

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

## Project Narrative

**Siena Estates**

Case # 1-GP-2017

Location: Southwest corner of McDonald Drive & Cattletrack Road



Request for a Major General Plan Amendment

- Rural to Suburban neighborhood
- Rezoning from R-43 to R1-18 PRD

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**SIENA ESTATES**

**General Plan Amendment Narrative**

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## I. Project Introduction/Request

### A. Introduction

Adams Craig Acquisition's purchased 3.8 acres in Southern Scottsdale with a vision of building *Siena Estates*, an intimate 7 lot, single-family home community. Siena Estates will feature single level, semi-custom homes ranging in size between 3,000 – 4,000 sq ft. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard ("NGBS"), an affiliate of the National Association of Homebuilders ("NAHB") and Energy Star®. In addition, Siena Estates will include landscaped tracts along the east, south and west perimeter along with winding sidewalks to improve pedestrian mobility in the area and maintained open space for the neighborhood.

### B. Project Location

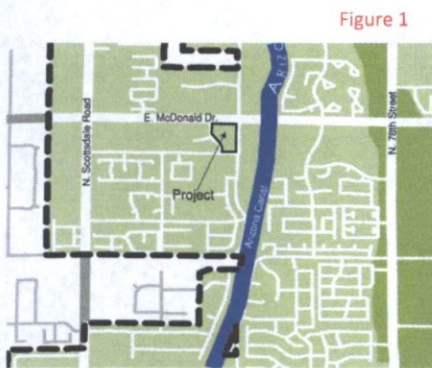


Figure 1

Siena Estates is located in the southwest corner of McDonald Drive and Cattletrack Road and is comprised of three parcels (APN 173-04-016, 173-04-017, 173-04-018) ("the Property") currently zoned R-43. The Property is currently partially developed, vacant lots with commercial buildings to the north, Paradise Valley water treatment station to the east, R-43, R1-35 and R1-18 PRD single-family homes to the south and Schaffner Estates, a 5 lot, single-family cul-de sac community zoned R-43.

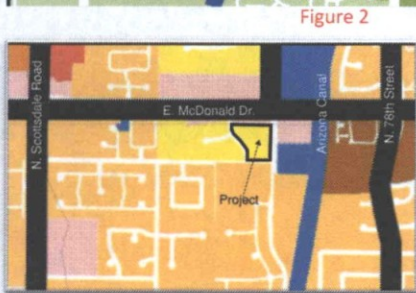


Figure 2

(See Figure 1 and Figure 2 left.)

### C. Description of the Request

Adams Craig ("the Developer") request a major General Plan Amendment ("GPA") from Rural Neighborhoods to Suburban Neighborhoods and a request to rezone the Property from R-43 to R1-18 PRD creating 7 single family, residential lots. The Property will have a density gross zone area of 3.8 ac, density of 1.84 du/ac with a single story height restriction on all lots. An average of XYZ' of desert landscape tracts will run north and south along



Cattletrack and east and west along Palo Verde along with additional landscaping and sidewalks on Sundown and throughout the interior cul-de sac. The new site plan will add a total of XYZ sq ft of maintained, desert landscaped open space.

## **II. General Plan Amendment Overview**

In accordance with the City of Scottsdale's General Plan, Siena Estates request to change the Property Designation for *Group A* Rural Neighborhoods/Natural Open Space to *Group B* Suburban Neighborhoods/ Developed Open Space qualifies as a Major General Plan Amendment based on the *Change in Land Use Category*. Amending the land use and increasing the density on the Property will enhance the neighborhoods character by providing a visually pleasing transition between the Commercial parcels to the north and the residential areas to the south.

## **III. Conformance with Scottsdale General Plan Guiding Principles and Elements**

*CityShape 2020 was a citizen driven process to "plan the physical form of Scottsdale's Vision. (Scottsdale General Plan [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov))* From this process of community outreach to enhance the General plan the City adopted a three-level approach to General Planning. Level 1 defines five Citywide planning zones. Siena Estates falls into Zone A-1, which is described by the city to include some of the most mature housing in the city. Level 2 defines Character Planning. The Property falls within the Rural/ Rural Desert Character Type. Although Siena Estates is seeking *Suburban/Suburban Rural Desert* the Developer will put into place community restrictions such as only single level homes and community maintained desert landscape perimeters, to ensure that the transition between Rural and Suburban is hardly noticeable to local residents and visitors. The last is Level 3, Neighborhood Planning, which currently does not apply to the Property. The Developer is asking for a Planned Residential Development ("PRD") to more clearly define the neighborhood goal at Siena Estates.

Scottsdale's General Plan consists of six Guiding Principles that clearly establish the values and goals set forth for the future development and growth in Scottsdale. *But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. (Scottsdale General Plan [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov))* There is fluidity in the General Plan that allows for amendments that support the majority of the Guiding Principles and add value to Scottsdale neighborhoods. To further outline the goals and direction of the city's Guiding Principles 12 supporting Elements were developed. The goal of the Developer at Siena Estates is to work within the framework of these Principles securing an amendment that continues to serve the Guiding Principles and Scottsdale while meet all applicable Elements.

The Six Guiding Principles and supporting Elements:



1. Value Scottsdale's Unique Lifestyle & Character
  - 1.1 Character and Design
  - 1.2 Land Use
2. Support Economic Vitality
  - 2.1 Economic Vitality
3. Enhance Neighborhoods
  - 3.1 Community Involvement
  - 3.2 Housing
  - 3.3 Neighborhoods
4. Preserve Meaningful Open Space
  - 4.1 Open Space and Recreation
  - 4.2 Preservation and Environmental Planning
5. Seek Sustainability
  - 5.1 Cost of Development
  - 5.2 Growth of Development
  - 5.3 Growth Areas
  - 5.4 Public Services and Facilities
6. Advance Transportation
  - 6.1 Community Mobility

A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

Character & Design Element Goals & Approaches:

- Diversify housing types in innovative development patterns;
- Revitalize a landscape bordering the subdivision in a growth area;
- Integrate natural landscape;
- Reinforce park, trail, paths, open space between live, work, recreation and all local land uses;
- Increase development patterns and uses consistent with surrounding uses and the area's character.

Long range planning for this project begins with the village that is "Old Town" and moves 1 mile north to Siena Estates. Siena Estates is between McDonald Dr. North, Chaparral Rd. South, Scottsdale Rd. West, and the Arizona Canal (Developments past the canal do not have the same character and feel so the Developer has chosen to not consider them as strongly in



the General Plan Amendment.) The Project will be Modern Transitional, much like Old Town, with historic, rustic roots of the Southwest accenting modern architecture.

**Character & Design Element Goal 1 (Bullets 1 – 3)** address how the proposed development is appropriate considering the area character and the specific context of the adjacent neighborhood. More specifically, please remark on how the proposed development is contextually compatible, is responsive to site conditions, and addresses how visual impacts on neighboring properties will be addressed so as to be compatible with the surrounding neighborhood.

**Siena Estates will compliment the surrounding communities. Single-family homes will be built in Siena Estates mirroring the homes in the adjacent properties. Desert landscaping will border Siena Estates to enhance the current landscaping character of the community. Perimeter walls will be low where required by the City and near the community entrance off Sundown to link the new community to Schaffner Estates maintaining the current feeling of openness. At the north end of Sundown, a landscaped open space will be added in lieu of the current dead-end at the gate. This area will be open to both communities to reinforce the sense of community between the two. The aesthetics of the community will be primarily transitional modern with clean lines while incorporating traditional Southwestern design elements.**

**Character & Design Element Goal 6** provide details on any mature landscaping that will be maintained, the proposed landscaping, and how the landscaping will reinforce the character of the surrounding neighborhood, particularly if applying for R1-18 PRD (10-ZN-2017).

**A majority of the onsite native resources are in bad shape due to age and lack of care. The palms, native trees and existing plants that can be preserved will be labeled “high priority” resources and taped off to not disturb or moved to an onsite nursery if needed during site development. The surrounding neighborhoods have natural desert, turf or over grown landscapes. Siena Estates will include a natural desert landscape. The new plant pallet will include native, adolescent, desert trees such as Palo Verde and Cascalote to incorporate species already planted in the surrounding area. Low water use shrubs, ground cover and desert friendly flowers will be used to dress up the walk ways and landscaped community areas while still presenting a more natural desert look.**

**Character & Design Element Goal 7** provide information on how the proposed project will have sensitive outdoor lighting that will reflect the character of the surrounding neighborhood.

**Standard streetlights used by the City of Scottsdale will be installed as needed per code within Siena Estates. Placement including the use of shields will be taken into consideration to provide the best lighting for the residents and surrounding neighbors. All landscape lighting within the community areas will be set on a timer and DarkSky**



**approved. DarkSky approved house light fixtures as well as proper downward placement and shields if needed will be used to prevent light disturbance within the community and will be required in the Siena Estate CC&R's.**

Land Use Element Goals & Approaches:

- Convert current Rural designation to Suburban designation to closely match and compliment surrounding areas while providing a cohesive transition between current commercial parcels on McDonald and the residential parcels;
- Single family land use, cul-de-sac development pattern, and add maintained landscape tracts and winding sidewalks for mobility on arterial roads Cattletrack and Palo Verde;
- Grow existing development area to extend city services cost effectively including the complete re-pavement of Sundown and curb repair where need on the west side of Sundown;
- Increase diversity in residential homes and support services that provide community needs;
- Integrate pedestrian transportation to reduce vehicle use, pollution, and resource consumption while increasing community interaction;

The transportation infrastructure is very well established. The Developer has studied young professionals wanting to be closer to restaurants and entertainment opportunities with friends and family and plan to attract many demographics to the same points of interest. The Land Use component will encourage the use of the Arizona Canal located approximately 200 feet east of the property. Siena Estates residents will be encouraged to use the canal to travel locally to Old Town, Arcadia and Citywide with routes to Tempe, Phoenix and beyond, as regional access vis-à-vis the light rail and its connectivity to the airport, train and bus system continue to grow.

**Land Use Element Goal 3 (Bullets 1, 5 & 6)** Transition from Rural to the proposed Suburban land use designation. Address how the proposal will provide a transition from the adjacent more intensive office uses to the less intensive and lower density residential uses around the subject site.

**Siena Estates will tie in with the other R-18 and R1-18 PRD communities just to the south on Palo Verde and throughout the area providing housing diversity while revitalizing the corner of Cattletrack and Palo Verde with a cohesive landscape buffer to soften the streetscape. The increased density of the area will also support Southern Scottsdale's plan to strengthen the McDonald Activity Area and can be used as a positive factor for new growth for future potential developers in the Opportunity Corridor. The acreage had three homes with driveways on separate streets. These three homes added little sense of community and no continuity between architecture styles or landscaping. Siena Estates is the perfect infill solution to this area as a small, cul-de-sac community that**





**will feature eco-luxury homes. With the development of Siena Estates, community sidewalks with desert appropriate landscaping will be added bordering the community walls along Cattletrack (providing a buffer and smoother transition between the residential community and the commercial space), Palo Verde and Sundown (providing a more beautiful streetscape for surrounding neighbors and residents of Siena Estates). The sidewalk system will encourage residents to pour out on to Sundown and encourage more community connectedness. Currently, Sundown has a gate separating the commercial from residential space. The Land Developer will work with the City of Scottsdale to abandon Sundown. With the abandonment in place the Developer will softened the north side of the property with desert landscaping and create planned open space providing a more pleasing street appeal for the residents and eliminating the current choppiness of the gated transition.**

**Land Use Element Goal 4 (Bullets 1, 4 & 5)** The proposed development will result in greater affordability and support changes in community dynamics.

**Siena Estates will offer eco, semi-custom homes that will offer residents the ability to invest in homes that are built from sustainable housing materials utilizing renewable energy sources and cutting edge smart home technology. Upfront investments in well built, environmentally sound homes lead to long-term affordability for homeowners. Homes built with these high standards do not bleed cities and states of precious resources.**

**Land Use Element Goal 5 (Bullets 1, 2, 3 & 8)** Describe how the proposed development will integrate land use and mobility systems, encourage non-motorized transportation, provide “live, work, and play” options, and locate higher intensity uses near alternative modes of transportation.

