

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



Development Application

Development Application Type:

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

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

Project Name: DPMG Hayden

Property's Address: 15000 N. Hayden Road

Property's Current Zoning District Designation: I-1 Requesting: C-3

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: David Gilbert	Agent/Applicant: John Berry / Michele Hammond
Company: DPMG Hayden LLLP	Company: Berry Riddell LLC
Address:	Address: 6750 E. Camelback, Suite 100, Sct 85251
Phone: 604-649-1519 Fax:	Phone: 480-385-2727 Fax:
E-mail: csgroup@shaw.ca	E-mail: mh@berryriddell.com
Designer: Alex Stedman	Engineer: n/a
Company: LVA Design	Company:
Address: 120 S. Ash Ave, Tempe 85281	Address:
Phone: 480-994-0994 Fax:	Phone: Fax:
E-mail: astedman@lvadesign.com	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

see letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only Submittal Date: Development Application No.:

Planning, Neighborhood & Transportation

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

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

DPMG Hayden LLLP

Project Narrative

Rezoning Application

Location: 15000 N. Hayden Road

24-ZN-2016



Prepared by:
Berry Riddell, LLC

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

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 8525

Date: December 5, 2016

24-ZN-2016
12/12/2016

I. Property Details & Request

Property Location: 15000 N. Hayden Road.

Property Size: 67,333 s.f. (net)

Current GP: Employment

Current Zoning: I-1 (Industrial Park)

Requested Zoning: C-4 (General Commercial)

The request is for a zoning district map amendment for a parcel of land located at the northwest corner of Hayden Road and Raintree Drive (APN: 215-55-025), the "Property". The request is a rezoning from the current I-1 zoning district to the C-4 zoning district to expand the list of allowed uses. Any newly proposed uses would be consistent with the current Greater Airpark Character Area Plan ("GACAP") land use designation of Employment.

Context Aerial



II. Site Context

There are no physical site or building changes proposed on the current Property with this application. The 1.5+/- acre site is located on the hard northwest corner of Hayden and Raintree and as shown in the exhibit on the following page the Property is subject to a right-of-way taking as part of the City's Raintree Drive Extension Capital Improvement Project and proposed roundabout for this intersection.

The surrounding context includes Bedrosian Tile & Stone to the north (I-1), Arizona Tile to the south (I-1), a multi-tenant commercial building (with hair salon & spa, fitness studio and automotive uses) to the east (C-3), a former car dealership soon to be Goodwill store to the southeast (C-4) and First International Bank & Trust to the west (I-1). Along Hayden Road further to the north there are several commercial and employment related uses including Copyfast printing, Gateway Church, Sunset Patio, Eclectic Home, Gruelich's Auto Repair, Enterprise Rental Care, Scottsdale Design Center and Costco. Along Raintree Drive to the east there are several automotive repair facilities including Raintree Auto Body and Airpark Auto. All of the above mentioned uses are within the existing Employment land use designation of the GACAP and have predominately C-3, C-4 or I-1 zoning.

Surrounding Zoning



Existing Site Plan w/ City Proposed Roundabout



III. 2001 General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. According to the City's 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale's Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability and Advance Transportation.* The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the goals and policies that are applicable to the development, which is in conformance with both the General Plan and the Greater Airpark Character Area Plan.

GP Character & Design

Goal 1. *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

Bullet 4: *Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. "Employment Cores" are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses.*

Response: The surrounding context consists of established commercial businesses and employment uses located in buildings that are approximately 15-20+/- years old. The Airpark is evolving into a true mixed-use regional center with the integration of residential and retail in key activity locations. Rezoning this Property to C-4 will allow for additional land uses beyond the use limitations of the I-1 district; predominately vehicle sales and related automotive uses. This rezoning coupled with the physical change to the intersection for the Raintree Drive Extension will allow this intersection to positively serve the area in a development pattern consistent with the land uses found along Hayden Road to the north and Raintree Drive to the east and the Employment land use designation.



GP Land Use

Goal 5. *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 1: *Integrate land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 5: *Ensure Scottsdale's transportation choices respond to the land use pattern and local neighborhood lifestyles.*

Response: With the Raintree Drive Extension, it is the intent of the City to encourage traffic flow in a seamless east-west direction to and from the Loop 101 freeway. As part of these improvements, the Property will be required to dedicate additional right-of-way for a roundabout at the intersection of Raintree and Hayden. Additionally, new sidewalk improvements will be constructed by the City along the perimeter of the site. These changes will improve the mobility of vehicles, transit and pedestrians to and around the site.

