

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



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 type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input 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: SILVERSTONE DEVELOPMENT INC.

Company: _____

Address: 1550 E. Missouri Ave, Suite 300, PHOENIX, AZ 85014

Phone: 602-230-3500 Fax: 602-230-2826

E-mail: abongratz@vtaig.com

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

Property owner (Print Name): Anthony Bongratz Title: Authorized Agent

 Signature Date: 11-11-15

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

9-PP-2015
12/2/15

**K. Hovnanian Homes
Silverstone Parcel F
Project Narrative**

THE REQUEST

This application requests Development Review Board approval of a Preliminary Plat for Parcel F of Silverstone at Pinnacle Peak. The proposed preliminary plat seeks to subdivide the property into a 174 unit single family community on approximately 21.8 acres.

In association with a proposal for subdivision of the property, this narrative shall address elements of the approved Master Environmental Design Concept Plan (MEDCP) that was approved with the original zoning and seeks to establish guidance for the development character and identity of the Silverstone community. Although many of the MEDCP elements will be discussed in this narrative, the application does not seek approval for the residential architecture and instead seeks to focus on the development plan and landscape design.

INTRODUCTION

K. Hovnanian Homes is proposing a 174 unit single family community to be located on Parcel F of the Silverstone at Pinnacle Peak Planned Community. The property is approximately 21.82 acres (net) and is zoned Planned Community District (P-C) with a comparable zoning of Multi-family residential (R-5). The property was originally rezoned per zoning case #15-ZN-2005, and is subject to amended development standards. The applicant has reviewed these materials to ensure conformance with the approved zoning stipulations.

THE SITE

Because of its historic use, much of the site including the natural vegetation has been removed or damaged. This evidence of scarring dates back to the 1970's when the Rawhide Western Theme Park first began its operations. The footprint of disturbance on the property grew gradually as the Rawhide use continued its expansion over subsequent decades.

The property gently slopes in a southwesterly direction and many of the small braided ephemeral washes are still evidenced across the site in spite of historic flows being diverted to the Rawhide via cutoff channel in Pinnacle Peak Road. There are no major landforms present on the site.

CONTEXT

The site is located on the southwest corner of Pinnacle Peak Road and 74th Street and the northern gateway to the Silverstone community. The Silverstone property was historically used for the Rawhide western theme park and has subsequently evolved into a master planned community that includes a public library, extensive open space, residential, office and retail uses.

Prior to its conversion into a premiere mixed use community, the overall property was subject to a significant amount of disturbance related to the original theme park uses. As a result of the extensive scarring on the property, it was determined that the property was not a suitable candidate for the Environmentally Sensitive Lands (ESL) designation and is therefore not subject to the development regulations typical for this area.

The subject property, Parcel F of the Silverstone Planned Community, constitutes approximately 21.8 acres adjacent to the reconstructed Rawhide Wash corridor. This corridor has been improved to include native vegetation and public pathways, creating an open space amenity for the community. The site is bounded along its southern edge by the Silverstone Park, a passive open space area established as a central gathering space within the Silverstone

community. Parcel G is located immediately east of the subject property and is currently undeveloped. A small office-condo park is located north of the subject property across Pinnacle Peak Road.

OPEN SPACE

The proposed open space for the community has been segmented into three types: Common, Frontage and Private Open Space. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. The open space requirements for Parcel F have been identified through the Silverstone amended development standards and Land Use Budget Summary table.

Common Open Space: This open space type is provided throughout the community and includes a combination of interior and perimeter space not committed to roadways or residences. These areas will be planted with various densities of native plant vegetation depending on the specific area's use, but primarily there will be a strong design approach to emulate the character of the native Sonoran Desert environment. Community amenity areas will also be sited within the common areas to provide an oasis of passive and active amenity space. Such areas will include community pools and inviting gathering places with sufficient shade and seating for residents. The community's common open space will comprise a minimum of 22% of the site's net area, or approximately 4.36 acres.