**The City of Scottsdale currently has a dedicated bike path running north and south on Cattletrack and east and west on Palo Verde. The final development of Siena Estates will offer sidewalks encouraging shared activity space for walking/biking along these same roads. A resident of Siena Estates choosing to live, work and play without an automobile would find the community desirable based on its close proximity to Downtown Scottsdale and the Resort Corridor offering a rare find in Arizona and truly multi-mobility city experience.**

**Land Use Element Goal 7** The proposed site plan will integrate into the surrounding physical, natural, and built environments.

**Siena Estates will offer 7 lots with single story home restrictions ensuring that the new homes blend nicely with the existing homes in Schaffner Estates. The landscaping areas bordering the community will use a mix of desert vegetation that will require low water use and integrate into the existing landscaping of the community. Architectural**



elements will pay homage to the older Southwestern style in the surrounding neighborhoods while incorporating a modern twist of simplicity that will reflect current housing trends.

**Land Use Element Goal 8 (Bullets 2 & 3)** Describe how this development encourages a sense of community among those who work, live, and play within this local neighborhood.

**As stated above in response 6. To the General Plan 2001, Siena Estates will add walking paths/sidewalks along the perimeter of the whole community that will tie in nicely with the walk/bike paths already dedicated on Cattletrack and Palo Verde. The community also sits very close to the Arizona Canal Trail that provides a walk/bike path to places of employment, entertainment, restaurants and hospitality services. The cul-de-sac design of Siena Estates reflects similar designs of surrounding neighborhoods and provides the residents with a quieter street and encourages a sense of community. The open space that will be added to the north side of Sundown providing a barrier to the commercial zone will also encourage residents to gather.**

B. Guiding Principle: Support Economic Vitality

Economic Vitality Element Goals & Approaches:

- Sustain long-term economic vitality of community through redevelopment and improvement;
- Promote new jobs, retail, and entertainment opportunities in the community;
- Build high quality, eco-friendly single-family housing to revitalize the legacy community with houses over 30 years old;

Siena Estates adds economic growth by adding high-end, eco-luxury housing with higher density bringing the capacity for more residents to the area. Every new home built will be certified by several nationally recognized energy efficient organizations. Every home in Siena Estates will include solar panel systems reducing electric bills and rainwater harvesting systems with smart irrigation systems to reduce household water usage by up to 40%. In short, the 7 new households are expected to add minimal, if not reduce, the resource consumption of the previous 3 homes, while simultaneously boosting tourism, hiking, biking, land values, and the corresponding City tax revenues of all of the above.

C. Guiding Principle: Enhance Neighborhoods

Community Involvement Element Goals & Approaches:

- The Developer has had early and perpetual involvement of neighbors in the community design process;



- The Developer promotes participation through signs, display boards, mailings, email, public meetings, and phone conversations.
- Continued accessibility to the community will be maintained throughout the entire General Plan Amendment and Zoning process as well as considerate building practices put in place during land development and home construction;
- The Developer plans to continue use of community-wide informational mailings, meetings with local leaders, homeowners associations, businesses, places of worship, schools and other neighborhood stakeholders.

#### Housing Element Goals & Approaches:

- Add eco-luxury housing through design, building products, science, and required home certifications through the Department of Energy (DOE), Energy Star®, and National Green Building Standard (NGBS);
- Encourage energy efficiency through municipality and utility companies as well as local and national green building and sustainable programs;
- Siena Estates reinforces the surrounding good mix and variety of housing densities throughout Scottsdale;

**Housing Element Goal 2 (Bullets 1, 2 & 4)** Address how this development seeks variety of housing options that blend with the character of the surrounding community. Also, address how the home styles and architecture will support the composition of the surrounding neighborhood.

**Siena Estates will meet a niche in the neighborhood that is not currently available providing new, single level, semi-custom homes with basement options. Every home in Siena Estates will be required to meet green building guidelines and obtain certifications from the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) and Energy Star®. Where possible floorplans will include porches and courtyards with folding doors to create indoor/outdoor spaces to enjoy and encourage community gathering. Homes in the community will reflect combinations of transitional, modern and traditional architectural designs with touches of Southwestern elements to blend while revitalizing the neighborhood. (Please refer to Housing Element Goal 2 Exhibit for architectural samples)**

**Housing Element Goal 4 (Bullets 7 & 8)** Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

**The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.**



#### Neighborhoods Element Goals & Approaches:

- Revitalize a mature housing area and neighborhood to bring revitalization to the community;
- Use design and architectural tools to create aesthetically appealing neighborhoods and housing that increase the value for all community stakeholders;
- Promote public and private investment in the neighborhood both directly through revitalization and new development and indirectly through new homeowners that will patronize local retail, hospitality, and entertainment;
- Build homes that are environmentally sustainable for a long-time to come creating a more beautiful, comfortable, and healthy Scottsdale;
- Expand the Character Area and Neighborhood Plans program created by the City to recognize, preserve and enhance unique neighborhoods;
- Guide revitalization and development to be certain projects are appropriate and well-integrated with surrounding neighborhoods;
- The successful completion of Siena Estates will encourage more infill development in the community;
- Encourage green build techniques that are environmentally sensitive and friendly in the process of revitalizing and developing this infill project.

Siena Estates will add perimeter desert landscape tracts with winding sidewalks to create an interconnectedness of with both adjacent properties and the city of Scottsdale. The increased neighborhood foot and bike traffic will spill over onto the Arizona Canal Trail inspiring enthusiasts to use the canal and travel less than 1 mile to parks, Fashion Square Mall, Hilton Village, dozens of restaurants and hotels, churches, trollies, buses, and multiple other forms of recreation and enjoyment that do not require Siena Estates residents to use an automobile to enjoy.

**Neighborhoods Element Goal 2 (Bullet 1)** Proposed redevelopment and revitalization efforts will provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods. Please consider providing some analysis to the neighborhoods that surround the subject property as to their lot size or residence size as compared to the proposed development.

**The southeast corner of McDonald and Scottsdale Roads include homes zoned R-4 through R-43 and is a very diverse neighborhood in terms of lot and home sizes. The other communities in the neighborhood zoned R-18 and R-18 PRD, as demonstrated in the table Neighborhoods Element Goal 2 (Bullet 1), consist of home inventory built in the 1980's. Home building standards and technology has evolved a great deal in the past 30 years. The homes built in Siena Estates will offer the most current green building standards. The quality construction, healthy living and reduced resources used in the homes will be benefit the homeowner and City while continuing to hold their value over**



time. Smart home technologies continue to expand and with the basic framework included in each home they will be more easily adapted to future improvements. Siena Estates will offer lots roughly between 13,000 sq ft and 15,500 sq ft much like the lots offered in Woodleaf (located just Southwest of Siena Estates on Palo Verde). Siena Estates will offer floor plans with basement options bringing the average sq footage of the community to 4,000 sq ft - currently under represented housing size in the neighborhood. Siena Estates will continue to mirror the diversity in curb appeal offering 7 different elevations using transitional modernized architectural elements to revitalize the vibe to the neighborhood.

**Neighborhoods Element Goal 5 (Bullets 1 & 4)** Proposed development will promote and encourage context appropriate development in established areas of the community. As applicable, address how green building and sensitive design techniques will be included in the proposed development.

**The plan for Siena Estates is the City's future shining example of Neighborhoods Element Goal 5. Reuse. Reduce. Recycle. These three words will guide all construction and design work at Siena Estates from land development to housing design, construction of homes to final landscaping touches. Priorities will be placed on preserving all reusable materials, recycling whenever possible and focusing on reducing the final home's annual utilities use. To achieve this goal all Siena Estates floorplans will mandate solar passive design. In addition, each will include (or a more efficient/sustainable substitute):**

- ◆ Solar System PVT Panels
- ◆ Smart Spray Foam Insulation at the roof and all exterior walls
- ◆ EnergyStar® vinyl windows
- ◆ CR6® LED Downlighting
- ◆ Rainwater Harvesting System
- ◆ Smart Home Technology
- ◆ Central Vacuum
- ◆ Plumbing fixtures with WaterSense® labels
- ◆ Energy Star labeled appliances
- ◆ Programmable thermostat with timer (or smart phone control)
- ◆ EnergyStar® Certified
- ◆ Home Innovations Rated
- ◆ Low Volatile Organic Compound (VOC) products
- ◆ HEPA air filtration with Fresh air intake system
- ◆ Tankless water heater (when applicable)
- ◆ Sustainable, healthy living interior home finishes



- ◆ **Low water use landscaping with turf restrictions**
- ◆ **Smart landscape irrigation control**

D. Guiding Principle: Preserve Meaningful Open Space

Open Space and Recreation Element Goals & Approaches:

- Create passive and active indoor and outdoor homes design and neighborhood to blur the lines between development and nature;
- Encourage use of hiking and biking trails within walking distance of the community;
- Preserve scenic views and major city open spaces while integrating development into city corridor;
- Continue to work with like-minded specialists to design land use plans that consider topography, wildlife, view corridors, and open spaces;
- Advertise live, work and play concepts that promote walk and bike-ability to improve quality air;

All Siena Estates floorplans will mandate passive design and blurring the lines between indoor and outdoor. In addition, a wide landscaped area will be added to the northwest side of the community to help soften the transition between commercial residential zones on Sundown with a planning emphasis on meaningful, usable open space in this tract.

Preservation and Environmental Planning Element Goals & Approaches:

- Use vast array of existing technology in development and homebuilding to reduce carbon footprint and energy use with a goal of over 50% improvement to current use;
- Offer rainwater harvesting and smart home design to contribute to state and local water reserve;
- Be a steward of the green building mega-movement in redevelopment and the community as a whole;
- Reduce waste and recycle through all stages of deconstruction, development and the homebuilding product life cycle;
- Introduce development processes that minimize waste through adaptive re-use of existing products and introduction of new products that are environmentally friendly;
- Preserve indigenous plants and introduce desert-scape landscape that is both beautiful and appropriate to location and community.

A majority of the native resources are in bad shape due to age and lack of care, we expect to relocate existing palm trees and plant over indigenous, adolescent, trees plants on the new



maintained tracts. The existing plants that can be preserved will be labeled “high priority” resources, taped off to not disturb or moved to onsite nurseries to be used in the final landscape plan. All new plant pallet for the homes and common areas will be desert appropriate requiring very little water including turf restrictions.

**Preservation and Environmental Planning Element Goal 4 (Bullets 1, 3, 5, 10 & 11)**

How the proposed development will reduce energy consumption and promote energy conservation

**Residential buildings use the nationally recognized Home Energy Rating System (HERS) Index to measure a home’s energy efficiency. Siena Estates is replacing three (3) homes built in the 1980’s. In general, homes built during the 80’s carry HERS scores of 130-140. By implementing the included features stated under question 12. of the 2001 General Plan response, homes in Siena Estates will surpass the 2015 IEEC Code and rating of 55 by receiving average HERS scores between 40-50 as estimated by local professional, Mike Bestenlehner of Best Energy Rating.**

E. Guiding Principle: Seek Sustainability

Cost of Development, Growth of Development, Growth Areas, Public Services and Facilities Elements Goals & Approaches:

- Improve existing infrastructure where applicable to integrate new community with surrounding streets and transportation;
- Provide direction and access to public transit and pedestrian amenities;
- Follow natural path of development in multimodal circulation system;
- Promote access to local parks and recreational opportunities.

The parcel is in close proximity to City sewer, so it is assumed that the Developer will extend the sewer connection to Siena Estates, which will add approximately 32 new fixtures to the system. Due to the sustainable building concept that permeates everything the Developer does, only an 8 ton increase is expected in waste and with a goal to minimize this number further through new compost technologies. The Developer follows a strict process to successfully reduce deconstruction and construction waste by over 50%, as well as reducing energy and water use by over 75%. Furthermore, a person would be hard-pressed to find a better infill location in Scottsdale’s growth area than this location at McDonald Rd. & Miller/Cattletrack. Access and walkability to retail, malls, hospitality, hiking, biking, and recreation is omnipotent.