GP Economic Vitality

Goal 4. *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

Bullet 1: *Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.*

Response: The proposed C-4 zoning will allow the property owner to pursue additional uses that are compatible with the established Airpark character and in harmony with the Employment land use. The Property, located at a key gateway intersection will continue to offer services to the residents and visitors of Scottsdale. Allowing C-4 zoning on this site will only improve the long term economic viability of the site.

Growth Areas

Goal 2: *Make automobile, transit, and other multimodal circulation more efficient.*

Bullet 1: *Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.*

Bullet 2: *Make infrastructure expansion more economical by concentrating it in identified growth areas and coordinating it with development activity.*

Response: This Property is located in a designated in the largest Growth Area in the City; the Scottsdale Airpark. There are no physical changes proposed to the Property with this rezoning. However, the Raintree Drive Extension design will facilitate convenient access to the site and provide pedestrian improvements including 6' wide sidewalks to encourage walkability and accommodate greater pedestrian capacity. Transit routes currently run along both Hayden and Raintree. There is an existing bus stop located at the southeast corner of Hayden and Raintree (along the south side of Raintree, approximately 100' east of Hayden Road). It is assumed that with the Raintree project, additional east-west transit routes will be added.

IV. Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Employment designation.

GACAP Definition:

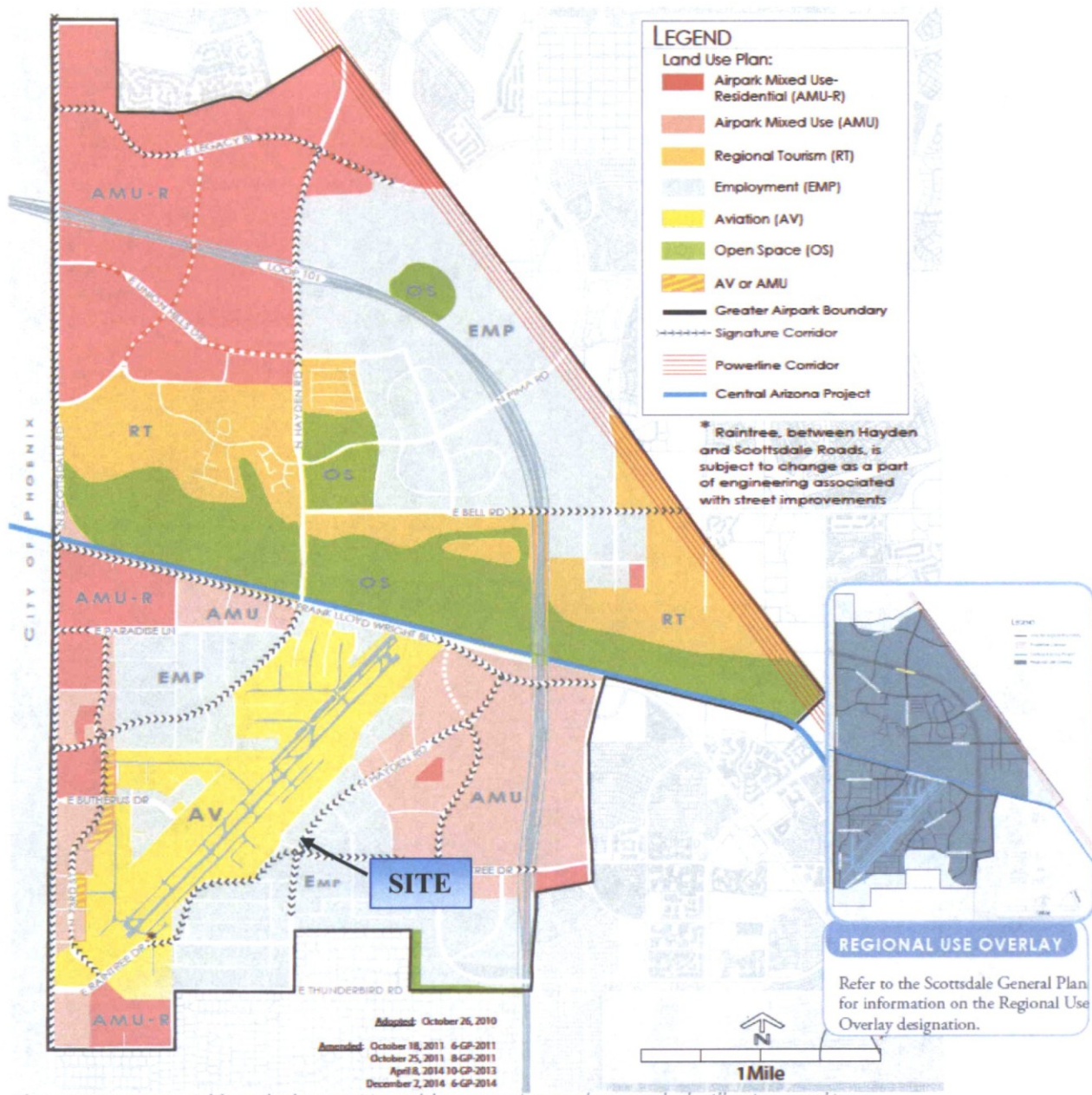
***Employment** includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems, including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation Land Use are and within the Airport's 55 DNL areas or higher.*

