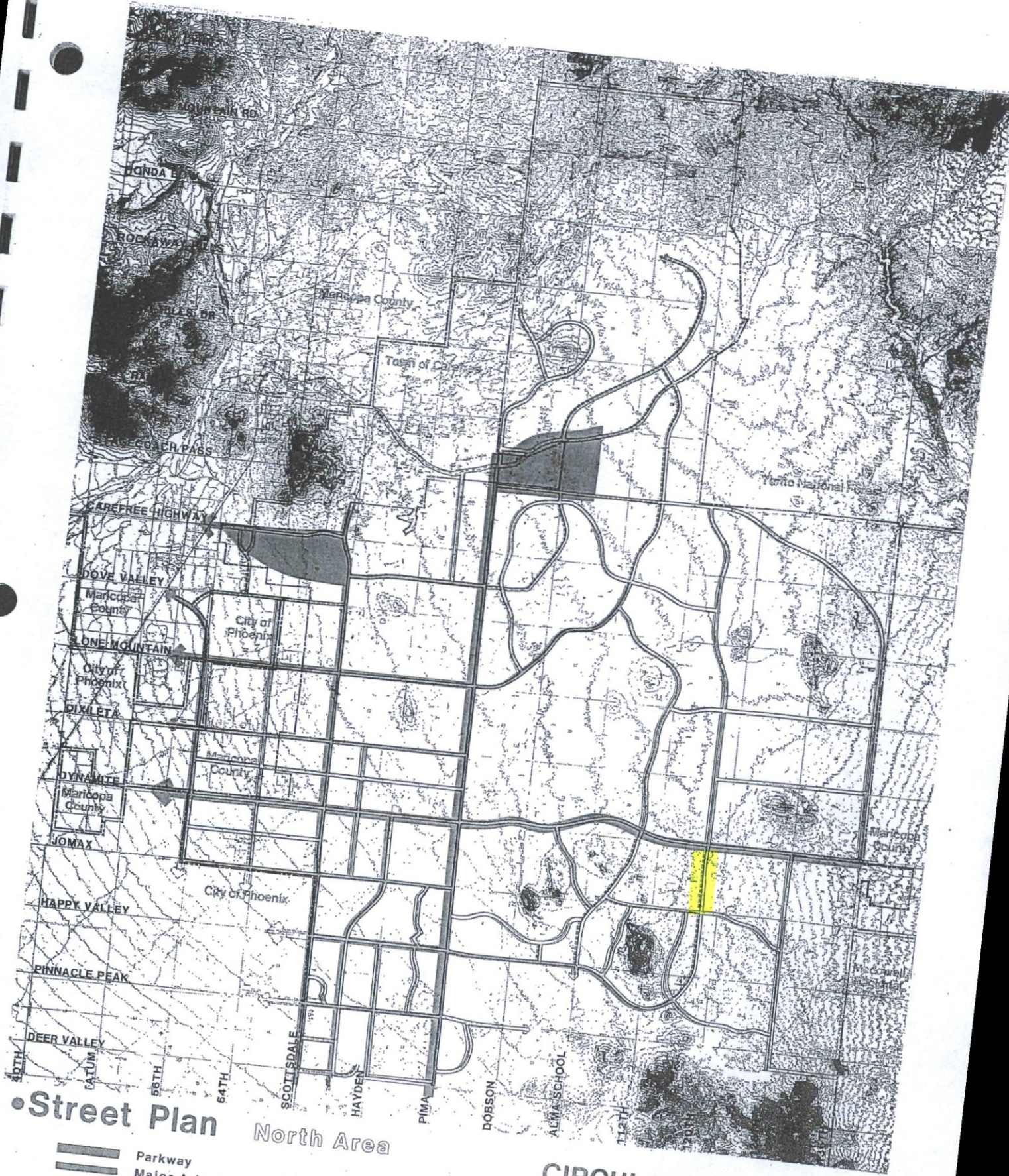





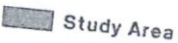


Case Research




• Street Plan North Area

-  Parkway
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Study Area

1/91

Locations selected to this map are generalized

2000' 4000' 8000' 10000'



CIRCULATION ELEMENT general plan Scottsdale Arizona



CITY COUNCIL ACTION REPORT

DATE: JUNE 29, 1982
 TO: THE HONORABLE MAYOR AND CITY COUNCIL
 FROM: COMMUNITY DEVELOPMENT/PLANNING
 SUBJECT: CASE 32-Z-82 - COUNCIL INITIATIVE -
COUNTY ZONING TO SCOTTSDALE ZONING

AGENDA ITEM NO.

13

STAFF:

LARRY D. BUSSARD

JAMES L. ROBERTS

RECOMMENDATION

The Planning Commission recommends that the City Council APPROVE Case 32-Z-82, a Council Initiative to rezone the recently-annexed Pinnacle Peak area from County zoning classifications to Scottsdale zoning classifications per the attached maps.

The staff concurs with the Planning Commission recommendation.

FACTS

The proposal is to establish Scottsdale zoning classifications for the Pinnacle Peak area to replace the County zoning classifications that were retained for a maximum of six months. The pending expirations of County zoning are June 30, 1982 for the area east of Pima and August 4, 1982 for the area west of Pima. The proposal is to establish Scottsdale zoning on all areas within the annexations except those properties which have already been rezoned to Scottsdale classifications or are currently requesting rezoning. The staff utilized the following criteria in proposing rezoning to Scottsdale classifications:

1. Zoning should be in conformance with the adopted Pinnacle Peak Area Plan.
2. Future study areas should be zoned to a Scottsdale classification comparable to the current County classification.
3. Undeveloped property that is proposed by the Interim Plan to be other than single-family residential should not be zoned per the Interim Plan but to a comparable Scottsdale classification. Zoning of these properties per the Interim Plan should occur at the time development is proposed.
4. All areas east of Pima should have the Hillside District overlay zone applied.
5. All existing subdivisions that developed under County R.U.P.D. (Residential Plans of Development - similar to Scottsdale's P.R.D.) should receive a P.R.D. or L.D. overlay to allow incorporation of their existing amended development standards. Subdivisions that developed under unamended County standards which are incompatible with Scottsdale standards should receive a P.R.D. or H.D. overlay to allow incorporation of their existing standards (Los Gatos, Pinnacle Paradise, and Pinnacle Peak Shadows).

Additionally, a graphing error on the Proposed Zoning Map which was initially distributed has been corrected and affected property owners have been notified of the correction. The error affected the area south and east of the Pinnacle Peak Shadow Subdivision, which is located at the southeast corner of 93rd Street and Pinnacle Peak Road. The initial map indicated a down-zoning from County R1-10 to Scottsdale R1-190 H.D. Since the property was located in the "Future Study Area", the proposed rezoning should be to the comparable Scottsdale classification - R1-10 H.D. The proposed zoning now includes this correction. The staff recommends approval subject to the corrected map.

Several people spoke concerning this case at the June 22nd Planning Commission meeting. Three people were opposed to the R1-10 designation for the area immediately south of Pinnacle Peak Shadows referenced in the previous paragraph. One gentleman, representing Pinnacle Peak Realty, was opposed to the R1-13C designation for a portion of the property east of the Pinnacle Peak East Hillside development and several other people generally had questions


Action Taken: Approved - with changes - by unanimous vote


CITY COUNCIL ACTION REPORT

CASE 32-Z-82

or spoke in favor of the proposed rezoning. The Commission removed the 160 acre Rawhide property from this application in that the owner has applied for the pending WP (Western Theme Park) zoning district, which can be applied prior to the County zoning expiration date. The Commission voted 4-3, with Messrs. Hoagland, Quintieri, Walton dissenting, to forward Case 32-Z-82 to the City Council with a recommendation for approval. Mr. Hoagland was concerned with the low density classifications (R1-190, R1-130 and R1-70), Mr. Quintieri and Mr. Walton were concerned with establishing zoning consistent with an Interim General Plan Amendment when the final land use might change.

The proposed rezoning has been reviewed by and has the concurrence of the Development Team.


