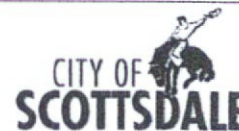


Case Research

Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Cabana on Hayden</u>	
Property's Address: <u>2240 N. Hayden Road</u>	APN: <u>131-10-151</u>
Property's Zoning District Designation: <u>R-5, multifamily</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>David Johnson</u>	Applicant: <u>Dan Richards</u>
Company: <u>AZ Christian Ministries</u>	Company: <u>Deco Acquisitions</u>
Address: <u>2240 N. Hayden Rd.</u>	Address: <u>8135 E. Indian Bend Rd.</u>
Phone: <u>480-945-0880</u> Fax: _____	Phone: <u>480-609-6779</u> Fax: _____
E-mail: <u>davidjohnson@azsbc.com</u>	E-mail: <u>dan@decocommunities.com</u>
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: <u>817</u> -PA- <u>208</u>
Project Coordinator: _____	

Planning and Development Services

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

Pre-Application Request



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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
Exceptions to the Zoning Ordinance	Wireless Communication Facilities	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	Signs	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

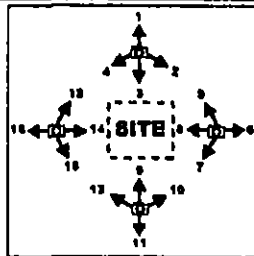
Pre-Application Fee: \$90.00
(No fees are changed for Historic Preservation (HP) properties.)

Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Required
(Required for the SA and MS Pre-Applications)

- Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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

Deco Communities plans to build a 84-unit multifamily community at 2240 N. Hayden Rd. on an approximate 3.2 acre parcel currently occupied by the Gateway Seminary. The project will consist of 2 "community pods" with each pod containing amenities for access to the entire community. Each building will be either 2 or 3-story, wood-frame construction with walk-up stairs accessing all floors.

There will be 3 total unit types ranging from 450 SF studios to 850 SF 2-bedroom units. All parking will be at-grade surface parking. The community amenities will include: leasing office, pool, community BBQ park, parcel storage, bike storage, and Wi-Fi laundry rooms.



Allowed Development

Total Units	Carports/Unit
studio	1.25
1 bdrm	1.3
2 bdrm	1.7
84	115

laundry	6.06	5 ADA
1		

A.2 Building 6/1 and 4/1	1.25	25
studio	1.3	27.3
1 bdrm	1.7	30.4
2 bdrm		72.7
laundry		

D-1 6/2, 6/2	1.25	20
studio	1.3	30.4
1 bdrm	1.7	21.9
2 bdrm		42.3
laundry		

Proposed Development

Units	128
Carports	128
ADA 5	26.306
Bicycle 12	26.306
Open Space Frontage	25.887
Open Space Other	

Zoning Summary

Parcel Number	131-10-151
Zoning	R-5
Setbacks	20' front based on min. open space frontage N/A rear 15' side abutting single family per S.1004.E.1

Gross Land	4.44 acres
Net Land	3.25 acres

Calculated Allowable based on Gross and Net Land	
Density	19 units / acre
Outdoor Space %	28%
Outdoor Space Required	39,640
Outdoor Space Frontage	19,820

Private Outdoor Living Space	
first floor dwellings	1 X gross floor area of unit
above first floor dwellings	.05 X gross floor area

Height	36 Feet
--------	---------

- Landscape**
- 8' fence at side and rear property line
 - 3' high fence in front yard
 - screen parking from street 3' with berming, landscape, or decorative wall
 - Sec 10.305 Landscape areas shall not be used for other uses such as parking
 - Sec 10.501 15% of parking area shall be landscaped - in addition to other open space requirements
 - 5' deep landscape area shall be provided between any parking area and any street line
 - landscape island every 15 spaces - 7' min width and 120 sq' - if 30' wide then it can go towards the open space
 - 10.602.A.1.B a 15' wide buffer shall be maintained where multi-family abuts single family

Parking (unreserved)	
efficiency	1.25
1 bedroom	1.3
2 bedroom	1.7
ADA	4%
Bicycle	1/10 carports

