

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

Development Application



Development Application Type:

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

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

Project Name: Safari Phase 2 Residential

Property's Address: 4735 N. Scottsdale Rd.

Property's Current Zoning District Designation:

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

Owner: <u>David Beckman</u>	Agent/Applicant: <u>John Berry</u>
Company: <u>Safari Property Holdings</u>	Company: <u>Berry Riddell</u>
Address: <u>10611 N. Hayden Suite D105</u>	Address: <u>6750 E. Camelback #100 SPT 89251</u>
Phone: <u>480-751-6201</u> Fax:	Phone: <u>480-385-2753</u> Fax:
E-mail: <u>dbeckham@bg-ventures.com</u>	E-mail: <u>mh@berryriddell.com</u>
Designer: <u>ESG</u>	Engineer: <u>DEA</u>
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

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

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

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

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

Letter of authorization
Owner Signature

Michelle Hammer
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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

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

Page 1 of 3

17-ZN-2018
08/17/18

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1 Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review,
- City staff and the applicant to collaboratively work together regarding an application, and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2 Standard Application Review Methodology

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note

- 1 Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

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

City of Scottsdale's Website www.scottsdaleaz.gov

Development Application

Arizona Revised Statutes Notice



§9-834 Prohibited acts by municipalities and employees, enforcement, notice

- A A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G This section does not abrogate the immunity provided by section 12-820 01 or 12-820 02.

Planning and Development Services

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

City of Scottsdale's Website www.scottsdaleaz.gov

Safari Phase 2 Residential

65-ZN-1992 #10

Zoning Project Narrative



Prepared for:

HIGH STREET
RESIDENTIAL
A SUBSIDIARY OF TRAMMELL CROW COMPANY

Prepared by:

Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
480-385-2727

I. Property Information

Location:

- 4735 N. Scottsdale Road (the “Property”)

Property Size:

- Total Site Area: approximately 2+/- gross acres

II. Current/Proposed Zoning

Current

- D/RCO-2 PBD DO (Downtown Regional Commercial Office, Type 2, Planned Block Development with Downtown Overlay)
- Case 65-ZN-1992#8 and 1-II-2011

Proposed

- D/DRU-Type 3 PBD DO (Downtown Regional Use-Type 3 Planned Block Development with Downtown Overlay)

Context Aerial



Existing Site Condition



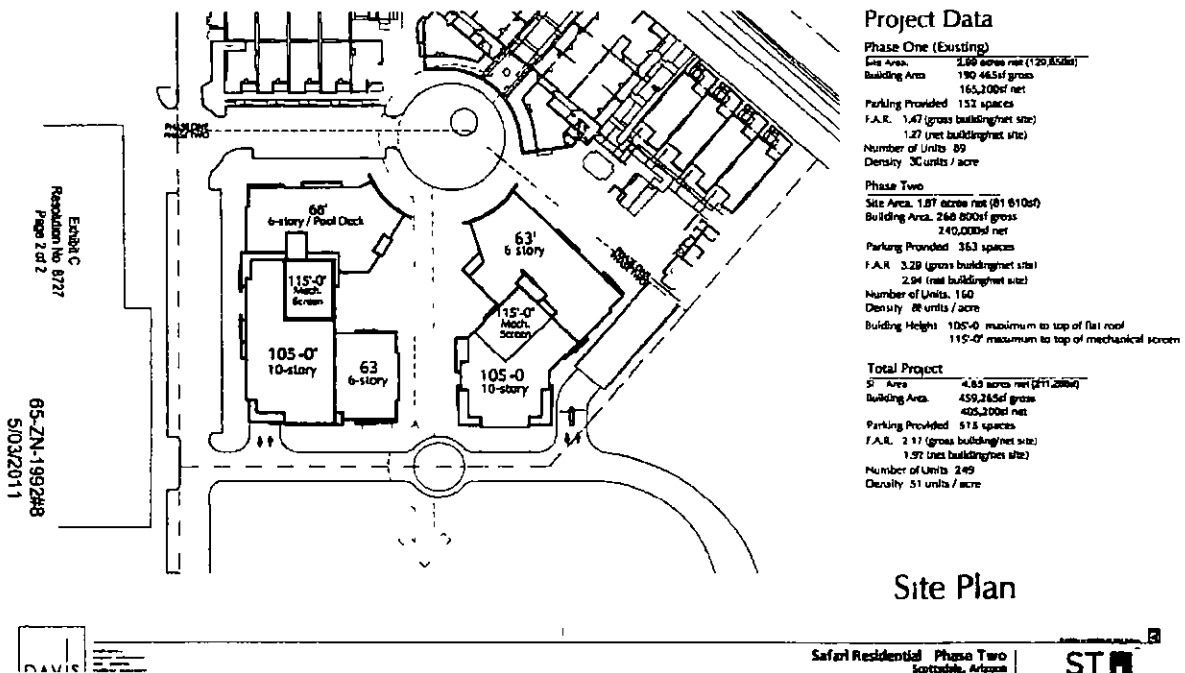
Existing Site Condition



III. Project Overview

The request is for a site plan/zoning map amendment for an approximately 2+/- acre site located at 4735 N Scottsdale Road. The 2011 zoning approval (case 65-ZN-1992#8 and 1-II-2011) included a specific site plan as depicted below, with heights up to 115' and 10 stories. High Street Residential (a wholly owned residential subsidiary of Trammell Crow Company) is requesting to modify the approved site plan and development standards with their proposal for a new "age targeted" residential community in the heart of Old Town with a maximum building height of 75'. The approved zoning entitlement includes 160 dwelling units for Phase II, which is not being modified with this request. The current zoning designation is D/RCO-2 PBD DO (Downtown Regional Commercial Office, Type 2, Planned Block Development with Downtown Overlay) and the request for site plan amendment will conform with the current Downtown Ordinance by utilizing the D/DRU-Type 3 PBD DO (Downtown Regional Use-Type 3 Planned Block Development with Downtown Overlay) district classification consistent with the new Old Town Scottsdale Character Area Plan approved by the City Council on July 2nd.

Previously Approved Site Plan



Proposed Site Plan



Cultural Improvements Program

As required by the PBD, contributions to the Cultural Improvements Program include original works of art costing a minimum of 1 percent of the applicable building valuation at the time of permitting. The developer is electing to provide all of this requirement as an in-lieu fee to be allocated to the nearby planned canal bridge to the Downtown Cultural Trust Fund (DCTF) to be dispersed in accordance with the Zoning Ordinance Sec. 7.1000.

IV. 2001 General Plan Overview

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment

General Plan - Six Guiding Principles

Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

- 1 Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
- 2 Support Economic Vitality
- 3 Enhance Neighborhoods (Housing, Neighborhoods)
- 4 Preserve Meaningful Open Space
- 5 Seek Sustainability
- 6 Advance Transportation (Mobility)

These six Guiding Principles are further explained below through the different Elements of the General Plan

2001 General Plan Goals & Policies

➤ Character & Design

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

- Bullet 1 Respond to regional and citywide contexts with new and revitalized development in terms of Scottsdale as a southwestern desert community, Relationships to surrounding land forms, land uses and transportation corridors, Consistently high community quality expectations, Physical scale relating to the human perception at different points of experience, Visual impacts upon public settings and neighboring properties*
- Bullet 2 Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development*
- Bullet 3 Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs*
- Bullet 4 Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together*

The Downtown is a highly functional mixed-use center, containing areas of different densities and the architectural styles that emphasize regional and specialty retail, office, residential and hotel uses

Response: The proposed request integrates age targeted residential units in the core of Old Town near a range of retail, service and office uses contributing towards the balance of land uses with an inviting pedestrian environment. The Property is located approximately 300' east of Scottsdale Road, a major north-south arterial, with immediate access to public transportation, and is only 2+/- miles away from the Loop 101, both of which provide regional access. This site is ideally situated in a downtown setting that offers all the ingredients for a successful age targeted residential development in a mixed-use downtown setting.

Design details provided below

- Building massing is expressed through a range of architectural elements that create relief, depth and shade. These features also help to reduce the overall scale of the building and provide visual interest. Overhangs and balconies will provide solar relief to the glazing. The building materials, colors and fenestrations help to express and create visual movement and architectural character.
- Mature desert landscaping, materials and a trellis over the paseo walkway will enhance the pedestrian/paseo experience and soften the surfaces by incorporating natural and structural shading elements. These elements help to delineate pathways providing a unique blend of texture and filtered light to soften the outdoor space.
- The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and responding to specific microclimatic conditions.
- Onsite parking is provided via ground level and one sub-level structure. Guest parking is provided along 72nd Way on the east side of the building and within the ground level of the parking garage.
- All onsite utilities, trash, recycle and delivery services are contained on-site and are designed to minimize the public's interaction with those services which helps to enhance the urban experience.