Leonard Dueker, Comm. Dev. Dept. Head


Roy Pedersen, City Manager

- Attachment #1-Recommendation to Planning Commission 6/22/82
- #2-Current Zoning Map
- #3-Proposed Corrected Map
- #4-Interim Plan

Council Action Taken:	Date	Continued to
Resolution No.		Referred to
Ordinance No.		Accepted
Formal Motion		Rejected



Arizona
State Land Department



June 15, 1961

The Honorable Herb Drinkwater
and City Council Member,
3939 Civic Center Plaza
Scottsdale, AZ 85261

RE: 32-2-12 CONVERSION OF MARICOPA COUNTY
ZONING CLASSIFICATIONS TO CITY OF SCOTTSDALE
CLASSIFICATIONS

Mayor Drinkwater and Members of the City Council:

The State Land Department objects to the proposed down-zoning of State Trust land in Section 2, T₁S, R₁E from Maricopa County R43 to City of Scottsdale R1-196. As the Department has pointed out on previous occasions, there was not sufficient time to evaluate alternative land uses for state Trust land in the Pinnacle Peak area prior to the adoption of the interim plan.

The Department, therefore, does not support the interim plan for Pinnacle area.

The proposed down-zoning of Section 2 will result in the taking of development rights for approximately 200 dwelling units. Such a taking will cause a significant economic loss to the State Trust. Rezoning to classifications lower than current county classifications should be deferred until such time as the general planning for the area has been fully resolved. The State Land Department plans to fully cooperate with the City in the general planning of this area as well as the area south to the Central Arizona Project over the next year.

The Department intends to defer the implementation of any components of the interim plan until the completion of that more complete planning effort. We would appreciate the City Council's cooperation in all deferring rezoning.

Thank you for your consideration.

Sincerely,

Robert J. Lane
for Robert J. Lane
Acting State Land Commissioner

RL:klj:eds

June 22, 1987

To: Planning Commission
From: Planning Staff
Re: Case 32-Z-80 - Rezoning of Recently-Annexed Pinnacle Peak Area to Scottsdale Zoning Classification

RECOMMENDATION

It is recommended that the Planning Commission recommend APPROVAL of Case 32-7-82, a Council Initiative to rezone the recently-annexed Pinnacle Peak area from County zoning classifications to Scottsdale zoning classifications per the attached maps.

FACTS

The proposal is to establish Scottsdale zoning classifications for the Pinnacle Peak area to replace the County zoning classifications that were retained for a maximum of six months. The pending expirations of County zoning are June 30, 1982 for the area east of Pima and August 4, 1982 for the area west of Pima. The proposal is to establish Scottsdale zoning on all area within the annexations except those properties which have already been rezoned to Scottsdale classifications or are currently requesting rezoning. The staff utilized the following criteria in proposing rezoning to Scottsdale classifications:

1. Zoning should be in conformance with the adopted Pinnacle Peak Area Plan.
2. Future study areas should be zoned to a Scottsdale classification comparable to the current County classification.
3. Undeveloped property that is proposed by the Interim Plan to be other than single-family residential should not be zoned per the Interim Plan but to a comparable Scottsdale classification. Zoning of these properties per the Interim Plan should occur at the time development is proposed.
4. All areas east of Pima should have the Hillside District overlay zone applied.
5. All existing subdivisions that developed under County R.U.P.D. (Residential Plans of Development - similar to Scottsdale's P.U.D.) should receive a P.R.D. or H.L. overlay to allow incorporation of their existing amended development standards. Subdivisions that developed under unamended County standards which are incompatible with Scottsdale standards should receive a P.R.D. or H.L. overlay to allow incorporation of their existing standards (for Gatos, Pinnacle Paradise, and Pinnacle Peak Shadows).

Additionally, a graphic error on the Proposed Zoning Map which was initially distributed has been corrected and affected property owners have been notified of the correction. The error affected the area south and east of the Pinnacle Peak Shadow Subdivision, which is located at the southeast corner of 93rd Street and Pinnacle Peak Road. The initial map indicated a down-zoning from County R1-10 to Scottsdale R1-190 H.D. Since the property was located in the Future Study Area, the proposed rezoning should be to the comparable Scottsdale classification R1-10 H.D. The proposed zoning now includes this correction.

The staff recommends approval subject to the corrected map.

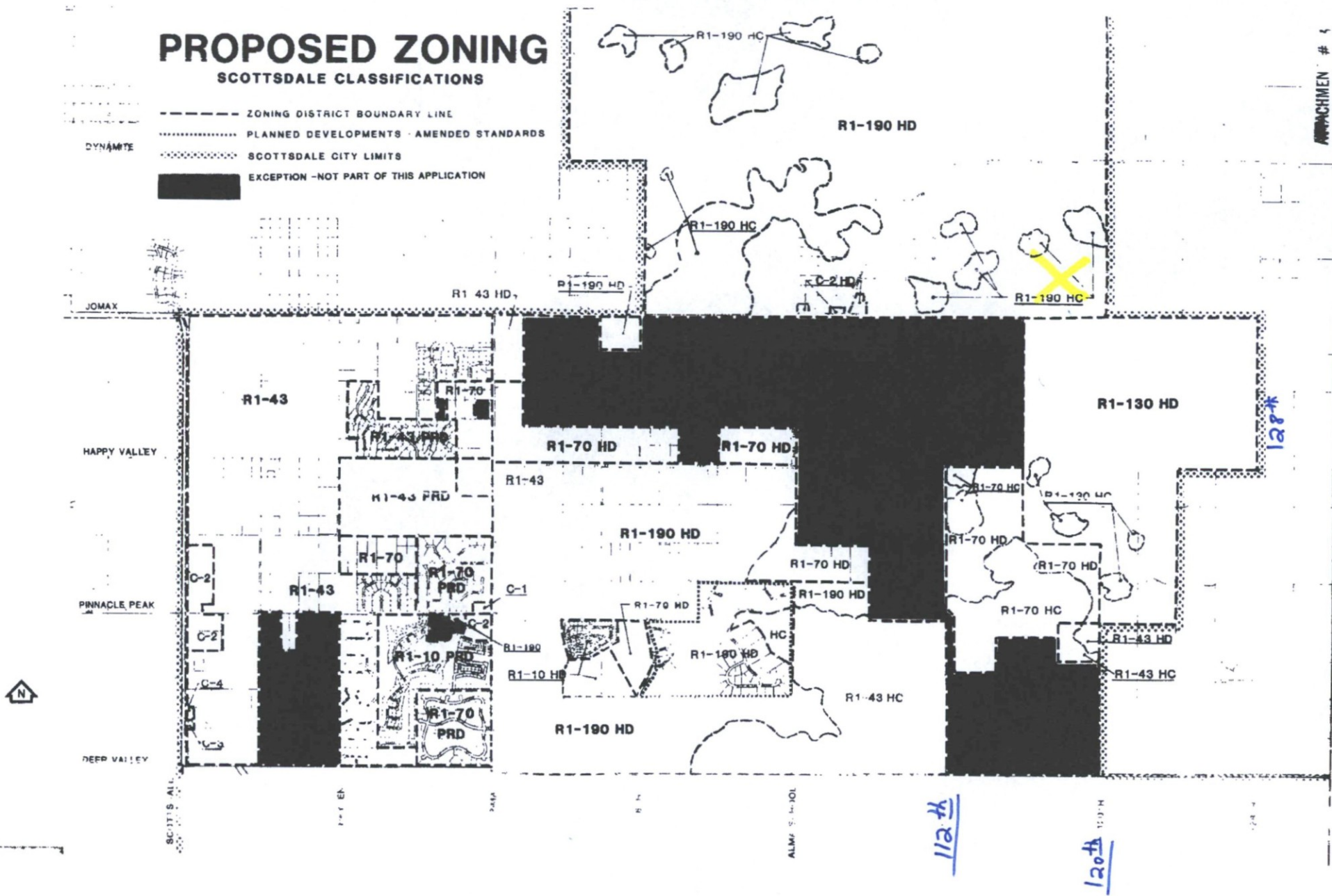
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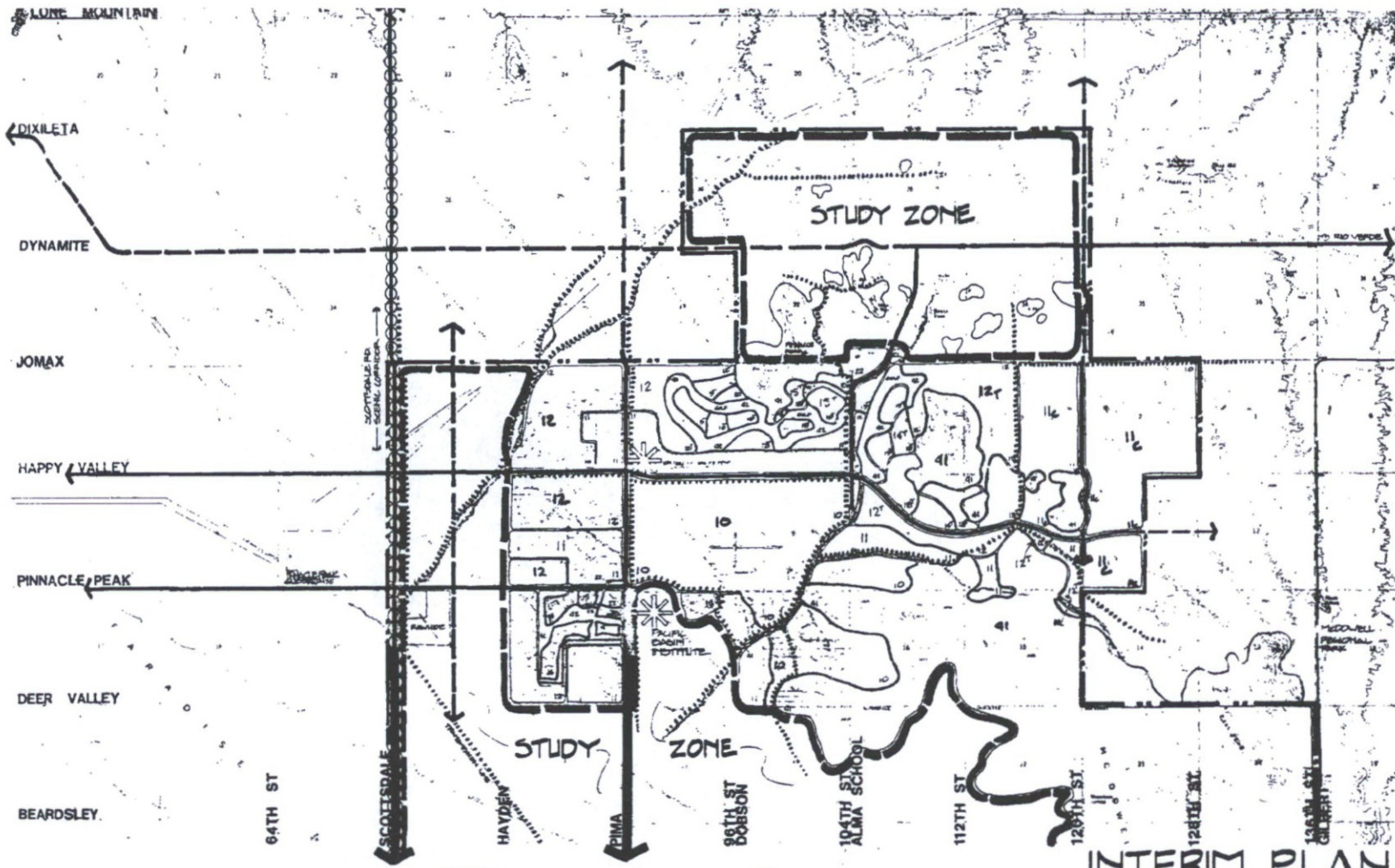
Attachment #2-Current Zoning Map
#3-Proposed Corrected Map