F. Guiding Principle: Advance Transportation

Community Mobility Element Goals & Approaches:



- Incorporate drainage easements, maintained landscape tracts, and public open space into the design to reduce motor traffic;
- Promote live, work and play attributes of community and proximity to the canal as a preferred means of travel and access;
- Encourage development that supports citywide corridors;
- Provide adequate open space and connectivity to encourage live, work and play between adjacent neighborhoods and Scottsdale amenities as a whole.

In addition to the close proximity to the canal, trolley and bus system, discussed previously in the Narrative, the park and paved bike route system 1 mile away parallel and adjacent to Hayden Rd. offers further connectivity to North Scottsdale, through Old Town, and down to Tempe Town Lake and ASU. Speaking from a person that lives ¼ mile from the site on the same side of the Canal with similar proximity to the Canal, there is very little need for cars in this market

#### Preservation and Environmental Planning

**Community Mobility Goal 8 (Bullets 1 & 2)** Describe how the proposed development will encourage a “live, work, and play” environment as a means to reduce traffic congestion, encourage economic expansion, and increase overall quality of life for the city’s residents.

**The goal of Siena Estates is to appeal to residents hoping to live near a booming downtown center. Marketing will be aimed at attracting individuals who enjoy walking and biking with a focus on the new community sidewalks and close proximity to existing City walk/bike paths and the Arizona Canal Trail.**

#### IV. Conformance with Southern Scottsdale Character Area Plan

Land Use: The site is located between Scottsdale Rd. (West), Hayden Rd. (East), McDonald Rd. (North) and Chaparral Rd. (South) adjacent to the Canal in a prime area for redevelopment from Rural to Suburban use.

Character & Design: The project respects the current character of the surrounding community, while improving all facets of resident lifestyle. Through adaptive re-use in deconstruction, innovative design, and technology such as solar and rainwater harvesting, the new neighborhood will reduce the current carbon footprint while simultaneously adding residents to Scottsdale.

**Character & Design Chapter Goal 1 (Policies 1.1 & 1.2)** How the proposed development respects existing neighborhood character and design.

**The most critical reason to reinvest and revitalize Schaffner Estates and develop Siena Estates is to bring out-of-date homes to current code standards, reduce drain on utilities and energy while improving and expanding current infrastructure in the area.**





**Downtown Scottsdale continues to grow and include more modern architectural styles. The homes neighboring Downtown need to model the same architectural aesthetics. Siena Estates will offer a small community within the neighborhood focusing on sustainable building practices. The transitional modern architectural styles will link together the homes of 1980's with today's designs reinforcing the relevance of the neighborhood's vitality.**

**Character & Design Chapter Goal 4 (Policies 4.1-4.3) and, as applicable, Goal 6 (Policies 6.2-6.4) and speak to site and building design of new development/redevelopment and how it responds to the Sonoran Desert climate. As applicable, elaborate on how the proposed development responds to this desert climate via green design elements.**

**All homes in Siena Estates will mandate solar passive designs. This will include roof overhangs and inset windows where applicable. Homes will be positioned on lots and roofs, where possible, will be designed to reach maximum solar power energy.**

**Character & Design Chapter Goal 7 (Policies 7.1-7.3) in regards to how the proposed development responds to the protection of low-scale single-family neighborhoods within Southern Scottsdale by using landscape buffers and traditional building forms.**

**Siena Estates will bring with it new landscaped sidewalks running along Cattletrack and Palo Verde as well as the perimeter of the community to enhance the feel and connectedness to other communities. Siena Estates will only features single level, single-family homes to blend nicely with the adjacent properties and maintain the current scale of homes at the street level. Community walls along Sundown will be low, where permitted, to sustain a feeling of openness along Sundown.**

Economic Vitality: Three 40+ year old homes currently exist on the 3.2 acres of land. Revitalization through smart development will improve the land use and add investment and citizens to a mature area, which is critical to the future viability of Scottsdale.

Neighborhood Revitalization: Repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood.

**Neighborhood Revitalization Chapter Goal 1** How the proposed development will enhance the current residential neighborhood. The first submittal narrative states that "repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood". Please elaborate on this statement and discuss how the changes will enhance rather than detract from the established neighborhood character.

**Currently, as you head east on Palo Verde the northwest corner of Cattletrack and Palo Verde stand out as the sidewalks disperse and the lush turf landscaping stops at 75<sup>th</sup> Place. Siena Estates will fill in a currently missing element on Palo Verde completing the sidewalk and adding in landscaped areas on the north side of the street to give a more complete feeling to the neighborhood. The landscaping plan at Siena Estates will not include much if any turf because it does not fit well within the strict water conservations plans for the development. However, native desert landscaping will meld**



with current landscaped areas running along Cattletrack. Siena Estates will provide a bridge between the existing landscaping along both streets that is currently missing. Siena Estates will also offer 7 different home elevation to continue the unique curb appeal in the area while incorporating more modern housing designs.

**Neighborhood Revitalization Chapter Goal 2 (Policies 2.1 & 2.2)** How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

**In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.**

**Neighborhood Revitalization Chapter Goal 3** How the proposed development project will strengthen the current neighborhood identity, unity and health as a part of Southern Scottsdale.

**As a first step in the development process of Siena Estates neighbors were consulted for their comments and desires for the development. The comments received were incorporated in the final design. The neighbors of Schaffner Estates did not want to be closed off from the new development. To address that the perimeter walls along Sundown will be low where permitted. Landscaping along Sundown will be strategically planned to provide a view to open space and screen houses. The most northern portion of the property will include a landscaped open area to provide a seamless transition between the commercial and residential spaces and provide a community gathering space. The housing designs themselves will also be geared towards indoor/outdoor living including as many outdoor living spaces as possible in the designs giving the overall feeling of openness to the community.**

Community Mobility: The close proximity to the canal, parks, biking and hiking trails lend the community to a sustainable, environmentally, foot-friendly new existence.

**Community Mobility Chapter Goal 4** How the project's proposed pathway promotes multi-modal connections throughout Southern Scottsdale neighborhoods.

**In general, the physical location of Siena Estates will draw potential homebuyers that wish to be centrally located to place they "work and play." Siena Estates will incorporate sidewalks around the perimeter of the community, which will be useful for**



residents as well as neighbors. Marketing materials will highlight the closeness to the City's walking and biking paths as well as the access to the Arizona Canal Trail that crosses right through the heart of Scottsdale. The Land Developer will maximize efforts to attract homeowners that are interested in enjoying alternative forms of transportation.

Public Service Facilities: The project is less than a mile from fire station, bus station, and the local Chaparral park system.

Preservation and Environmental Planning: Adams Craig is committed to the highest level of sustainability in building, from building envelope, to passive design, to lighting solar, and water conservation. We will promote sustainable living in all facets, including transportation. With the recent paving and planting improvements to the Canal path(s), as well as the new Canal bridge system, Siena Estates is the perfect blend into "the new Scottsdale" where we walkways and bikeways will rival, and ultimately minimize, automobile traffic.

#### **V. Planned Residential Development (PRD)**

The Developer is seeking a PRD overlay in addition to R1-18 rezoning to allow variances in the front lot widths beyond what is allowed per the ESLO. The front yard width required in the ESLO for R1-18 districts is 120' with a 25% reduction allowance to 90' wide. The lots proposed for Siena Estates range from 61' - 103' with a total of 6 lots falling below the 25% allowance. The lot sizes in Siena Estates range from 13,213 sq ft to 15,894 sq ft with two lots falling just below the 25% allowance of 13,500 sq ft. Obtaining the PRD will allow for better shaped lots that will mirror and blend nicely with the adjacent community, Schaffner Estates. The increased density in the Property is consistent with surrounding R-18 and R-18 PRD communities to the south on Palo Verde.

#### **VI. Conclusion**

The Developer, Adams Craig, requests to invest, revitalize and redevelop the southwest corner of Cattletrack and McDonald. Adams Craig will work along side the City and Neighborhood to build a community that meets the needs of an ever-changing area located in Southern Scottsdale. Siena Estates will be a sister cul-de-sac community that will mirror the distinguished cul-de-sac community to the west on Sundown, Schaffner Estates. The likeness in design will blend the two communities together seamlessly. As stated in the Scottsdale General Plan 2001, *Greater diversity in housing and population will likely occur over the next few decades. An increased age differential and wider geographic distribution in the housing stock will result in increased differences in lifestyle and neighborhood character. Ongoing combined efforts by the Scottsdale Area Chamber and the city to attract and support high quality and diverse businesses will enhance the stability and adaptability of the local economy.* (Scottsdale General Plan [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)) Siena Estates will be a



pedestrian friendly community with dynamic streetscapes featuring transitional modern homes with Southwestern elements. The home designs will foster interior and exterior open spaces to gather as well as the creation of a new open space along the northeast side of Sundown Drive between the commercial and residential zones. Siena Estates will renew the eco-vitality of the area replacing obsolete construction practices of the 1980's with new cutting edge building practices and technologies.



**Housing Element Goal 2 Exhibit**

**MODERN**



**TRANSITIONAL MODERN**



**TRADITIONAL**





**TABLE 1**

**Neighborhoods Element Goal 2 (Bullet 1)**

**Siena Estates:**

**Average Lot Size: 14,352 sq ft**

**Lot Size Range: 13,213 – 15,894 sq ft**

	<b>Approx. SQ FT</b>	<b>Year Built</b>	<b>Approx. Lot Size Range</b>	
<b>CONEJO ESTATES</b>	3749.333333	1982.166667	19,001	25,833
<b>DEL PRADO</b>	3812.454545	1983.909091	19,819	26,233
<b>PRIVADO VILLAGE</b>	2893	1983.457143	11210.22857	13800.2
<b>WOODLEAF</b>	3579.090909	1980.363636	13,336	15,819

**R-18 & R-18PRD SOUTHEAST CORNER McDonald/  
Scottsdale Roads**

	<b>3270.028042</b>	<b>1982.849202</b>	<b>13946.71191</b>	<b>17645.65789</b>
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# 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 + 70.00 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 checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) <b>NOT APPLICABLE</b>
<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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (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. <b>Appeal of Required Dedications, Exactions, or Zoning Regulations</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. <b>Legal Description.</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. <b>Request for Site Visits and/or Inspections</b> (form provided)
		12. <b>Addressing Requirements</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Draft Development Agreement</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
		14. <b>Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing)</b> (sample agreement information provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. <b>Citizen Review Checklist:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Citizen Review Report</li> <li>• 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</li> </ul>
		16. <b>Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. <b>Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>• Affidavit of Posting for Project Under Consideration</li> <li>• Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>) Affidavit must be turned in 20 days prior to Planning Commission hearing</li> <li>• Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>) Affidavit must be turned in 20 days prior to City Council hearing</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. <b>School District Notification –</b> (form provided) Required for all applications that include residential uses
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers</li> </ul>



## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>20. Archaeological Resources (information sheets provided)</b> <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"/>	<b>21 Completed Airport Vicinity Development Checklist</b> – 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.
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		<b>22. Plan &amp; Report Requirements For Development Applications Checklist (form provided)</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23 Development Plan</b>
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Req'd	Rec'd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>a. Application Narrative</b> <ul style="list-style-type: none"> <li>• <del>8 1/2" x 11" – 4 copies</del></li> <li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following               <ul style="list-style-type: none"> <li>• goals and policies/approaches of the General Plan</li> <li>• goals and polices of the applicable Character Area Plan</li> <li>• architectural character, including environmental response, design principles, site development character, and landscape character</li> </ul> </li> <li><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)</li> <li><input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative               <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li> <li><input type="checkbox"/> bonus provisions and justifications,</li> <li><input checked="" 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</li> <li><input type="checkbox"/> Historic Property – existing or potential historic property                   <ul style="list-style-type: none"> <li>o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li> </ul> </li> </ul> </li> </ul>