Frontage Open Space: 74th Street serves as the primary access road for the community and represents the community's eastern boundary. The Silverstone Master Plan requires that at least 1/3 of the site's required open space be provided along this frontage, allowing for a meaningful landscape setback and buffer to the community. The frontage area is also identified within the Silverstone MEDCP as a "Modified Natural" landscape character area which shall consist of a more regional plan palette that includes species that are more colorful and will enhance the aesthetics of the project's roadway frontages. The species located within these areas are intended to compliment the more natural components of the community.

Private Open Space: Within individual yards to the project's residences, areas are encapsulated that represent spaces that are private and are subject to individual tastes and treatments. The minimum size of these areas will be predicated on the architecture of the proposed residences.

CIRCULATION

The proposed community is separated into two distinct product types that will appeal to a broad spectrum of potential homebuyers. Each area will have a primary gated entry from 74th Street that allows for two way ingress and egress. These entry areas are designed to conform to the minimum entry standards defined in the City's DS&PM. A secondary access for each of the areas is proposed as an exit only condition due to the limitations in ability to meet turnaround and queuing requirement for vehicles entering the community. These exit only gates can be opened from the exterior by emergency vehicles if necessary.

The interior street network conforms to the Local Suburban Residential street standards and provides improvements within a 46 private street tract. This street section includes 6 foot sidewalks on both sides of the street. External to the project 74th Street is consistent with a Local Collector street section within 50 feet of right-of-way and includes attached eight foot wide sidewalks. Pinnacle Peak Road is defined as a Minor Arterial with an existing 55 foot half street dedication and detached 8 foot sidewalk. The Rawhide Wash corridor located along the site's western edge is programmed to include a 10 foot meandering multi-use path.

CONFORMANCE WITH GENERAL AND CHARACTER PLANS AND GUIDELINES

General Plan

The City of Scottsdale General Plan designates the property as a mixed-use neighborhood. The mixed use designation encompasses the overall Silverstone at Pinnacle Peak master planned property and envisions a combination of commercial, public and residential uses. The subject property is consistent with the residential use type and will encourage non-vehicular connections to the other use types planned or existing within the community. The proposed development plan also responds to the guiding principles of adding to the variety of housing options, and providing connectivity to the surrounding community and to various uses.

Zoning

The proposed residential use is consistent with the existing R-5 (P-C) zoning on the property per the 2005 Silverstone at Pinnacle Peak rezoning (#15-ZN-2005). The currently entitlement for Parcel F allows for a maximum of 186 units with a maximum density range of 8 to 10 du/ac. This development approval allows a net density of up to 8.5 dwelling units per acre. The subject property is surrounded by R-5 PCD to the east, south and west to include the wash and park buffers along the west and south. North of the site, the office condo development is zoned C-O ESL which is shared by the extension of the Rawhide wash. The following proposal will allow Parcel F of Silverstone and Pinnacle Peak to be subdivided into 174 single family residential lots at a gross density of 7.3 du/ac.

Master Environmental Design Concept Plan (MEDCP)

A MEDCP document was produced in conjunction with the rezoning of the Silverstone property in 2005. This Council approved document provides guidance regarding streetscape character for collector roadways.

In accordance with the MEDCP, 50% of the trees utilized throughout the community shall be mature. The plant species selected for this project will consist of species identified on the Silverstone Design Guideline's approved plant list. This list includes, "both native and transitional plant species" and have been selected to allow for a vegetative diversity which will be complementary of existing development and the surrounding Sonoran Desert Character. A Native Plant Inventory has been complete for this site in line with MEDCP guidelines and a majority of the salvageable trees will be reutilized at strategic locations within the site.

The MEDCP establishes scenic corridors, parks, and community open space. The Silverstone – Parcel F development will adhere to the MEDCP in that it establishes a 50' scenic corridor along Pinnacle Peak Road, and provides pedestrian linkages to the Rawhide Wash to the west of the parcel and to the community park and library to the south. These pedestrian connections combined with robust pedestrian improvements within the community will allow users of all ages and physical conditions accessibility to the system, making it easier for residents to navigate throughout the development without vehicular dependency, provide a variety of hardscape elements, establish gathering space for pedestrian interaction, and enhance overall community connectivity.