PROPOSED ZONING

SCOTTSDALE CLASSIFICATIONS

- ZONING DISTRICT BOUNDARY LINE
- PLANNED DEVELOPMENTS - AMENDED STANDARDS
- DYNAMITE
- SCOTTSDALE CITY LIMITS
- EXCEPTION - NOT PART OF THIS APPLICATION



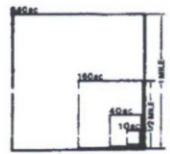


INTERIM PLAN

MARCH 23, 1982
APRIL 6, 1982

	ACRES UNITS		ACRES
10	1/8 D.U./AC (CONCRETE TYPICAL)	22	COMMERCIAL
11	1/2 D.U./AC (2.5 ACRES TYPICAL)	23	INSTITUTIONAL
12	1 D.U./AC	35	UTILITIES
13	1-2 D.U./AC	41	NATURAL OPEN SPACE
14	2-4 D.U./AC	42	DEVELOPED OPEN SPACE
15	4-8 D.U./AC		
16	RESORT		

- ➔ MAJOR STREETS
- SCENIC CORRIDOR (DOTTED LINE)
- ☼ PROPOSED ACTIVITY CENTER
- EQUESTRIAN TRAILS



ADJACENT UNIT AS SHOWN DOES NOT INCLUDE TENTATIVE FULL FACILITY TR-2000 TRAILHEAD

pinnacle peak area study



CITY COUNCIL ACTION REPORT

DATE: MAY 1, 1984

TO: THE HONGRABLE MAYOR AND CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW

SUBJECT: CASE 36-Z-84 AND ORD. #1641 - SCOTTSDALE FOOTHILLS ZONING; ORD. #1639 - SINCUIDADOS ADOPTION

AGENDA ITEM NO.

15

STAFF:

JAR
JAMES L. ROBERTS

NEAL T. PASCOE

RECOMMENDATION

It is recommended that the City Council:

- 1) concur with the recommendation of the Planning Commission and APPROVE Case 36-Z-84, a Council Initiative to establish Scottsdale zoning classifications on the recently annexed Scottsdale Foothills Area, per the attached maps and the following stipulations:
 - a. The R-4R development at the southwest corner of Scottsdale and Dove Valley Roads shall be developed in accordance with the conditions approved under Maricopa County zoning.
 - b. The 560 acre Sincuidados project at the southwest corner of Pima and Lone Mountain Roads is excepted from this rezoning action:
2. APPROVE Ordinance No. 1641, adopting Case 36-Z-84.
3. APPROVE Ordinance No. 1639, adopting Case 93-Z-83 which approved rezoning from County Rural-190 to R1-70 HD/HC for the Sincuidados project.

FACTS

The proposal is to establish Scottsdale zoning classifications for the recently annexed Scottsdale Foothills Area to replace the County zoning classifications that were retained for a maximum of 6 months. The pending expiration of County zoning is May 1, 1984. The proposed rezoning achieves the following objectives:

1. County zoning classifications are replaced with Scottsdale's most comparable zoning classifications.
2. Hillside District overlay zoning is applied to areas east of Pima Road which is consistent with previous overlays. Additionally, Hillside District zoning is applied to areas north of Dixie and west to Scottsdale Road to reflect such significant terrain as Lone Mountain.
3. The 105' building setback from the center line of Scottsdale Road which is provided by County zoning will be maintained until such time that a Scenic Drive policy is established.
4. Planned developments approved on the County (Carefree South, Lone Mountain Shadows, Lone Mountain Vistas) will maintain their development approvals subject to the stipulations and standards approved by the County.

Two corrections to the zoning maps should be noted. The 560 acres located at the southwest corner of Pima and Lone Mountain Roads were rezoned from County Rural-190 to Scottsdale R1-70 HD/HC for the Sincuidados project in Case 93-Z-83. Adoption of zoning for Sincuidados will be by separate ordinance. Additionally, the R-4R proposed zoning for the resort portion of Carefree South should reflect conditional approval.

The proposed rezoning action does not reflect the General Plan work being completed for the Scottsdale Foothills Area. The land use for the area maintains substantially the status quo. The staff recommended approval subject to the stipulations.

Action Taken: Approved - OK - by unanimous vote

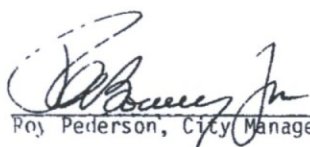
CITY COUNCIL ACTION REPORT

Case 36-Z-84
Page 2

Four persons spoke at the April 24, 1984 Planning Commission meeting, citing concerns for density, water, and the lack of a General Plan. One speaker suggested that no City zoning should be applied prior to General Plan adoption. However, it is equally necessary to apply City zoning within the statutory 6 month limit, and it has been the staff's stated intent since annexation to utilize comparable City zoning. The Commission voted unanimously to forward Case 36-Z-84 to the City Council with a recommendation for approval subject to the stipulations. The request has been reviewed by and has the concurrence of the Development Team.