Goal 2 Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community

-Bullet 5 Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life

-Bullet 6 Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community

Response: As noted above under CD Goal 1, the proposed site layout, architectural character and landscaping design respects the unique climate, vegetation and Scottsdale's Old Town urban

context See Scottsdale Sensitive Design Principles VIII below for detailed responses regarding each principle

Goal 5 *Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale*

- Bullet 11 Encourage private participation in public art through the donation of artwork to the city and the placement of artwork on private property that can be publicly viewed*
- Bullet 12 Celebrate the dominant lifestyle of character of an area of the city by using art*

Response: As noted above (page 7), with the 1 percent PBD requirement, the developer is electing to provide all of this requirement in an in-lieu fee to the DCTF for the planned canal bridge

Goal 6 *Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city*

- Bullet 1 Require substantial landscaping be provided as part of new development or redevelopment*
- Bullet 2 Maintain the landscaping materials and pattern within a character area*
- Bullet 3 Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality*
- Bullet 4 Discourage plant materials that contribute substantial air-borne pollen*
- Bullet 5 Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect*
- Bullet 6 Encourage the retention of mature landscape plant materials*

Response: The landscape character of Safari Phase 2 Residential will include a predominately desert design with a variety of plants that will provide year-round color, shade, and texture for the site. With the DRB submittal, the proposed plant palette will incorporate hardy plants known to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. Plant selection and thoughtful planting design will result in efficient use of water throughout the site. The planting design includes, but is not limited to, Desert Willow, Chinese Elm, Mexican Honeysuckle, Firecracker Bush, Agave varieties, and Mexican Feathergrass.

Goal 7 *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City*

- Bullet 2 Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings*
- Bullet 3 Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context*
- Bullet 4 Discourage lighting that reduces the viability of astronomical observation facilities within Arizona*

***-Bullet 5** Allow for lighting systems that support active pedestrian uses and contribute to public safety*

Response: Lighting will be designed in a manner that is respectful of the surrounding downtown context while maintaining safety for residents. Lighting designs will be commensurate with the quality architectural style proposed for the Safari Phase 2 Residential development, low-level with no glare and excessive intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along both street frontages in keeping with the urban setting.

➤ **Land Use**

Goal 4 *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community*

***-Bullet 1** Allow for diversity of residential uses and supporting services that provide for the needs of the community*

***-Bullet 2** Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances*

***-Bullet 5** Maintain a citywide balance of land uses that support changes in community vision/dynamics over time*

Response: The Downtown District – Regional Use Type 3 category supports a variety of land uses including, but not limited to, multiple story residential, office, hotel, retail shops, and restaurants consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional age-targeted residential options in Old Town is essential for the continuing economic growth and sustainability of Scottsdale as a whole. This development exemplifies this revitalization component by integrating residential development with nearby access to retail, galleries, museums and major transportation corridors. Thus, increasing the quality of life for the residents of Scottsdale and stimulating revenue (and tax dollars) for area businesses.

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

***- Bullet 1** Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility*

***-Bullet 2** Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile*

Response: The Property is situated north of Camelback and east of Scottsdale Road, both major arterials. The site is also approximately 2+/- miles west of the Loop 101, which provides regional

access By creating a comfortable and inviting pedestrian experience along the perimeter, the proposed residential community will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurant, retail, and cultural destinations Additionally, the Indian Bend Wash (a multi-use path network) is located approximately 1 mile directly east of the site

The building and site design encourages residents to utilize downtown for their everyday dining, social interaction, recreational and cultural needs Residents will be within walking distance of significant destinations such the Scottsdale Fashion Square Mall, Museum of the West, SMOCA, Scottsdale Center for Performing Arts, Scottsdale Stadium, and the Waterfront Shading of the pedestrian realm along the perimeter will be provided by a variety of desert appropriate trees accented with ground cover consistent with the Downtown Urban Design and Architectural Guidelines

➤ ***Economic Vitality***

Goal 7 Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts

-Bullet 2 Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers

Response: Redevelopment of the Property will contribute towards the economic stability of Scottsdale by providing additional housing options in the core of the City near abundant retail, cultural amenities, entertainment, and large, stable employers Integrating upscale age targeted residential in Old Town brings physical and economic synergy, that will continue to enliven and enhance the city center consistent with the goals and policies of the General Plan and Old Town Character Area Plan

➤ ***Neighborhoods***

Goal 4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation

-Bullet 7 Create, preserve, and enhance pedestrian, vehicular, and alternative transportation mode connections and links between neighborhoods and other neighborhood-supporting land uses throughout the community

Response: Since numerous land uses are within walking distance from this site, pedestrian circulation, connectivity and seamless interaction with Safari Drive Phase 1, the Arizona Canal frontage and the surrounding retail is an important feature of this Old Town project This part of Old Town Scottsdale offers a pedestrian focused environment surrounded by a range of activities along Scottsdale Road and Camelback Road, most predominately Scottsdale Fashion Square Mall

The building design focuses on enhancements at the human level along with a refined landscape setting and pedestrian paseo that provide a comfortable walkable streetscape experience.

Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

-Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

-Bullet 2: Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

Response: Providing redevelopment and reinvestment in Old Town, this proposed infill project will utilize and improve the existing area infrastructure (roads, utilities, etc.). The request is in harmony with the site's surrounding mix of land uses and will fulfill a strong market demand for a variety housing options in Old Town, including age targeted residential that will further bolster existing and future Old Town businesses.

➤ ***Growth Areas***

Goal 1: Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

-Bullet 3: Promote the coordination of infrastructure development and upgrade opportunities for infill development and development activity where it will encourage mixed uses and support pedestrian and transit activity.

Response: This infill development contributes towards a pedestrian oriented Old Town with activation of the ground plane providing connectivity from the Safari Drive Phase 1 development (east) linking to the Blue Sky site (west). Further activating redevelopment sites is a key component to maintaining a thriving downtown that does not focus on the automobile, but rather encourages multimodal transportation and walkability.



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

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

Response: The Property is located north and east of the northeast corner of Scottsdale and Camelback, both major arterials and is approximately 2+/- miles west of the Loop 101, all of which provide regional access. By creating a comfortable and inviting pedestrian experience along the perimeter, this proposed residential community will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging alternative means of transportation is important as the Property is located near notable retail, office, and cultural destinations. The site is also within proximity to the HonorHealth Osborn campus (Scottsdale's largest employer) and the City of Scottsdale's civic complex including the Civic Center Library, Center for Performing Arts, SMOCA and City offices. Additionally, the Indian Bend Wash (a multi-use path network) is located approximately 1 mile east of the site.

➤ ***Community Mobility***

Goal 8 Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems

-Bullet 2 Encourage the development of redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduces reliance on the automobile

Response: As mentioned above, the Property is located within close proximity to Scottsdale Road and Camelback Road, and approximately 2+/- miles west of the Loop 101, all of which provide regional access. The proposed development accomplishes a range of Old Town Character Area Plan goals including the integration of high-quality architecture, context appropriate site planning and creating a pedestrian presence with ground level activity by providing age targeted residential units in the heart of Old Town. Residential land use integrated with the existing range of land uses (commercial, office, cultural) in Old Town will encourage multi modal transportation options and vehicle trip reduction.

Goal 11 Provide opportunities for building "community" through neighborhood mobility

-Bullet 10 Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community

Response: The planned sidewalk improvements combined with well-placed shade trees will generate a more comfortable and inviting pedestrian space along the streetscape and perimeter of the site. This will allow ease of pedestrian circulation regardless of solar orientation.

V. Old Town Scottsdale Character Area Plan Overview

The Downtown Regional Use-Type 3 category supports a variety of major employment and service related uses including, but not limited to, multiple story residential, office, hotel, commercial retail, and support services consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Thus, the proposed residential development is essential for the continuing economic growth and sustainability of the City as a whole.

The proposed D/DRU-3 PBD DO zoning district is consistent with the General Plan and Old Town Plan land use designation for the Property. The Old Town Plan's goals and policies which relate specifically to the proposed Development Plan for the Property are identified as follows:

➤ LAND USE

GOAL LU 1:

MAINTAIN OLD TOWN SCOTTSDALE AS THE COMMERCIAL, CULTURAL, CIVIC, AND SYMBOLIC CENTER OF THE COMMUNITY

Policy LU 1.1

As a General Plan designated Mixed-Use Neighborhoods, Old Town Scottsdale should offer access to multiple modes of transportation and major regional designations, accommodate higher density housing combined with complementary office and retail uses, in vertical mixed-use structures, with a focus on pedestrian-scale architectural design at the ground level.

Policy LU 1.2

As a General Plan designated Growth Area, Old Town should accommodate future growth, new development, and redevelopment, with increased focus on enhanced transportation and infrastructure coordination.

Policy LU 1.3

Maintain Old Town as a year-round, seven days a week, 18-hour Mixed Use Neighborhood that supports the needs of Scottsdale's residents, businesses, and visitors.

Response: The proposed residential development will further strengthen Old Town's urban environment mixed-use character by integrating additional residential options into the urban core with well-established retail, cultural, entertainment and employment land uses. Please refer to CD Goal 1 under the General Plan discussion above regarding the specific design elements that will bring a vibrant, interactive urban development to the Property.