Carpark Size	9'x18'
Aisle Width	24'

HAYDEN & OAK FEASIBILITY STUDY
PROJECT #18123
SEPTEMBER 2018

S 01

BLOCKING ANALYSIS
SCALE = 1/64" = 1'-0"

WORKSBUREAU



SHEET 1



October 16, 2018

Via Hand Delivery with Application, to:

City of Scottsdale - Planning
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Cabana on Hayden - 2240 N. Hayden Rd
Letter of Authorization

To Whom It May Concern;

This letter authorizes Dan Richards and Patricia Watts of Deco Acquisitions to submit the pre-application package to the City of Scottsdale for their proposed Cabana on Hayden apartment project. Additionally, the City of Scottsdale may communicate directly with Deco Acquisitions regarding all matters associated with their proposed project located at 2240 N. Hayden Rd. in the City of Scottsdale, Maricopa County, Arizona.

If you have any questions, please contact me directly at (480) 945-0880

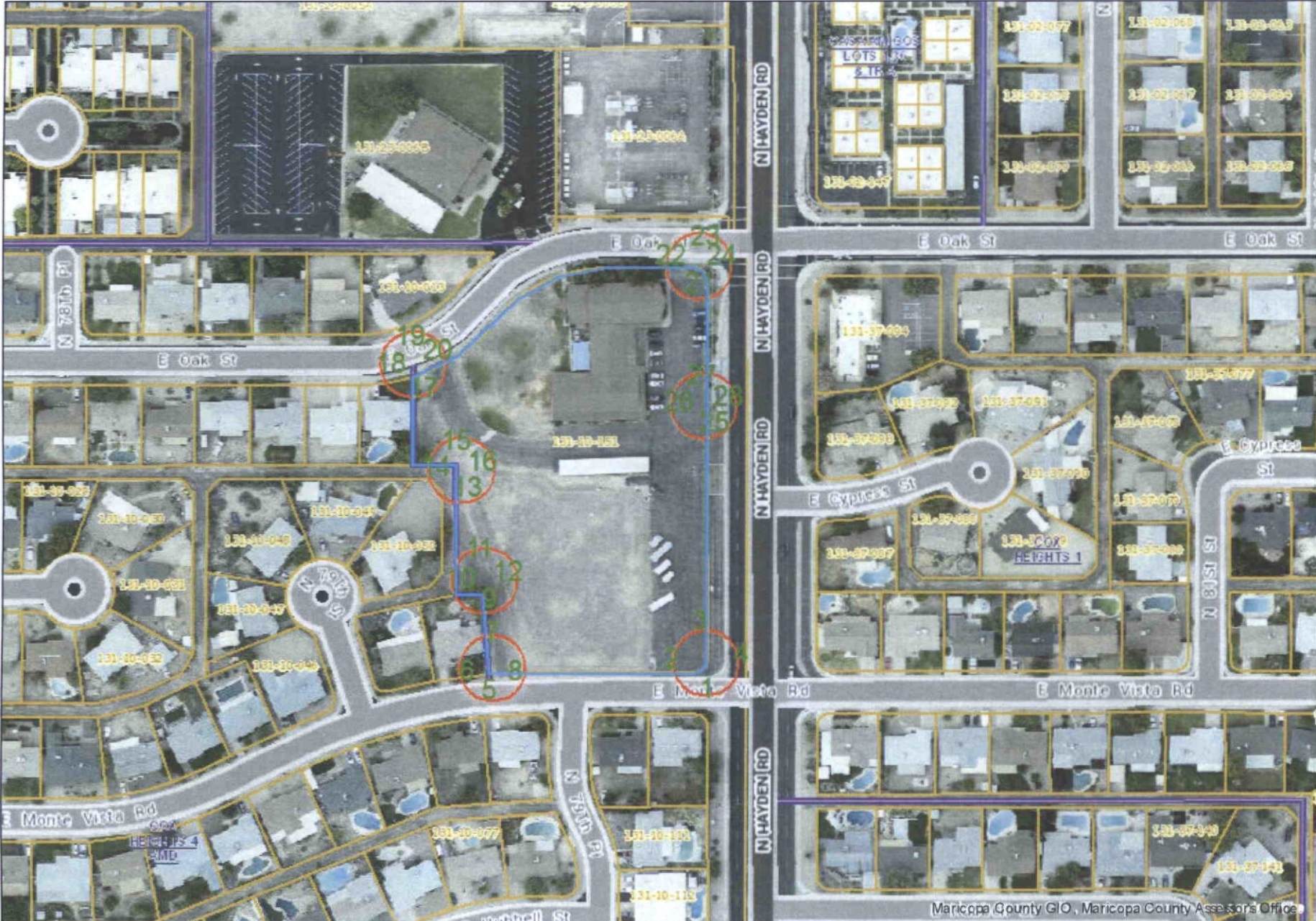
Sincerely,

A handwritten signature in black ink, appearing to read "D. Johnson", written over a white background.