GENERAL CONTRIBUTION TO THE NEIGHBORHOOD

K. Hovnanian Homes, an industry leading homebuilder with multiple high quality projects within Scottsdale, is proposing the development of a single family community that compliments the land use types and residential densities envisioned for this area. The proposal will include two distinct product types, a two-story townhome and a two-story duplex residence. Both unit types will express elevated design quality through the use of select materials and modern building practices that match the expectations of buyers within the Scottsdale marketplace. Residences will promote parity with the development character and vision defined by the Silverstone MEDCP document. This document contemplates the principles of community connectivity, relationships and transitions to the natural environment and establishment of architectural themes.

All residences within the project will be for sale and will be placed on individual lots, all within an amenitized community that includes walking paths, private pool area, an abundance of mature native vegetation to be salvaged from the property and access to pedestrian facilities that extend in a well-developed network throughout the Silverstone community.

SENSITIVE DESIGN PRINCIPLES, CLIMATE / ENVIRONMENTAL FACTORS

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

This property, in association with the overall Silverstone community, has been witness to extensive man-made impacts over many decades that have degraded the natural character of the property. Through the adoption of the Silverstone Master Plan, the City has acknowledged this widespread impact and is focused on landscape and sound development practices that will emulate the quality of the larger community. The proposed development plan for Parcel F strengthens the community by establishing varied landscape corridors along the site's perimeter and reinforces pedestrian connections with sidewalks and pathways that link to existing paths and trails located outside of the community.

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

Many of the proposed residences within the community will orient towards the Rawhide Wash corridor along the site's western perimeter. This corridor has been reborn as both a natural wash corridor supporting native vegetation and wildlife, and as a passive recreational amenity. Similarly, units that orient to the southern perimeter of the site will enjoy the existing natural open space of Silverstone Park.

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

As a result of the currently mapped FEMA floodplain that extends across a majority of the Silverstone property, residential development must be slightly elevated to meet federal floodplain requirements. This designation will result in a site development concept that is consistent with the existing slope of the site, but requires re-contouring to elevate development pads. Natural vegetation that will be salvaged from the site will be re-located throughout the community to support the native species themes that will be present within and fronting the proposed community.

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

Through the re-establishment of native materials on-site, the proposed development will protect and promote the character of the Sonoran Desert. Open space areas adjacent to the community have taken great strides in recreating similar native vegetation character types consistent with the approved Silverstone plant list.

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.

The site is surrounded by many elements of the public realm including a public library, parks, wash corridors and public trail connections that link to a broad network of other trails and pathways. The subject property will promote connections to this network through internal open space corridors and sidewalks.

- 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.**

The Silverstone Master Plan and MEDCP documents have outlined a framework for a connected pedestrian network and the proposed development plan will seek to advance these principles through on-site pedestrian connections.

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

The proposed development plan includes provisions for concentrated landscaping in common areas that will facilitate shading and a positive pedestrian experience for the community's residents.

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

Not applicable.

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

The proposed Community's common open space areas will be embellished with native vegetation salvaged from the site. The colors and materials used within the community will reflect characteristics typical of the Southwest and desert environments.

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

The incorporation of energy efficient building materials and sustainable building practices will be emphasized where possible to reduce energy consumption and promote techniques that seek best building techniques.

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

The site will utilize native plant materials that are salvaged from the subject property and/or are selected from the Silverstone plant list.

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

On site irrigation of native materials will utilize efficient water use techniques and practices to provide for the successful use of materials salvaged from the property and that are suitable for the area.

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

Site lighting shall be in conformance with standards identified in the ESL Ordinance to promote low light levels and conducive to a "dark skies" environment, while maintaining a safe and navigable environment for residents.

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

Monumentation signage and project identification for the subject property shall be limited to ingress and egress locations and shall seek to be contextually appropriate and conducive to the design principles suggested by the MEDCP document.



