



Application

Narrative

Cash Transmittal

Development Standards

# Development Application



## Development Application Type:

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

<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input 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)	<b>Other:</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<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	<input type="checkbox"/> Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	

Project Name: Fleetwood 6 Townhomes

Property's Address: 6902 & 6908 E 1st Avenue, Scottsdale AZ 85251

Property's Current Zoning District Designation: C-2 DO

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: Dan Duffus	Agent/Applicant: Lance D. Baker, AIA
Company: Blueprint Capital Services, LLC	Company: Synectic Design, Inc.
Address: 4147 California Ave SW, Seattle WA 98116	Address: 1111 W University Dr, Ste 104, Tempe AZ
Phone: 206-933-7514 Fax:	Phone: 480-948-9766 Fax: 480-948-9211
E-mail: dan@blueprintcap.com	E-mail: lbaker@sdiaz.us
Designer: Lance D. Baker, AIA	Engineer: Nick Prodanov, PE, PMP
Company: Synectic Design, Inc.	Company: Land Development Group
Address: 1111 W University Dr, Ste 104, Tempe AZ	Address: 8808 N Central Ave, Suite 288, Phoenix AZ
Phone: 480-948-9766 Fax: 480-948-9211	Phone: 602-889-1984 Fax: 602-445-9482
E-mail: lbaker@sdiaz.us	E-mail: nick@ldgeng.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input checked="" type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

  
Owner Signature

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 Fax: 480-312-7000

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

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**35-DR-2018**  
**06/05/2019**





**Synectic Design, Inc.**  
1111 W University Dr, Suite 104  
Tempe, Arizona 85281

# Fleetwood 6 Townhomes

6902-6908 E 1<sup>st</sup> Avenue, Scottsdale, Arizona



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
- 4. Conclusion**

**35-DR-2018**  
**06/05/2019**



# 1. Introduction

## Overview

The Fleetwood 6 Townhomes will be an innovative new residential project in the City of Scottsdale. With an emphasis on green-building, technology, and modern design, it provides a new benchmark of urban living in downtown Scottsdale. The project consists of 6 single-family attached dwelling units ranging from 1,708 to 2,325 square feet. All 6 units will be one or two-bedroom units containing a living room, dining room and kitchen and all units will have an enclosed garage. Rezoning request is for D/DMU – Type 2 PBD DO.

## Location

The project is located on the northeast corner of 1st Avenue and 69th Street at 6902-6908 E 1st Avenue. The surrounding area is zoned for Commercial (C-2) or Downtown Multiple Use (DMU-2). Adjacent to the site, across N 69<sup>th</sup> Street is the to the west is the Hotel Valley Ho. The Assessor's Parcel Numbers are 130-11-055 and 130-11-056.

## Relationship to Surrounding Properties

The property is located at 6902-6908 E 1st Avenue, Scottsdale.



**To the North:** Located to the North, across an alley, is a Circle K convenience store.

**To the West:** Directly to the West is the Hotel Valley Ho.

**To the South:** Directly to the South is a 6-unit, recently developed multi-family condo development.

**To the East:** Immediately to the East is an undeveloped parcel.

## 2. Development Plan

### Project Layout

The project consists of 6 single-family attached dwelling units ranging from 1,708 to 2,325 square feet. All 6 units will be one or two-bedroom units containing a living room, dining room and kitchen and all units will have an enclosed garage.



As seen in the rendering above, the projects street access fronts a public street (N 69<sup>th</sup> Street) and creates a strong pedestrian connection with the surrounding community. The unit garages are accessed from the adjacent alley to the north and from 1<sup>st</sup> Avenue to the south.

### Planned Block Development

The project is situated on a very small lot that was originally created for a single family home. To achieve the levels of housing density proposed, we are requesting a Planned Block Development designation to ease the restrictions to allow for fully developing the property.

All of the variances from the Zoning Ordinance are addressed in the concurrently submitted Legislative Draft.



### **Connection to Existing Urban Fabric**

Adjacent properties are Commercial (C-2) and Downtown Multiple Use (DMU-2). New development such as the proposed Fleetwood 6 development will add to the current improvements to the streetscape and provide an ongoing catalyst to provide additional segments of streetscape that will connect and create a more inviting urban experience. The perimeter of our site incorporates outdoor living space, and landscaped pedestrian access along the street frontage that is consistent with other contemporary development in the area.

### **Architectural Character and Materials**

The proposed development substantially conforms the downtown district provisions as it relates to the façade location and massing. The intent is to create a mass that defines the street while still providing recess, repetition and interest. Our facade reflects a rhythm consistent with the intent of those requirements. Materials are layered onto the facade to create visual interest and variety.

Consistent with the Scottsdale Downtown Plan, Urban Design & Architectural Guidelines, the project will utilize a limited color palette. The body will be off-white stucco to minimize the impact of the sun, as well as complement the buildings in the area and meet the recommendations of the Guidelines. The color palette is consistent with the other buildings in the area including the adjacent Hotel Valley Ho, and the newer development across the street to the south. The building materials are consistent with those that are predominate in the area including stucco, glass and painted metal.

### **Landscape Character and Materials**

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.

Hardscape is minimized by the use of pavers for portions for the walks and driveways, thereby improving retention of rain water and providing site vegetation with water. Consideration will also be given to those recommended in the Downtown Design Guidelines.

### 3a. Conformance to the General Plan

The property is designated as Old Town Scottsdale on the 2001 General Plan and designated as Commercial C-2, Downtown Overlay. The Fleetwood 6 project is a perfect fit for the General Plan's Goals and Approaches.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

#### Land Use Element

***LU4: 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.***

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

**Response:** This project will provide residents unparalleled access to Scottsdale's arts and cultural activity nodes and recreation areas. It will be designed to offer more affordable options for those that look to live, work and/or play in the community. The project adds diversity by being a smaller infill development that takes advantage of a vacant site; filling a void that currently exists for newer, smaller, multi-family housing.

***LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.



- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

**Response:** This proposed project is an appropriate density for the area and within walking distance – or an easy bike ride – to numerous entertainment, employment and civic facilities. The area is also serviced by mass transit from City buses, trolleys, pedi-cabs and golf cart taxis.

**LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

**Response:** As mentioned above, this proposed project is within walking distance – or an easy bike ride – to numerous entertainment, employment and civic facilities. The area is also serviced by mass transit from City buses, trolleys, pedi-cabs and golf cart taxis.

The proposed project will help revitalize an area that contains many empty lots and 1 and 2-story multifamily units with unremarkable design and no functional streetscape. The new development will be one of several in the vicinity that will be designed to offer more affordable options for those that look to live, work and/or play in the community. In addition, bringing new residents into an older area of Scottsdale will help re-energize a currently underutilized area of Downtown, potentially spurring additional redevelopment.