The form of the attached ordinances has been reviewed by and has the concurrence of the City Attorney.


Tom Davis, Assistant City Manager


Roy Pederson, City Manager

Attachments: #1-Planning Commission Report 4/24/84
#2-Current Zoning
#3-Proposed Zoning
#4-Ordinance No. 1639/Adoption Map 608
#5-Ordinance No. 1641/Adoption Map 607

Council Action Taken	Date	Continued to	Referred to
Resolution No.
Ordinance No.
Formal Motion	Accepted	Rejected

April 24, 1984

To: Planning Commission
From: Zoning Staff
Re: Case 36-Z-84 - Scottsdale Zoning on Scottsdale Foothills Area

RECOMMENDATION

It is recommended that the Planning Commission recommend APPROVAL of Case 36-Z-84, a Council Initiative to establish Scottsdale zoning classifications on the recently annexed Scottsdale Foothills Area, per the attached maps.

FACTS

The proposal is to establish Scottsdale zoning classifications for the recently annexed Scottsdale Foothills Area to replace the County zoning classifications that were retained for a maximum of 6 months. The pending expiration of County zoning is May 4, 1984. The proposed rezoning achieves the following objectives:

1. County zoning classifications are replaced with Scottsdale's most comparable zoning classifications.
2. Hillside District overlay zoning is applied to areas east of Pima Road which is consistent with previous overlays. Additionally, Hillside District zoning is applied to areas north of Dixileta and west to Scottsdale Road to reflect such significant terrain as Lone Mountain.
3. The 105' building setback from the center line of Scottsdale Road which is provided by County zoning will be maintained until such time that a Scenic Drive policy is established.
4. Planned developments approved in the County (Carefree South, Lone Mountain Shadows, Lone Mountain Vistas) will maintain their development approvals subject to the stipulations and standards approved by the County.

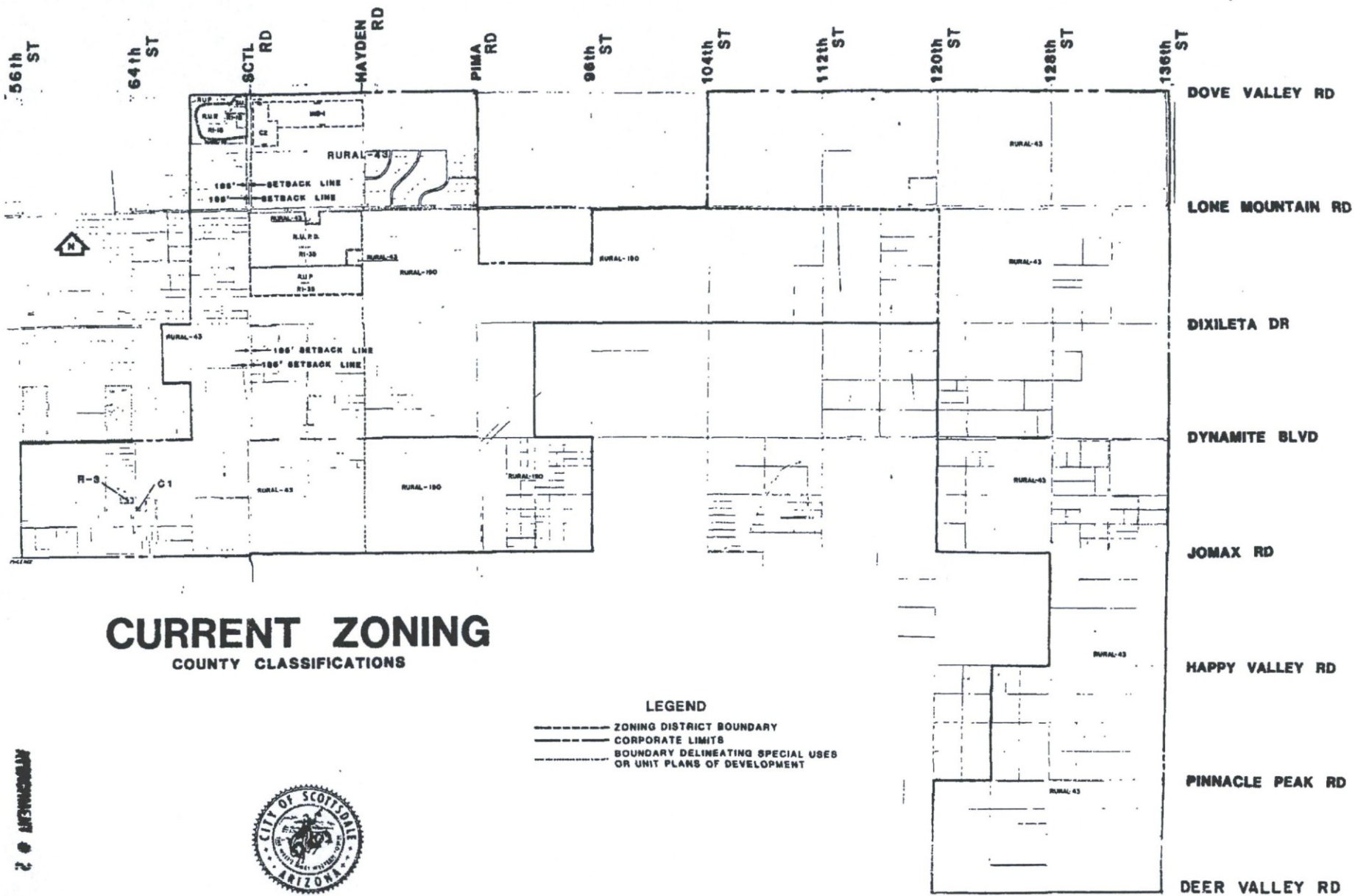
One correction to the zoning maps should be noted. The 560 acres located at the southwest corner of Pima and Lone Mountain Roads were rezoned from County Rural-190 to Scottsdale R1-70 HD/HC for the Sincuidados project in Case 93-Z-83. Adoption of zoning for Sincuidados will be by separate ordinance.

The proposed rezoning action does not reflect the General Plan work being completed for the Scottsdale Foothills Area. The land use for the area maintains substantially the status quo. The staff recommends approval per the attached maps.

MPL:dy

Attachments: #2-Current Zoning
#3-Proposed Zoning

ATTACHMENT #1



2020 AMENDMENT

CITY COUNCIL ACTION A . JRT



TO: MAYOR AND CITY COUNCIL DATE: 03/05/85
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: CASE 113-Z-84 AND ORDINANCE NO. 1699 -
COUNCIL INITIATIVE - FOOTHILLS REZONING

James Roberts *J.R.*
Neal Pascoe *N.P.*
STAFF
AGENDA
ITEM NO.
17

RECOMMENDATION

It is recommended that the City Council:

- 1) APPROVE as recommended by the Planning Commission Case 113-Z-84, a request by Council Initiative to rezone certain properties within the area of the Foothills Plan, per the attached map, and
- 2) ADOPT Ordinance No. 1699 affirming the rezoning.

The Zoning staff concurs with the Planning Commission recommendation.

FACTS

1. Relationship of Request to General Plan:

X Conforms _____ Marginal _____ Does Not Conform

- 2: Prior Zoning History of Parcel:

The property was adopted per County zoning upon annexation in 1984.

3. Five people spoke in favor and fourteen spoke in opposition. Approximately sixty people appeared in opposition.

Case 113-Z-84 was originally a request to rezone 22+ square miles in an area bounded by Dove Valley Road on the north, 136th Street on the east, Deer Valley Road on the south, and 56th Street on the west to conform to the recently approved Foothills Plan. The Planning Commission forwarded 2.5 square miles of the request to the City Council on January 8, 1985. The City Council subsequently approved R1-130 HD/HC and R1-190 HD/HC zoning on parcels (E) and (F), respectively, on January 15, 1985. The remainder of the request was continued by the Planning Commission for further study.

