Case Research

Submittal Date: _____ Project No.: 628 -PA- 2016

Rezoning

Development Application Checklist

Minimal Submittal Requirements:

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

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

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

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

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

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☐	1. **Rezoning Application Checklist** (this list)
☑	☐	2. **Zoning Application Fee $** 1,140 + 70.00 PER ACRE (subject to change every July) 1,210
☑	☐	3. **Completed Development Application** (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
☑	☐	4. **Request to Submit Concurrent Development Applications** (form provided)
☑	☐	5. **Letter of Authorization** (from property owner(s) if property owner did not sign the application form)

☑	☐	**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
☑	☐	**7. Appeal of Required Dedications, Exactions, or Zoning Regulations** (form provided)
☑	☐	**8. Commitment for Title Insurance – No older than 30 days from the submittal date** • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. (requirements form provided)
☑	☐	**9. Legal Description:** (if not provided in Commitment for Title Insurance) • 8-1/2" x 11" – 2 copies
☑	☐	**10. Results of ALTA Survey (24" x 36") FOLDED** • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
☑	☐	**11. Request for Site Visits and/or Inspections** (form provided)
		12. Addressing Requirements (form provided)
☐	☐	**13. Draft Development Agreement** • 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
☑	☐	**15. Citizen Review Checklist:** (form provided) • Provide one copy of the Citizen Review Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
☑	☐	**17. Site Posting Requirements:** (form provided (white and red signs) • Affidavit of Posting for Project Under Consideration • Affidavit of Posting for Planning Commission Public Hearing **(Delayed submittal)**. Affidavit must be turned in 20 days prior to Planning Commission hearing. • Affidavit of Posting for City Council Public Hearing **(Delayed submittal)**. Affidavit must be turned in 20 days prior to City Council hearing.
☑	☐	**18. School District Notification** – (form provided) Required for all applications that include residential uses.
☑	☐	**19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper** • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

☐	☐	**20. Archaeological Resources** (information sheets provided) ☐ Archaeology Survey and Report - 3 copies ☐ Archaeology 'Records Check' Report Only - 3 copies ☐ Copies of Previous Archeological Research - 1 copy
☐	☐	**21. Completed Airport Vicinity Development Checklist** – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	**Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.**
		22. Plan & Report Requirements For Development Applications Checklist (form provided)
☑	☐	**23. Development Plan**

Req'd	Rec'd	
☑	☐	**a. Application Narrative** • 8 ½" x 11" – 4 copies ☒ The application narrative shall specify how the proposal separately addresses each of the following: • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character ☒ Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) ☐ In addition, the following applicable information shall be incorporated into the application narrative: ☐ separate justification(s) for each requested modifications to regulations and standards, ☐ bonus provisions and justifications, ☐ methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or ☐ Historic Property – existing or potential historic property. o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)

☑	☐	**b. Legislative draft of the proposed development standards, or amended development standards** (form provided) • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
☑	☐	**c. Legislative draft of the list of Land Uses, if proposed** (PBD, SC) • 8 ½" x 11" – 2 copies (Must adhere to the Maricopa County Recorder requirements)
☑	☐	**d. A dimensioned plan indicating the proposed boundaries of the application** • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**e. Context Aerial with the proposed site improvements superimposed** • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) 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: _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____
☑	☐	**f. Site Plan** • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	**g. Subdivision Plan** • 24" x 36" – 16 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**h. Open Space Plan (Site Plan Worksheet)** (example provided) • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

☑	☐	**i. Site Cross Sections** • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
☐	☐	**j. Natural Area Open Space Plan** (ESL Areas) • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction)
☑	☐	**k. Topography and slope analysis plan** (ESL Areas) • 24" x 36" 1 – copy, folded
☐	☐	**l. Phasing Plan** • 24" x 36" – 1 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**m. Landscape Plan** • All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**n. Hardscape Plan** • All plans shall be <u>black and white line drawings</u> • (a grayscale copy of the color Landscape Plan will not be accept.) • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> • 11" x 17" – 1 copy
☐	☐	**o. Transitions Plan** • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**p. Parking Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy(quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

