hundred one (201) or more parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, excluding podium parking and tuck-under parking.
5. The Development Review Board may approve an above-ground parking structure, podium parking and tuck-under parking adjacent to a public street if it finds that such parking conforms to the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines.

J. Landscaping.

1. The provisions of Article X. shall apply.



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

This request concerns all property identified in the development application.

Pre-application No: 281 - PA - 2016
Project Name: Alta Osborn
Project Address: 3220-3230 N. Scottsdale 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 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: Wells Fargo Bank, N.A., as Agent for Cynthia Chapman, Trustee of the David L. Chapman Separate PropertyProperty Trusts

Print Name RICK SCHUBERT, VP

Rick Schubert, VP
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

42-DR-2016
8/30/2016



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

Owner: David L. Chapman
 Company: David L. Chapman Trust
 Address: 3220-3230 N. Scottsdale Road
 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): Michelle Hammond Title: Principal Planner / Applicant
Representative
Michelle Hammond Signature Date: 8/24/2016

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

42-DR-2016
8/30/2016



City of Scottsdale Cash Transmittal

107693

107693
 2 00930002
 8/30/2016 PLN-1STOP
 KPETERS HPDC600552
 8/30/2016 3:11 PM
 \$1,000.00

Received From :

CRP / WP SCOTTSDALE OWNER LLC
 3715 NORTHSIDE PKWY NW#4-600
 SCOTTSDALE, AZ
 404-965-9965

Bill To :

Reference # 218-PA-2016
Address 4806 N 74TH PL
Subdivision VILLA MONTEREY UNIT ONE
Marketing Name
MCR 093-49
APN 173-31-008H
Owner Information
 Craig Steiner
 7505 E RANCHO VISTA DR
 SCOTTSDALE, AZ 85251
 602-330-9681

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

Issued Date 8/30/2016
Paid Date 8/30/2016
Payment Type CHECK
Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
 QS 18-45

Code	Description	Additional	Qty	Amount	Account Number
3178	DEVELOP REVIEW APPLICATION MCD		1	\$1,000.00	100-21300-44221

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

Date: 8/30/2016 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HPDC6005525
 Tran #: 2 Batch #: 56261
 Receipt: 00930002 Date: 8/30/2016 3:11 PM
 107693
 3178 DEV REVIEW APPLICATION \$1,000.00

TENDERED AMOUNTS:

Check Tendered: \$1,000.00
 CRP/WP SCOTTSDALE OWNER L
 Chk #: 1
 Transaction Total: \$1,000.00

Thank you for your payment.
 Have a nice day!

SIGNED BY TRACY HEALY ON 8/30/2016

Total Amount

\$1,000.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 107693



Development Review

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, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any 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 12 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 checked="" type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,000</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. Appeals of Required Dedications or Exactions (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. 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>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – ^{1 copy}2 copies 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old) 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>11. Request for Site Visits and/or Inspections Form (form provided)</p>		
		<p>12. Addressing Requirements (form provided)</p>		
		<p>13. Design Guidelines</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input checked="" type="checkbox"/> Lighting Design Guidelines <input checked="" type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </td> </tr> </table> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design 	<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input checked="" type="checkbox"/> Lighting Design Guidelines <input checked="" type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course
<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input checked="" type="checkbox"/> Lighting Design Guidelines <input checked="" type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. Neighborhood Notification Process Requirements: (form provided)</p> <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification 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 Neighborhood Notification Report addendum. 		
		<p>15. Request for Neighborhood Group Contact information (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided)</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), he/she will request these items, and they are to be submitted by the date indicated in the request. 		

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Archaeological Resources (information sheets provided)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <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 type="checkbox"/>	<p>18. 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)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input type="checkbox"/>	<input type="checkbox"/>	<p>19. ESLO Wash Modifications Development Application (application provided)</p> <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>21. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies` 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>22. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2 ¹ color copies ^{copy}, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (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><input checked="" type="checkbox"/> 750 foot radius from site</p> <p><input type="checkbox"/> 1/4 mile radius from site</p> <p><input type="checkbox"/> Other: _____</p>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>23. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" - 2¹⁰ copies, folded • 11" x 17" - 1 copy (quality suitable for reproduction) • 8 1/2" x 11" - 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF^{TDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>24. Site Details</p> <p>(Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p> <ul style="list-style-type: none"> • 24" x 36" - 2¹ copy, folded • 11" x 17" - 1 copy (quality suitable for reproduction) • 8 1/2" x 11" - 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • 11" x 17" - 1 copy (quality suitable for reproduction) • 8 1/2" 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 checked="" type="checkbox"/>	<p>26. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" 1 - copy, folded • 11" x 17" 1 - copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. 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) • 8 1/2" 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 checked="" type="checkbox"/>	<p>28. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" 1 - copy, folded
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Phasing Plan</p> <ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • 11" x 17" - 1 copy (quality suitable for reproduction) • 8 1/2" x 11" - 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" - 2¹ copy, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" - 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF^{PDF} format)