The remaining 19.5 square miles have City zoning which reflects the County zoning at the time of annexation. The area is identified on the attached map as parcels, A, B, C, and D. These parcels are currently zoned R1-43, a density higher than recommended by the Foothills Plan, and would be rezoned to R1-70 (parcels (A) and (B)), R1-130 (parcel (C)), and R1-190 (parcel (D)).

The request strictly conforms to the Foothills Plan and will assist in the the implementation of that plan. The public input and planning activity that produced the plan also support the proposal. The staff recommended approval per the attached map.

Fourteen people spoke in opposition at the February 26, 1985 Planning Commission meeting. The Commission voted unanimously to forward the case to

APPROVED

ACTION TAKEN


CITY COUNCIL ACTION REPORT

Case 113-Z-84

Page 2

the City Council with a recommendation for approval per the attached map. This request has been reviewed by and has the concurrence of the Development Team.

The form of the attached ordinance has been reviewed by and has the concurrence of the City Attorney.



Tommy J. Davis
Assistant City Manager

Attachments: #1-Planning Commission Report 2/26/85
#2-Zoning Map
#3-General Plan
#4-Addendum Report
#5-Ordinance #1699

February 27, 1985

TO: The Honorable Mayor and City Council

FROM: Community Planning

SCOTTSDALE FOOTHILLS REZONING ADDENDUM

On Tuesday, February 26, 1985 the Scottsdale Planning Commission recommended that City Council rezone approximately 20 square miles to less intensive uses. Several of the hearing comments and the staff response may be of interest to council.

City Annexation & Zoning

At the public hearing, a few individuals stated they had been told by city officials, and had received a letter from the city, which said their zoning would not change as a result of the annexation. Staff has researched the wording contained in the City's Annexation Fact Sheet, which is distributed to potential and new residents and we think some of the confusion can be traced to this document. The exact wording from the Planning & Zoning section of the document is as follows:

Scottsdale has received national recognition for the quality of its planning and zoning practices. Public participation ensures the preservation of an area's lifestyle, while high design standards lead to architectural quality and compatibility. Upon annexation, City of Scottsdale zoning will be applied to the annexed area. The zoning category most similar to the County's zoning in effect at the time of annexation for existing and active development areas will be used. The Hillside zoning will be applied where it is deemed necessary to protect hillside areas. The high degree of City Council commitment to quality development in the area is reflected in the current Foothills Plan. This development plan will ensure a quality-of-life consistent with the character of the environment.

After annexation, a Land Use Plan will be prepared. Any subsequent rezoning could be initiated by a property owner, based on its own merits.

It is clear that the county zoning will be applied to newly annexed land on an interim basis. The long term zoning action should reflect future land use plans.

Rezoning Rationale

Several factors influenced the recommendation for rezoning the outlying portions of the Foothills Plan to lower intensity. The arguments in favor of the rezoning: implement the city's adopted land use policy, protect the desert, and promote cost efficient development.

Environmental Considerations

The North Area Plan background report documented the beautiful but fragile desert in the Foothills Area. The palo verde & saguaro plant community in the northern part of the Foothills, is fragile and does not easily accommodate changes to its surroundings. Further subdivision of the desert into one acre lots, may "kill the goose that lays the golden eggs." In a one acre subdivision, so much land must be reserved for street and utility R.O.W., building pads and driveways, that there is little land left for the untouched desert. The greater the intensity of development, the less land is available for natural vegetation.

Furthermore, the areas scheduled for rezoning are either quite rugged with exposed bedrock at the surface or they are subject to outwash flooding. With these constraints, it is difficult to find suitable buildable areas on many lots (2 1/2 acres). Many landowners on one acre lots would be forced to apply to the Board of Adjustment for variances from the city's development codes.

Dr. Pewe, our consulting geologist, is concerned about creating one acre lots in the Foothills. In most places, the bedrock is so close to the surface or the desert hardpan is so solid, that septic systems should be widely spaced for environmental health reasons. In fact, the Maricopa County Health Department recommends a two acre minimum lot size for septic systems in the northern and eastern portions of the Foothills area. Of course, this problem can be overcome with sanitary sewer service, but a network of sewer lines and treatment facilities would be needed to serve lots less than two acres, having a negative impact on the environment and adding substantially to the cost of providing sewer service. Also, Dr. Pewe cautions about large areas of sheetwash flooding adjacent to Scottsdale Road.

Infrastructure Needs

Large lot developments in a rural setting of 1 du/2 acres or less does not require the level of physical improvements to the land that is needed by urban development. Recognizing this difference, City Council directed staff to investigate rural development standards which relax certain city standards for more urban areas. Rural development standards cover such items as road width, paving, drainage, undergrounding of utilities, etc. These relaxed standards can only work in very low density areas. With higher densities, it is the city's responsibility to require suburban improvements.

Some portions of the Foothills area are so remote, that infrastructure, including street access and water supplies, are not available now, nor can they be expected to be available for at least ten years in the future. Since the necessary infrastructure is not available to serve development in the outlying areas, it would be premature and misleading to encourage land subdivision into one acre suburban lots which require public services.

Previous Land Use Policy

The Scottsdale Foothills Area has been subject to several different land use policies.

Several square miles slated to be rezoned, were divided into 2 1/2 acre GLO (Government Land Office) lots under the Small Tract Act of 1938. Under the Act, the rural homesites or GLO lots of 2 1/2 acres were made available to the public for residential purposes. Unfortunately, many of the existing 2 1/2 acre lots do not have legal access, a problem which would be aggravated by a proliferation of one acre lots. Other problems in the GLO area include poor traffic patterns, drainage, and no provisions for right of way or scenic corridors. This problem is so acute that the Maricopa County board of Adjustment recommended that the County Board rezone all GLO lots in the county from their present 1 du/acre zoning to 1 du/2 acres. The County Board took no action.

Zoning in the Foothills Area was established by Maricopa County as primarily a mixture of R1-43 (1 acre), R1-70 (2 acre) and Rural-190 (5 acre). The most controversial of the proposed rezonings are from R1-43 to R1-70 for land bordering Scottsdale Road between Jomax and Dove Valley. This proposal implements the Scottsdale Foothills Plan passed by the City Council in December 1984 and the Desert Foothills Policy Plan passed by the County Board in 1979. During the citizen participation stage in both planning efforts, many local residents requested low intensity development. Unfortunately, the County never implemented the Desert Foothills Plan and Scottsdale must struggle with the issue. While rezoning to lower intensity is a difficult issue, the city, in 1982, rezoned several square miles to less intensive uses as part of the Pinnacle Peak Interim Plan.

Until recently, there was little market for small parcels of land in the remote portions of the Foothills Area. Large lots of 2 1/2 acres and greater are the dominant land pattern. Many of the land parcels have deed restriction which limit the minimum lot size to 2 1/2 or 5 acres. A developer could reasonably expect to develop a large lot subdivision or speculate on a large parcel of land with the hope that someday city services would be available. This approach keeps land in reserve and in relatively large parcels until the city is in a position to provide services. Smaller, one acre lots with a diverse ownership pattern are very difficult to plan and service.

Rezoning to lower land use intensities creates some problems. A zoning change from R1-43 to R1-70 would create a few substandard non-conforming lots. Some people bought the 2 1/2 acre lots in Maricopa County with the full expectation that the 2 1/2 lots could be split into one acre lots. (In reality, due to road dedications, the split required an appeal to the Board of Adjustment, as will be the case in Scottsdale.) Despite the legalities, some people feel that the city is taking something away from them that is rightfully theirs. It is difficult to take an action which influences many small landowners and they are circulating a petition against the rezoning. Nevertheless, the proposed rezoning will protect property values, protect the desert, and promote cost efficient development.

DO:gc

ORDINANCE NO. 1699

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, AZ, AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO THAT ZONING SHOWN ON ZONING MAP NO. 614 : AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Case No. 113-Z-84 has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings thereupon have been completed, and

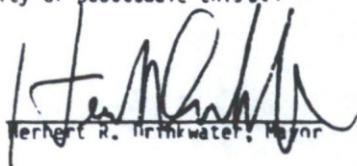
WHEREAS, the Council of the City of Scottsdale instructed the Zoning staff to prepare an ordinance and map changing the zoning on the property described in Application No. 113-Z-84 as requested by the applicant, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended as shown on the attached Zoning Map No. 614, which map together with all notations, references and other information shown thereon is incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

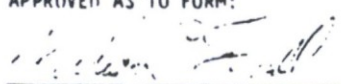
WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist and this ordinance shall be in full force and effect from and after its final passage and adoption by the City Council.