☐	☐	**q. Parking Master Plan** See the City's Zoning Ordinance, Article IX 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. • 8-1/2" x 11" - 2 copies
☑	☐	**r. Pedestrian and Vehicular Circulation Plan** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements)
☑	☐	**s. Elevations** FOR REFERENCE ONLY • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**t. Elevations Worksheet(s)** Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. • 24" x 36" – 2 copies, folded • Digital – 1 copy (See Digital Submittal Plan Requirements)
☐	☐	**u. Perspectives** • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☑	☐	**v. Floor Plans** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**w. Floor Plan Worksheet(s)** (Required for restaurants, bars or development containing there-of, and multi-family developments): • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☑	☐	**x. Roof Plan Worksheet(s)** • 24" x 36" – 1 copy, folded

☐	☐	**y. Electronic Massing Model:** • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
☐	☐	**z. Solar Analysis** The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m. Required for all Development applications to rezone to Planned Unit Development (PUD). • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**aa. Exterior Lighting Site Plan** FOR REFERENCE ONLY • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☑	☐	**bb. Manufacturer Cut Sheets of All Proposed Lighting** FOR REFERENCE ONLY • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**cc. Cultural Improvement Program Plan** _____ Conceptual design • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
☑	☐	**dd. Sensitive Design Concept Plan and Proposed Design Guidelines** (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☑	☐	**ee. Master Thematic Architectural Character Plan** • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☑	☐	**ff. Conceptual Signage Plan** • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

☐ ☐ **gg. Other:**

_____

- ☐ 24" x 36" – _____ copy(ies), folded
- ☐ 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)
- ☐ 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)
- ☐ Digital – 1 copy (See Digital Submittal Plan Requirements)

☐ ☐ **24. Development Plan Booklets**

- 11" x 17" – 3 copies (quality suitable for reproduction)
- 8 ½" x 11" – 1 copy (quality suitable for reproduction)
- Digital – 1 (See Digital Submittal Plan Requirements)
- 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a **delayed submittal** that is to be made after the Planning Commission recommendation.

The Development Plan Booklets shall include the following:

- ☑ Application Narrative
- ☐ Legislative draft of the proposed development standards, or amended development standards
- ☐ Legislative draft of the proposed List of Land Uses
- ☑ A dimensioned plan indicating the proposed boundaries of the application
- ☐ Context Aerial with the proposed Site Plan superimposed
- ☐ Site Plan
- ☐ Subdivision Plan
- ☐ Open Space Plan
- ☐ Phasing Plan
- ☐ Landscape Plan
- ☐ Hardscape Plan
- ☐ Transitions Plan
- ☐ Parking Plan
- ☐ Pedestrian and Vehicular Circulation Plan
- ☐ Conceptual Elevations
- ☐ Conceptual Perspectives
- ☐ Electronic Massing Model
- ☐ Solar Analysis
- ☐ Exterior Lighting Plan
- ☐ Manufacturer Cut Sheets of All Proposed Lighting
- ☐ Cultural Amenities Plan
- ☐ Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)
- ☐ Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)
- ☐ Master Thematic Architectural Character Plan
- ☐ Conceptual Signage Plan
- ☐ Other: _____

Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.

☐	☐	**25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)** (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
☑	☐	**26. Drainage Report** See the City's Design Standards & Policies Manual for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☐	☐	**27. Master Drainage Plan** See the City's Design Standards & Policies Manual 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. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☑	☐	**28. Preliminary Basis of Design Report for Water and Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☑	☐	**29. Preliminary Basis of Design Report for Wastewater** See the City's Design Standards & Policies Manual for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	**30. Master Plan for Water** Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	**31. Master Plan and Design Report for Wastewater** Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. • 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

☑	☐	**32. Transportation Impact & Mitigation Analysis (TIMA)** 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. ☐ Category 1 Study ☑ Category 2 Study ☐ Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
☑	☐	**33. Native Plant Submittal Requirements:** (form provided) • 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
☐	☐	**34. Environmental Features Map** • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	**35. Other:** _____