City of Scottsdale Cash Transmittal

104291

104291
 00850147
 12/2/2015 PLN-1510P
 J06AZ HPDC600552
 12/2/2015 2:52 PM
 \$5,532.00

Received From :

LVA URBAN DESIGN STUDIO LLC
 120 S ASH AVE
 TEMPE, AZ 85281
 480-994-0994

Bill To :

LVA URBAN DESIGN STUDIO LLC
 120 S ASH AVE
 TEMPE, AZ 85281
 480-994-0994

Reference #	740-PA-2015	Issued Date	12/2/2015
Address	7350 E SILVERSTONE DR	Paid Date	12/2/2015
Subdivision	M.O.D. AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK	Payment Type	CHECK
Marketing Name		Lot Number	J
MCR	883-17	County	No
APN	212-03-601	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Silverstone Development Inc.		Net Lot Area	
P.O. BOX 16460		Number of Units	1
PHOENIX, AZ		Density	
602-230-1051		Cost Center	
		Meter Size	44-45
		Water Zone	
		Water Type	
		Sewer Type	
		Metes/Bounds	No

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$5,532.00	100-21300-44221


 SIGNED BY ANNIE VOSS ON 12/2/2015

Total Amount \$5,532.00

(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 # 104291



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

This request concerns all property identified in the development application.

Pre-application No: 740 - PA - 2015

Project Name: SILVERSTONE - PARCEL F

Project Address: 7350 E SILVERSTONE DRIVE

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: ALEX STEDMAN
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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



Preliminary Plat (PP)

Development Application Checklist

Subdivision, and Master Planned Property

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 Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; 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 10 of this application.

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2,400 + 18 PER LOT</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input 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)

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <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"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies OR SHOWN ON ALTA
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Preliminary Plat Notification Affidavit (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Request for Site Visits and/or Inspections Form (form provided)
		13. Addressing Requirements (form provided)
		14. Design Guidelines <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance) <input checked="" type="checkbox"/> MAG Supplements • 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"/>	<input checked="" type="checkbox"/>	15. Neighborhood Notification Process Requirements: (form provided) <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.
		16. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See the attached Photo Exhibit of Existing Conditions 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"/>	18. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input checked="" type="checkbox"/> Archaeology Survey and Report - 3 copies <input checked="" type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input checked="" type="checkbox"/> Copies of Previous Archeological Research - 1 copy

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. 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. Short form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 11 copies OK <ol style="list-style-type: none"> 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s) 3. 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"/>	23. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Proposed Covenants, Conditions, and Restrictions (CC&R'S) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Proposed Development Agreement (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>27. Preliminary Plat ✓</p> <ul style="list-style-type: none"> • 24" x 36" – 11 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>28. Site Plan FOR REFERENCE ✓</p> <ul style="list-style-type: none"> • 24" x 36" – 12 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>29. 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 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>30. Site Cross Sections IF CUTS/FILLS OVER 6' ✓</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Construction Envelope 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 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. 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 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Topography and slope analysis plan (ESL Areas) Not in ESL ✓</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>34. Phasing Plan IF PHASING ✓</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>35. Landscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 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) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>37. 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 type="checkbox"/>	<input type="checkbox"/>	<p>38. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>39. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, 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 type="checkbox"/>	<p>40. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, 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 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" – 2 copies, 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 type="checkbox"/>	<p>42. Community Features (mail kiosk, private street signs, etc) Elevations and Details</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, 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 type="checkbox"/>	<p>43. 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)

Planning and Development Services

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

Preliminary Plat Application Checklist

			<ul style="list-style-type: none"> 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="color: red; font-weight: bold;">IN LANDS.</p>	44. Exterior Lighting Photometric Analysis <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 type="checkbox"/>	<p style="color: red; font-weight: bold;">IN LAND</p>	45. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="color: red; font-weight: bold;">IN LANDSC.</p>	46. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="color: red; font-weight: bold;">4 COPIES</p> <p style="color: red; font-weight: bold;">ON SITE OF MASTER PLAN</p>	47. Drainage Report (information provided) 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. <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 type="checkbox"/>	<p style="color: red; font-weight: bold;">/</p>	48. Master Drainage Plan 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. <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 type="checkbox"/>	<p style="color: red; font-weight: bold;">/</p>	49. Preliminary Basis of Design Report for Water and Wastewater 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. <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 type="checkbox"/>	<p style="color: red; font-weight: bold;">/</p>	50. Preliminary Basis of Design Report for Wastewater 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. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>51. Water Sampling Station</p> <ul style="list-style-type: none"> Show location of sample stations on the preliminary plat. Fax 8 1/2" x 11" copy of the preliminary plat 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"/>	<p>52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact Elisa Klien 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"/>	<p>53. Expansion of Participation for Water and Wastewater (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>54. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input checked="" 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>55. Native Plant Submittal: (information provided)</p> <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> <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>56. Revegetation Site Plan, including Methodology and Techniques</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>57. Landform Types Maps</p> <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	58. Cuts and Fills Site Plan IF OVER 6 FT	<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 type="checkbox"/>	59. Cuts and Fills Site Cross Sections IF OVER 6 FT	<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 type="checkbox"/>	60. Composite Factors Map	<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 type="checkbox"/>	61. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	62. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	63. Conservation Area, <u>Scenic Corridor</u> , Vista Corridor Plan ALONG PINNACLE PEAK	<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 type="checkbox"/>	64. Other:	<p style="margin-left: 20px;">ROOF PLAN OVER TOPD – IF CUTS FILLS OVER 6 FT OR ABOVE H.N.G.</p> <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 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
PART III – SAMPLES & MODELS			
Req'd	Req'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.	