The Conceptual Development Type Map designates the Property as "Type B – Medium to Higher Scale" which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous building forms, medium- to higher-scales, and fewer open spaces between buildings. These areas are typically associated with aircraft hangers and warehousing/industrial buildings, and larger event centers and are encouraged in and around the Aviation Land Use designation, where large convention and event facilities are appropriate (ie: WestWorld), and in areas with access to multiple modes of transportation.*

The existing warehouse-type structure already conforms to the Type B Development Type, which includes, but is not limited to, buildings associated with the design/furniture stores, warehouse and industrial office buildings found along Hayden Road. The rezoning will maintain the Type B Development Type.

Greater Airpark Future Land Use Map (GACAP Page 11)



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapter.

The request is consistent with the existing GACAP land use designation of Employment in a number of ways that are outlined below. The Property is located on the northwest corner of Hayden (a major arterial) and Raintree (a major arterial from Hayden heading east), which are both classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 60 DNL area, which is appropriate for Employment land uses and C-4 zoning.

Land Use

Policy LU 1.1 *Maintain and expand the diversity of land uses in the Greater Airpark*

Response: Characteristics of successful Employment Cores include a range of land uses as mentioned in the GACAP definition above, which states these areas should include an "array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs." The proposed C-4 zoning will complement the surrounding context of home improvement stores, vehicle sales and service, office, light industrial, warehouse, and retail development. The primary interest in rezoning the Property to C-4 is the ability to integrate vehicle sales and automotive related uses into the existing range of a permitted uses on site.

Policy LU 1.3 *Promote development intensities supportive of existing and future market needs.*

Policy LU 1.7 *Encourage adaptive reuse of buildings.*

Policy LU 1.8. *Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.*

Response: The intent is not to have retail establishment in this location like you would find along Scottsdale Road, Frank Lloyd Wright Boulevard or Pima Road in the Airpark Mixed Use district. Rather, there are several commercial employment related uses (such as vehicle auction and sales) that could locate in this building or a portion of this building that would serve the Airpark Employment Core. It is acknowledged that certain uses would not be feasible under the current building and site configuration due to the limited parking spaces on site. Future users would have to provide evidence of adequate parking.

Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: The proposed C-4 is consistent with the GACAP's Employment land use designation and will provide services for the Airpark's Employment Core including area businesses and the surrounding automotive related uses further prioritizing employment uses in the area.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include both Hayden and Raintree, which creates a perfect condition for providing "a greater mix of uses" in the Employment Core on the subject Property. Integrating C-4 zoning in this location broadens the current range of land uses in the area and supports the economic viability of existing Airpark developments and area businesses.

Community Mobility

Policy CM 1.1 Enhance Greater Airpark connections to local and regional public transportation systems.

Response: This Property will be directly impacted by the Raintree Drive Extension, which will provide enhanced local and regional transportation connections. A summary of the Raintree Drive Extension project is provided below (from the City's website). Hayden and Raintree are both existing transit routes and with the Raintree Drive improvements the flow of east-west traffic to and from Loop 101 will be improved. There is an existing park-and-ride facility located at Scottsdale and Thunderbird.