## **Economic Vitality Element**

**EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.**

- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

**Response:** As noted above, the proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. The site's location is highly visible and the new development will assist in the effort to enhance the Downtown Scottsdale experience for both residents and visitors turning what was formerly vacant lots into a new, high-quality development.

## Housing Element

**HE2: Seek a variety of housing options that blend with the character of the surrounding community.**

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.

**Response:** The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods. This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable.

**HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.**

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

**Response:** This new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. To help with affordability, the project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods.



## Neighborhood Element

***NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.***

- Provide for a range of housing opportunities.

**Response:** As noted above, the proposed project will help revitalize an area that contains many empty lots and older housing options. The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community.

***NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.***

- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

**Response:** The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community; as well as turning what was formerly two vacant lots into a new, high-quality development.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques.

## Community Mobility Element

***CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.***

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.

- Encourage alternative-fuel vehicles and examine future alternatives for mobility options that will help air quality and the environment.

**Response:** This proposed project is located with access to numerous alternative modes of transportation and within walking/biking distance to many Downtown Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic downtown.

The scale and location of the project lends itself to a very pedestrian-oriented lifestyle that is increasing in popularity as the residential options become more varied and available within the Downtown area.

### 3b. Conformance to the Downtown Plan

The Downtown Plan “establishes the vision for Downtown Scottsdale” in order to “Maintain Downtown as the commercial, cultural, civic and symbolic center of the community comprised of urban neighborhoods that operate together as a highly-functional mixed-use center”. There are many ways in which the proposed project aligns with that vision.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Downtown Plan.

#### 1. Land Use

***Goal LU 1: Maintain Downtown Scottsdale as the commercial, cultural, civic and symbolic center of the community to ensure a vibrant mix of mutually-supportive land uses.***

- **Policy LU 1.2.** Maintain Downtown as a year-round, 24-hour highly functional mixed-use center, containing areas of different densities, architectural styles and land uses that support the needs of Scottsdale’s residents and visitors.
- **Policy LU 1.3.** Maintain a balance of Downtown 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 that support the community.

**Response:** This proposed project is located with access to numerous alternative modes of transportation and within walking/bike riding distance to many Downtown Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic downtown. The modern design will provide a beautiful setting appropriate for the area, helping to revitalize a neighborhood that contains empty lots and 1 and 2-story multifamily units with



unremarkable design and no functional streetscape. This development will offer more affordable options for those that look to live, work and/or play in the community; and the modern design will provide a unique and beautiful setting appropriate for the area.

The new development will be designed to offer more affordable options for those that look to live/work and/or play in the community. Adding additional residents to the Downtown area will increase the activity and energy of the area around the clock, not just during days and times that are already traditionally busy. The incorporation of new full-time residents within walking distance will bring new business to existing downtown restaurants and services without increasing parking demand issues.

***Goal LU 2: Promote the development of Downtown as a collection of mixed-use urban neighborhoods.***

- **Policy LU 2.1.** As a general Plan designated Mixed-Use neighborhood, Downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human-scale development, accommodate higher density housing combined with complementary office or retail uses, and accommodate vertical mixed-use structures.
- **Policy LU 2.2.** Support interconnected, pedestrian-oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance.
- **Policy LU 2.5.** Encourage new development, redevelopment and infill that strengthen Downtown Scottsdale's mix of uses and activities through the development of mutually-supportive land uses within the Downtown Multiple Use urban neighborhoods. Multiple Use areas include the majority of the properties within the overall Downtown Plan boundary.
- **Policy LU 2.6.** Maintain, enhance, and expand the development of a Downtown Medical Mixed-Use urban neighborhood that supports the Downtown Medical Campus with its high influx of employees and clients. Components of this neighborhood should include vertical mixed-use development that serves the efficiency needs of the hospital, including research and development, and other medical activities. The incorporation of land uses that support the medical focus of this neighborhood such as housing, hotels, service-oriented businesses, child care, assisted living and long term care facilities are also envisioned. The greatest intensity of Downtown development may be accommodated in this urban neighborhood.

**Response:** This higher density multi-family housing project is located in an area with strong access to multiple modes of transportation and contributes to the desired balanced mix of activities and land uses for the area. The design of the project's streetscape is pedestrian-oriented, including wide, shaded sidewalks and a quality landscape palette.

This project is a high-quality redevelopment infill project, aimed at improving upon the existing use of the property and the overall diversity of uses within the Downtown Multiple Use area. The development would provide high-quality, affordable housing for employees who want to live within walking/biking distance of their workplace.

***Goal LU 3: Continue the use of development types to guide the physical and built form of Downtown Scottsdale.***

- **Policy LU 3.2.** Support higher scale Type 2 development in all non-Downtown Core areas of the Downtown.

**Response:** This project is a high-scale development located within the Type 2 area. By promoting a diversity in downtown housing options, it contributes to the development of variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site.

***Goal LU 6: Promote diversity in Downtown housing options.***

- **Policy LU 6.1.** Develop a variety of housing types such as apartments, condominiums, lofts, town homes, patio homes, and live/work units.
- **Policy LU 6.2.** 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 6.3.** Encourage residential development for a variety of income groups.

**Response:** By promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site. The addition of a small, boutique-style multi-family project on an infill lot will hopefully encourage other developers to follow suit and replace

vacant or dated building that are underutilized with new options for full-time residents desiring to experience the culture that downtown Scottsdale has to offer.

***Goal LU 7: Support a mix of land uses that promote a sustainable downtown.***

- **Policy LU 7.1.** Support Downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another.
- **Policy LU 7.2.** Encourage development to make cost effective use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.

**Response:** As mentioned above, by promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with loft-style apartment/condominiums. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site.

## **2. Character & Design**

***Goal CD1: The Design Character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.***

- **Policy CD 1.1.** Incorporate, as appropriate, in building and site design, the distinctive qualities and character of the surrounding, and/or evolving context.
- **Policy CD 1.2.** Encourage creative and innovative civic and prominent developments to establish new urban design character and contextual interpretations of the Downtown, for areas where development patterns are fragmented or are in transition.
- **Policy CD 1.8.** Encourage new development and revitalization that is composed of complementary and/or supportive design relationships with the established urban form, as well as design features and materials of the neighborhoods within which they are sited.

**Response:** The surrounding context is unique in that it's truly a mixed-use neighborhood with very small, limited commercial and service uses and a substantial residential population that is mixed between new housing product and much older product. It appears that the trend is for the older housing product to be redeveloped into more current



residential patterns. This project exemplifies being a good neighbor by taking lots that formerly contained two dated and unremarkable single-family homes - and redeveloping it into a vibrant and modern community-driven complex.