Arizona Christian Ministries Charitable Trust

David Johnson
Authorized Member

Map

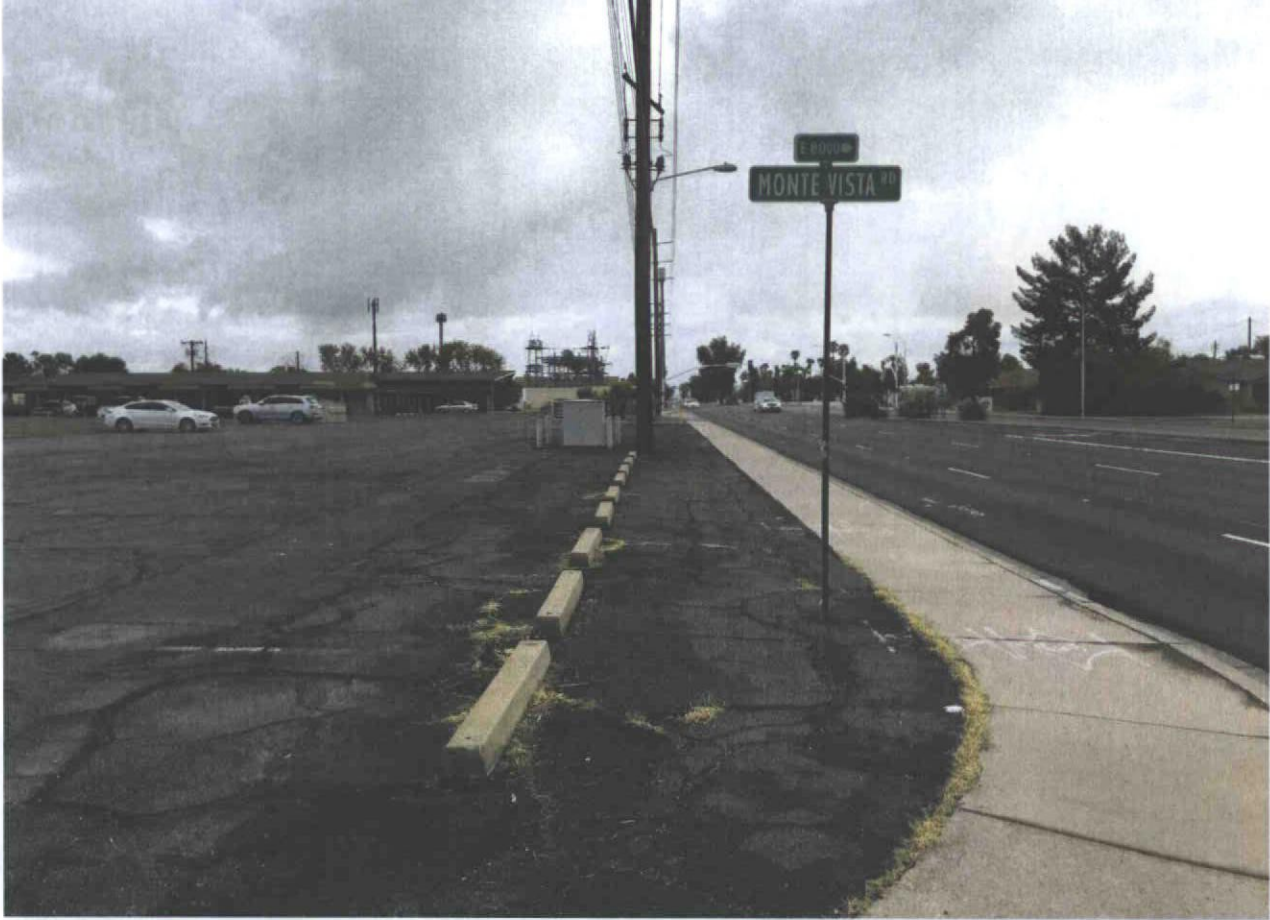