The Raintree Drive Extension will provide a direct connection between the SR 101L Freeway and Scottsdale Road. This extension will simplify the route from Hayden Road to Scottsdale Road and help to relieve some of the traffic congestion currently experienced on Frank Lloyd Wright Boulevard.

The City of Scottsdale is

currently preparing a Design Concept Report for this segment of roadway which will include recommendations regarding number of travel lanes, raised medians, major intersections (roundabout, traffic signal or side street stop control), minor side street lane configurations, safety considerations, driveway access, landscape and streetscape concepts, public art, drainage improvements, and right of way needs.

The Scottsdale Airpark is a major employment center within Scottsdale, and the network of roadways, circulation and access is critical to the businesses and industry of the Airpark. The City of Scottsdale has completed several studies to address some of the transportation and access issues currently hindering drivers. The Raintree Drive Extension project is one component of Scottsdale's Airpark Area Circulation Study which seeks to improve mobility in and around the Airpark.

The Raintree Drive Extension was included in the Maricopa Association of Governments (MAG) Regional Transportation Plan (RTP), funded by Proposition 400 regional transportation sales tax funds.

The project will be constructed in phases, with construction funding available in fiscal years 2014 to 2017. Ultimate phasing and implementation will be determined based on funding availability and the recommendations of the Transportation Commission and Scottsdale City Council.

Source: Scottsdaleaz.gov

Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark

Response: As mentioned above the Property is directly impacted and adjacent to the future Raintree Drive Extension, which will change the flow of traffic in the Airport and as a result change the access and function of properties that are directly adjacent to the right-of-way improvements. Specifically, this Property will be directly impacted by a new roundabout proposed for the intersection of Hayden and Raintree.

Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.

Response: The existing sidewalks along all the street frontages will be maintained and enhance with the Raintree Drive Extension project provide safe movement of pedestrians within a landscaped open space setting.

Greater Airpark Transit Connections (GACAP Page 34)



Economic Vitality

Policy EV 1.1 *Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

Response: A primary objective of the GACAP is to develop and implement long-term economic development strategies that position the Greater Airpark as an economic leader. Over the last few decades Hayden Road has evolved with the market demand in terms of tenant mix and land uses but still remains a strong economic corridor for the Airpark with a range of automotive, office and retail uses. The proposed C-4 zoning will provide a wider range of land uses to the Airpark Employment Core, which will help foster a strong and diverse economic environment. Additionally, with the transportation changes that are planned with the Raintree Drive Extension, the character of the area and traffic patterns in and around the site will change similar to the changes seen with the roundabout improvements at Hayden and Northsight, approximately 1-mile north of the site. With the proposed rezoning, the owner is adapting to this new transportation impact, which will ultimately improve mobility in the Airpark resulting in stronger long term economic stability for the area.

Policy EV 1.8 *Attract a diversified business base to help insulate the city during economic downturns.*

Response: The purpose of the requested zoning change is to allow for a wider variety of commercial uses to provide economic stability. The proposed zoning will allow the property owner to efficiently adapt to market fluctuations.

Environmental Planning

Policy EP 1.3 *Promote landscape design and irrigation methods that contribute to water and energy conservation.*

Response: The on-site landscaping is well established and includes low-water use indigenous plants and trees that blend with the Airpark context and nearby developments. No changes are proposed with this rezoning request.



Character & Design

Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:

"Employment" land use:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological and corporate/executive character, campuses and unique expressions of corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually-sensitive to adjacent developments.

Response: The proposed development achieves this policy in the following ways:

- Provides a wider range of uses to support the Airpark Employment Core and maintain economic viability of the site over the long term.
- Maintain pedestrian linkages around the perimeter of the site. Sidewalks will be provided with the City's Raintree Drive Extension project.
- Open space maintained with rezoning and Raintree Drive right-of-way improvements. Previous development (66-DR-1992 #2) provided 13,803 s.f. of open space. C-4 required open space is 7,145 s.f. and site after right-of-way dedication is providing 11,948 s.f. of open space on site.