The site in its current state perfectly suits the description in the policy of being “fragmented”. Our proposed development will bring new vision into a neighborhood that has already begun a significant transition. Key factors that allow our proposed project to integrate with the

surrounding context so well are the focus on pedestrian scale and visual experience and the sequestering - or non-prevalence - of vehicles and parking. The design of our proposed project goes to great lengths to minimize the importance of the vehicles and their parking, which only adds to the pedestrian-oriented concept and enhancement of the downtown area.

***Goal CD3: Downtown development should respect and respond to the unique climate and context of the Southwestern Sonoran Desert.***

- **Policy CD 3.1.** Enhance outdoor pedestrian comfort through microclimatic design that incorporates a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.
- **Policy CD 3.2.** 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.

**Response:** The siting and orientation of the project has been designed with the pedestrian and resident in mind, to create an oasis within the urban environment. Inside the units themselves, the two story stairway will allow for natural cooling via convection as well.

This micro climate will serve to promote an overall feeling of comfort and shade, mitigating the harsh temperatures we experience during the summer months. Utilizing the building itself to shade the parking without the creation of additional structures or paved area greatly diminishes the “urban heat island” effect created by standard parking lots even when carports



are utilized. It is our intention that this will serve as an example of how to maximize a site's potential in our desert environment in the most passive manner available to us.

***Goal CD6: Incorporate a regional landscape palette that complements Downtown's urban character.***

- **Policy CD 6.1.** Downtown landscape elements should project a desert oasis design character, providing an abundance of shade, color, varied textures and forms.
- **Policy CD 6.2.** Landscape materials should complement Downtown's built environment, land uses, and activities through the careful selection of plant materials with regard to scale, density, placement, and arrangement.

**Response:** As mentioned earlier in the report, the goal with the landscape design is to provide a very lush, tropical setting that provides year round vibrant color while utilizing drought tolerant and very low water-use plant material. The plantings will be designed to add not only significant color but also texture and variety of scale. We will be designing for a layered approach that maintains human scale while accenting the architecture of the building and promoting natural passive cooling via shade and the plants themselves.

***Goal CD7: The extent and quality of lighting should be integrally designed as a part of the built environment.***

- **Policy CD 7.1.** Achieve a balance between ambient light levels and designated lighting needs.
- **Policy CD 7.2.** Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular travel for safety in public/private spaces.

**Response:** The entire project will utilize LED lighting to minimize the energy consumption of the building and maximize our green potential. A combination of occupancy and daylight sensors will be utilized to ensure that energy is never being wasted when it is not needed. The exterior of the property will have minimal lighting that will be designed to enhance the landscape material as well as the architecture without over-illuminating the façade. The landscape lighting and building lighting will be coordinated to ensure that the photometrics for the site include all sources from the project as well as existing street lighting.

***Goal CD8: Implement high-quality design in Downtown architecture.***

- **Policy CD 8.1.** Encourage contemporary and historical interpretations of regional Southwestern Sonoran Desert architectural traditions.

- **Policy CD 8.2.** Promote the “Scottsdale Sensitive Design Principles” in the creation of architecture in Downtown.
- **Policy CD 8.3.** Promote the principles of design in the “Downtown Urban Design and Architectural Guidelines” in all Downtown development.

**Response:** It is the goal of the entire design and development team to create a new and exciting product to compliment the increasingly diverse and revitalized downtown area. The uniqueness of the design focusing on green technology, minimal foot print, lack of visible surface parking, reduction of urban heat island, deeply shaded private and common areas etc. all contribute to what we believe will be a trendsetting example of reuse and revitalization of an underutilized site that exemplifies modern urban desert architecture.

The materials and forms with which they are interwoven create a modern desert oasis with a visual and textural sensation of quality not abundant in similar product available on the market. The ability to deliver high-quality, green design at an affordable price point will set this project apart and ideally encourage more redevelopment of a similar nature.

**Goal CD9: Development should incorporate sustainable building practices and products.**

- **Policy CD 9.1.** Development should strive to incorporate sustainable planning, design strategies, building techniques, and the use of durable indigenous materials, to minimize environmental and maintenance impacts, and endure over time.
- **Policy CD 9.2.** Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plant materials.
- **Policy CD 9.3.** Promote the use of energy efficient systems, construction methods, and alternative energy sources.

**Response:** The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods. This project will be a leader in demonstrating that environmentally responsible design can be attractive and affordable.

### 3. Economic Vitality

**Goal EV1: Support Downtown’s economic role as a hub for arts, culture, retailing, entertainment, tourism and events.**

- **Policy EV 1.4.** Promote Downtown as a creative environment in which people can live, work, and pursue leisure activities.

**Response:** The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. By adding new full-time residents to the downtown area, this project will provide new patrons for local services and restaurants on a daily basis, helping to energize the surrounding area.

**Goal EV2: Promote private investment and attract new development to downtown.**

- **Policy EV 2.1.** Encourage new development and reinvestment that maintains Downtown's economic edge in the region.
- **Policy EV 2.2.** Promote a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development.

**Response:** By promoting a diversity in downtown housing options, this project contributes to the development of variable housing types with townhouses. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site.

The new development will be designed to offer more affordable options for those that look to live, work and/or play in the community; adding additional residents to the Downtown area will increase the activity and energy of the area around the clock, not just during days and times that are already traditionally busy.

### 3c. Conformance to the Downtown Urban Design & Architecture Guidelines

The primary purpose of these Guidelines is to influence the general character of new projects in order to preserve the present qualities that exist in Downtown Scottsdale. There are many ways in which the proposed project aligns with that vision.

You will find below a list of goals and policies with which this project aligns with the goals of the Downtown Urban Design & Architecture Guidelines.

#### A. Site Development

##### A2. Active Street Frontages:

- Design active building frontages to create inviting indoor and outdoor spaces visible from the sidewalk and street.

**Response:** Active street frontage is are provided along both 68<sup>th</sup> Street. Both indoor and outdoor spaces are visible from the sidewalk and street, including numerous balconies and the community pool.

#### ***A4. Parking Facilities:***

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

**Response:** Parking will be located in individual unit garages (5 – 2 car, 1 – 1 car) on the ground floor of the development, with minimum visual impact. Parking garages are all entered from the drive access located on the east side of the site and are not visible from 69<sup>th</sup> Street.

#### ***A5. Building Equipment and Services:***

- Locate service and loading zones to minimize visibility from public streets.
- Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment should be concealed from view of public streets and neighboring properties.

**Response:** All equipment and service areas have been concealed within the structure, minimizing visibility from public streets and neighboring properties.

#### ***A8. The Continuity of Street Spaces:***

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.

**Response:** A consistent and architecturally pleasing street setback pattern has been designed by maximizing the amount of elevation placed upon the setback line, and the preferred building-street parallel relationship is incorporated.