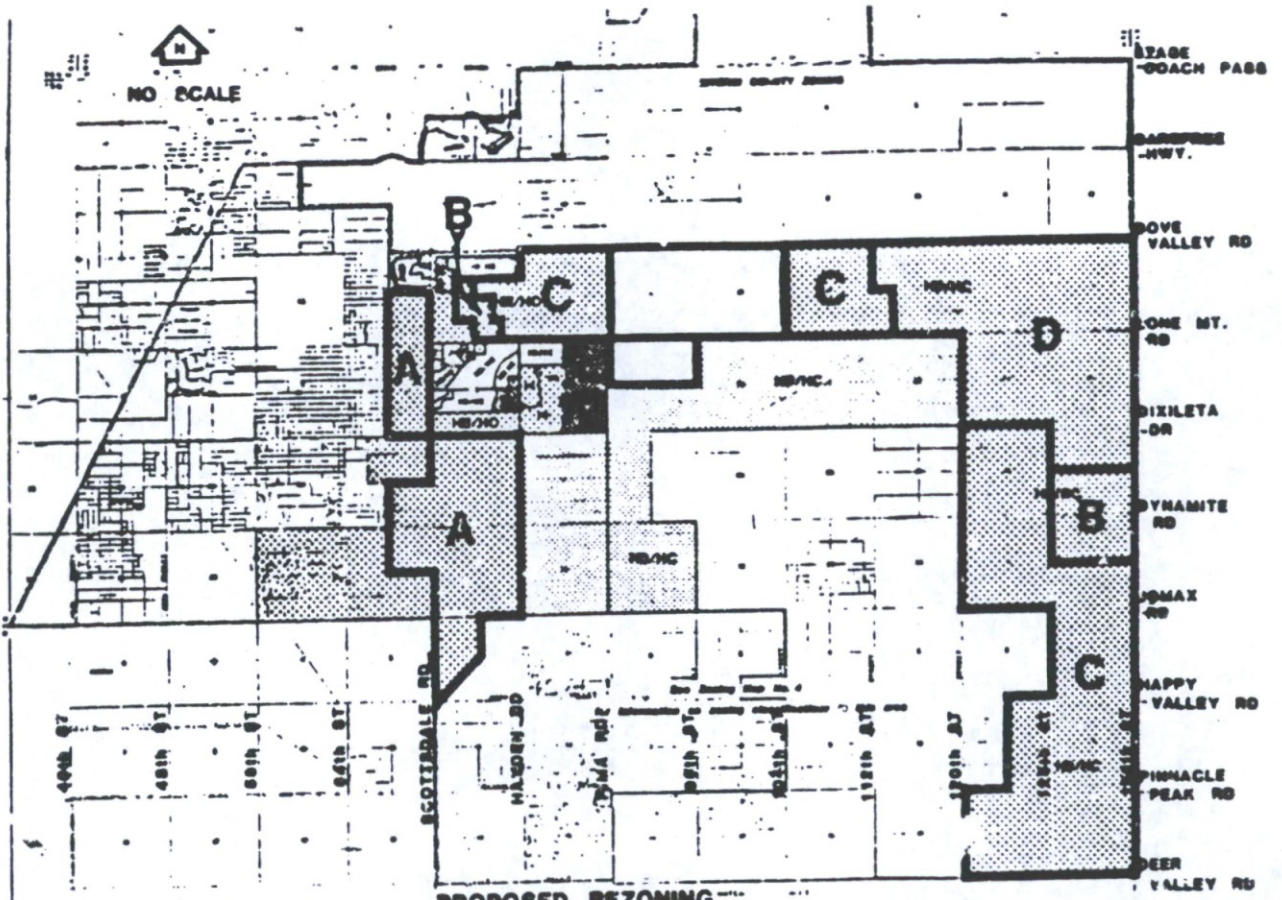
PASSED AND ADOPTED by the Council of the City of Scottsdale this 5th day of March 19 85 .


Herbert R. Brinkwater, Mayor

Attest:
Rny R. Pederson, City Clerk

By: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:

William E. Farrell, City Attorney



- A** From R1-48 To R1-70
B From R1-48 HD/HC To R1-70 HD/HC
C From R1-48 HD/HC To R1-180 HD/HC
D From R1-48 HD/HC To R1-180 HD/HC

I HEREBY CERTIFY THAT THE ZONING SHOWN ON THIS MAP WAS ADOPTED BY ORDINANCE NO. 1699 AN ORDINANCE OF THE CITY OF SCOTTSDALE, ARIZONA ON THE 4th DAY OF MAR., 1985.

Betty Zeman
 ATTEST: DEPUTY CITY CLERK

Hal R. Roberts
 MAYOR

ZONING MAP NO. 614
CASE NO. 113-Z-84

Unofficial Document

#229-185-1108869

WHEN RECORDED, RETURN TO:

City of Scottsdale
Planning & Development/Records
3939 N Civic Center Boulevard
Scottsdale, AZ 85281



HELEN FORCELL
98-0080174 02/02/98 03:52

**CITY OF SCOTTSDALE
RELEASE OF EASEMENT
SUBDIVISION OR MAP OF DEDICATION**

TAMMY 1 OF 1

11-AB-95
REFERENCE
49-55 QS
PARCEL NUMBER

The CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, for valuable consideration, receipt of which is hereby acknowledged, does hereby release the interest of the City of Scottsdale, but does not release any interest owned or held by any other person, firm, or corporation for any purpose whatsoever, in those certain dedicated easements identified as: Public utilities easements dedicated over the roadway easements

as shown on plat of The Goldie Brown Pinnacle Peak Ranch: Unit Two, as recorded in the County Recorder's Office, Maricopa County, Arizona, in Book 194, of Maps, Page 26; on, under, and across real estate situated in the City of Scottsdale, County of Maricopa, State of Arizona, and as reserved in City of Scottsdale Resolution No. 4340 as recorded in Maricopa County Recorder number 94-0460879, and re-recorded in Maricopa County Recorder number 98-0058107 and as described on the legal description attached hereto and made a part hereof.

It is expressly understood that this release is intended to affect only that interest held by the CITY OF SCOTTSDALE, ARIZONA, in the above mentioned easement, and does not include nor affect any property or portion thereof which is not herein above described specifically.

DATED this 29th day of January, 19 98.

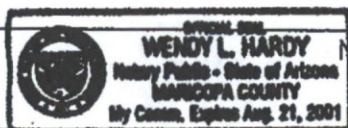
CITY OF SCOTTSDALE

BY: *Peter M. Deeley*
Peter M. Deeley, Planning Coordination Manager

State of Arizona)
)ss
County of Maricopa)

This instrument was acknowledged before me this 29th day of January, 19 98, by Peter M. Deeley, Planning Coordination Manager of the City of Scottsdale, a municipal corporation, on behalf thereof.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Wendy L. Hardy
NOTARY PUBLIC
August 21, 2001

My commission expires _____

Legal description of Public Utility Easement to be vacated

That portion dedicated as a Public Utility Easement over Parcels 9, 10, 11, 12, 18, and 19, according to the Parcel map for THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT TWO, recorded in Book 194 of Maps, Page 26, records of Maricopa County, Arizona, located in a portion of Section 34, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and begin more particularly as follows:

The West 55 feet, the North 15 feet, the East 15 feet, and the South 55 feet of Parcel 9; The West 20 feet, the East 15 feet, and the South 55 feet of Parcel 11; The East 20 feet, the North 15 feet, the West 15 feet and the South 55 feet of Parcel 10; The West 55 feet, the East 15 feet, the South 15 feet, and the North 20 feet of Parcel 18; The West 15 feet of Parcel 12.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

95-0460879 08/03/95 04:54

CATHY 3 OF 3

RETURN TO HAWKINS AND CAMPBELL
VIA 24 HOUR TURN AROUND

RESOLUTION NO. 4340

(17)

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, VACATING AND ABANDONING A PORTION OF THE PUBLIC RIGHT-OF-WAY, APPLICATION NO. 11-AB-95, PURSUANT TO THE PROVISIONS OF THE ARIZONA REVISED STATUTES, ARTICLE I, CHAPTER 14, TITLE 28.