GOAL LU 2

ENCOURAGE THE DEVELOPMENT OF OLD TOWN AS A COLLECTION OF MIXED LAND USES AND DISTRICTS

Policy LU 2 5

*Maintain, enhance, and expand the development of a **Downtown Regional** area with primary land uses consisting of regional/community serving commercial uses, as well as larger scale housing and office developments. Located north of the Arizona Canal and centered around major regional retail, Scottsdale Fashion Square, this area will strengthen Old Town Scottsdale as a regional and community destination. The greatest intensity of Old Town Development may be accommodated in Downtown Regional Type 3.*

New development, redevelopment and infill within the Downtown Regional Type 3 area adjacent to the Arizona Canal, should incorporate vertically mixed land uses that activate the canal with residents, visitors and workers year-round, and include open space areas for leisure activities and special events.

Response: The requested Downtown zoning classification allows for higher intensities in a mixed-use setting to encourage an urban lifestyle and appropriate balance of land uses with a vital pedestrian environment. The rezoning request will revitalize of an underutilized vacant site. D/DRU-3 PBD DO zoning will allow for context appropriate downtown development standards.

GOAL LU 3

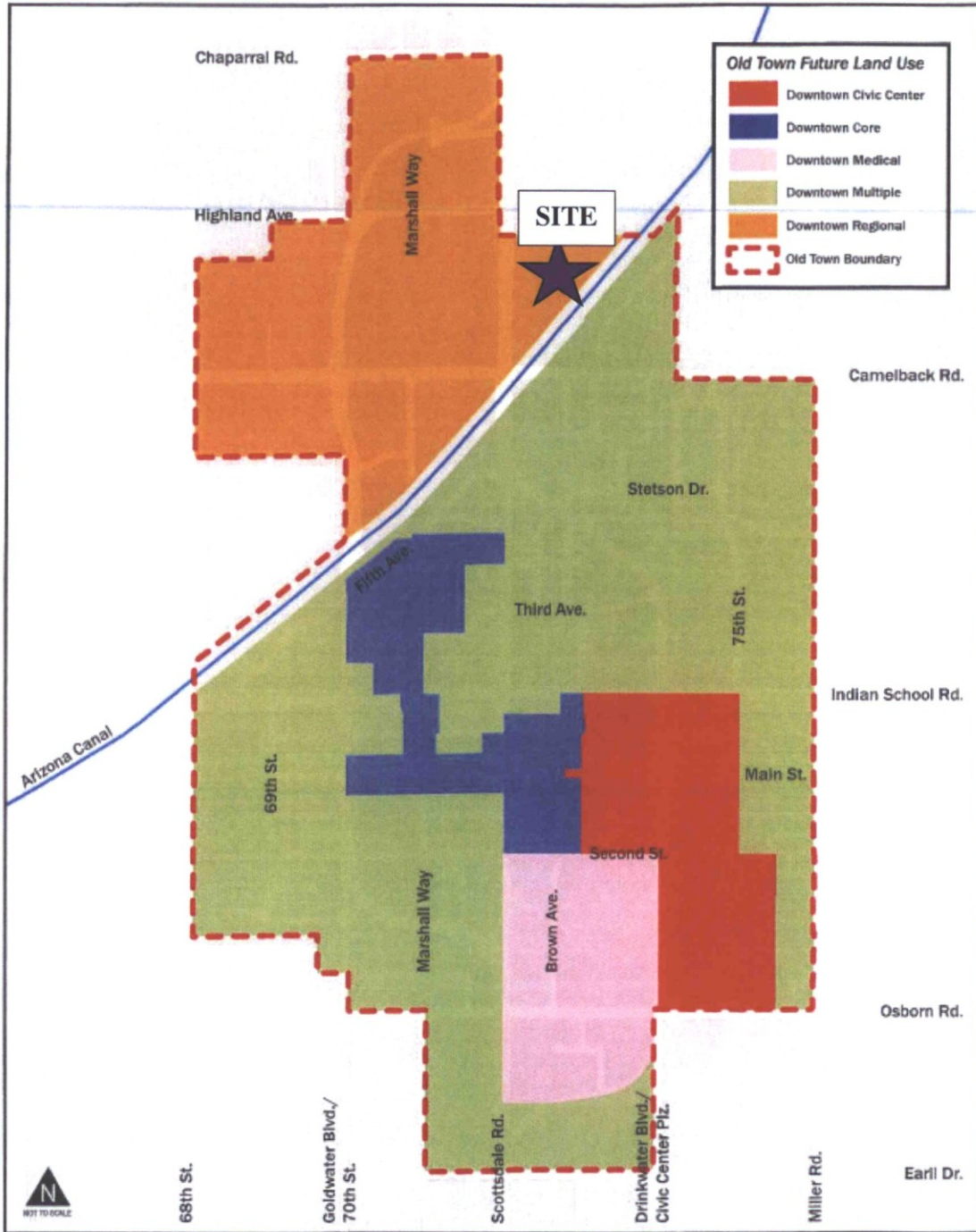
CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE

Policy LU 3 4

Support the highest scale Type 3 development north of the Arizona Canal, within the Medical District, in portions of the Arts District along the Goldwater Boulevard curve at Marshall Way, and east and west of the intersection of Scottsdale and Camelback Roads that include portions of the Arizona Canal, Entertainment, and Brown & Stetson Districts.

Response: The PBD overlay requested with this zoning application will allow for greater flexibility with the development standards for the Property. Redevelopment and revitalization of this Property for an age targeted residential community includes enhanced landscape and hardscape, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and underground parking. There are no amendments to setbacks and stepbacks proposed with this application. The applicant is seeking to reduce the building height from 115' to 75' (from 10 stories to 5 stories). Specific design consideration has been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements, landscape shaded walkways, and enhanced hardscape design.

Old Town Future Land Use Map



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Source: Old Town Scottsdale Character Area Plan

GOAL LU 5:

PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

Policy LU 5 1

Develop a variety of housing types such as apartments, condominiums, lofts, town homes, patio homes and live/work units

Policy LU 5 2

Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units

Policy LU 5 3

Encourage residential development for a variety of income groups

Response: Redevelopment of this site to an age targeted residential community centered around a range of synergistic land uses will promote a “live-work-play” environment in this well-established urban setting further contributing toward the mixed-use character of Old Town Scottsdale

GOAL LU 6:

ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

Policy LU 6 1

Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts For development in peripheral areas such as the Garden District, the Arts District and portions of the Firth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mixed of uses with active frontages, encourage features that create visual interest at the pedestrian level

Policy LU 6 2

Support downtown sustainability by encouraging vertical mixed-use development with and uses near on another

Policy LU 6 3

Encourage development to make use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks

Policy LU 6 4

Support interconnected, pedestrian oriented Old Town districts that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one -quarter mile)

Response: The site is ideally situated for residential development with proximity to Scottsdale Fashion Square Mall and the Waterfront. The location of the proposed development will lend itself to various modes of transportation, such as by foot, bicycle and/or trolley vs. car as the Property is located within one-quarter mile of numerous restaurants, cultural, employment and retail opportunities. The City’s civic complex (offices, library, and museum) and the HonorHealth Osborn campus are both located less than one mile to the south.

GOAL CD 1:

STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.

Policy CD 1.1

Incorporate the distinctive qualities and character of surrounding and/or evolving, context into building and site design.

Policy CD 1.2

Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or in transition.

Policy CD 1.4

Protect prominent historic resources and promote innovative new development that respectfully coexists with the character and context of these historic assets.