**A9. The Building Setback Zone:**

- The building setback zone should be developed as a “patio” landscape designed primarily for pedestrian activity and enjoyment.
- Expanses of lawn should be avoided.

**Response:** The building setback zone has been developed as a “patio” landscape, with expanses of lawn avoided. Paving will include a variety of textures and colors, the planting plan along the street edges will be linear and rhythmic with occasional contrasts and accents, lighting will be included to supplement street lighting, trees will create shade for pedestrians and geometric patterns are utilized.

**B. Building Form****B1. Reduction of Apparent Size and Bulk:**

- Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components.
- Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.



**Response:** The building has been designed with multiple areas of projections and recesses to reduce the perceived bulk of the building and to provide contrast.

## C. Architectural Character

### C1. Proportion and Scale

- Development proposals should demonstrate evidence they have studied the predominant scale and proportions of buildings in the district and street where they are to be located.

**Response:** As preferred, the building has been designed with a horizontal emphasis to avoid exaggerating the building height. The spacing of elements are varied rather than repetitive. There is more wall than window, and thin elements have been used to provide detail.

### C2. Building Materials

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.
- Wall detailing should recess glass surfaces in shadow as deeply as possible within the limits of the selected construction systems.

- Highly reflective materials that create glare should be avoided.

**Response:** The building has been designed to minimize the number of exterior materials while creating enough variation in the form of the building itself to create interest. All glazing on the project is either deeply recessed by patios or recessed as much as possible from the surface of the wall. With the exception of the low e-glazing, there are no reflective materials proposed on the elevations.

The materials that comprise the structure were carefully selected to create a modern yet natural feeling when experienced by the residents as well as the public. The use of dark bronze steel juxtaposed with warm wood and smooth stucco create a solid, quality textural backdrop to the expanses of deeply shaded glazing that provide a feeling of openness and connectivity with the outdoors and surrounding environment. Multiple recesses within the geometric form provide shade that creates a cooling and inviting atmosphere.

### ***C3. Color and Texture***

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

**Response:** It is the intent of the design team to utilize a muted desert palate that still evokes a modern sensibility. Wood soffit materials and dark steel accents will further add to a feeling of quality and detail.

### ***C4. Architectural Detail***

- Surface detail, ornament and other elements that enrich architectural character are encouraged.

**Response:** The design team has spent a significant amount of time designing the exterior facades of the building to be the detail and ornamentation without the need for adornment. We prefer to create strong architecture that is enriching in its own right without the need for additional accoutrements.

## **D. Landscape Character**

### ***D1. Streets***



- Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.
- A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

**Response:** The premise behind the landscape design is to create a very vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone passing by the site. Utilizing drought tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. Ample shade and the use of diverse paving materials will all enhance the pedestrian experience.

## ***D2. Site Spaces***

- Landscaping for individual sites should provide shade, opportunities to rest, adequate lighting and relief from traffic noise.
- Design for outdoor spaces should address special site conditions such as solar orientation and relationship to the street, neighboring building and neighboring offsite spaces.
- Landscape elements should relate closely to the character, materials and function of site architecture.

**Response:** The outdoor spaces of the project have been designed to create an urban oasis offering residents and the public sensorial relief from the desert environment. The orientation has been designed to offer shade and maximize the views and minimizing the impact of surrounding traffic noise and lighting.

## ***D3. Plant Selection***

- The plant palette for individual projects should reinforce Downtown's character as an urban oasis by emphasizing plants that provide shade, year round color and a variety of textures and forms.
- The selection and layout of plant materials should optimize each species' growth potential by recognizing its special environmental and maintenance requirements.
- Planting design for use in Downtown projects should respect the need for water conservation.

**Response:** The premise behind the landscape design is to create a very vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone passing by the site. Utilizing drought tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. Ample shade, and the use of diverse paving materials will all enhance the pedestrian experience.

### **3d. Conformance to the 2018 Old Town Scottsdale Character Area Plan**

**GOAL LU 2 - Encourage the development of Old Town as a collection of mixed land uses and districts.**

**Policy LU 2.3** Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of activities through the development of mutually supportive land uses within Downtown Multiple Use areas. The majority of the properties within the Old Town Plan boundary are Downtown Multiple Use.

**Response:** Project provides a newer housing option with much greater density than the single family residential style building currently on the property.

**GOAL LU 3 - Continue the use of development types to guide the physical and build form of Old Town Scottsdale.**

**Policy LU 3.2** Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.

**Response:** Provides a visual balance with the similar development across 1<sup>st</sup> Avenue. Showing greater density along the streetscape and encouraging similar scaled development on the underutilized and under developed lots directly adjacent to the east.

**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, townhomes, 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:** Project is a six-unit townhome development. Adds to the inventory small scale development projects.

**GOAL LU 6 - ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.**

**Policy LU 6.3** *Encourage development to make use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.*

**Response:** Project creates greater density by replacing a single family one-story detached house into a more urban scaled multi-story, with 6 attached single family units, adding multiple property owners invested in the community and local economy.

### **3e. Conformance to the Planned Block Development (PBD) Criteria**

*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.*

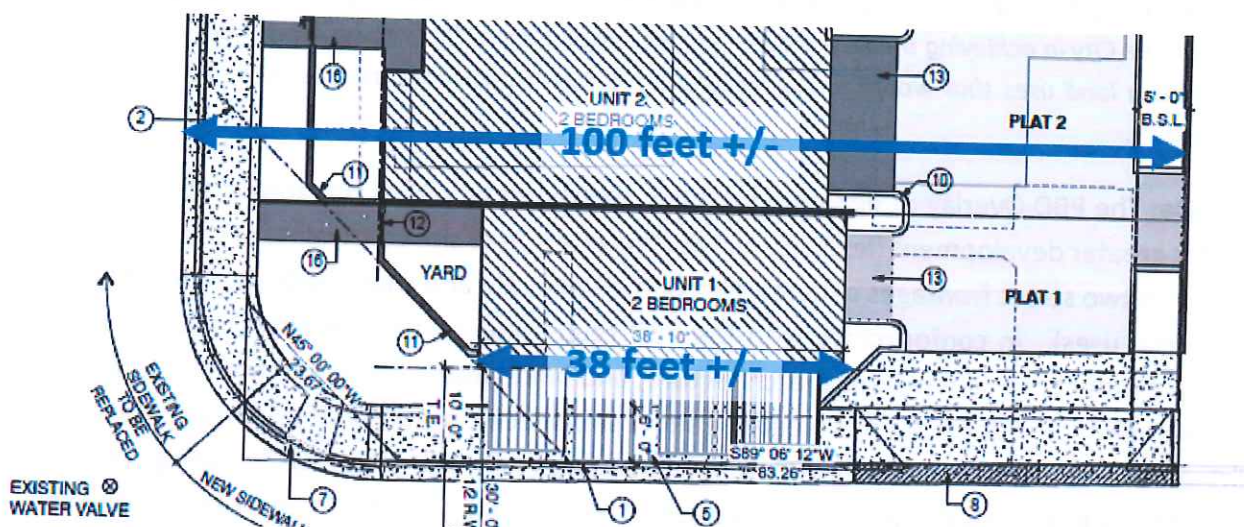
**Response:** The PBD Overlay designation has been requested as part of this zoning application to allow for greater development flexibility on the Property due to site constraints of this small, infill parcel with two street frontages situated east of the Valley Ho and south of Circle K (neighboring commercial uses). In conformance with the PBD requirements, the submittal includes all the required elements for site planning, architecture, and landscaping (Development Plan). As part of this submittal, the applicant has created a set of site-specific property development standards utilizing the base property development standards of the D/DMU-2 zoning district. Modifications to the development standards are necessary for successful redevelopment of the site. Providing a new well-designed housing option on an infill property will contribute toward the land use balance of Old Town supporting existing museums, restaurants, galleries and retail development in the area further promoting a walkable downtown. Additionally, the site is located in close proximity to one of Scottsdale's major employers, HonorHealth Osborn campus.



