



Application

Narrative

Cash Transmittal

Development Standards

# *Gentry on the Green*

## **Camelback Road & Indian Bend Wash**

### **Pre-Application Narrative**

The subject parcel is located at the southwest corner of Camelback Road and the Indian Bend Wash (the “Property”). The proposed application includes a request for a Major General Plan Amendment (“MGPA”) from Urban Neighborhoods to Mixed-Use Neighborhoods. This request qualifies as a MGPA based on the Change in Land Use Category and modification from “Group C” to “Group E” (page 20 of the 2001 General Plan). Additionally, the Property size of 41.5+/- gross acres exceeds the Area of Change Criteria for this area (10 acres or greater), which also requires a MGPA.

The application also includes a request to rezone the 41.5+/- gross acre Property from Multiple-family Residential (R-5) to Planned Unit Development (PUD) with Planned Shared District overlay (PSD). The proposed mixed-use development features residential units, retail, recreational space and a potential grocer with Phase 1 and potential for office, retail, hotel, residential health care and additional residential units with Phase 2.





## 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 the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon 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: CH Visconti at Camelback Communities, LLC, CH Glen at Old Town Communities, LLC, CH Cortesian Communities, LLC

Company: ColRich

Address: 444 W. Beech St; Suite 300 San Diego, CA 92101

Phone: 858-490-2345

Fax:

E-mail: matm@colrich.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 that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Danny Gabriel Title: Managing Member

Signature

Date: 5/6/19

#### Official Use Only:

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

Request: ☐ Approved or ☐ Denied

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

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

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

#### Planning, Neighborhood & Transportation Division

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

# Development Application



## Development Application Type:

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

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<b>Signs</b>	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Gentry on the Green

Property's Address: 78th Street & Camelback Road

Property's Current Zoning District Designation: R-5

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: Danny Gabriel	Agent/Applicant: John Berry / Michele Hammond
Company: CH Visconti, CH Glen & CH Cortesian (ColRich)	Company: Berry Riddell
Address: 444 W. Beech St, #300, San Diego, CA 92101	Address: 6750 E. Camelback Rd, #100, Scottsdale AZ 85251
Phone: 858-490-2345 Fax:	Phone: 480-385-2753 Fax:
E-mail: <u>matm@colrich.com</u>	E-mail: <u>mhe@berryriddell.com</u>
Designer: Mike Edwards	Engineer: Ramzi Georges
Company: Davis	Company: ATWELL
Address: 60 E. Rio Salado Parkway, #118, Tempe AZ 85281	Address: 4700 E. Southern Ave, Mesa, AZ 85206
Phone: 480-638-1125 Fax:	Phone: 480-586-2105 Fax:
E-mail: <u>medwards@thedavisexperience.com</u>	E-mail: <u>rgeorges@atwell-group.com</u>

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

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

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

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

see letter of authorization

Owner Signature

Michele Hammond

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 • www.ScottsdaleAZ.gov

Development Application

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Revision Date: 5/10/2018

3-GP-2019

05/16/2019

April 30, 2019

**Submitted with Application**

City of Scottsdale  
Planning & Development Services Department  
7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

***Re: Letter of Authorization – Gentry on the Green***

To Whom It May Concern:

This letter authorizes the firms and companies of Davis, Berry Riddell, Drake & Associates, Anderson Baron, J2 Design, David Evans & Associates, Technical Solutions and Rose+Moser+Allyn to represent and act on behalf of **CH Visconti at Camelback Communities, LLC, CH Glen at Old Town Communities, LLC and CH Cortesian Communities, LLC** in connection with the Major General Plan Amendment, Rezoning, Development Review Board applications and related City matters for property located at 78<sup>th</sup> Street and Camelback City of Scottsdale, Maricopa County, Arizona.

**CH Visconti at Camelback Communities, LLC  
CH Glen at Old Town Communities, LLC  
CH Cortesian Communities, LLC**

By:  \_\_\_\_\_

Its: Managing Member





## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 323 - PA - 2019

Project Name: Gentry on the Green

Project Address: 7979 East Camelback Rd, ZA 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 owners agent: Danny Gabriel  
Print Name

[Signature]  
Signature

### City Use Only:

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

### Planning, Neighborhood & Transportation Division

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