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

## Rezoning Development Application Checklist

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

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>q. Parking Master Plan</b></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"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>r. Pedestrian and Vehicular Circulation Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>s. Elevations</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted)</li> <li>• 24" x 36" – 2 color copies, folded</li> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy, (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>t. Elevations Worksheet(s)</b></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"> <li>• 24" x 36" – 2 copies, folded</li> <li>• Digital – 1 copy (See Digital Submittal Plan Requirements)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>u. Perspectives</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>v. Floor Plans</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>w. Floor Plan Worksheet(s)</b></p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments)</p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" - 1 copy, folded (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>x. Roof Plan Worksheet(s)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> </ul>

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>y Electronic Massing Model.</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 color copy, folded</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>z. Solar Analysis</b></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"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>aa Exterior Lighting Site Plan</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>bb. Manufacturer Cut Sheets of All Proposed Lighting</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>cc Cultural Improvement Program Plan</b></p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copies (quality suitable for reproduction)</li> </ul> <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>dd Sensitive Design Concept Plan and Proposed Design Guidelines</b></p> <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc )</p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>ee. Master Thematic Architectural Character Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>ff. Conceptual Signage Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>

## Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg Other: <hr/> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	24. Development Plan Booklets <b>SEE PREVIOUS REQUIREMENTS</b> <ul style="list-style-type: none"> <li>• 11" x 17" – 3 copies (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 (See Digital Submittal Plan Requirements)</li> <li>• 8 ½" x 11" – 3 copies on archival (acid free) paper this is a <b>delayed submittal</b> that is to be made after the Planning Commission recommendation</li> </ul> <p>The Development Plan Booklets shall include the following</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Application Narrative</li> <li><input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards</li> <li><input type="checkbox"/> Legislative draft of the proposed List of Land Uses</li> <li><input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application</li> <li><input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Subdivision Plan</li> <li><input type="checkbox"/> Open Space Plan</li> <li><input type="checkbox"/> Phasing Plan</li> <li><input type="checkbox"/> Landscape Plan</li> <li><input type="checkbox"/> Hardscape Plan</li> <li><input type="checkbox"/> Transitions Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input type="checkbox"/> Pedestrian and Vehicular Circulation Plan</li> <li><input type="checkbox"/> Conceptual Elevations</li> <li><input type="checkbox"/> Conceptual Perspectives</li> <li><input type="checkbox"/> Electronic Massing Model</li> <li><input type="checkbox"/> Solar Analysis</li> <li><input type="checkbox"/> Exterior Lighting Plan</li> <li><input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting</li> <li><input type="checkbox"/> Cultural Amenities Plan</li> <li><input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)</li> <li><input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc )</li> <li><input type="checkbox"/> Master Thematic Architectural Character Plan</li> <li><input type="checkbox"/> Conceptual Signage Plan</li> <li><input type="checkbox"/> Other</li> </ul> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above</p>
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## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b></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><b>26. Drainage Report</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>27. Master Drainage Plan</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>28. Preliminary Basis of Design Report for Water and Wastewater</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>29. Preliminary Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; 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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>30. Master Plan for Water</b></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"> <li>• 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>31. Master Plan and Design Report for Wastewater</b></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"> <li>• 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets</li> </ul>

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>32. Transportation Impact &amp; Mitigation Analysis (TIMA)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> </ul> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>33. Native Plant Submittal Requirements: (form provided)</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul> <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"> <li>• See Sec 7 504 of the Zoning Ordinance for specific submittal requirements</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>34 Environmental Features Map</b></p> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>35 Other:</b></p> <p style="font-size: 1.2em; font-family: cursive;">MASTER UTILITY SITE PLAN FOR WATER/WASTEWATER</p>

### 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><b>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; 25 -PA- 2016.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.</b></p>

### 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><b>38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>39. Delayed Submittal.</b> 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><b>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</b></p> <p>Coordinator Name (print). <u>JESIE MURILLO</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email. <u>jmurillo@scottsdaleaz.gov</u> Date: <u>1/22/16</u></p> <p>Coordinator Signature. </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><b>Required Notice</b></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 &amp; 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 <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a></p> <p>Planning, Neighborhood and Transportation Division          One Stop Shop          Planning, Neighborhood &amp; Transportation Administrator          7447 E Indian School Rd, Suite 105          Scottsdale, AZ 85251          Phone (480) 312-7000</p>

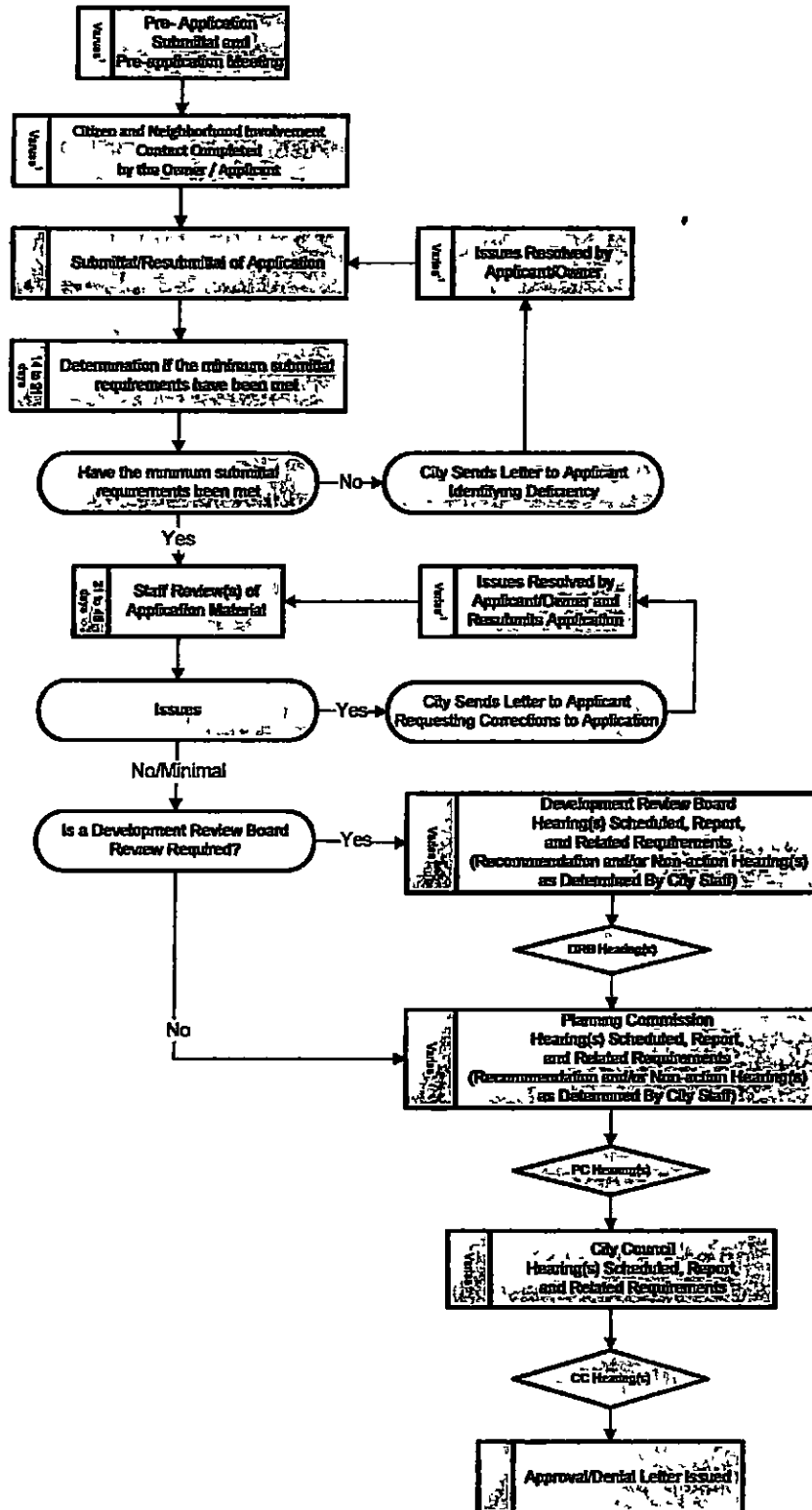
### Planning and Development Services

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



# 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.



# General Plan Amendment Development Application Checklist

### Minimal Submittal Requirements:

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

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

- Design Standards & Policies Manual,
- requirements of Scottsdale Revised Code (including the Zoning Ordinance), and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application, and
- the city's design guidelines

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

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

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>3900.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))

### Planning, Neighborhood & Transportation Division

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

## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6 Request for Site Visits and/or Inspections Form</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7 Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8 Legal Description</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>9 Request to Submit Concurrent Development Applications</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. General Plan Neighborhood Involvement &amp; Public Notification Program</b> (form provided) <ul style="list-style-type: none"> <li>• Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments</li> <li>• Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc , person/organization(s) contacted, address and telephone information regarding person/organization(s) contacted Provide minutes of all meetings</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>11 Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12 A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program</b> What adjustments or refinements have been made to the plan in response to these issues?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>13 Existing Conditions Photo Exhibit Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b> 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</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14 Provide a Series of Context Graphics or Tables That Depict the Following Information</b> <ul style="list-style-type: none"> <li>• <b>Graphic 1</b> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2</b> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain This graphic should include total acreage of the General Plan designation being proposed</li> <li>• <b>Graphic or Table 3</b> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area plan</li> <li>• <b>Graphic or Table 4</b> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area</li> </ul>

# General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>15 Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements (follow the online links for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp">http //www scottsdaleaz gov/GeneralPlan/VisionValues asp</a> and Elements as listed)</p> <ul style="list-style-type: none"> <li>a Value Scottsdale's Unique Character and Lifestyle               <ul style="list-style-type: none"> <li>I Character and Lifestyle (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp">http //www scottsdaleaz gov/GeneralPlan/CharacterDesign asp</a>)</li> <li>II Land Use (<a href="http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp">http //www scottsdaleaz gov/GeneralPlan/LandUse asp</a>)</li> </ul> </li> <li>b Support Economic Vitality               <ul style="list-style-type: none"> <li>I Economic Vitality (<a href="http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitality.asp">http //www scottsdaleaz gov/GeneralPlan/EconomicVitalry asp</a>)</li> </ul> </li> <li>c Enhance Neighborhoods               <ul style="list-style-type: none"> <li>I Community Involvement (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp">http //www scottsdaleaz gov/GeneralPlan/CommunityInvolvement asp</a>)</li> <li>II Housing (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp">http //www scottsdaleaz gov/GeneralPlan/Housing asp</a>)</li> <li>III Neighborhoods (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp">http ///www scottsdaleaz gov/GeneralPlan/Neighborhoods asp</a>)</li> </ul> </li> <li>d Open Space               <ul style="list-style-type: none"> <li>I Open Space and Recreation (<a href="http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp">http //www scottsdaleaz gov/GeneralPlan/OpenSpace asp</a>)</li> <li>II Preservation and Environmental Planning (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp">http //www scottsdaleaz gov/GeneralPlan/Preservation asp</a>)</li> </ul> </li> <li>e Seek Sustainability               <ul style="list-style-type: none"> <li>I Cost of Development (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment">http //www scottsdaleaz gov/GeneralPlan/CostOfDevelopment</a>)</li> <li>II Growth Areas (<a href="http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp">http //www scottsdaleaz gov/GeneralPlan/GrowthAreas asp</a>)</li> <li>III Public Services and Facilities (<a href="http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp">http //www scottsdaleaz gov/Generalplan/GrowthAreas asp</a>)</li> </ul> </li> <li>f Advance Transportation               <ul style="list-style-type: none"> <li>I Community Mobility (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp">http //www scottsdaleaz gov/GeneralPlan/CommunityMobility asp</a>)</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16 In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</b></p>

# General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>17 Provide an Analysis of the Following</b></p> <ul style="list-style-type: none"> <li>• If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____</li> <li>• The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change)</li> <li>• The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change)</li> <li>• The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change)</li> <li>• The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change)</li> <li>• The estimated impact this proposed General Plan change will have on solid waste generation per year is _____ /tons (circle one – increase or decrease or no change)</li> <li>• The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change)</li> <li>• The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change)</li> <li>• A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities, public infrastructure and facilities demand, transportation networks, and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>• The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at <a href="http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls">http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls</a>. The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category, and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18 General Plan Element Analysis</b> provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element &amp; discuss the applicable plans &amp; policies within each element as it relates to your proposed amendment)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>19 Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing )</b> (sample agreement information provided)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>20 Other:</b> <u>Southern Scottsdale Character Area Plan</u></p>