The amended development standards included with this application are summarized as follows:

- Increase in patio wall height along 69<sup>th</sup> Street within the setback area from 45" to 60" to accommodate view fence only above 45".
- Reduce setback on 69<sup>th</sup> Street from 20' to 19'.
- Reduce setback on 1<sup>st</sup> Avenue from 20' to 16'.
- Modify 1:1 stepback plane starting at 33' above the setback line vs. 30'.

The 15" increase in patio view fences height will allow for resident privacy and a comfortable walking space for pedestrians along the streetscape similar to the residential design for The Douglas located just south of the Property on the southeast corner of 69<sup>th</sup> Street and 1<sup>st</sup> Avenue as depicted below. The reduced setbacks are necessary for redevelopment of the small site and is not out of context with the surrounding area. Photos below show the Valley Ho, which is located to the west and has an undulating setback as close as 10' from back of curb. Notably, the proposed patio walls for the Fleetwood 6 also have undulating wall placement to break-up the linear edge. Further, an image of the 6962 E. 1st Avenue Building (located on the same block) is depicted below, which provides only a 7' setback from the back of curb. Recognizing that the Old Town Character Area Plan goal is to provide a comfortable pedestrian realm, Fleetwood 6 includes widened sidewalks and numerous shade trees. Also, the reduced setback condition along 1<sup>st</sup> Avenue is only 38' in length, which is less than 50% of the overall southern property dimension of approximately 100'. The Douglas, immediately to the south was approved with an 18' setback on 69<sup>th</sup> Street.





**The Douglas – 1<sup>st</sup> Ave View**



**The Douglas – 69<sup>th</sup> Street View**





## Valley Ho



## 6962 E. First Ave Building





**Criteria for a PBD Overlay District application in a Type 2 Area or a Type 2.5 Area:**

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

**Response:** See Section 3b: Conformance to the Downtown Plan, 2. Character & Design.

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

**Response:** See Section 3c: Conformance to the Downtown Urban Design & Architecture Guidelines

- c. The building form shall reflect the planned character of development within which the development project will be located;***

**Response:** The proposed building form is complementary with recent development in the area, specifically the new development located directly south across 1<sup>st</sup> Avenue.

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

**Response:** Not applicable.

- 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:** Active street frontages are provided along the streetscape with the integration of shade trees, vegetative ground cover, and quality hardscape design for the enjoyment of pedestrians. Architecturally, the buildings invoke a modern urban design with an aesthetic that provides a higher-quality pedestrian environment created by a variety of small-scale building elements rather than a single, large unarticulated mass. Pedestrian connectivity is key to the overall site design, not only providing resident access to Old Town's amenities, but also linking into the existing pedestrian network in downtown. The site currently has two driveway cuts; one along 69<sup>th</sup> and one along 1<sup>st</sup> Avenue. Redevelopment of the site will eliminate the 69<sup>th</sup> Street access point and improve the sidewalk condition in this location as well as widen the sidewalk along 1<sup>st</sup> Avenue to a 6-foot standard.

- 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:** Project is oriented to the street along 69<sup>th</sup> Street. The patio walls and landscaping provide pedestrian scale, shade and open space along both street frontages. The existing 5-foot wide sidewalk along 69<sup>th</sup> Street is being replaced with a 6-foot wide sidewalk within frontage while still provide a series of shade trees. The southern edge is being improved with a 6-foot sidewalk and shade trees as well. The reduced setbacks do not impact the developer's ability to provide a quality tree canopy and comfortable ground plane.

## 4. Conclusion

This proposed project demonstrates how a small, underutilized site can be developed to benefit the community by providing environmentally sensitive, market-priced housing. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan, the Downtown Plan, and the Downtown Urban Design and Architecture Guidelines.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally sensitive modern desert architecture on an underutilized site helping to revitalize and energize the culturally diverse amenities that downtown Scottsdale has to offer.



Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S. § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, \_\_\_\_\_  
at the following number \_\_\_\_\_.

Signature: \_\_\_\_\_ Date: 7/19/18

Printed Name: Dan Duffus

☐ Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_

**35-DR-2018**  
**06/05/2019**





# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 228 -PA- 18

Project Name: Fleetwood 6 Townhomes

Project Address: 6902 & 6908 E 1st Avenue, Scottsdale AZ 85251

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Blueprint 6902, LLC Print Name

[Signature] Signature  
Dan Duffus, MGR

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

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

**35-DR-2018**  
**06/05/2019**





Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications

I hereby certify that I am the owner of property located at:

6902 & 6908 E 1st Avenue, Scottsdale AZ 85251

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

  
\_\_\_\_\_  
Signature of Property Owner

7/12/18  
\_\_\_\_\_  
Date

**35-DR-2018**  
**06/05/2019**



# Affidavit of Authority to Act as the Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 6902 & 6908 E 1st Avenue, Scottsdale AZ 85251
- b. County Tax Assessor's Parcel Number: 130-11-055
- c. General Location: Northeast corner of North 69th Street and East 1st Ave
- d. Parcel Size: 0.480 Acres
- e. Legal Description: See attached legal description  
(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Dan Duffus, mgr  
Blueprint 6902, LLC

Date

7-19, 2018

Signature

[Signature]

## Planning and Development Services

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

**35-DR-2018**  
**06/05/2019**





# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
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 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"/>