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Hardscape Plan <i>1 copy</i></p> <ul style="list-style-type: none"> • 24" x 36" - 2 <i>1</i> copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" - 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>32. Transitions Plan <i>1 copy</i></p> <ul style="list-style-type: none"> • 24" x 36" - 2 <i>1</i> 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 <i>PDF</i> format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>33. 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 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>34. 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 checked="" type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, 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 <i>PDF</i> format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>36. Bikeways & Trails 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 ½" x 11" - 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" - 2 <i>1</i> ^{<i>copy</i>} folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" - 2 <i>1</i> ^{<i>copy</i>} 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 ½" x 11" - 1 color copy, (quality suitable for reproduction) • 8 ½" 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 <i>PDF</i> format)

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>38. Elevations Worksheet(s) Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> • 24" x 36" - ^{1 copy}2 copies, folded • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>39. Perspectives</p> <ul style="list-style-type: none"> • 24" x 36" - 1 color copy, folded • 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>40. Streetscape Elevation(s)</p> <ul style="list-style-type: none"> • 24" x 36" - 1 color copy, folded • 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>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" - 1 color copy, folded • 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>42. 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) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>43. Floor Plan Worksheet(s) (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 ^{PDF} format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>44. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" - 1 copy, folded • 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>45. Sign Details</p> <ul style="list-style-type: none"> • 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)

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</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>47. Exterior Lighting Photometric Analysis (policy provided)</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>48. Manufacturer Cut Sheets of All Proposed Lighting</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>49. Cultural Improvement Program Plan</p> <p style="margin-left: 40px;"><u>X</u> Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p style="margin-left: 40px;"><u>OR</u></p> <ul style="list-style-type: none"> • 1 – copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p style="margin-left: 40px;"><u>X</u> Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>50. Sensitive Design Concept Plan and Proposed Design Guidelines</p> <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>52. Drainage Report (information provided) - 90% DRAINAGE REPORT AND G+D PLAN</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>53. 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

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	54. Preliminary Basis of Design Report for Water and Wastewater	<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"/>	55. Preliminary Basis of Design Report for Wastewater	<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"/>	56. Water Sampling Station	<ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office	<p><i>IF APPLICABLE</i> Please contact Elisa Klein at 480-312-5670</p> <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	58. Native Plant Submittal:	<ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided)	<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> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

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Development Review Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <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"/>	61. Cuts and Fills Site Plan <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"/>	62. Cuts and Fills Site Cross Sections <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"/>	63. Environmental Features Map <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"/>	64. Geotechnical Report 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <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"/>	66. Bedrock & Soils Map <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"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <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"/>	68. Other: <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)

Development Review Application Checklist

PART III – SAMPLES & MODELS

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"/>	69. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2" x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 1/2" x 11" – 1 copy of a printed digital photo of the material board
<input type="checkbox"/>	<input type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
<input type="checkbox"/>	<input type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

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Development Review Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): BRAD CARR Phone Number: 480.312.7713

Coordinator email: bcarr@scottsdaleaz.gov Date: 8-9-2016

Coordinator Signature: 

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.

This application need a: New Project Number, or

A New Phase to an old Project Number: _____

Required 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 the Planning and Development Services 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 and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services Division's One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

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Development Applications Process

Enhanced Application Review

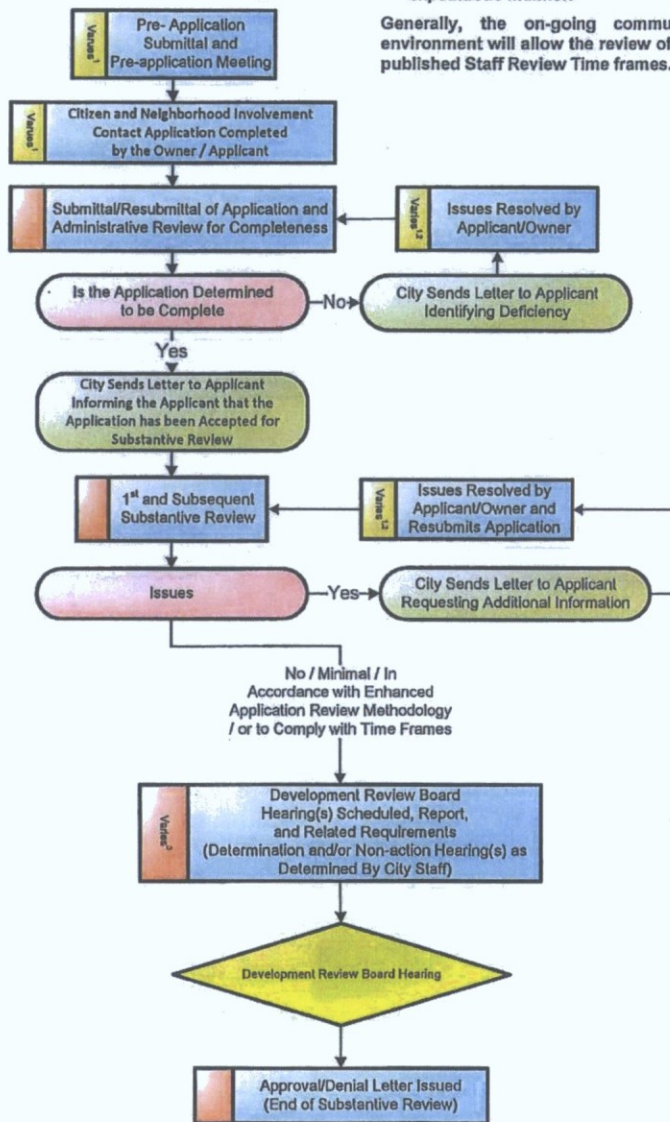
Development Review (DR and PP)