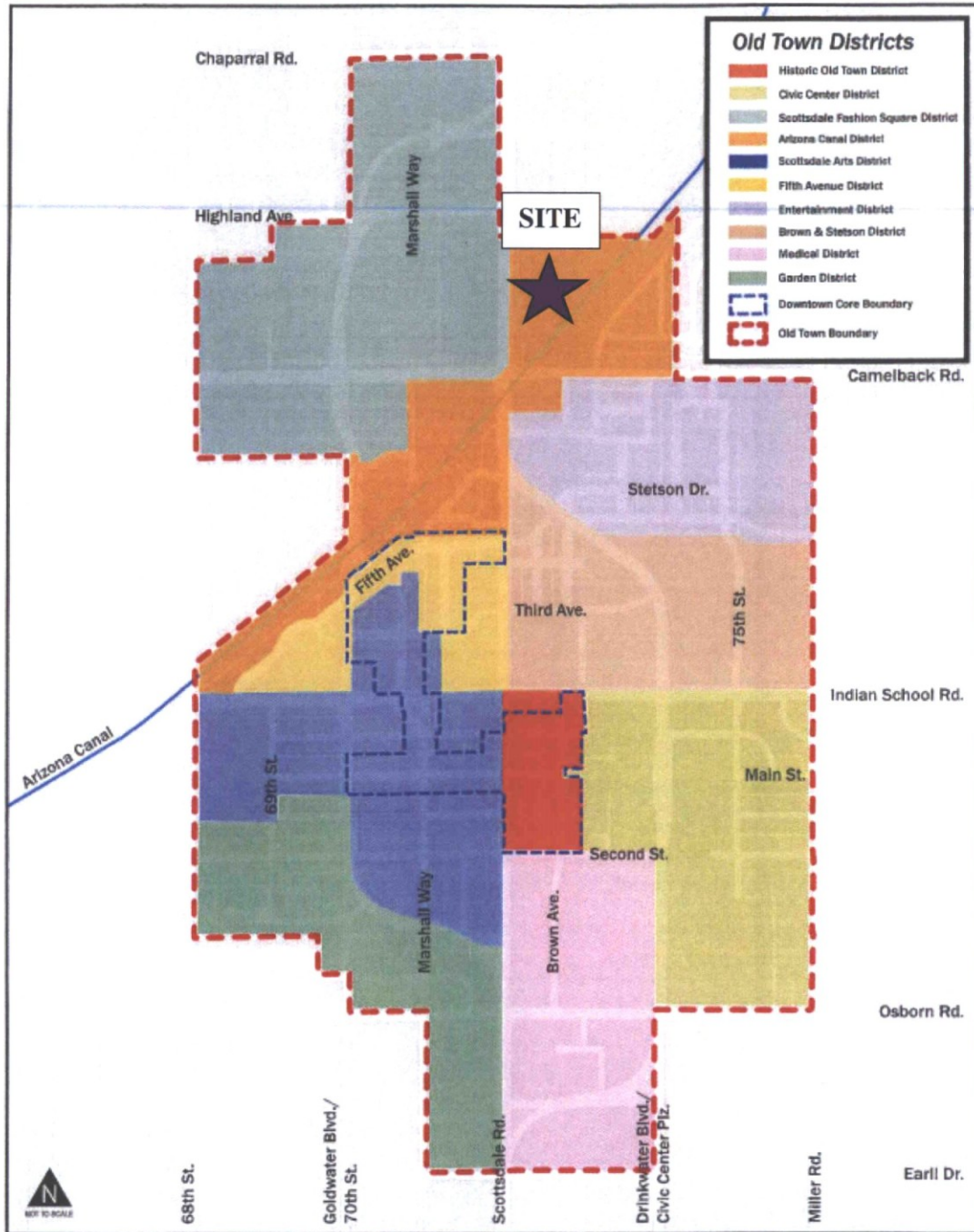
Policy CD 1.5

Maintain pedestrian oriented small town character and human scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level of all downtown districts.

Response: Materials, massing and architecture are inspired by the desert vernacular and Scottsdale’s modern urban context. The use of building materials are integrated to provide movement and visual interest creating relief, depth and shade, which helps to reduce the overall scale and mass of the building. Overhangs and balconies will provide solar relief to window glazing and shaded outdoor spaces. Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.



Old Town Districts Map



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Source: Old Town Scottsdale Character Area Plan

➤ CHARACTER & DESIGN

GOAL CD 2:

DEVELOPMENT SHOULD SENSITIVELY TRANSITION IN SCALE, HEIGHT, AND INTENSITY AT THE OLD TOWN PLAN BOUNDARY AND BETWEEN ADJOINING URBAN NEIGHBORHOODS OF DIFFERING DEVELOPMENT TYPES

Policy CD 2 2

Sensitive transitions buffers between Downtown District Development Types should be implemented through architectural design that steps down larger building mass and height, to lower development

Response: See response above under Old Town Plan Goal CD 1 The building massing has been designed to reduce the overall volume and create appropriate transitions and architectural interest The building design incorporates layers, textures and variety in materials providing four-sided architectural character that responds to the Southwestern climate while also respecting solar orientation and view corridors from adjacent properties

GOAL CD 3:

OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT

Policy CD 3 1

Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert

Policy CD 3 2

Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures

Policy CD 3 3

Public realm and site design should incorporate techniques for efficient water use Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity

Policy CD 3 4

Public realm and site design should incorporate techniques for efficient water use Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity

Policy CD 3 5

Encourage the use of renewable energy powered technologies that provide outdoor cooling within downtown

Response: The landscape character of the proposed development will include a variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette will incorporate hardy plants known to thrive in the heat and sun of the Sonoran Desert climate. Plant selection and landscape design will result in water efficient use throughout the site. Renewable energy technologies for cooling will be explored.

GOAL CD 4:

CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN

Policy CD 4 1

Encourage urban and architectural design that addresses human scale and provides pedestrian comfort

Policy CD 4 2

Retain and expand the tradition of covered walkways in Historic Old Town. Encourage the use of covered walkways, cantilevered awnings, and tree canopies in other districts

Policy CD 4 3

Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands

Policy CD 4 4

Enhance the downtown pedestrian experience through the provision of pedestrian banners, wayfinding, signage, and other related infrastructure

Response: Pedestrian circulation along the streetscape and perimeter provides seamless interaction with existing development and is an important feature of the development plan, as numerous land uses are within walking distance. The building design focuses on enhancements at the human level along with a landscape and hardscape setting that provides a comfortable walkable pedestrian realm. The southern paseo provides an east-west connection from the Arizona Canal and the Safari Drive Phase 1 site to the Blue Sky site with a future connection extending out to Scottsdale Road once Blue Sky is developed. Portions of the southern paseo will be covered with a trellis element complemented by numerous shade trees. Appropriate signage and wayfinding elements will be incorporated throughout.



GOAL CD 5

ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, AND COMFORTABLE TO ALL.

Policy CD 5.1

Provide high-quality, multifunctional open space areas within Old Town that include central gathering places, a series of smaller, intimate spaces, as well as active and passive recreational use opportunities.

Policy CD 5.2.

Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

Policy CD 5.5

Improve, expand, or create new public realm and open space areas that can be enhanced by art and interactive opportunities, such as pocket art parks and temporary art trails.

Response: Sidewalk improvements as well as trees and shrubs, will create shade and a comfortable microclimate for the pedestrian providing sensory relief from the built environment. These practices will enrich the pedestrian experience and encourage the use of the sidewalks to get from one destination to the next. The indoor/outdoor transition from the building will also allow residents to immediately engage with the sidewalk network providing an enhanced experience. As mentioned previously, the connections around all four sides of the building will tie to existing and future adjacent development.



GOAL CD 6

CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

Policy CD 6.1

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

Policy CD 6.2

Connect downtown street spaces with other pedestrian spaces and linkages.

Policy CD 6.3

Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of comprehensive sustainable landscape improvements, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Policy CD 6.4

Use development standards, related exceptions, and urban design guidelines regarding building location and setback to enhance the context, rhythm, and features of streetspaces.

Policy CD 6.5

Develop walkable blocks by providing new streets, pedestrian paths, courtyards, pocket parks, and plazas that connect with other streets and public or common opens spaces.

Policy CD 6.6

Create, or maintain, a defined building location to establish the public realm, establish a clear visual identity, and activate storefront areas to increase pedestrian comfort

Response: See response to CD Goal 4 and 5 above. Streetscapes will provide continuity and connectivity from, to and around the development. The design will include sustainable, low water use landscape improvements, shade trees, shade elements, hardscape, outdoor furniture and seating spaces and integrated infrastructure. The site design includes a primary focus on walkability and contextually appropriate building placement that caters to the pedestrian.

GOAL CD 7

INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.

Policy CD 7 1

Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms

Policy CD 7 2

Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plan materials should take into account attributes such as scale, density, placement, arrangement and maintenance requirements

Response: The landscape palette will complement the existing urban context by integrating desert-lush vegetation that provides an abundance of shade, color, texture and form while providing a setting for the proposed building. Mature desert landscaping and materials will enhance the pedestrian experience and soften the vertical and horizontal surfaces by incorporating natural shading elements. These elements help to delineate pathways providing a unique blend of texture and filtered light to soften the outdoor space. The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and responding to specific microclimatic conditions.

GOAL CD 8

INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT

Policy CD 8 1

Achieve a balance between ambient light levels and designated lighting needs

Policy CD 8 2

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces

Policy CD 8 3

Use lighting to provide a safe and inviting nighttime environment for residents, businesses and visitors, and to enhance nighttime special events and activities

Response: Energy efficient lighting will be utilized to provide appropriate lighting levels for wayfinding and building accent while respecting the existing Old Town environment

GOAL CD 9

IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN

Policy CD 9 1

Design downtown civic buildings and public spaces to demonstrate the city's commitment to, and leadership in, design excellence

Policy CD 9 2

Incorporate the Scottsdale Sensitive Design Principles and the Old Town Urban Design and Architectural Guidelines in all development

Policy CD 9 3

Achieve high quality urban and architectural design through the development review process

Policy CD 9 4

Integrate art into downtown urban design and architecture

Response: This residential community will promote the Scottsdale Sensitive Design Principles and embrace the applicable Downtown Urban Design & Architectural Guidelines as outlined in the sections below. Taking cues from modern architectural design, indigenous building materials and native landscaping materials the development will provide a pedestrian-oriented urban environment with a modern, contemporary aesthetic. Complementary textures, colors and materials will create strong aesthetic connections between existing and newly constructed developments while still maintaining a unique and identifiable character for Safari Phase 2 Residential. The PBD overlay requires 1 percent of the applicable building valuation for public art. The developer is electing to provide all of this requirement as an in-lieu fee (to the DCTF) to be allocated towards the nearby planned canal bridge.