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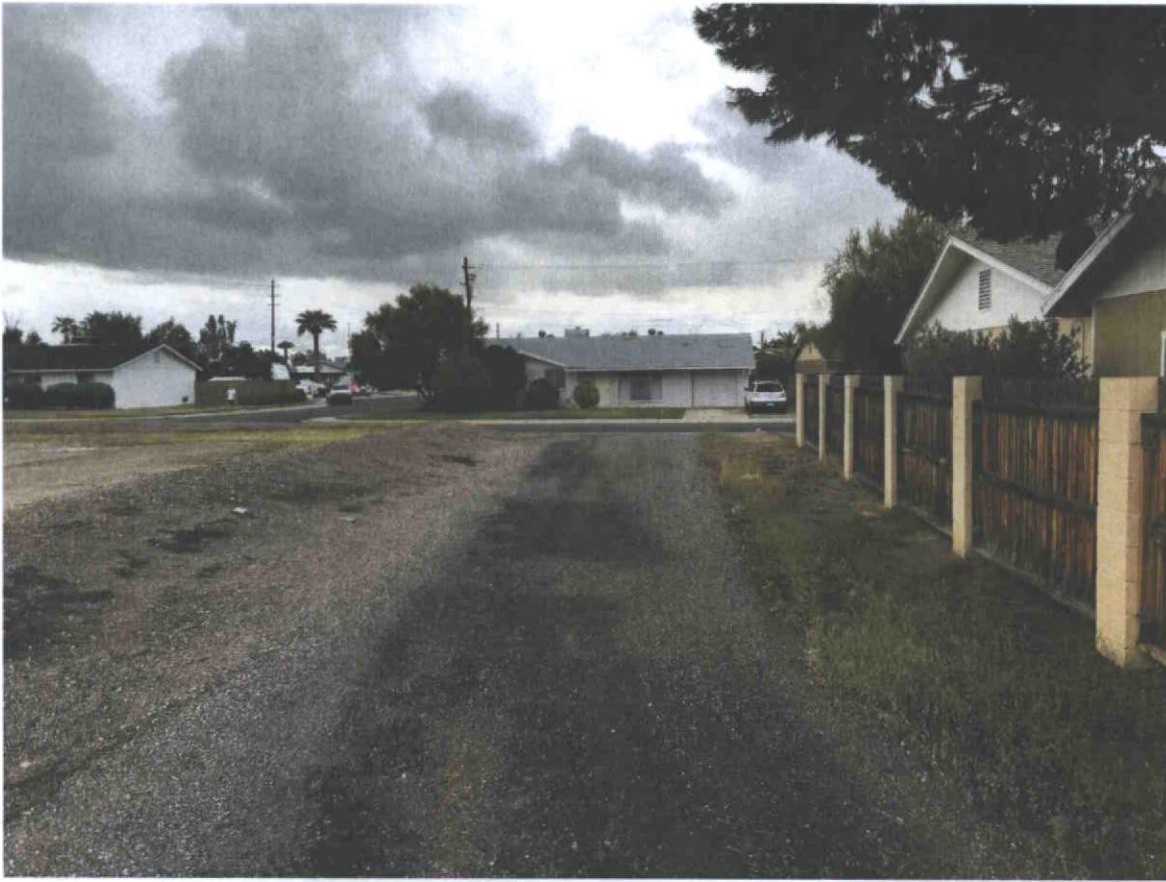
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