Owner: Dan Duffus

Company: Blueprint Capital Services, LLC

Address: 4147 California Ave SW, Seattle WA 98116

Phone: 206-933-7514

Fax: \_\_\_\_\_

E-mail: dan@blueprintcap.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Dan Duffus

Title: Managing Director - Acquisitions

  
Signature

Date: 7-19-18

### Official Use Only:

Request: ☐ Approved or ☐ Denied

Staff Name (Print): \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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](http://www.scottsdaleaz.gov)  
Page 1 of 1

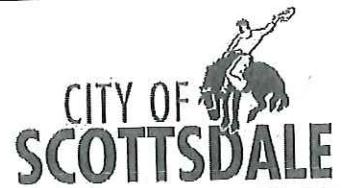
**35-DR-2018**  
**06/05/2019**





# Development Review Board (DRB)

## 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, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 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 type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>1515.00</u> <u>1660</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) <i>if PP is required</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

### Planning and Development Services

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## DRB 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. (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – ① copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – ② copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> <li>24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old)</li> <li>Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements (form provided)
		13. Design Guidelines <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sensitive Design Program</li> <li><input checked="" type="checkbox"/> Design Standards and Policies Manual</li> <li><input type="checkbox"/> Commercial Retail</li> <li><input type="checkbox"/> Gas Station &amp; Convenience Stores</li> <li><input type="checkbox"/> Environmentally Sensitive Land Ordinance</li> <li><input checked="" type="checkbox"/> Downtown Urban Design and Architectural Guidelines</li> </ul> </div> <div style="width: 35%;"> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> MAG Supplements</li> <li><input type="checkbox"/> Scenic Corridors Design</li> <li><input type="checkbox"/> Office Design Guidelines</li> <li><input type="checkbox"/> Restaurants</li> <li><input checked="" type="checkbox"/> Lighting Design Guidelines</li> <li><input checked="" type="checkbox"/> Shading</li> <li><input type="checkbox"/> Desert Parks Golf Course</li> </ul> </div> </div> <ul style="list-style-type: none"> <li>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Public Participation Process Requirements (see Attachment A)
		15. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – ① copy of the set of prints</li> <li><u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>8-1/2" x 11" – ⑪ copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.</li> </ul>

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input type="checkbox"/> Archaeology Survey and Report - (3) copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - (1) copy</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>18. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <li><input type="checkbox"/> Airport Data Page</li> <li><input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form</li> <li><input type="checkbox"/> Heliport (requires a Conditional Use Permit)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>19. ESLO Wash Modifications Development Application</b> (application provided) <ul style="list-style-type: none"> <li>• The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.</li> </ul>

### PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	<b>20. Plan &amp; Report Requirements for Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>21. Application Narrative</b> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – (4) copies</li> <li>1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li>2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>22. Context Aerial with the proposed site improvements superimposed</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (4) color copies, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u></li> <li>• 8 ½" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><input checked="" type="checkbox"/> 750-foot radius from site</p> <p>_____ ¼-mile radius from site</p> <p>_____ Other: _____</p>

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✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>23. Site Plan</b> <span style="float: right;">9 <i>SPB</i></span> <ul style="list-style-type: none"> <li>24" x 36" - <del>2</del> <sup>9</sup> copies, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> <li>Digital - <u>1</u> copy (CD/DVD, PDF format)</li> </ul>
✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>24. Site Details</b> (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> <li>24" x 36" - <del>2</del> <sup>1 SPB</sup> copies, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>25. Open Space Plan (Site Plan Worksheet) (Example Provided)</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>2</u> copies, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> <li>Digital - <u>1</u> copy (CD/DVD, PDF format)</li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>26. Site Cross Sections</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>1</u> copy, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u></li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>27. Natural Area Open Space Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>2</u> copies, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> <li>Digital - <u>1</u> copy (CD/DVD, PDF format)</li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>28. Topography and slope analysis plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>1</u> copy, <u>folded</u></li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>29. Phasing Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>4</u> copies, <u>folded</u></li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>30. Landscape Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - <u>2</u> copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>11" x 17" - <u>1</u> copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - <u>1</u> copy (quality suitable for reproduction)</li> </ul>

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		<ul style="list-style-type: none"> <li>Digital - ① copy (CD/DVD, PDF format)</li> </ul>
✓	<input checked="" type="checkbox"/>	<b>31. Hardscape Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - ② copies, <u>folded</u> of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" - ① copy (quality suitable for reproduction)</li> </ul>
	<input checked="" type="checkbox"/>	<b>32. Transitions Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - ② copies, <u>folded</u></li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" - ① copy (quality suitable for reproduction)</li> <li>Digital - ① copy (CD/DVD, PDF Format)</li> </ul>
✓	<input checked="" type="checkbox"/>	<b>33. Parking Plan</b> <i>on site plan</i> <ul style="list-style-type: none"> <li>24" x 36" - ① copy, <u>folded</u></li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" - ① copy (quality suitable for reproduction)</li> </ul>
	<input checked="" type="checkbox"/>	<b>34. Parking Master Plan</b> 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. <ul style="list-style-type: none"> <li>8-1/2" x 11" - ② copies</li> </ul>
✓	<input checked="" type="checkbox"/>	<b>35. Pedestrian and Vehicular Circulation</b> <ul style="list-style-type: none"> <li>24" x 36" - ④ copies, <u>folded</u></li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" - ① copy (quality suitable for reproduction)</li> <li>Digital - ① copy (CD/DVD, PDF Format)</li> </ul>
	<input checked="" type="checkbox"/>	<b>36. Bikeways &amp; Trails Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - ② copies, <u>folded</u></li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" - ① copy (quality suitable for reproduction)</li> </ul>

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## DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>37. Elevations</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.)</li> <li>• 24" x 36" – (2) color copies, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – (1) copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – (1) color copy, (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – (1) copy black and white line drawing copy (quality suitable for reproduction)</li> <li>• Digital – (1) copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>38. Elevations Worksheet(s)</b> <i>indicating required setbacks</i> Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. <i>PROJECT DOES NOT ABUT ANY 12- ZONED PROPERTIES.</i> <ul style="list-style-type: none"> <li>• 24" x 36" – (2) copies, <u>folded</u></li> <li>• Digital – (1) copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>39. Perspectives</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) color copy, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>40. Streetscape Elevation(s)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) color copy, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) color copy, <u>folded</u></li> <li>• 11" x 17" – (1) color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – (1) color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>42. Floor Plans</b> <ul style="list-style-type: none"> <li>• 24" x 36" – (1) copy, <u>folded</u></li> <li>• 11" x 17" – (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – (1) copy (CD/DVD, PDF Format)</li> </ul>