# General Plan Amendment

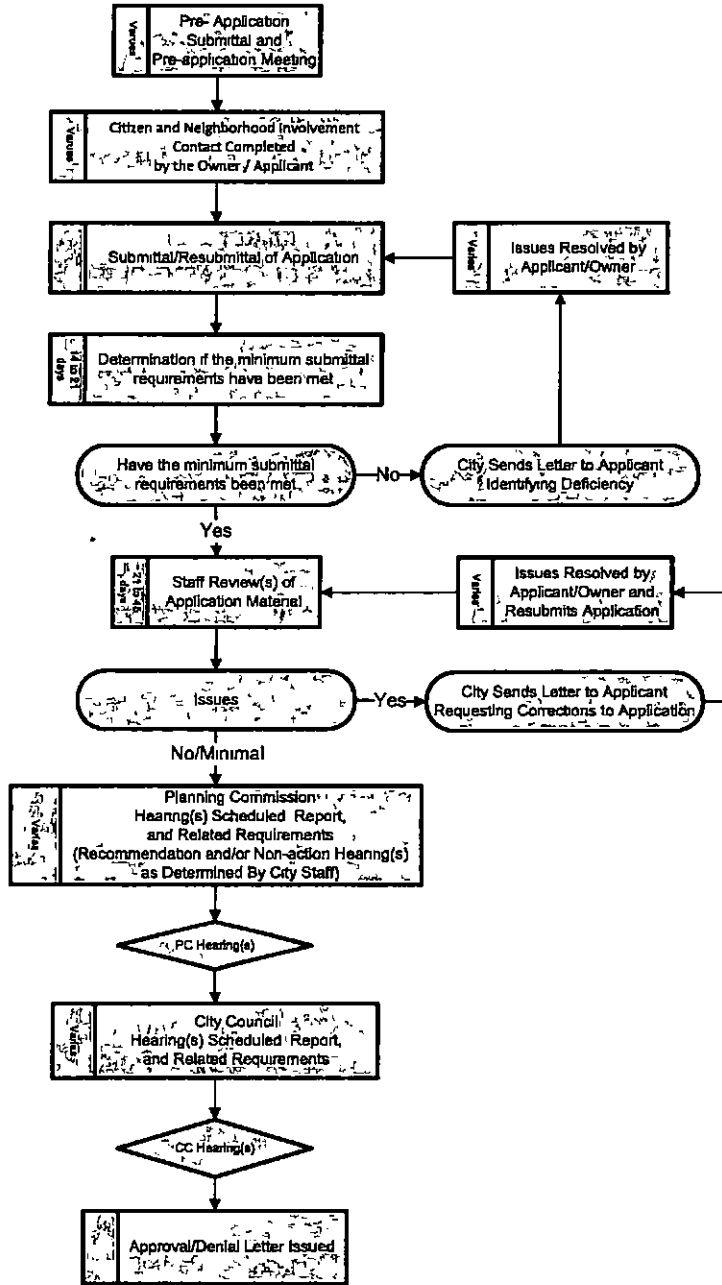
## PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application No application shall be accepted without all items marked below
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 An appointment must be scheduled to submit this application To schedule your submittal meeting please call 480-312-7000 Request a submittal meeting with a Planning Specialist and provide your case pre-app number, <u>25 -PA- 2016</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>5 If you have any question regarding this application checklist, please contact your Project Coordinator</p> <p>Coordinator Name (print) <u>Sara Javoronok</u> Phone Number <u>480-312-7918</u></p> <p>Coordinator email: <u>sjavoronok@scottsdaleaz.gov</u> Date: <u>1/22/16</u></p> <p>Coordinator Signature <u>[Signature]</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 need a <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number _____</p> <p><b>Required Notice</b></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 &amp; 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 <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http //www scottsdaleaz gov/bldgresources/forms</a></p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone (480) 312-7000</p>



# Development Applications Process

## Non-Major General Plan Amendment (GP)



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

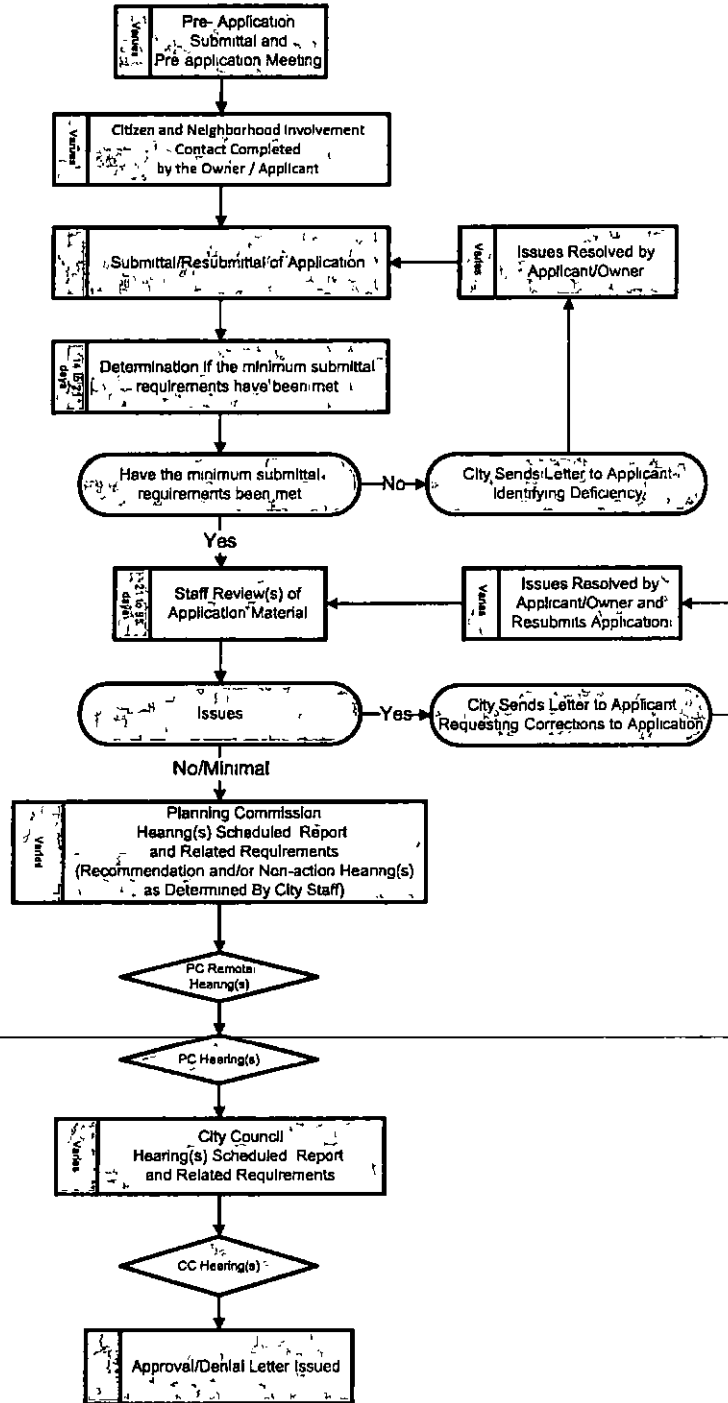
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 7447 E Indian School Road Suite 105 Scottsdale AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088





# Development Applications Process

## Major General Plan Amendment (GP)



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

## City of Scottsdale

### 2016 Major General Plan Amendment Process Schedule

\*All dates tentative until approved by Planning Commission/City Council

The schedule for the 2016 major General Plan amendment process includes:

DATE	EVENT	DESCRIPTION
Recommended no later than April 22 <sup>nd</sup>	<b>Preliminary Consultation</b>	Discussion with Planning staff regarding whether a proposal qualifies as a major General Plan amendment.
April 22 <sup>nd</sup> - May 20 <sup>th</sup>	<b>Applicant Pre-Submittal Preparation</b>	Applicant prepares for application submittal and begins neighborhood involvement.
May 20 <sup>th</sup>	<b>Application Submittal Deadline</b>	All major General Plan amendment applications must be received by this date to be processed in the 2016 review cycle.
June 20 <sup>th</sup>	<b>Companion Zoning Case Submittal Deadline</b>	If submitting a companion zoning case, submittal of companion zoning case should occur on or prior to this date.
July 27 <sup>th</sup>	<b>Planning Commission Study Session</b>	Study session to provide an overview of the 2016 applications submitted. No action or public comment will be taken at this time.
September 7 <sup>th</sup>	<b>GP Open House</b>	City-Sponsored Open House for the community to view and discuss with staff and applicants pending GPA cases. (Location TBD)
October 5 <sup>th</sup>	<b>Planning Commission Remote Hearing</b>	Remote Planning Commission hearing on the major General Plan amendment requests only. No action will be taken. Public comment is encouraged. (Location TBD)
October 26	<b>Planning Commission Recommendation Hearing</b>	Regular Planning Commission public hearing and recommendation on major General Plan amendment requests. (5:00 PM, City Hall, Kiva)
December 1 <sup>st</sup> & 2 <sup>nd</sup>	<b>City Council GP Amendment Adoption Hearing</b>	City Council public hearing and action on major General Plan amendment requests. (5:00 PM, City Hall, Kiva)



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

Project Name: Siena Estates

Property's Address: 5805 Sundown Rd. Scottsdale AZ 85250

Property's Current Zoning District Designation: R1-43

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.

<b>Owner:</b> Stephen Adams	<b>Agent/Applicant:</b> Stephen Adams
<b>Company:</b> Adams Craiq	<b>Company:</b> Adams Craig
<b>Address:</b> 5805 E Sundown Rd. Scottsdale AZ 85250	<b>Address:</b> 7904 E Chaparral Rd. #A110-113 AZ 85250
<b>Phone:</b> 480.244.2557 <b>Fax:</b> 480.634.5015	<b>Phone:</b> 480.244.2557 <b>Fax:</b> 480.634.5015
<b>E-mail:</b> sadams@adamscraiqacq.com	<b>E-mail:</b> sadams@adamscraiqaca.com
<b>Designer:</b> Karyme Lopez	<b>Engineer:</b> Carl Bloomfield
<b>Company:</b> Zepol Interiorz	<b>Company:</b> 6K Consulting
<b>Address:</b> 7127 E Rancho Vista Dr #5003 AZ 85251	<b>Address:</b> 4858 East Baseline Road. Suite 101 AZ 85206
<b>Phone:</b> (480) 415-6997 <b>Fax:</b>	<b>Phone:</b> (480) 664-8592 <b>Fax:</b> (480) 275-5512
<b>E-mail:</b> lopezcy@gmail.com	<b>E-mail:</b> carl@6kllc.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> 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.

Stephen Adams

Owner Signature

Stephen Adams

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: 480-312-7000

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

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**1-GP-2017**  
**4/20/17**

015



# Request for Site Visits and/or Inspections

## Construction Document Application

This request concerns all property identified in the construction document (plan review) application.

Project Name: Siena Estates  
 Project Address: 5805 Sundown Rd. Scottsdale AZ 85250

**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 construction document.

**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 construction document 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 owner's agent: Stephen Adams  
Print Name  
Stephen Adams  
Signature

Digitally signed by Stephen Adams  
 DN: cn=Stephen Adams, o=City of Scottsdale, email=stephen@scottsdaleaz.gov  
 Reason: I am the author of this document  
 Location:  
 Date: 2016.11.08 12:54:07-08

<b>City Use Only:</b>	
Submittal Date: _____	Plan review number: _____
<b>Planning, Neighborhood &amp; Transportation Division</b> 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-70	

1-GP-2017  
4/20/17



# General Plan Amendment Development Application Checklist

### Minimal Submittal Requirements:

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

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

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 5 of this application.