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.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ²	

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Development Applications Process

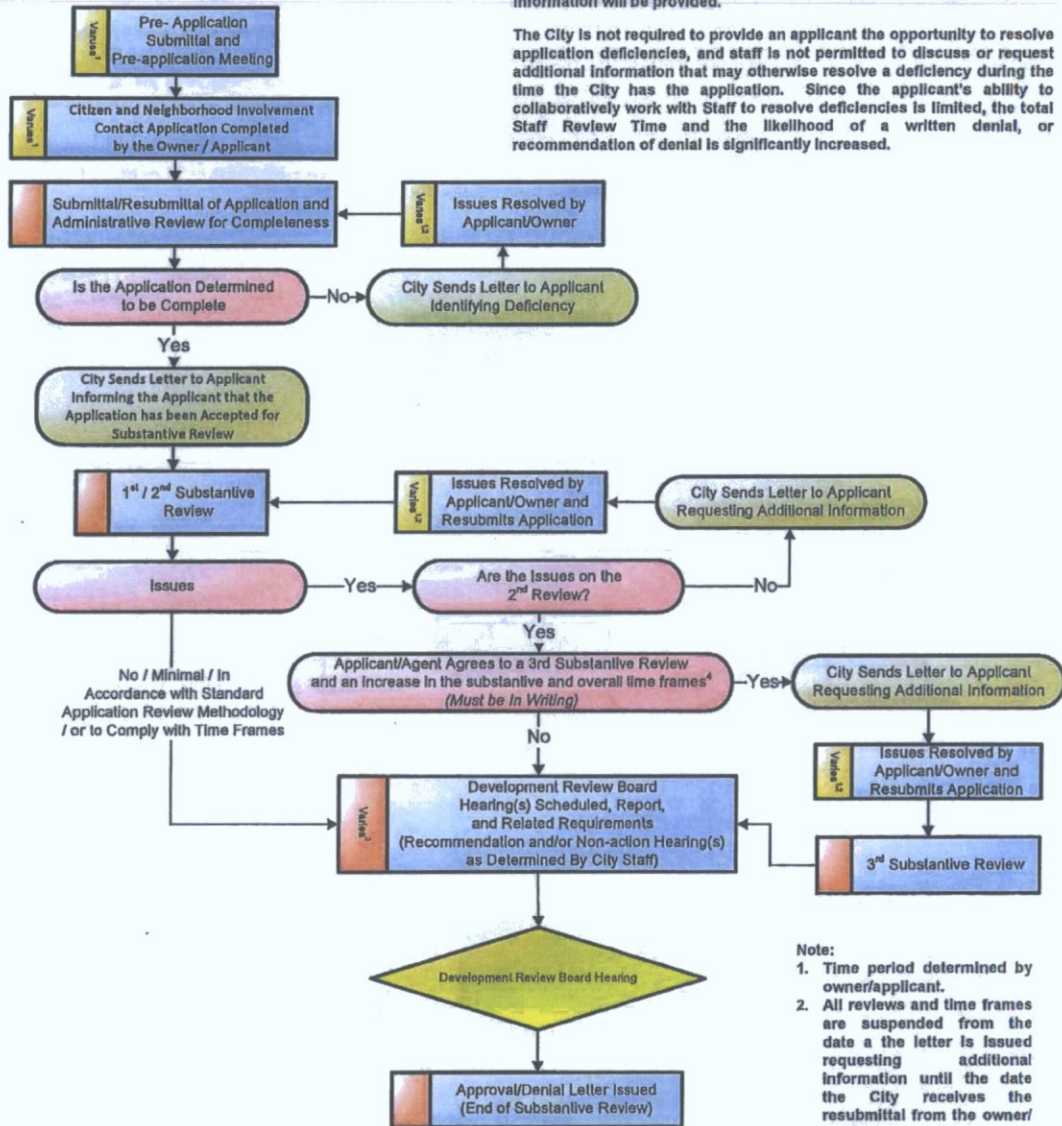
Standard Application Review

Development Review (DR and PP)

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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:**
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	Letter Issued