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✓	✓	<b>43. Floor Plan Worksheet(s)</b> <i>for private open space</i> (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
✓	✓	<b>44. Roof Plan Worksheet(s)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
✓	✓	<b>45. Sign Details</b> <ul style="list-style-type: none"> <li>• 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction)</li> </ul>
✓	✓	<b>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
✓	✓	<b>47. Exterior Lighting Photometric Analysis (policy provided)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
✓	✓	<b>48. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
✓	✓	<b>49. Cultural Improvement Program Plan</b> <ul style="list-style-type: none"> <li>_____ Conceptual design of location               <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>• ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art)</li> </ul> </li> <li>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</li> </ul>
✓	✓	<b>50. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> </ul>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>51. Master Thematic Architectural Character Plan</b> <ul style="list-style-type: none"> <li>• 11" x 17" - (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" - (1) copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>52. Drainage Report</b> <i>G+D plan only per Neighbors</i> See Chapter 4 of the City's <u>Design Standards &amp; 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. <ul style="list-style-type: none"> <li>• Hardcopy - 8-1/2" x 11" - (1) copy of the Preliminary Drainage Report including full size plans/maps in pockets</li> <li>• Digital - (1) copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>53. Master Drainage Plan</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - (1) copy of the Drainage Report including full size plans/maps in pockets</li> <li>• Digital - (1) copy (see handout submittal instructions)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>54. Final Basis of Design Report for Water</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> <li>• Email (see handout submittal instructions)</li> <li>• CD/DVD</li> <li>• 8-1/2" x 11" - (4) copies - the report shall be bound, all full-size plans/maps provided in pockets.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>55. Final Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> <li>• Email (see handout submittal instructions)</li> <li>• CD/DVD</li> <li>• 8-1/2" x 11" - (4) copies - the report shall be bound, all full-size plans/maps provided in pockets.</li> </ul>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>56. Water Sampling Station</b> <ul style="list-style-type: none"> <li>• Show location of sample stations on the site plan.</li> <li>• Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division.</li> <li>• Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>57. Water of Approval For Fountains Or Water Features from the Water Conservation Office</b> Please contact office at 480-312-5685 <ul style="list-style-type: none"> <li>• ① copy of the approval from the Water Conservation Office</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>58. Native Plant Submittal:</b> <i>required for all mature trees in Fountain area</i> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u>. <i>NO PROTECTED TREES ON SITE.</i></li> </ul> (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>59. Transportation Impact &amp; Mitigation Analysis (TIMA) (information provided)</b>  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. <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> <li>• Email (see handout instructions)</li> <li>• 8-1/2" x 11" – ③ copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets,</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>60. Revegetation Site Plan, including Methodology and Techniques</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>61. Cuts and Fills Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>62. Cuts and Fills Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>63. Environmental Features Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>64. Geotechnical Report</b> <ul style="list-style-type: none"> <li>• Email (see handout instructions)</li> <li>• 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>65. Unstable Slopes / Boulders Rolling Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>66. Bedrock &amp; Soils Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>67. Conservation Area, Scenic Corridor, Vista Corridor Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>68. Other:</b> <div style="margin-left: 20px;"> <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 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction)  <input type="checkbox"/> Digital – ① copy (see handout instructions)         </div>
<b>PART III – SAMPLES &amp; MODELS</b>		
<b>Req'd</b>	<b>Rec'd</b>	<b>Description of Documents Required for Complete Application.</b> No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>69. Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>• 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>

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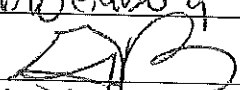
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>70. Exterior Building Color &amp; Material Sample Board(s):</b> 8-1/2" x 14" material sample board(s)	<div style="text-align: right; font-style: italic;">PHYSICAL SAMPLES REQ'D.</div> <ul style="list-style-type: none"> <li>• The material sample board shall include the following:             <ul style="list-style-type: none"> <li>○ A color elevation of one side of the building</li> <li>○ 3" x 3" Glass samples mounted on the board with reflectivity identify</li> <li>○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.)</li> <li>○ 2"x 2" of proposed paint colors</li> <li>○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation.</li> </ul> </li> <li>• 11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board</li> <li>• 8 1/2" x 11" – ① copy of a printed digital photo of the material board</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>71. Electronic Massing Model:</b>	<ul style="list-style-type: none"> <li>• 11" x 17" – ① color copy, <u>folded</u></li> <li>• 8 1/2" x 11" – ① color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>72. Electronic Detail Model:</b>	<ul style="list-style-type: none"> <li>• 11" x 17" – ① color copy, <u>folded</u></li> <li>• 8 1/2" x 11" – ① color copy (quality suitable for reproduction)</li> </ul> <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>

### Planning and Development Services

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## DRB Development Application Checklist

### PART IV – 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"/>	73. 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>228-PA-18</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	74. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	75. 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"/>	76. 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 type="checkbox"/>	<input type="checkbox"/>	77. Other: _____ _____ _____ _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>78. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Greg Bloembergen</u> Phone Number: <u>480-312-4306</u></p> <p>Coordinator email: <u>gbloembergen@scottsdaleaz.gov</u> Date: <u>4.4.18</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p>

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## DRB Development Application Checklist

### Required Notice

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/building-resources/forms>

Planning and Development Services Division  
One Stop Shop  
Planning and Development Services Director  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251  
Phone: (480) 312-7000

### Planning and Development Services

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# Development Applications Process

## Enhanced Application Review

### Development Review (DR and PP)

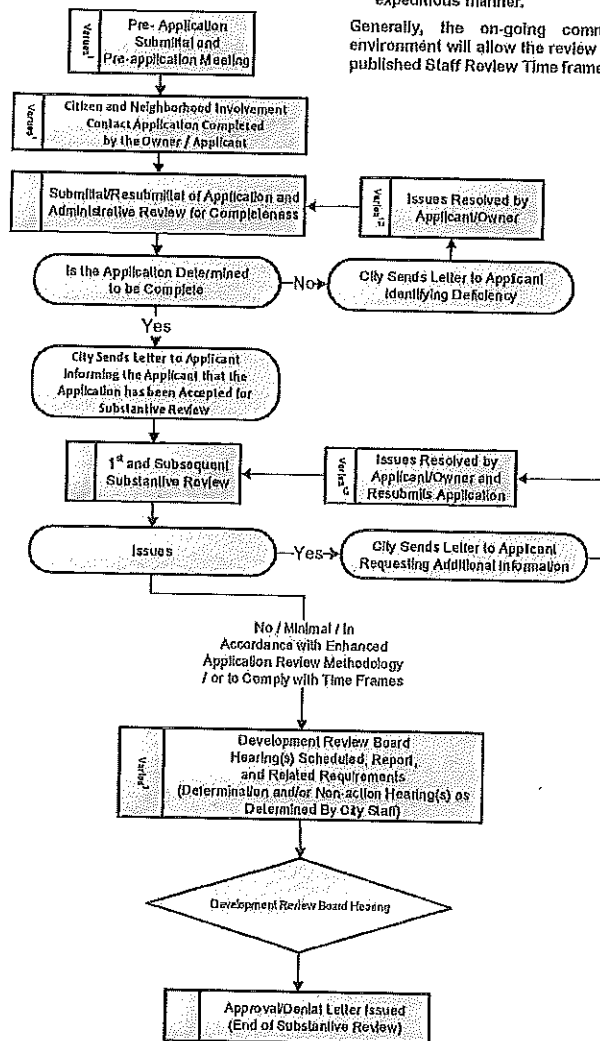


#### Enhanced Application Review Methodology

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.



#### Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 80 percent

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	

## Planning and Development Services

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# Development Applications Process

## Standard Application Review

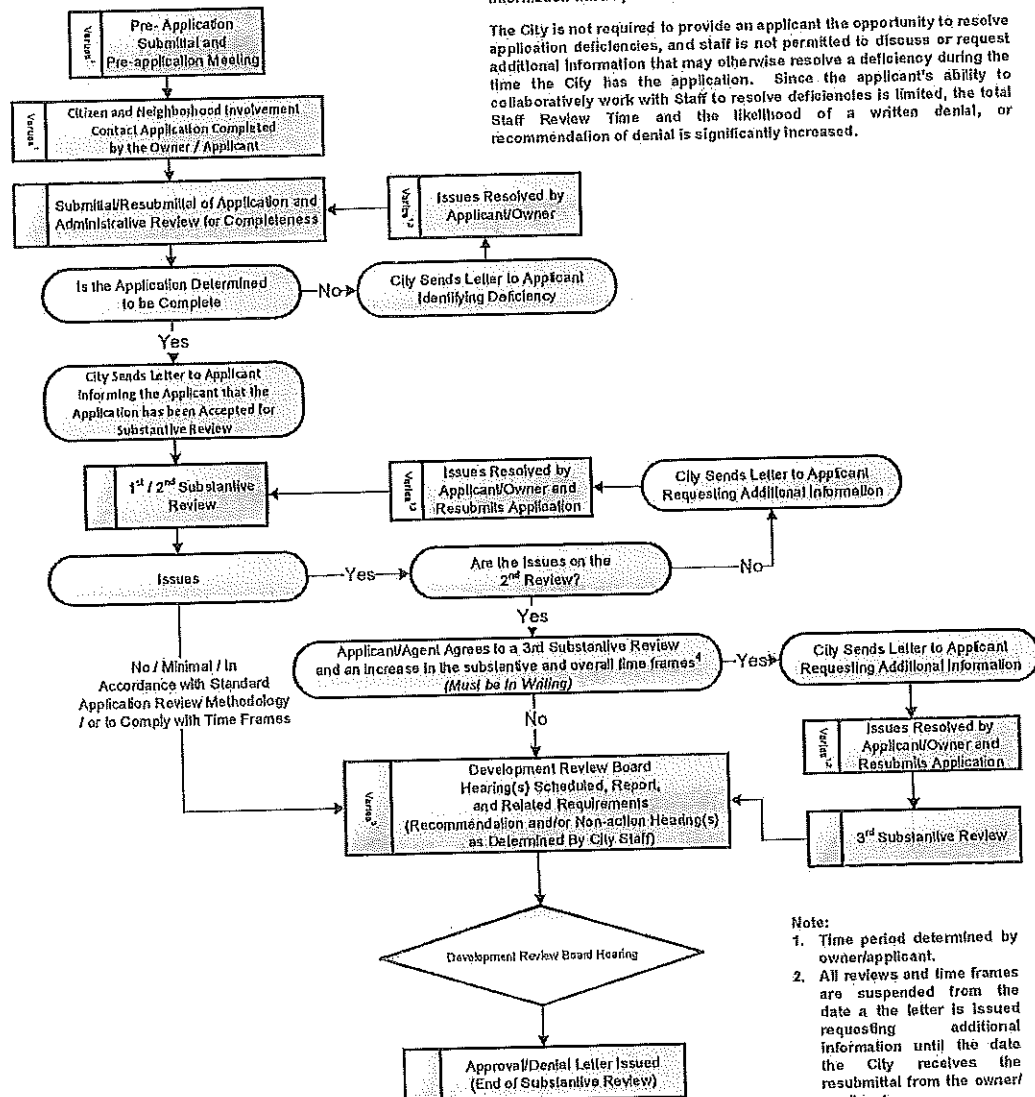
### Development Review (DR and PP)



#### 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 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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:
1. Time period determined by owner/applicant.
  2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
  3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 50 percent

#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued

## Planning and Development Services

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# Public Participation - DR, PP



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

## ☒ Step 1: 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', to the City's interested parties 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)
  - Zoning
  - Applicant and City contact names, phone numbers, and email addresses
  - Scheduled open house(s) - including time, date, and location
- 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](mailto:planninginfo@scottsdaleaz.gov)
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours
- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

- OR -

### ☒ Complete Neighborhood Notification Outreach

- Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (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)
  - Zoning
  - Conceptual site plan/elevations
  - Applicant and City contact names and phone numbers
  -

## ☒ Step 2: Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties

## Public Participation - DR, PP



- Provide originals of all comments, letters, and correspondence received

City will post public hearing sign notices and provide other public notification

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers









| 180 N Stetson Ave | Chicago IL 60601

Approval CODE  
198168AMOUNT One Hundred Fifty Thousand and 00/100 \*\*\*\*\* DOLLARS

DOLLARS	CENTS
**\$150,000	.00

TO: Lance Baker  
Synectic Design Inc  
688 W 1st St # 3  
Tempe, AZ 85281

NOT A CHECK A REAL CHECK

Lance,

You have been pre approved for an unsecured working capital loan in the amount of \$150,000. Allied Financial offers quick and simple business loans with minimal documentation. You can receive funding in as quickly as 24 hours; in some cases we can offer same day funding. Your pre approval is based on reported annual sales and length of time in business. We do not use a credit scoring based model; we base our decision on the strength of the company's cash flow. We fund requests with sub 500 ficos, tax liens, BKs, judgments, etc. Please call **312-428-5541** to receive your funding as quickly as today. I look forward to working with you.

We believe lending should be simple, and that's exactly how we operate. Our loans are designed for the business owner that needs low cost funding, quickly, easily and efficiently. We get our credit information from Dun & Bradstreet as well as multiple other credit reporting agencies. Your information has been double verified and your funding is available right away. Please call my direct line at **312-428-5541** to receive your funding today.

David Abbot  
Allied Financial  
National Account Manager  
Phone: **312-428-5541**

If you no longer wish to receive fax correspondence please call 855-613-4030