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

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. <b>General Plan Amendment Application Checklist</b> (this list) ✓
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. <b>Application Fee</b> \$ <u>3900.00</u> (subject to change every July) ✓
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. <b>Completed Development Application Form</b> (form provided) ✓ Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. <b>Letter of Authorization</b> (from property owner(s) if property owner did not sign the application form) ✓
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided) ✓ <u>N/A</u>

### Planning, Neighborhood & Transportation Division

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**1-GP-2017  
4/20/17**

## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>6. Request for Site Visits and/or Inspections Form</b> (form provided) ✓
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) ✓ <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>8. Legal Description:</b> (if not provided in Commitment for Title Insurance) ✓ <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>9. Request to Submit Concurrent Development Applications</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10. General Plan Neighborhood Involvement &amp; Public Notification Program</b> (form provided) <ul style="list-style-type: none"> <li>• Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>• Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; <u>person/organization(s) contacted</u>; <u>address and telephone information</u> regarding person/organization(s) contacted. Provide minutes of all meetings. ✓</li> </ul> <p><i>Address List</i></p>
		<b>11. Request for Neighborhood Group Contact information</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program.</b> What adjustments or refinements have been made to the plan in response to these issues? ✓
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints <i>Photos of site</i></li> <li>• See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>. 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. <i>At meeting</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</b> <i>At meeting</i> <ul style="list-style-type: none"> <li>• <b>Graphic 1:</b> Existing General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2:</b> Proposed General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total acreage of the General Plan designation being proposed.</li> <li>• <b>Graphic or Table 3:</b> Existing Character Area Plan elements, if site is located within an approved/adopted Character Area plan.</li> <li>• <b>Graphic or Table 4:</b> Existing Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

### Planning, Neighborhood & Transportation Division

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>15. Application Narrative</b> ✓ 4/9/15</p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would support or change the approved plans, goals, and/or policies contained in each of the following General Plan guiding principals and elements: (follow the online links for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp">http://www.scottsdaleaz.gov/GeneralPlan/VisionValues.asp</a> and Elements as listed).</p> <p>a. Value Scottsdale’s Unique Character and Lifestyle:</p> <ul style="list-style-type: none"> <li>i. Character and Lifestyle (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp">http://www.scottsdaleaz.gov/GeneralPlan/CharacterDesign.asp</a>)</li> <li>ii. Land Use (<a href="http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp">http://www.scottsdaleaz.gov/GeneralPlan/LandUse.asp</a>)</li> </ul> <p>b. Support Economic Vitality:</p> <ul style="list-style-type: none"> <li>i. Economic Vitality (<a href="http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp">http://www.scottsdaleaz.gov/GeneralPlan/EconomicVitaliy.asp</a>)</li> </ul> <p>c. Enhance Neighborhoods:</p> <ul style="list-style-type: none"> <li>i. Community Involvement (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityInvolvement.asp</a>)</li> <li>ii. Housing (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp">http://www.scottsdaleaz.gov/GeneralPlan/Housing.asp</a>)</li> <li>iii. Neighborhoods (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp">http://www.scottsdaleaz.gov/GeneralPlan/Neighborhoods.asp</a>)</li> </ul> <p>d. Open Space:</p> <ul style="list-style-type: none"> <li>i. Open Space and Recreation (<a href="http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp">http://www.scottsdaleaz.gov/GeneralPlan/OpenSpace.asp</a>)</li> <li>ii. Preservation and Environmental Planning (<a href="http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp">http://www.scottsdaleaz.gov/GeneralPlan/Preservation.asp</a>)</li> </ul> <p>e. Seek Sustainability:</p> <ul style="list-style-type: none"> <li>i. Cost of Development (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment">http://www.scottsdaleaz.gov/GeneralPlan/CostOfDevelopment</a>)</li> <li>ii. Growth Areas (<a href="http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp">http://www.scottsdaleaz.gov/GeneralPlan/GrowthAreas.asp</a>)</li> <li>iii. Public Services and Facilities (<a href="http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp">http://www.scottsdaleaz.gov/Generalplan/GrowthAreas.asp</a>)</li> </ul> <p>f. Advance Transportation:</p> <ul style="list-style-type: none"> <li>i. Community Mobility (<a href="http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp">http://www.scottsdaleaz.gov/GeneralPlan/CommunityMobility.asp</a>)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>16. In the Application Narrative, provide a discussion of how your proposed amendment contributes to achieving the city’s goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic.</b></p>

**Planning, Neighborhood & Transportation Division**

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# General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17. Provide an Analysis of the Following:</b></p> <ul style="list-style-type: none"> <li>• If this is a General Plan <u>land use</u> amendment the proposed changes include <u>3.2</u> amount of acres/dwelling units/square footage changing from General Plan <u>land use</u> designation(s) <u>R1-43</u> to General Plan <u>land use</u> designation(s) <u>R1-18</u>.</li> <li>• The estimated <u>increase</u> or decrease in population this proposed General Plan amendment will create is <u>4 house holds</u> (circle one – increase or decrease or no change).</li> <li>• The estimated <u>increase</u> or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is <u>8</u> (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on water use per year will be <u>4 acre ft / year</u> (circle one – <u>increase</u> or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on wastewater generation per year is <u>32 new fixtures</u> (circle one – increase or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on solid waste generation per year is <u><del>8</del> 8</u> /tons (circle one – <u>increase</u> or decrease or no change).</li> <li>• The estimated impact this proposed General Plan change will have on vehicle trips per day is <u>16</u> (circle one – increase or decrease or no change).</li> <li>• The estimated number of employees this proposed General Plan change will result in is <u>14</u> (circle one – increase or decrease or no change).</li> <li>• A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>• The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: <a href="http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls">http://www.scottsdaleaz.gov/bldgresources/planning/PolicyCards/LandUseImpactModel.xls</a> The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data. GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>18. General Plan Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element &amp; discuss the applicable plans &amp; policies within each element as it relates to your proposed amendment).</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)</b></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>20. Other:</b> <u>Southern Scottsdale Character Area Plan</u></p>

At meeting  
At meeting



# General Plan Amendment

## PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>25</u> -PA- <u>2016</u> . <u>letter</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements. ✓
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. <b>Delayed Submittal.</b> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Sara Javoronok</u> Phone Number: <u>480-312-7918</u></p> <p>Coordinator email: <u>sjavoronok@scottsdaleaz.</u> Date: <u>1/22/16</u></p> <p>Coordinator Signature: <u>[Signature]</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 need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></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 &amp; 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: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning, Neighborhood and Transportation Division                      One Stop Shop                      Planning, Neighborhood &amp; Transportation Administrator                      7447 E. Indian School Rd, Suite 105                      Scottsdale, AZ 85251                      Phone: (480) 312-7000</p>

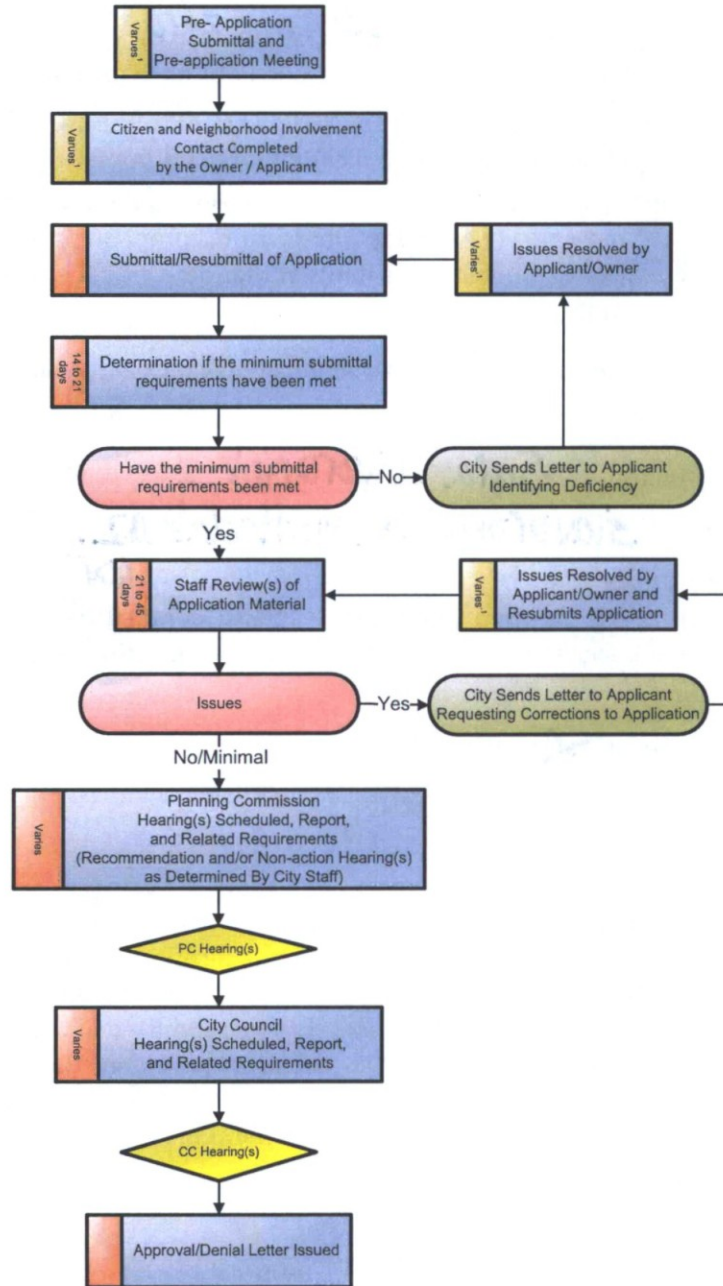
### Planning, Neighborhood & Transportation Division

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



# Development Applications Process

## Non-Major General Plan Amendment (GP)



**Note:**

1. Time period determined by owner/applicant.

Planning, Neighborhood & Transportation  
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## **Siena Estates**

### **Narrative**

The intended use for this property is luxury, single family residential living. This current area is comprised mostly of older custom homes as well as new custom construction and remodels. The reconstruction of the Schaffner Estates continues the Adams Craig legacy of setting benchmark for modern green building practices in Arizona.

The 3 existing homes were built in the late 1960's and are currently poor shape. When Adams Craig acquired the property, the goal was to build a new community that better used the 3.2 acre parcel (currently 1 home per acre) and focus on incorporating indoor outdoor living spaces for a modern community. The homes will be responsibly deconstructed down to every reusable stick and brick. A majority of the slabs will be recycled at a local concrete waste center. Interior and exterior building supplies including metal, appliances, millwork, cabinets, doors, HVAC units, pool equipment, and accessories will be recycled directly through their respective processing plants and/or through Stardust Building Supplies.

Adams Craig will take the new home construction to an all new level with Solar and Battery Technology, Icynene Spray Foam Insulation, CR6™ LED Downlighting from CREE, Foam Thermal Barrier Roof & Wall System, Smart Home Technology, Andersen Fibrex™ Windows and Doors, Hoover Hush™ Central Vacuum, and Rainwater Harvesting.

In short, the overall composition will be of a 'traditional' character but done with modern materials and methods promoting an energy efficient 'green' theme. This 3.2 acre parcel and the future homes will be Energy Star and National Green Building Standard™ Certified. Adams Craig will deliver a masterpiece of luxury and comfort with the enduring beauty of our planet extended through every detail.

As you can see from the development plan, the community will be a "Traditional" themed community with open space inside the community, as well as great access to the Canal and integration into the new Scottsdale lifestyle, walkability, and culture. The last two Adams Craig homes have achieved in excess of \$450 /SF, and the new homes contemplated on the Siena Estates 7 lots are expected to average \$1.8M. The new development will increase the value of the entire neighboring community as well as the municipality.

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**4/20/17**

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*adams craig*

**address:** 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015  
**email:** info@adamscraigacq.com **web:** www.adamscraigacq.com OR **visit:** www.Saguaro-Place.com



## **Team Members**

### **Stephen Adams – Adams Craig – Project Team Leader 1**

Stephen will lead the team on all of the required green specifications as well as researching new technologies to improve the overall end result. He will be responsible for educating team members about their goals and objectives, providing necessary guidance to help them be effective.