WHEREAS, application has been made to the Council of the City of Scottsdale for abandonment of a portion of public right-of-way, and

WHEREAS, A.R.S. Sec. 28-1902 provides that a city may dispose of a roadway or portion thereof when said property or portion thereof is no longer necessary for public use, and

WHEREAS, after notice to the public, hearings have been held before the Planning Commission and Council of the City of Scottsdale on the proposed abandonment of a portion of the ^{Unofficial Document} public right-of-way, described in Application No. 11-AB-95, within the City of Scottsdale, and

WHEREAS, it is the opinion of the Council that the portion of public right-of-way described herein below is no longer necessary for public uses as roadway,

WHEREAS, the City Council finds that consideration and other public benefit commensurate with the value of the property, giving due consideration to its degree of fragmentation and marketability, will be provided by the owner of the abutting property to the city;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Arizona, as follows:

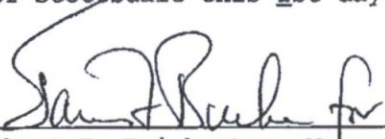
That the real property situated within the City of Scottsdale, Maricopa County, Arizona, and described in Exhibit "A" attached hereto and by this reference made a part hereof; be and the same is hereby vacated and abandoned subject to the reservation of a public utility easement over, under, and across those areas as legally described in the same said Exhibit "A". A map marked Exhibit "B" disclosing the area vacated is attached hereto and by this reference made a part hereof.

ATTACHMENT #4

950460879

Page 2
Resolution NO. 4340

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of
August, 1995.



Herbert R. Drinkwater, Mayor

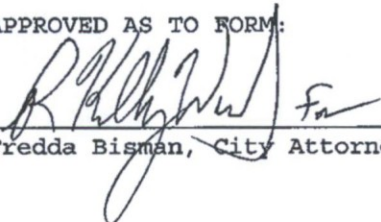
ATTEST:

Sonia Robertson
City Clerk

By: Sonia Robertson
City Clerk

Unofficial Document

APPROVED AS TO FORM:



Fredda Bisman, City Attorney

Legal description of Roadway Easement to be vacated

That portion dedicated as a Roadway Easement over Parcels 9, 10, 11, 12, 18, and 19, according to the Parcel map for THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT TWO, recorded in Book 194 of Maps, Page 26, records of Maricopa County, Arizona, located in a portion of Section 34, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and begin more particularly as follows:

The West 55 feet, the North 15 feet, the East 15 feet, and the South 55 feet of Parcel 9; The West 20 feet, the East 15 feet, the South 55 feet, and the North 15 feet of Parcel 11; The East 20 feet, the North 15 feet, the West 15 feet and the South 55 feet of Parcel 10; The West 55 feet, the East 15 feet, the South 15 feet, and the North 20 feet of Parcel 18; The South 20 feet of Parcel 19, except the East 15 feet thereof; and the West 15 feet of Parcel 12.

Unofficial Document

EXHIBIT "A"

950460879

12TH STREET

ABANDON 40' R/W

PINNACLE VISTA DRIVE

ABANDON 15' R/W

ABANDON 55' R/W

ABANDON 30' R/W

RED BIRD ROAD

ABANDON 15' R/W

18TH STREET

ABANDON 55' R/W

116TH STREET

ABANDON 30' R/W

ABANDON 40' R/W

ABANDON 30' R/W

Unofficial Document

JOMAX ROAD

ABANDON 55' R/W



SITE LOCATION MAP

11-AB-95



Abandonment

Development Application Checklist

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application Checklist are required.

To avoid delays, all documents in your Development Application must be complete and comply with the following:

- The General Plan
- The Scottsdale Revised Code, including the Zoning Ordinance
- Stipulations of any Development Application approved before this application is submitted
- Scenic Corridor Design Guidelines
- Transportation Master Plan and related local plans
- The Design Standards & Policies Manual

A Development Application that does not include all the required items, does not meet the standards above, or is inconsistent with previously submitted pre-application information may not be accepted. A Development Application received by the City does not mean that the application meets the minimum submittal requirements. The City may request additional information to facilitate review, even if the Development Application is deemed complete.

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.

When Items 1 through 16 are ready for submittal, call 480-312-7000 to schedule a submittal meeting with a Planning Specialist; provide your pre-application number: ____-PA-____.

SUBMITTAL REQUIREMENTS

Req'd	Rec'd	Documents required for a complete application. Unless otherwise indicated, all documents shall be provided in an 8 1/2" x 11" format.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Abandonment Development Application Checklist (this Checklist)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>2,250.00</u> (subject to change)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Development Application Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Application Narrative <ul style="list-style-type: none"> • Reason for request • Consideration for Abandonment • 4 copies
		5. Consideration for Abandonment Information

Planning and Development Services

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

Abandonment Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6. Affidavit of Authorization to Act for Property Owner (form provided; required only for non-city-owned property)</p> <ul style="list-style-type: none"> • Required when the applicant is not the property owner • Required when the applicant is an organization
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Legal Description and Graphic of Area(s) to be Abandoned</p> <ul style="list-style-type: none"> • Include required reservations on both legal description and graphic • Comply with all Maricopa County Recorder requirements, including minimum 10 point font, ½" clear borders and acid free paper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8. Title Insurance Commitment (form provided: Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department)</p> <ul style="list-style-type: none"> • Include Schedule A and B • Commitment shall be dated no later than 30 days before application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>9. Utility Consent Letters (See the City website for contact information: http://www.scottsdaleaz.gov/codes/walls/pue)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>10. Request to Submit Concurrent Development Applications (form provided)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>11. Agreement and Release by GLO Abandonment Parcel Owner (form provided)</p> <ul style="list-style-type: none"> • Originally signed agreement form must be return. Copy and faxes will not be accepted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>12. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	<p>13. Aerial Photo with Proposed Site Plan Overlay (all photos must be suitable for reproduction)</p> <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy <p>Photo shall be the most recent available, and should not be more than 1 year old. Site plan overlay shall show lot lines, tracts, easements, street locations and names, and surrounding zoning:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> ¼ mile radius from site <input type="checkbox"/> Other _____ radius from site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>14. Neighborhood Notification Checklist: (forms provided)</p> <ul style="list-style-type: none"> • If substantial modifications are made to an application, additional notification may be required
<input type="checkbox"/>	<input type="checkbox"/>	<p>15. Request for Neighborhood Group/Homeowners Association (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16. Request for Site Visits and/or Inspections (form provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17. Appeals of Dedication, Exactions, or Zoning Regulations (form provided)</p>

Planning and Development Services

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

Abandonment Development Application Checklist

Application contact

Name (print): _____ Phone Number: 480-312-_____

email: _____@scottsdaleaz.gov Date: _____

Signature: _____

An applicant may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement related to this abandonment application. The request shall be in writing on the City form and submitted to:

Planning & Development Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

For City use only:

This application needs a New project number, or
 New phase to an old project number _____