Policy CD 2.1 *Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.*

Policy CD 2.1.6 Hayden-South Signature Corridor

The Hayden-South Signature Corridor, south of Frank Lloyd Wright Boulevard to Raintree Drive, is a buffered roadway with urban characteristics. Buildings along this corridor should orient toward the street and incorporate landscaped open spaces and tree cover.

Policy CD 2.1.8 Raintree Signature Corridor

The Raintree Signature Corridor, as the grand entrance to the Greater Airpark, should integrate elements flight and corporate sophistication into the building, landscape and site designs. Building frontages should be oriented to activate the street. Intersections and gateways in this area should include interpretative elements that discuss the Airport, as well as modern technology

Response: The proposed rezoning will highlight these Signature Corridors and the site currently provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, pedestrian connectivity, landscaping, hardscape and lighting. Any future changes to the Property will further enhance the significance of this Property at a key gateway location in the Scottsdale Airpark. Further, the landscape setting along Hayden will significantly increase with the City's right-of-way improvements.

V. Conclusion

In summary, the request to rezone from I-1 to C-4 to allow for a wider range of permitted uses on this Property will strengthen the Employment Core and provide long term economic stability of the area by bringing more jobs into the building and overall Scottsdale Airpark, which currently has 3,800 businesses and approximately 55,000 employees. Located at a key intersection of the Scottsdale Airpark, this site will be significantly impacted by the Raintree Drive Extension project, and therefore, allowing additional uses that are compatible with the surrounding context will be beneficial to the evolving Airpark character and viability of this developed site over time consistent with the GACAP.



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

This request concerns all property identified in the development application.

Pre-application No: 631 - PA - 2015

Project Name: Hayden & Raindree

Project Address: 15000 N. Hayden Rd

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: _____

JENNIFER ROBERTS

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phon

24-ZN-2016

L2-7088

10/21/16



Submittal Fee

Project Name: DPMG HAYDEN Pre-App#: 631-PA-206
Fee Type: REZONING Fee Amount: \$ 2,140
Staff Name: BRAD CARR Signature: [Signature] Phone: x7713 Date: 10-21-2016

Planning, Neighborhood & Transportation Division

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



City of Scottsdale Cash Transmittal

108388

10-348
 00942723
 10/21/2016 PLN-1810P
 KHANAS HPTC600512
 10/21/2016 1:20 PM
 \$2,140.00

Received From :

DPMG Hayden LLLP
 PO BOX 13082
 PALM DESERT , CA 92255

Bill To :

Reference #	631-PA-2016	Issued Date	10/21/2016
Address	15000 N HAYDEN RD	Paid Date	10/21/2016
Subdivision	SCOTTSDALE INDUSTRIAL AIRPARK NO. 07	Payment Type	CHECK
Marketing Name		Lot Number	3
MCR	234-27	County	No
APN	215-55-025	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
David Gilbert - DPMG Hayden LLLP		Net Lot Area	
15000 N. Hayden		Number of Units	1
Scottsdale, AZ 85260		Density	
604-971-4877		Cost Center	
		Meter Size	QS 34-47
		Metes/Bounds	No
		Water Zone	
		Water Type	
		Sewer Type	

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,140.00	100-21300-44221

24-ZN-2016
10/21/16

SIGNED BY MICHELE HAMMOND ON 10/21/2016

Total Amount

\$2,140.00

(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 # 108388



Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

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

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>2,140</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input type="checkbox"/>	<input 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: 480-312-7001

24-ZN-2016
10/21/16

Revision Date: _____

Rezoning Development 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)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
<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 <i>See title & ALTA</i>
<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. Request for Site Visits and/or Inspections (form provided)
		12. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Citizen Review Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs)) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

Planning and Development Services

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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>		20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA			
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.	
		22. Plan & Report Requirements For Development Applications Checklist (form provided)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan	
	Req'd	Rec'd	<p>a. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)

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<input type="checkbox"/>	<input type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – 2¹ color copies^{copy}, 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><u> X </u> 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16¹⁰ 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^{PDF} format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</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^{PDF} format)

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

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 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 format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

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<input type="checkbox"/>	<input type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>bb. 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 type="checkbox"/>	<input type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</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>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>dd. 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 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ee. 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 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

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<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)</p>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – 3 copies (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 (See Digital Submittal Plan Requirements) • 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. Drainage Report</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