GOAL CD 10

INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT

Policy CD 10 2

Incorporate sustainable planning design and building techniques into downtown development and use durable indigenous materials that will endure over time, to minimize environmental and maintenance impacts

Policy CD 10 3

Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plan materials as part of downtown development

Policy CD 10 4

Promote the use of energy efficient systems, construction methods, and alternative energy sources in downtown development

Policy CD 10 6

Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources

Policy CD 10 7

Promote methods of water conservation, such as stormwater harvesting, water reuse and passive landscaping irrigation

Policy CD 10 8

Maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown Encourage the use of shared waste containers and compactors among similar downtown businesses (e g office and retail) to reduce the number of containers in downtown, and their negative aesthetic, olfactive and circulation impacts

Policy CD 10 9

Encourage downtown recycling and other waste reduction and diversion programs in civic spaces, at special events, and in commercial and multifamily residential developments

Response: Sustainable strategies and building techniques that minimize environmental impact and reduce energy consumption will be emphasized on this infill site, which benefits from existing infrastructure systems The proposed architectural character and use of building materials were inspired by the desert vernacular and Scottsdale's urban context Building orientation considerations and passive solar response (shaded and recessed glazing) have been incorporated with site and building design given the Southwest climate extremes Sustainable building elements will be further explored and identified with the Development Review Board application

Sustainable strategies such as stormwater harvesting, water reuse and passive landscape irrigation methods are being explored by the development team Recycling and waste reduction methods will be encouraged Refuse/ recycling services and loading areas will be screened from public street view as to minimize their potential impacts

GOAL CD 11

INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY

Policy CD 11 1

Design infrastructure improvements to unify the overall identity of Old Town, while still contributing to the specific district identity in which they are located

Policy CD 11 2

Develop infrastructure improvements that positively impact the aesthetics and mobility aspects of the pedestrian environment

Policy CD 11 3

Underground overhead utilities when physically and economically feasible to reduce the negative visual impacts in the downtown

Policy CD 11 4

Minimized the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way

Response: Infrastructure enhancements will be unified within Old Town improving the current condition and pedestrian experience in the area. Above ground mechanical may be minimized utilizing ground vaults, where feasible, and/or screened from view through the use of decorative walls and/or landscaping buffers or other appropriate screening methods. The transformer locations are indicated on the site plan at the northwest corner of the site.

➤ **MOBILITY**

GOAL M 1

DEVELOP COMPLETE STREETS THROUGH PUBLIC AND PRIVATE INFRASTRUCTURE INVESTMENTS AND IMPROVEMENTS

Policy M 1 1

Maintain a well-connected downtown circulation grid comprised of complete streets that are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. A complete street responds to its community context and may include sidewalks, bicycle lanes and parking, bus lanes, comfortable and accessible public transit stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and narrower travel lanes to enhance connectivity for all. A complete street is also consistent with federal laws and guidelines including those pertaining to accessibility.

Policy M 1 2

Provide pedestrian and bicycle facilities within large projects and development parcels and connect them to adjacent development and the greater downtown circulation system.

Policy M 1.3

Provide continuity in downtown wayfinding through the addition of landmarks, public art, distinct streetscape improvements, maps, directions, symbols, signage, and information systems for both pedestrians and motorists.

Policy M 1 4

Accommodate the movement of freight goods and services, truck delivery access and operations, and emergency response vehicles on private development sites, and out of the public right-of-way where possible

Policy M 1 5

Encourage use of mobility options downtown, such as transit, biking, walking, ride share, transportation carts, pedicabs and horse drawn carriages, particularly during special events

Policy M 1 7

Maintain Goldwater Boulevard and Drinkwater Boulevard as the primary routes to accommodate pass-through traffic around downtown

Policy M 1 8

Enhance downtown's pedestrian-oriented environment through reduced vehicular lane widths, design speeds, and intersection lengths, as appropriate

Response: Successful downtown revitalization and redevelopment focuses on a lively pedestrian presence with mixed-use development and quality pedestrian level design and linkages. The proposed sidewalk improvements combined with well-placed shade trees and/or structures will create a more comfortable and inviting pedestrian space along the perimeter of the site. This will allow easy use of the established pedestrian circulation system, in and around the site taking advantage of the multi-modal transportation options available in Old Town. Service and delivery will be accessed on the north side of the building outside of the public right of way.

GOAL M 2:

CREATE COMPLETE, COMFORTABLE, AND ATTRACTIVE PEDESTRIAN CIRCULATION SYSTEMS

Policy M 2 1

Design the public realm to include wide sidewalks that accommodate meeting and passing other pedestrians, queuing, pedestrian waiting areas, street furniture, pocket parks, patio areas and other desired levels of activity

Policy M 2 2

Encourage pedestrian oriented design that included pedestrian comfort amenities such as trees, shade from buildings, seating, shelter, wayfinding and lighting, to encourage strolling, lingering and promenading, especially in areas where there is a high concentration of pedestrian activity

Policy M 2 3

Manage existing and design future downtown transportation and related systems with a focus on pedestrian mobility, accessibility and safety

Policy M 2 4

Develop and attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between downtown districts

Policy M 2 5

Provide enhanced pedestrian access and connections between adjacent developments

Response: See response to Goal M 1 above

GOAL M 4

MAINTAIN A CONVENIENT AND ADEQUATE PARKING SUPPLY OLD TOWN.

Policy M 4 1

Develop a “park once environment” downtown, where users can access multiple destinations without the need to move their private vehicle numerous times

Response: Two major factors that contribute to the “park once environment” are the existing mixed-use character of Old Town and the integration of new residential units with structured/underground parking on an infill site. The site also includes surface level guest parking along the eastern edge as well as in the parking structure. With a strong emphasis on walkability, activation of the urban environment will be strengthened through seamless pedestrian transitions to/from the Property thereby reducing the need for vehicle use. A detailed parking master plan is also provided with this application.

GOAL M 5

ENCOURAGE TRANSIT THAT PROVIDES LOCAL AND REGIONAL CONNECTIONS TO, FROM AND WITHIN OLD TOWN SCOTTSDALE.

Policy M 5 1

Enhance Old Town Scottsdale’s local and regional transit availability and accessibility, by emphasizing high frequency and expanded hours of service within the downtown and connections to adjacent areas

Policy M 5 2

Locate higher density development near major transit routes and venues to facilitate increased use of downtown transit

Response: The Property is ideally situated to benefit from Old Town and City-wide transit options. The Scottsdale Trolley system runs to/from Scottsdale Fashion Square Mall into Old Town and the along Camelback Road to/from Scottsdale Community College. The existing Valley Metro Bus runs along Scottsdale Road (Route 72) providing access from Chandler/Tempe to North Scottsdale and along Camelback Road (Route 50) providing access from Old Town Scottsdale to Phoenix.

GOAL M 6

DEVELOP A CONTINUOUS, ACCESSIBLE, AND INTERCONNECTED BICYCLE NETWORK.

Policy M 6 1

Promote convenience connections between the on-street bicycling network and off-street paths and trails

Policy M 6 2

Connect the downtown bicycling network to the regional bicycling system via the Arizona Canal, Crosscut Canal, Sun Circle Trail, and Indian Bend Wash multi-use paths

Policy M 6.3

Integrate on-street bicycle lanes and bicycle routes throughout downtown

Policy M 6 4

Expand off-street bicycling facilities with connections to existing and planned on-street bicycle facilities

Response: By creating a comfortable and inviting pedestrian experience, the development will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. As mentioned above, the Arizona Canal trail is located just east of Safari Drive Phase 1, which allows for direct access to the Canal trail system. Additionally, Indian Bend Wash is located approximately 1 mile directly east of the site.

➤ ARTS & CULTURE

GOAL AC 1

INVEST IN CURRENT AND CREATE NEW OPPORTUNITIES TO ADVANCE OLD TOWN SCOTTSDALE AS AN ARTS AND CULTURAL HUB WITH REGIONAL, NATIONAL, AND INTERNATIONAL SIGNIFICANCE.

Policy AC 1 1

Support a diverse range of arts and culture experiences downtown

Policy AC 1 2

Revitalize, expand and develop new arts, cultural, and educational facilities that enhance Old Town Scottsdale's artistic landscape

Policy AC 1 4

Continue to invest in, improve, celebrate, and promote the Scottsdale Arts District, Scottsdale Civic Center, and the Arizona Canal as prominent downtown arts and culture destinations

Response: Scottsdale's identity and brand includes art/culture, recreation, shopping and resorts. As required by the PBD, contributions to the Cultural Improvements Program include original works of art costing a minimum of 1 percent of the applicable building valuation at the time of permitting. The developer is electing to provide all of this requirement as an in-lieu fee to be allocated to the nearby planned canal bridge to the Downtown Cultural Trust Fund (DCTF) to be dispersed in accordance with the Zoning Ordinance Sec 7 1000.