Planning and Development Services

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

Preliminary Plat Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>65. Paint Color Drawdowns</p> <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"/>	<p>66. Other:</p> <hr/> <hr/> <hr/> <hr/>

PART IV – 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>67. 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>740</u> -PA- <u>2015</u>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>68. Submit all items indicated on this checklist pursuant to the submittal requirements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>69. 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>70. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>

Preliminary Plat Application Checklist

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, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division

One Stop Shop

Planning, Neighborhood & Transportation Administrator

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000



Development Applications Process

Enhanced Application Review

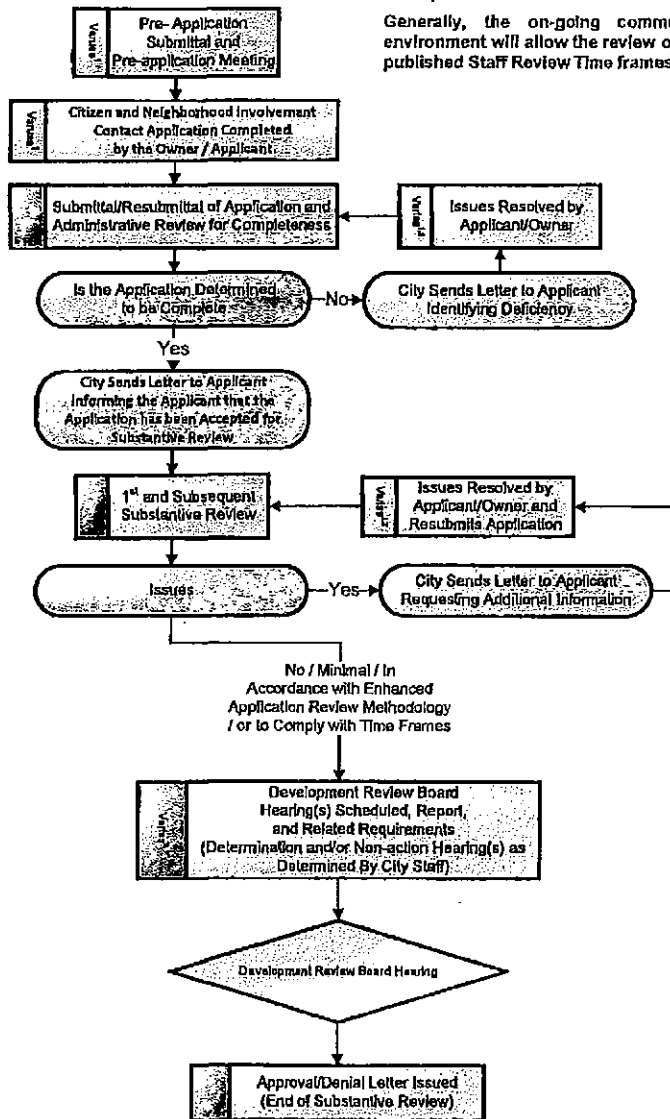
Development Review (DR and PP)

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 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 15 Business Days	Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame	Public Hearing Process Time Frames Vary	Approval/Denial Letter Issued
---	--	--	-------------------------------