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


PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>631</u> -PA- <u>2016</u> .</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</p>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>38. 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>39. 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>
<input checked="" type="checkbox"/>		<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>FRAD CARR</u> Phone Number: <u>480.312.7713</u></p> <p>Coordinator email: <u>bcarr@scottsdaleaz.gov</u> Date: <u>8.12.2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

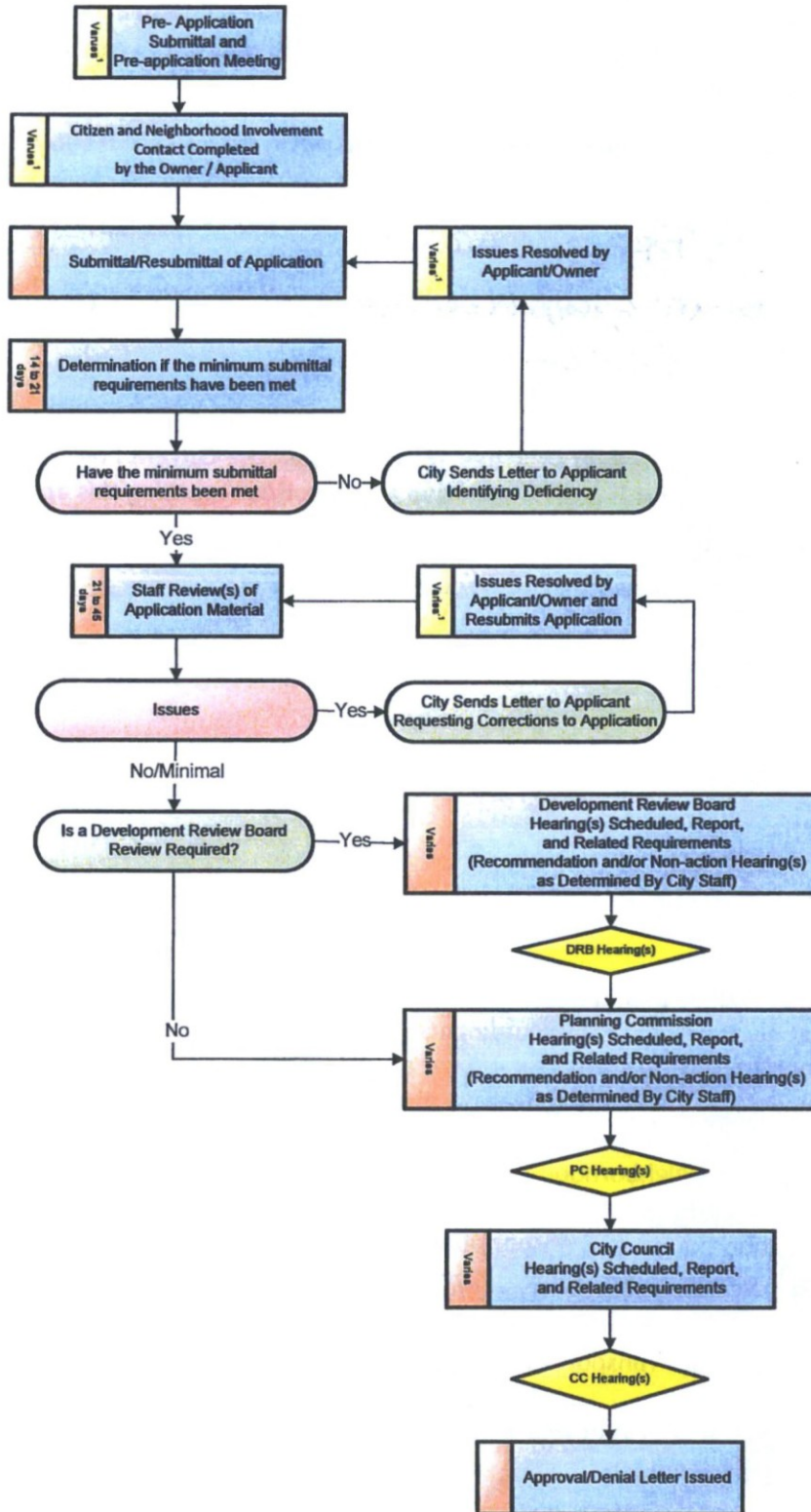
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Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP),
Infill Incentive (II) & Zoning District Map Amendment (ZN)



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