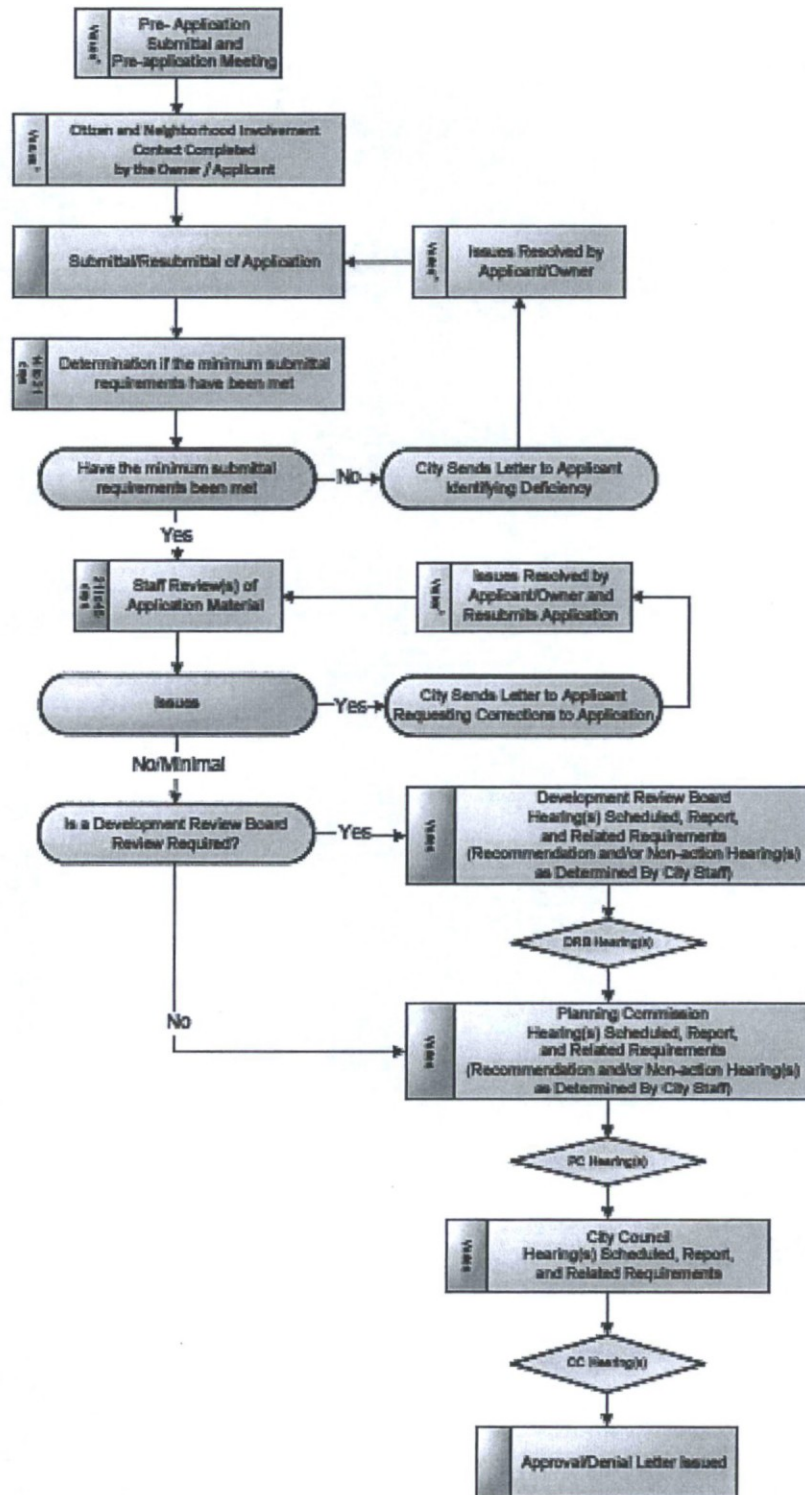
Planning and Development Services

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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.

Planning and Development Services Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 + Phone: 480-312-7000 + Fax: 480-312-7088



Rezoning

Development Application Checklist

Minimal Submittal Requirements:

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

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

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

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

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Zoning Application Fee \$ <u>1,140.00</u> + <u>\$70 per acre</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input 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 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

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input 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 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
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
		12. Addressing Requirements (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" 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 type="checkbox"/>	<input 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		a. Application Narrative <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)

Planning and Development Services

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Rezoning Development Application Checklist

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

Planning and Development Services

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

Planning and Development Services

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

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

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Rezoning Development Application Checklist

<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 (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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Rezoning Development Application Checklist . . .

<input type="checkbox"/>	<input type="checkbox"/>	<p>gg. Other:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)
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<input type="checkbox"/>	<input 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: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <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 type="checkbox"/>	<input 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 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 type="checkbox"/>	<input 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 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<p>32. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <p><input type="checkbox"/> Category 1 Study</p> <p><input type="checkbox"/> Category 2 Study</p> <p><input type="checkbox"/> Category 3 Study</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input 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 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/> <hr/> <hr/>

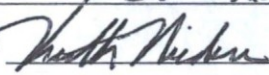
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

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>504 -PA-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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Rezoning Development Application Checklist

<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>Keith Niederer</u> Phone Number: <u>480-312-2953</u></p> <p>Coordinator email: <u>kniederer@scottsdaleaz.gov</u> Date: <u>6-28-2016</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>	

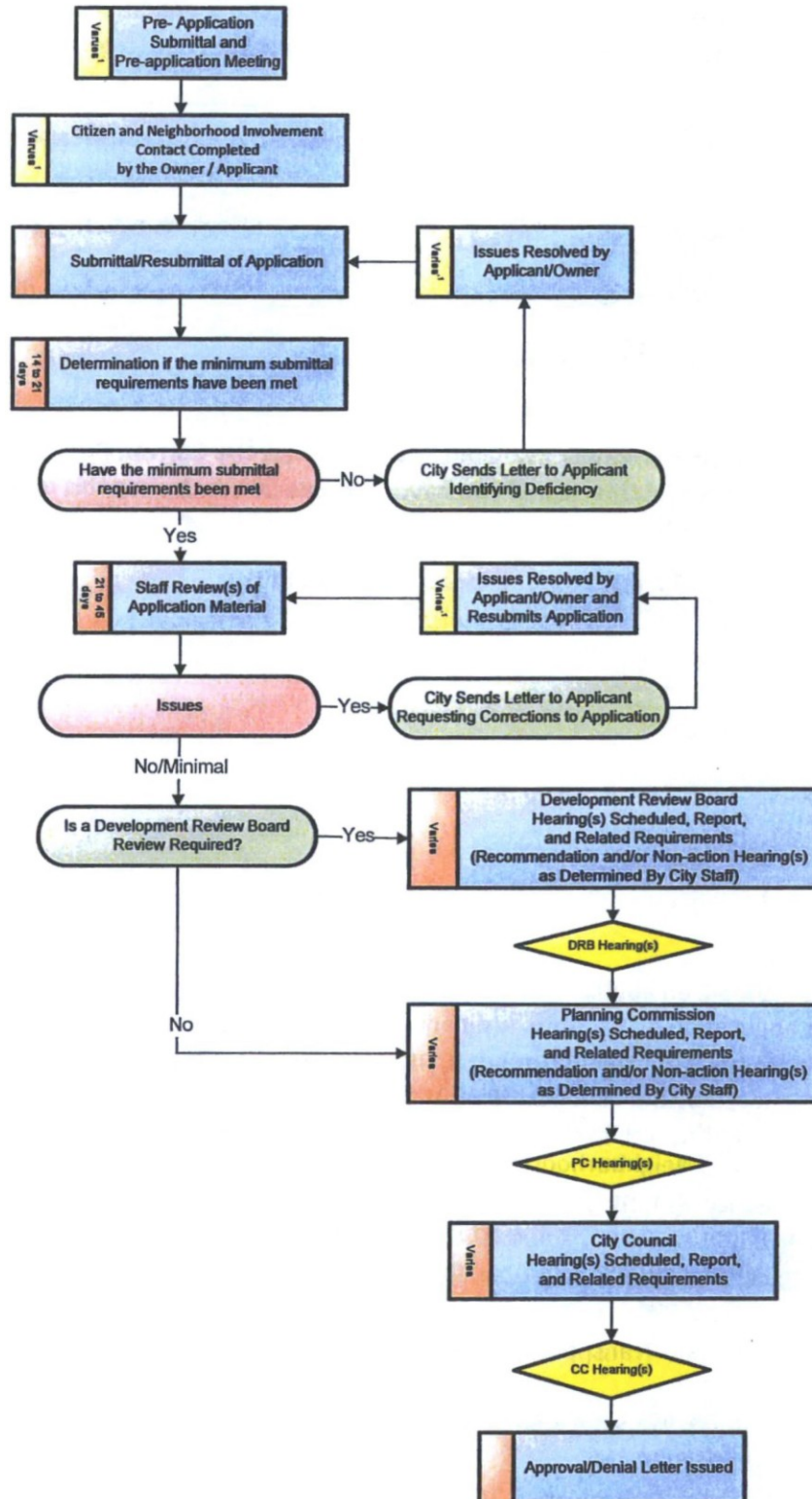
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Development Application Process

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



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