### **Cholla Susini – Adams Craig – Project Team Leader 2**

Cholla will be responsible for daily on site supervision, monitoring all activity in and out of the project site. She will be verifying materials and their proper installation methodology, working with all of the subcontractors and verifying their certifications when required. Cholla will also be part of the documentary team, recording the proper installation methodology of green materials and the best sustainable building practices.

### **Carl Bloomfield – 6K Consulting – Civil Engineer**

Carl will be doing all site planning, grading and drainage, community zoning and required analysis, to make sure the new community exceeds planning and development expectations and integrates into the new Scottsdale lifestyle.

### **Cynthia Lopez & Karyme Lopez – Zepol Design – Designers**

Cynthia and Karyme will lead the team on designing functional space planning working within the current building footprint when possible to reduce waste during the remodeling process.

### **Michael Bestenlehner – NAHB Green Verifier/Energy Consultant**

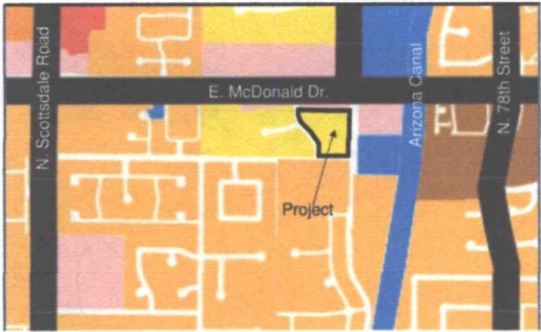
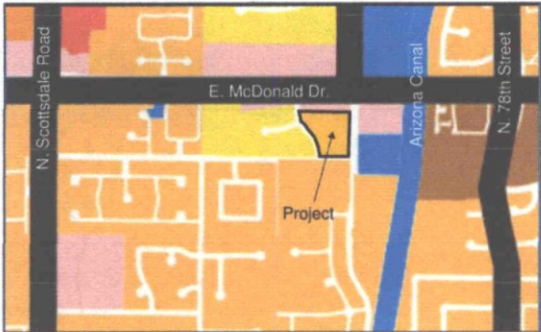

Michael is our Verifier for certifying the NAHB Green program for new construction. Michael will also be consulting as necessary to navigate and complete targeted green building scoring sheets, including consulting with our architect regarding building plan documentation requirements.

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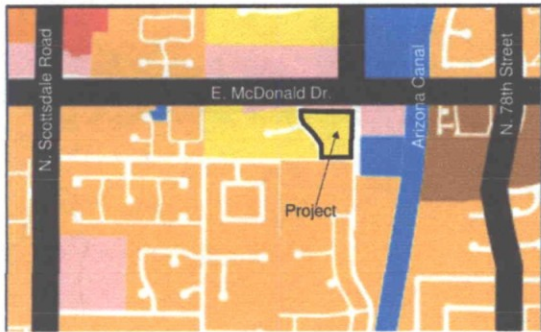
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Topic	Discussion
<p>a. Value Scottsdale's Unique Character &amp; Lifestyle:</p> <ol style="list-style-type: none"> <li>i. Character &amp; Lifestyle</li> <li>ii. Land Use</li> </ol> <p><b>Existing Land Use Graphic</b></p>  <p><b>Proposed Land Use Graphic</b></p>  <p><b>Land Use Legend</b></p>  <ul style="list-style-type: none"> <li>Rural Neighborhoods</li> <li>Suburban Neighborhoods</li> <li>Urban Neighborhoods</li> <li>Mixed-Use Neighborhoods</li> <li>Resorts/Tourism</li> <li>Shea Corridor</li> <li>Major Support District</li> <li>Regional Use District</li> <li>McDowell Sonoran Preserve</li> <li>Recommended Study Boundary of the McDowell Sonoran Preserve</li> <li>City Boundary</li> <li>Location not yet determined</li> <li>Commercial</li> <li>Office</li> <li>Employment</li> <li>Natural Open Space</li> <li>Developed Open Space (Golf Course)</li> <li>Cultural/Institutional or Public Use</li> </ul>	<p><b>Land Use Goals &amp; Approaches:</b></p> <ul style="list-style-type: none"> <li>• Converting current Rural designation to Suburban designation to more closely match and compliment surrounding areas;</li> <li>• Consider appropriate land use, development patterns, and character elements for mobility;</li> <li>• Grow existing development area to extend city services cost effectively;</li> <li>• Promote diversity in residential units and support services that provide community needs;</li> <li>• Diversify housing types in innovative development patterns;</li> <li>• Revitalize a neglected subdivision in a growth area;</li> <li>• Integrate land use for the surrounding physical and natural environment;</li> <li>• Integrate transportation policies reduce vehicle use, pollution, and resource consumption while increasing community interaction;</li> <li>• Reinforce park, trail, paths, open space between live, work, recreation and all local land uses;</li> <li>• Promote development patterns and uses consistent with surrounding uses and the area's character.</li> </ul> <p>Long range planning for this project begins with the village that is "Old Town" and moves 1 mile north to Siena Estates. Siena Estates is between McDonald Dr. North, Chaparral Rd. South, Scottsdale Rd. West, and Hayden Rd. East. The transportation infrastructure is very well established. We find young professionals wanting to be closer to restaurants and good-times with friends and family integrating with older couples doing the same. As such, the project will be Transitional, much like Old Town, with historic, rustic roots accenting modern architecture.</p> <p>We feel the Land Use component begins and ends with the Arizona Canal approximately 200 feet east of the property. Our residents are expected to use the canal to travel local to Old Town and Arcadia, Citywide with routes to Tempe, Phoenix and beyond, and regional access vis-à-vis the light rail and its connectivity to the airport, train and bus system.</p>

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b. Support Economic Vitality  
i. Economic Vitality

**Existing Land Use Graphic**



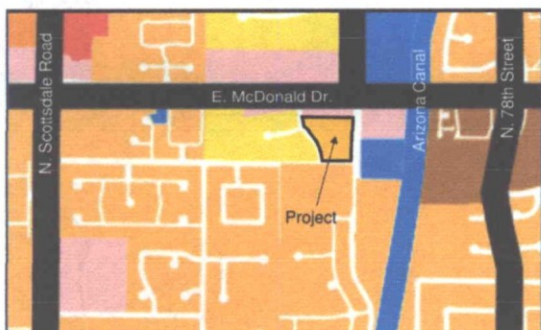
**Economic Vitality Goals & Approaches:**

- Sustain long-term economic vitality of community through redevelopment and improvement;
- Promote new jobs, retail, and entertainment opportunities in the community;
- Maintain high quality, eco-friendly housing by revitalizing legacy community with houses over 40 years old;

Siena Estates offers the best possible scenario for economic growth by adding high-end housing with minimal waste and carbon footprint approvals. Homes are to be certified by the Department of Energy as Net Zero Ready, each home standard with solar panels to reduce electric bills to close to nothing and rainwater harvesting systems and smart irrigation systems to reduce household water usage by 40%. In short, our 7 new households are expected to add minimal, if not reduce, the resource consumption of the existing 3 homes, while simultaneously boosting tourism, hiking, biking, land values, and the corresponding City tax revenues of all of the above.

c. Enhance Neighborhoods:  
i. Community Involvement  
ii. Housing  
iii. Neighborhoods

**Proposed Land Use Graphic**



**Community Involvement Goals & Approaches:**

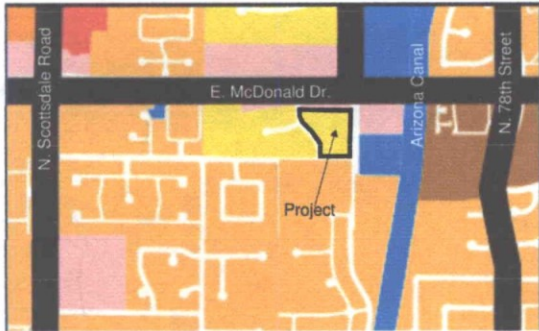
- Early and perpetual involvement of neighbors in the design process;
- Promote participation through signs, display boards, mailings, email, public meetings, and phone conversations;
- Use community wide mailing lists, meet with local leaders homeowners associations, businesses, places of worship, schools and other stakeholders.

**Housing Goals & Approaches:**

- Add eco-lifestyle housing through design, building products and science, and Department of Energy (DOE), Energy Star, and National Green Building Standard (NGBS);
- Encourage energy efficiency through municipal, city and utility Green Building and Sustainable programs;
- Encourage a good mix and variety of housing densities throughout Scottsdale;
- Link housing to City mobility system;

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### Existing Land Use Graphic



### Proposed Land Use Graphic



### Neighborhood Goals & Approaches:

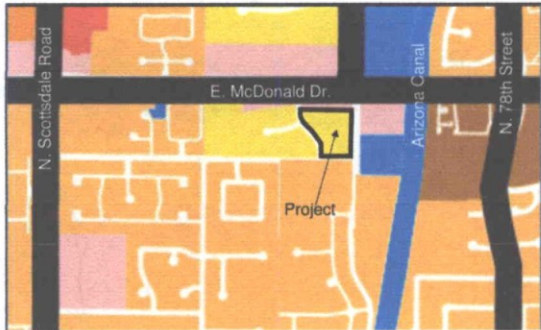
- Revitalize a deteriorating area and mature neighborhood that reflect negatively on the community;
- Provide legal support for proper redevelopment;
- Use design and architectural tools to create aesthetically appealing neighborhoods and housing that increase the value for all community stakeholders;
- Promote public and private investment in the neighborhood both directly through revitalization and new development and indirectly through new homeowners that will spend money in local retail, hospitality, and entertainment;
- Build like we want to be on this planet for a long-time to come creating a more beautiful, comfortable, and healthy Scottsdale;
- Expand the Character Area and Neighborhood Plans program Created by the City to recognize, preserve and enhance unique neighborhoods;
- Guide revitalization and development to be certain projects are appropriate and well-integrated with surrounding neighborhoods;
- Advocate use of existing infrastructure to encourage more infill development in the community;
- Encourage green build techniques that are environmentally sensitive and friendly in the process of revitalizing and developing infill projects.

Team leader, Stephen Adams, served on the 2015 consensus committee of the National Green Building Standard (“NGBS”), an affiliate of the National Association of Homebuilders (“NAHB”) that effectively wrote the most recent book on green building standards. The interconnectedness of the new Siena Estates community with both adjacent properties and Scottsdale will enhance the neighborhood through canal foot and bike enthusiasts less than 1 mile from parks, Fashion Square Mall, Hilton Village, dozens of restaurants and hotels, churches, trolley and buses, and multiple other forms of recreation and enjoyment that do not require our residents to get into an automobile to enjoy.

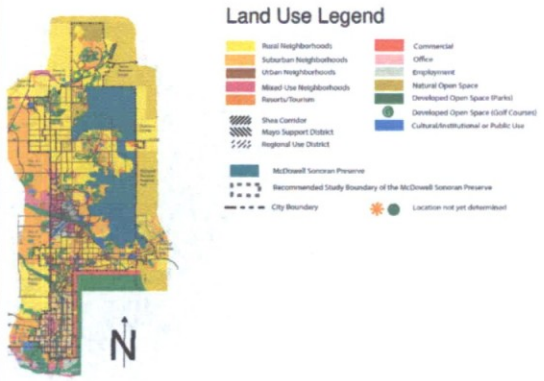
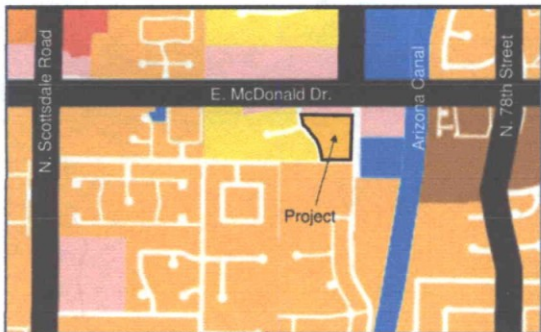
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- d. Open Space:  
 i. Open Space & Recreation  
 ii. Preservation & Environmental Planning

**Existing Land Use Graphic**



**Proposed Land Use Graphic**



**Open Space & Environment Goals & Approaches:**

- Create passive and active indoor and outdoor design of homes and neighborhood to blur the lines between development and nature;
- Encourage use of hiking and biking trails within walking distance of the community;
- Preserve scenic views and major city open spaces while integrating development into city corridor;
- Continue to work with like-minded specialists to design land use plans that consider topography, wildlife, view corridors, and open spaces;
- Use vast array of existing technology in development and homebuilding to reduce carbon footprint and energy use with a goal of over 50% improvement to current use;
- Offer rainwater harvesting and smart home design to contribute to state and local water reserve;
- Be a steward of the green building mega-movement in redevelopment and the community as a whole;
- Advertise live, work and play concepts that promote walk and bike-ability to improve quality air;
- Reduce waste and recycle through all stages of deconstruction, development and the homebuilding product life cycle;
- Introduce development processes that minimize waste through adaptive re-use of existing products and introduction of new products that are environmentally friendly;
- Preserve indigenous plants and introduce desert-scape landscape that is both beautiful and appropriate to location and community.