➤ ECONOMIC VITALITY

GOAL EV 1

SUPPORT OLD TOWN'S PROMINENT ECONOMIC ROLE AS A HUB FOR ARTS, CULTURE, RETAILING, DINING, ENTERTAINMENT, TOURISM, EVENTS, AND EMPLOYMENT.

Policy EV 1 1

Encourage land uses, activities, and special events that support downtown as a primary commercial, cultural and tourism destination, to maintain downtown's economic role in the community.

Policy EV 1 2

Promote downtown as an environment attractive to both leisure visitors and a skilled workforce.

Policy EV 1 3

Attract tourism-supporting land uses, activities and special events to reinforce Old Town as a robust tourism destination.

Policy EV 1 4

Proactively address economic and social changes by examining Old Town goals on a regular basis, to ensure responsiveness to shifts in economic, social, environmental, and market conditions.

Policy EV 1 5

Appeal to residents, visitors, and workers by creating and delivering programs and services that support a high quality, year-round, successful mix of retail, dining, entertainment, emerging enterprises, and small businesses that contribute to Old Town's unique character.

Response: The D/DRU-Type 3 subdistrict supports a variety of land uses including, but not limited to, multiple story residential, office, hotel, retail shops, and restaurants. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating age targeted residential housing options in Old Town is a positive for the continuing economic growth and sustainability of Scottsdale. This project exemplifies the revitalization component by redeveloping an underutilized, vacant site and creating a vibrant pedestrian oriented development with direct access to support services, cultural opportunities and

transportation corridors Thus, reinforcing the City's desire for residential in Old Town and increasing luxury and lifestyle opportunities for the residents of all ages

VI. PLANNED BLOCK DEVELOPMENT (PBD)

Sec 6 1301 Purpose The purpose of the PBD Overlay District is to allow for development flexibility in the Downtown Area to assist the City in achieving the Downtown Plan, developing more Downtown Area public amenities, and adding land uses that would further promote the Downtown Area as a twenty-four (24) hour community

Response: The PBD overlay designation has been requested as part of this zoning application to allow for greater development flexibility on the site (and was approved with the previous approval of cases 65-ZN-1992#8 and 1-II-2011) In keeping with the PBD requirements, a Development Plan has been established to specify parameters for site planning, architecture, and landscaping The intent of the Development Plan is to define an established style, character, and design quality for the site, while maintaining flexibility for specific needs and a creative identity through future approvals by the Development Review Board ("DRB") The Development Plan is intended to invoke a sense of quality and character to ensure compatible development with Scottsdale's Old Town urban character and vision As part of the Development Plan, the applicant has submitted a set of Property Development Standards consistent with the Downtown Ordinance The proposed site development standards utilized the base property development standards of the D/DRU-3 zoning district, with a reduction in building height from 115' (existing entitlement) to 75' These modifications are necessary for, among other reasons, the proposed development due to the unique infill site configuration

Summary of Property Development Standards

Site Area	2.0 +/- gross acres (89,539sf)
Building Height	75' including mechanical (reduction from previously entitled 115')
Building Area	193,379 sf (excluding garage)
GFAR	3.29 (consistent with previous entitlement)
Dwelling Units	160 units (consistent with previous entitlement)

Parking Required	221 spaces
Parking Provided	228 spaces

Building Setbacks required at ground level (from property line)

North 0' min	East 0' min
South 0' min	West 0' min

Building Setbacks provided at ground level (from property line)

North 33'+/-

East 31'+/-

South 21'+/- excluding trellis

West 23'+/-

Sec 6 1304 PBD Overlay District criteria

A Before the first Planning Commission hearing on a PBD Overlay District application, the Development Review Board shall make a recommendation to the Planning Commission regarding the Development Plan based on the following criteria

1 Criteria for a PBD Overlay District application in a Type 1 Area

2 Criteria for a PBD Overlay District application in the Type 2 or a Type 2 5 Area

Response: Not applicable

3 Criteria for a PBD Overlay District application in the Type 3 Area

a The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan

Response. See Old Town Character Area Plan Overview Section V above

b The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines,

Response: See Downtown Plan Urban Design & Architectural Guidelines Section VII below

c The building form shall reflect the planned character of development within which the development will be located,

Response: The proposed development provides continuity between newly proposed and existing architecture in the surrounding area while taking inspiration from the Safari Drive Phase 1 development See Downtown Plan Urban Design & Architectural Guidelines Section VII below for more detail regarding building form

d The Development Plan shall incorporate standards for development within three hundred fifty (350) feet of the Downtown Boundary that address appropriate transitions in building heights between the proposed development and the zoning districts abutting or adjacent to the development,

Response. Not applicable

- e *The Development Plan for development within one hundred (100) feet of a Type 1 Area, Type 2 Area and/or Type 2 5 Area shall address appropriate transitions in building heights, building massing and landscape materials, between the proposed development and the Type 1 Area, Type 2 Area and/or Type 2 5 Areas,*

Response: The infill Property is surrounded by Type 3 per the recently adopted Old Town Character Area Plan approved by City Council on July 2nd, and is therefore, not adjacent to Type 1, 2 or 2 5 areas

- f *The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation, and*

Response An activated ground plane is created along the perimeter of the residential building with direct unit and lobby access, efficient vehicle movement, integration of shade trees and human-scale landscaping, and quality hardscape design including sidewalks, lighting, and furniture for pedestrians Architecturally, the building will invoke a modern urban design with elements inspired by the Safari Drive Phase 1

- g *The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network*

Response: In conformance with the Old Town Character Area Plan, the existing network of pedestrian linkages will be celebrated and enhanced with the proposed development Pedestrian connectivity is key to the overall site design, not only providing access to Old Town's amenities for the residents, but also linking into the existing pedestrian network in Old Town through the enhance paseo along the southern edge of the site

B In addition to the criteria used by the City Council to review a zoning district map amendment application, the Planning Commission shall make a recommendation to the City Council, based on the following applicable criteria

1 Standard criteria

- a *The proposed development supports the land use elements of General Plan and the Downtown Plan*

Response: The proposed development plan supports the land use elements of the General Plan and Old Town Character Area Plan See Sections IV and V above

2 Criteria to add land uses to Table 5 3005 D , Land Uses for Each Sub-district of the Downtown District

- a *Each proposed land use helps maintain a balance of land uses in the Downtown Area in accordance with the Downtown Plan*
- b *Each proposed land use is compatible with the adjacent development, and strengthens the mix of land uses and activities in the Downtown Area*
- c *Each proposed land use substantially implements the pedestrian oriented, twenty-four (24) hour downtown community goals of the Downtown Plan*

Response: The applicable use regulations of the Downtown/Planned Block Development district shall apply. No additional changes are requested with this application to the land use table for the Regional Use sub-district.

3 *Criteria to achieve bonus(es)*

- a *The proposed Development Plan reflects noteworthy investments to provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Downtown Plan and City objectives, primarily in the immediate vicinity of the neighborhood where the development will be located*

Response: The development plan included with this rezoning request to D/DRU- Type 3 PBD DO reflects a reduction in maximum building height from 115' to 75'.

VII. Downtown Plan Urban Design & Architectural Guidelines Conformance

A Site Development

A1 – Relationship of New to Existing Development

The proposed development provides continuity between the newly proposed and existing architecture of the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the edges. See Site Plan, Site Sections and Elevation Worksheet for proposed setbacks and stepbacks.

A2 – Active Street Frontages

Active street frontages (and perimeter drives) are created through ground level pedestrian space, new sidewalks and shade trees for the pedestrians and shading elements on the building. The paseo along the southern edge provides a link through the project connecting existing and future development to/from the Arizona Canal and Scottsdale Fashion Square Mall. In addition to landscaping, a series of vertical and horizontal building elements will not only provide solar relief to the windows and doors but will provide contemporary styling and a vibrant urban character.

A3 – Courtyards and Passages

The southern paseo provides an east-west connection from the Arizona Canal and the Safari Drive Phase 1 site to the Blue Sky site with a future connection extending out to Scottsdale Road once Blue Sky is developed. Mature desert landscaping, materials and a trellis over the paseo walkway.

will enhance the pedestrian/paseo experience and soften the surfaces by incorporating natural and structural shading elements. These elements help to delineate pathways providing a unique blend of texture and filtered light to soften the outdoor space.

A4 – Parking Facilities

Parking for residents and/or visitors will be provided in the ground level and underground parking structure with secured access to the residential units via an internal elevator and stairwell. The parking structure is accessed via Coolidge Street on the north side of the site with only one curb cut/driveway access point. Isolating the parking structure access to one point will allow patrons to walk at ease and focus on the streetscape experience with minimal vehicle interaction. The existing circular drive along 72nd Way adjacent to the lobby/lounge will not impede the pedestrian realm.