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088



Development Applications Process

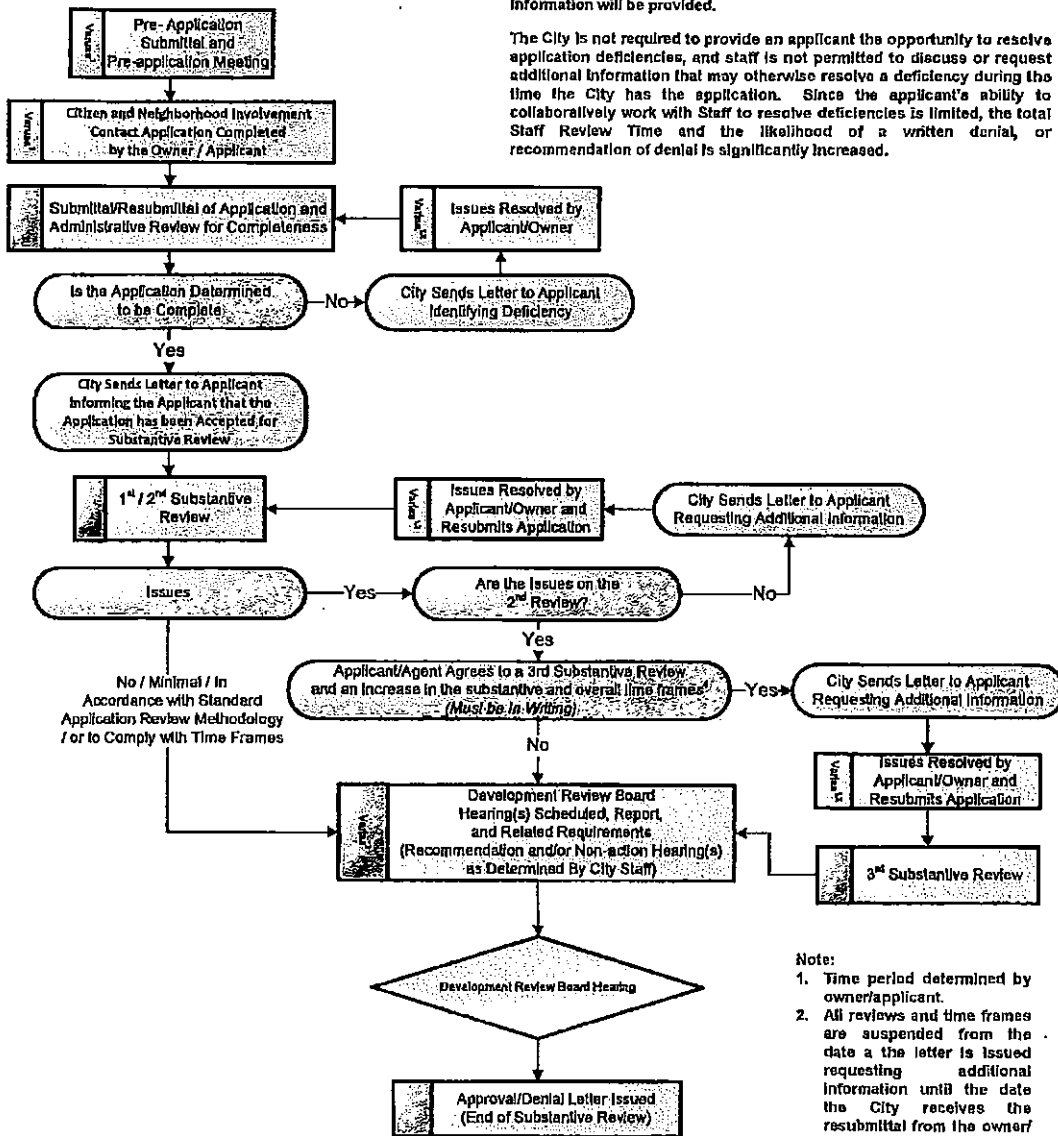
Standard Application Review

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 of 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 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 <small>60-90 Staff Working Days, Pre-Review</small>	Substantive Review <small>95 Total Staff Working Days, Two Reviews in This Time Frame</small>	Public Hearing Process <small>Time Frames Vary</small>	Approval/Denial <small>Letter Issued</small>
--	--	---	---