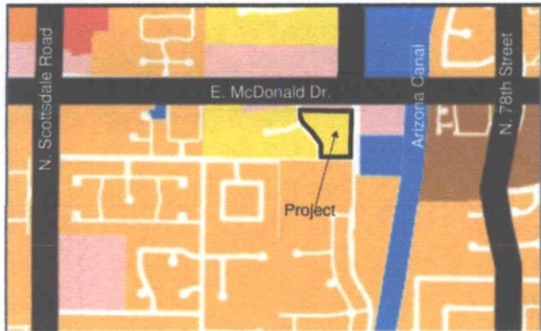
All Siena Estates floorplans will mandate passive design and blurring the lines between indoor and outdoor. Although a majority of the native resources are in bad shape due to age and lack of care, we expect relocate existing palm trees and plant over 200 new plants on each new homesite. The existing plants that can be preserved will be labeled “high priority” resources and taped off to not disturb, while the new plant pallet on new homes and common areas will be desert appropriate requiring very little water.

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- e. Seek Sustainability
- i. Cost of Development
  - ii. Growth Areas
  - iii. Public Services & Facilities

**Existing Land Use Graphic**



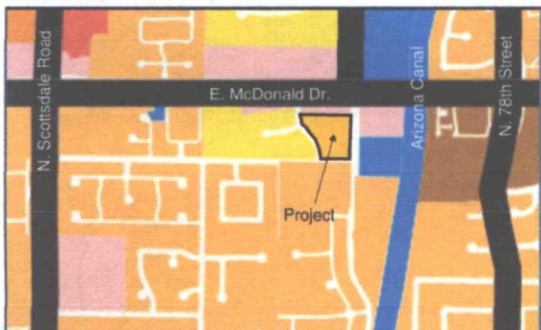
**Sustainability Goals & Approaches:**

- Improve existing infrastructure where applicable to integrate new community with surrounding streets and transportation;
- Provide direction and access to public transit and pedestrian amenities;
- Follow natural path of development in multimodal circulation system;
- Promote access to local parks and recreational opportunities.

The parcel is in close proximity to City Sewer, so it is assumed Scottsdale will want/require connection which will add approximately 32 new fixtures to the system. Due to the sustainable building concept that permeates everything Adams Craig does, only an 8 ton increase is expected in waste and we hope to minimize this number further through new compost technology we are exploring. We have also created processes to successfully reduce deconstruction and construction waste by over 50%, as well as reducing energy and water use by over 75% in recent Emerald certified homes. Furthermore, you would be hard-pressed to find a better location in Scottsdale's growth area than this location at McDonald Rd. & Miller/Cattletrack. Access and walkability to retail, malls, hospitality, hiking, biking, and recreation is omnipotent.

- f. Advance Transportation
- i. Community Mobility

**Proposed Land Use Graphic**



**Sustainability Goals & Approaches:**

- Incorporate drainage easements, view corridors, and public open space into the design to reduce motor traffic;
- Promote live, work and play attributes of community and proximity to the canal as a preferred means of travel and access;
- Encourage development that supports citywide corridors;
- Provide adequate open space and connectivity to encourage live, work and play between adjacent neighborhoods and Scottsdale amenities as a whole.

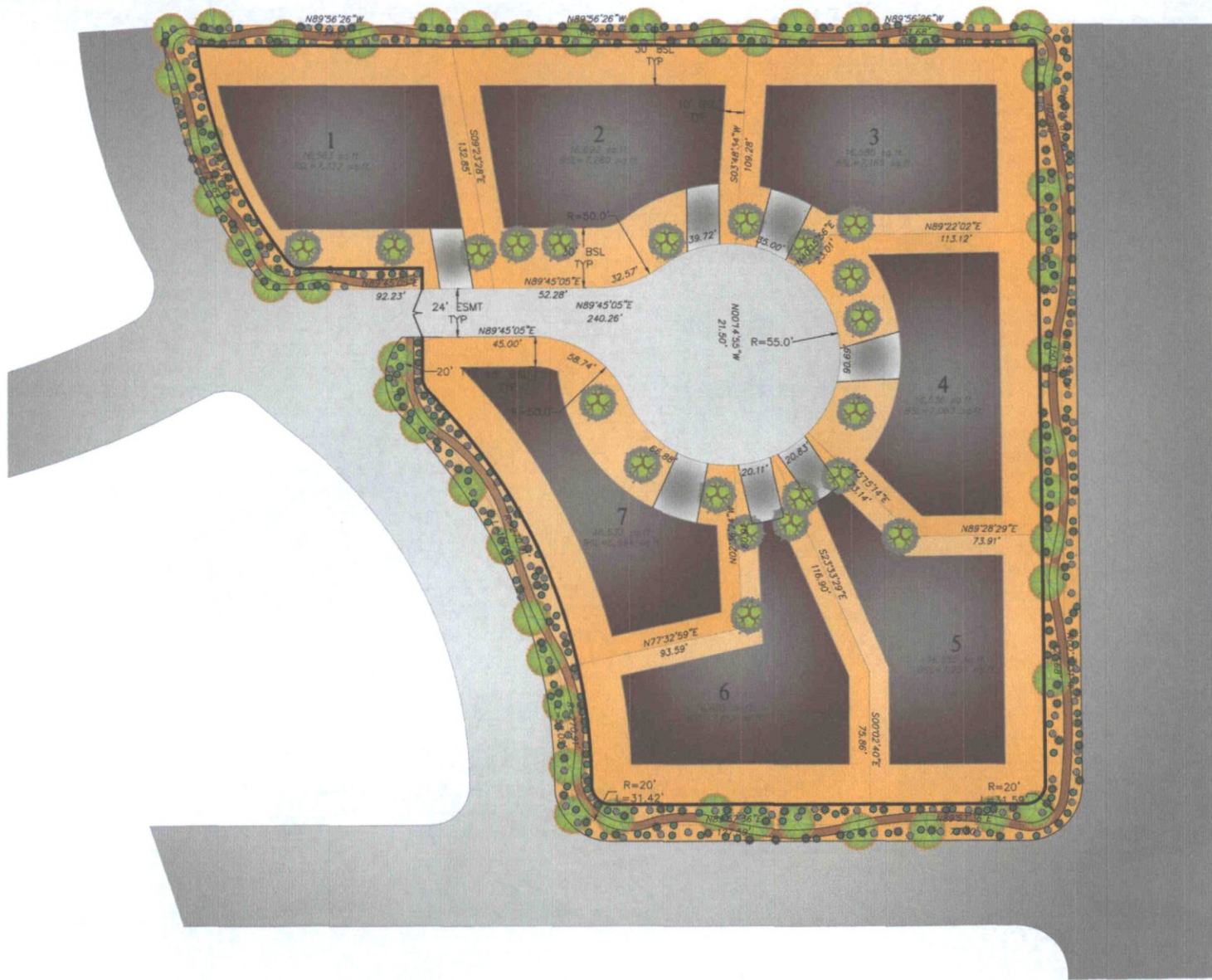
In addition to the close proximity to the canal, trolley and bus system, discussed previously in the Narrative, the park and paved bike route system 1 mile away parallel and adjacent to Hayden Rd. offers further connectivity to North Scottsdale, through Old Town, and down to Tempe Town Lake and ASU. Speaking from a person that lives ¼

	<p>mile from the site on the same side of the Canal with similar proximity to the Canal, there is very little need for cars in this market.</p>
<p><b>g. Scottsdale Character Area Plan</b></p>	<p><b>Land Use:</b> The site is located between Scottsdale Rd. (West), Hayden Rd. (East), McDonald Rd. (North) and Chaparral Rd. (South) adjacent to the Canal in a prime area for redevelopment from Rural to Suburban use.</p> <p><b>Character &amp; Design:</b> The project respects the current character of the surrounding community, while improving all facets of resident lifestyle. Through adaptive re-use in deconstruction, innovative design, and technology such as solar and rainwater harvesting, the new neighborhood will reduce the current carbon footprint while simultaneously adding residents to Scottsdale.</p> <p><b>Economic Vitality:</b> Three 40+ year old homes currently exist on the 3.2 acres of land. Revitalization through smart development will improve the land use and add investment and citizens to a mature area, which is critical to the future viability of Scottsdale.</p> <p><b>Neighborhood Revitalization:</b> Repurposing the dilapidated houses and injecting new life and productive housing will revive the neighborhood.</p> <p><b>Community Mobility:</b> The close proximity to the canal, parks, biking and hiking trails lend the community to a sustainable, environmentally, foot-friendly new existence.</p> <p><b>Public Service Facilities:</b> The project is less than a mile from fire station, bus station, and the local Chaparral park system.</p> <p><b>Preservation and Environmental Planning:</b> Adams Craig is committed to the highest level of sustainability in building, from building envelope, to passive design, to lighting solar, and water conservation. We will promote sustainable living in all facets, including transportation. With the recent paving and planting improvements to the Canal path(s), as well as the new Canal bridge system, Siena Estates is the perfect blend into “the new Scottsdale” where we walkways and bike ways will rival, and ultimately minimize, automobile traffic.</p>

**1-GP-2017**  
**4/20/17**

*adams craig*

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1-GP-2017  
4/20/17



# City of Scottsdale Cash Transmittal

## # 110468

\*\*\*\*\* DUPLICATE \*\*\*\*\*

110468  
7 01008872  
4/20/2017 PLN-1STOP  
JOGAZ HP600G1097  
4/20/2017 2:57 PM  
\$3,900.00

**Received From :**

ADAMS CRAIG TECHNOLOGY  
7904 E CHAPARRAL RD  
SCOTTSDALE, AZ 85250  
480-634-5015

**Bill To :**

Stephen Adams  
7904 E Chaparral Rd. #A110-113  
Scottsdale, AZ 85250  
480-244-2557

\*\*\*\*\* DUPLICATE \*\*\*\*\*

<b>Reference #</b>	25-PA-2016	<b>Issued Date</b>	4/20/2017
<b>Address</b>	5814 N CATTLETRACK RD	<b>Paid Date</b>	4/20/2017
<b>Subdivision</b>	SCHAFFNER ESTATES	<b>Payment Type</b>	CHECK
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	075-25	<b>Jurisdiction</b>	SCOTTSDALE
<b>APN</b>	173-04-017	<b>Water Zone</b>	
<b>Owner Information</b>		<b>Water Type</b>	
ACA Fund I, LLC		<b>Sewer Type</b>	
7904 E Chaparral Rd. #A110-113		<b>Meter Size</b>	
Scottsdale, AZ 85250		<b>QS</b>	20-45
480-244-2557			

Code	Description	Additional	Qty	Amount	Account Number
3173	GENERAL PLAN APPLICATION		1	\$3,900.00	100-21300-44221

**1-GP-2017**  
**4/20/17**

SIGNED BY 173-04-017 ON 4/20/2017

Total Amount

**\$3,900.00**

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 110468**