A5 – Building Equipment & Services

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

A8 – The Continuity of Street Spaces

-and-

A9 – The Building Setback Zone

-and-

A10 – The Linkage of Neighboring Developments

The development has been designed to maintain and enhance an active streetscape/perimeter drive frontage reinforcing the Old Town pedestrian environment and encouraging walkability and social interaction. The mixed-use context includes retail, cultural opportunities and employment all within walking distance of the Property. In addition to architectural elements, pedestrian scale landscape and hardscape elements will contribute towards the street level interaction and continuity of the existing urban context providing connectivity to neighboring properties and the Arizona Canal.

B Building Form

B1- Reduction of Apparent Size and Bulk

The massing elements provide varied architectural components that undulate and articulate the façade, helping to relate to the pedestrian realm. The ground floor is articulated with the movement, texture, relief and layering of elements creating depth and shade. These features also help to reduce the overall scale of the building and provide visual interest. Overhangs and balcony projections will provide solar relief to the glazing.

B2 – Covered Walkways

The development will provide shaded environments for the pedestrian through various elements, including but not limited to, shade trellis elements (southern paseo) and the placement of trees.

C Architectural Character

C1 - Proportion and Scale

-and-

C2 – Building Materials

-and-

C3 – Architectural Detail

The building design provides variation, movement, various textures to create visual interest and varied proportions. Exterior materials of the project respond gracefully to the desert vernacular, representing textures that layer and build upon one another. The architectural character of the residential building takes its cues from Safari Drive Phase 1, using similar materials such as masonry block, stucco, corten steel, wood-tone architectural panels, dark bronze parapet trim, metal mesh railings, perforated metal green screens, and glass.

D Landscape Character

D1- Streets

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

D2 – Site Spaces

The landscape character will incorporate trees and shrubs that will flourish in their unique urban environment while complementing the architecture and creating unique site spaces. Seating opportunities with benches, outdoor furniture, low walls and planters will be incorporated to create pedestrian respites. Lighting will be integrated to provide wayfinding and safety for pedestrians.

D3- Plant Selection

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

VIII. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to the goals under Character & Design (Old Town Character Area Plan Overview) above for a specific description of the design elements.

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

Response: The contemporary building character and stepped massing is complementary to the surrounding urban development pattern including the Safari Drive Phase 1 residential development immediately to the east of the Property. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network in Downtown.

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

Response: Although the setting of this Downtown site is urban in character and does not have natural features such as washes and natural area open space, the design team has paid particular attention to enhancing the ground-level pedestrian experience.

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

Response: The Property is an Old Town redevelopment site. All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with Downtown Guidelines. The current topography of the site is flat and therefore will be maintained.

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

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

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

Response: Pedestrian circulation along the streetscape is an important feature of this Old Town project, as numerous retail, residential, employment, cultural, and entertainment uses are within walking distances from this site.

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

Response: The Property is located within walking distance to a range of land uses, and within proximity to major employers, such as HonorHealth and the City of Scottsdale. As such, the development plan has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Old Town's established transportation options (trolley, bicycle, bus) inherently reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the community.

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

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the perimeter of the site.

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

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

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

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption, will be emphasized in conformance with the downtown ordinance. The specific sustainable elements are still being evaluated with the design and development of the residential community and may include, but are not limited to, recycled materials, energy efficient windows, energy efficient fixtures and appliances, and use of solar.

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

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

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

Response: The proposed development will maintain a low-water use plant palette (see landscape plan and renderings) Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern found throughout Old Town

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for Old Town residents and visitors

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

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

**Safari Phase 2 Residential
Property Development Standards**

August 2018

- A The property development standards of the PBD Overlay District shall control over the property development standards of the Downtown District
- B Maximums for building height, GFAR and density are shown on Table B

Table B Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums			
Sub-district and Development Type	Building Height Maximum ⁽¹⁾	GFAR Maximum	Density Maximum per acre of gross lot area
Downtown Multiple Use - Type 3	75 feet	1.4	78 dwelling units per gross acre (160 units total)
Note 1 Includes rooftop appurtenances			

- C Private outdoor living spaces
- 1 All dwelling units shall include private outdoor living space located beside the dwelling unit
 - 2 Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area
- D Setbacks
- 1 The minimum setback from public streets (except alleys) is shown in Table D. The setback is measured from the back of curb

Table D Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
Alleyways & Driveways	0 feet

E Stepbacks

- 1 Property in the Type 3 Area The stepback plane shall incline at a ratio of 2 1, beginning forty-five (45) feet above the (i) minimum setback from the public street (except alleys), and (ii) all other property lines

F Building location

- 1 Building locations adjacent to the property line are conceptually shown on the development plan

G Exceptions to setback and stepback standards

- 1 Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to
 - a The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines, and
 - b The sight distance requirements of the Design Standards and Policy Manual
- 2 Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed
 - a A maximum of five (5) feet for cornices, eaves, parapets, architectural elements and fireplaces
 - b A maximum of twenty (15) feet for canopies and other covers/trellises over sidewalks, balconies and terraces
 - c Balcony walls and railings with a maximum inside height of forty-five (45) inches
 - d Uncovered balconies, uncovered terraces and patios at and below grade
 - e Covered sidewalks and uncovered terraces directly above a sidewalk
- 3 Subject to design approval by the Development Review Board, in a Type 3 Area, a maximum fifteen (15) feet exception to stepback and setback standards above the first floor is allowed for projections that
 - a Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur, and
 - b Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur
- 4 Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts

H Shaded sidewalks

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

I Signs

- 1 The provisions of Article VIII, shall apply

J Off-street parking

- 1 The provisions of Article IX shall apply
- 2 The underground portion of the of a parking structure may be built to the property line

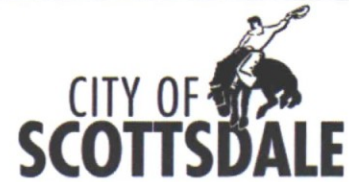
K Landscaping

- 1 The provisions of Article X shall apply

Safari II

Submittal Date: _____ Project No.: 520 -PA- 2018

Rezoning - SITE 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:

- 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 12 of this application.

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>5,845</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 checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) IF APPLICABLE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

17-ZN-2018
08/17/18

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6 Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7 Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8 Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> • 8-1/2" x 11" – ① copy • Include complete Schedule A and Schedule B (requirements form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9 Legal Description (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – ② copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10 Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11 Request for Site Visits and/or Inspections (form provided)
		12 Addressing Requirements (form provided)
		13 Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14 Public Participation (see Attachment A) <ul style="list-style-type: none"> • 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
		15 Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16 Site Posting Requirements (form provided (white and red signs) <ul style="list-style-type: none"> • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal) Affidavit must be turned in 20 days prior to Planning Commission hearing • Affidavit of Posting for City Council Public Hearing (Delayed submittal) Affidavit must be turned in 20 days prior to City Council hearing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17 School District Notification – (form provided) Required for all applications that include residential uses
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18 Photo Exhibit of Existing Conditions Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers
<input type="checkbox"/>	<input type="checkbox"/>	19 Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	20. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
--------------------------	--------------------------	---

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Req'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
-------	-------	---

		21. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Development Plan

Req'd	Req'd	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ④ copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input checked="" type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <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 <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <p><i>IF APPLICABLE</i></p> <ul style="list-style-type: none"> • 8 ½" x 11" – ③ copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ② copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><u> X </u> 750 foot radius from site <u> </u> 1/4 mile radius from site <u> </u> Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ①⑥ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>i. Site Cross Sections</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>l. Phasing Plan</p> <ul style="list-style-type: none"> 24" x 36" – ③ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>m. Landscape Plan</p> <ul style="list-style-type: none"> All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>n. Hardscape Plan</p> <ul style="list-style-type: none"> All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 24" x 36" – ② copies, <u>folded of black and white line drawings</u> 11" x 17" – ① copy, <u>folded</u>
<input type="checkbox"/>	<input type="checkbox"/>	<p>o. Transitions Plan</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>p. Parking Plan</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>q. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies

Yes, required

* New to
Provision

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>r. Pedestrian and Vehicular Circulation Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ③ copies, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>s. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – ② color copies, <u>folded</u> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – ① color copy, (quality suitable for reproduction) • 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>t. Elevations Worksheet(s)</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted.</p> <ul style="list-style-type: none"> • 24" x 36" – ② copies, <u>folded</u> • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>u. Perspectives</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>v. Floor Plans</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>w. Floor Plan Worksheet(s)</p> <p>(Required for restaurants, bars or development containing there-of, and multi-family developments):</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>x. Roof Plan Worksheet(s)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg. Other:	<input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format)
--------------------------	--------------------------	------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan Booklets DEFERRED .	<ul style="list-style-type: none"> • 11" x 17" – ③ copies (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) • 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input checked="" type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input checked="" type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input checked="" type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input checked="" type="checkbox"/> Parking Plan <input checked="" type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input checked="" type="checkbox"/> Conceptual Elevations <input checked="" type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input checked="" type="checkbox"/> Exterior Lighting Plan <input checked="" type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input checked="" type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
-------------------------------------	--------------------------	---	--

Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>24. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>25. Preliminary Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. 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, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>26. Preliminary Grading and Drainage Plan</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report.</p> <ul style="list-style-type: none"> • Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan. • Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions)
<input type="checkbox"/>	<input type="checkbox"/>	<p>27. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>28. Preliminary Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p style="background-color: yellow;">Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. <p style="text-align: right; font-size: 1.5em; color: green;">DIGITAL.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>29. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <p style="background-color: yellow;">Submit by one of the options below:</p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.

YES
NEED TO PROVIDE

YES
NEED TO PROVIDE


Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	<p>30. Master Plan for Water</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	<p>31. Master Plan and Design Report for Wastewater</p> <p>Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • Email (see handout submittal instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>33. Native Plant Submittal Requirements: (form provided)</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u>. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Environmental Features Map</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Other: <u>DETAILS OF TRASH COLLECTION - 2 COPIES</u></p> <hr/> <hr/>

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Rezoning Development Application Checklist

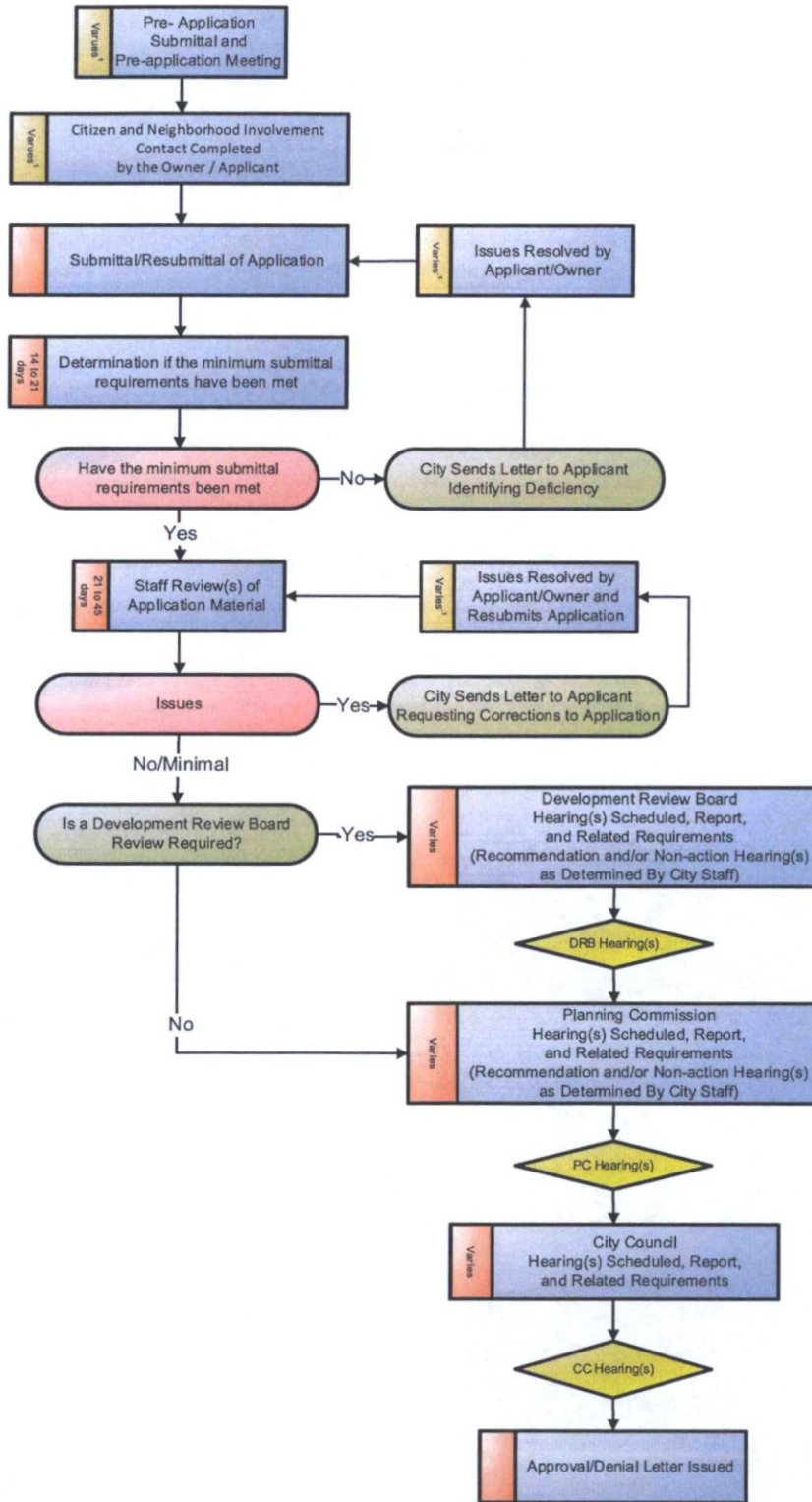
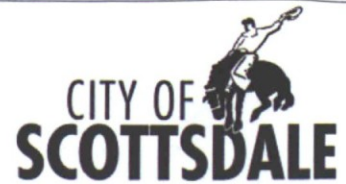
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>520 -PA- 2018</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. 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"/>	39. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>BRAD CARR</u> Phone Number: <u>480-312- 7713</u></p> <p>Coordinator email: <u>bcarr @scottsdaleaz.gov</u> Date: <u>7.11.2018</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or <input checked="" type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 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 • www.ScottsdaleAZ.gov

Development Application Process

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



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

Planning and Development Services

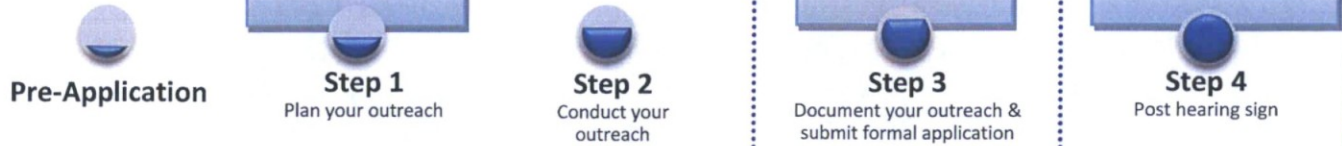
7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Public Participation

-Non-major General Plan Amendment (GP)
-Rezoning (ZN)
-Infill Incentive (II)



Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.



Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach

The Plan shall include:

1. Where and when the open house will be held
2. How and when neighbors will be notified
3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: Complete Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting prior to formal application submittal.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard list), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of acres of project, square footage of lot)
 - Existing General Plan land use designation graphic for zoning cases
 - Existing and Proposed General Plan land use designations for non-major GP cases
 - Zoning (*for ZN case: existing and proposed graphics*)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with property owners and other interested parties throughout the process to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

Public Participation

-Non-major General Plan Amendment (GP)
-Rezoning (ZN)
-Infill Incentive (II)



Step 3: Complete and include a Neighborhood Involvement Report (GP)/Citizen Review Report (ZN) and Citizen Review Plan with application submittal

The Report shall include:

- A. Details of the methods used to involve the public including:
 1. A map showing the number of and where notified neighbors are located
 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
 3. The dates contacted, how they were contacted, and the number of times contacted
 4. Copies of letters or other means used to contact property owners and other interested parties, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
 5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
 6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
 7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
 1. The substance of the comments
 2. The method by which the applicant has addressed or intends to address the comments identified during the process

Step 4: Post public hearing sign at least 15 calendar days prior to public hearing (see Public Hearing (Red Sign) posting requirements), and submit the completed affidavit of sign posting with a time/date stamped photo

City will conduct additional public notification

- Mailing out postcards to the City's standard interested parties list and property owners within 750 feet of the property that is the subject of the rezoning or non-major General Plan amendment
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Interested Parties List



City of Scottsdale Cash Transmittal

116361

116361
 1 01149227
 8/17/2018 PLN-1STOP
 DHOL HP600G2019
 8/17/2018 2:33 PM
 \$5,845.00

Received From :

TRAMMELL CROW
 2100 ROSS AVE STE 2600
 DALLAS, TX 75201

Bill To :

Reference # 520-PA-2018
Address 4735 N SCOTTSDALE RD
Subdivision LOT2 4TH AMENDMENT OF SAFARI DRIVE I
Marketing Name
MCR 1269-10
APN 173-38-418

Issued Date 8/17/2018
Paid Date 8/17/2018
Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 18-45

Owner Information

Safari Property Holdings LLC
 7114 Stetson Drive Suite 400
 Scottsdale, AZ 85251
 (480) 751-6290

Lot Number 2
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$5,845.00	100-21300-44221

City of Scottsdale

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

Date: 8/17/2018 Cashier: DHOL
 Office: PLN-1STOP Mach ID: HP600G20199
 Tran #: 1 Batch #: 67653

Receipt: 01149227 Date: 8/17/2018 2:33 PM
 116361
 3170 REZONING APP \$5,845.00

TENDERED AMOUNTS:

Check Tendered: \$5,845.00
 Chk #: 29415 TRAMMELL CROW
 Transaction Total: \$5,845.00

Thank you for your payment.
 Have a nice day!

17-ZN-2018
 08/17/18

SIGNED BY MICHELLE HAMMO ON 8/17/2018

Total Amount

\$5,845.00

(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 # 116361