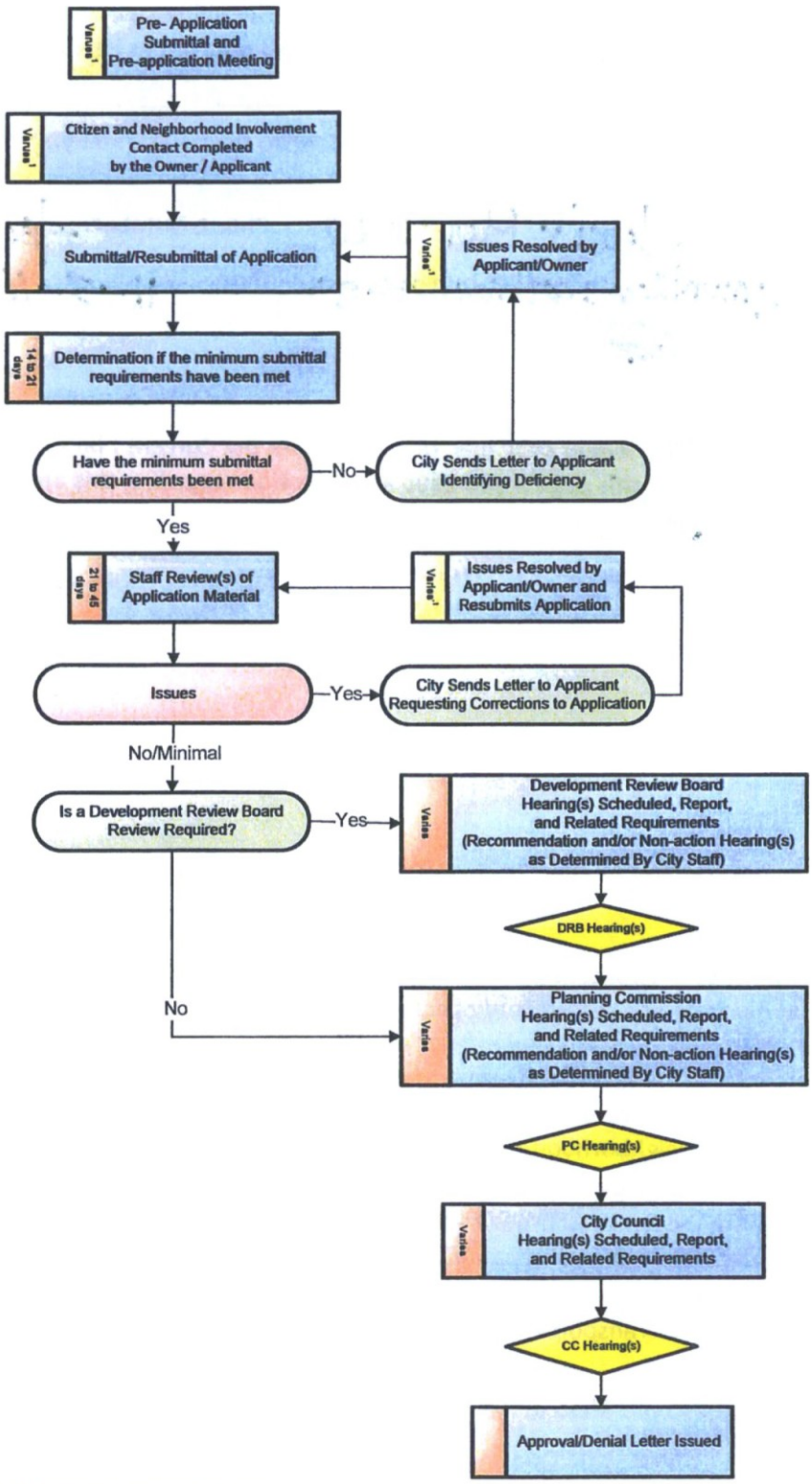
PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. **No application shall be accepted without all items marked below.**
☑	☐	**36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; 620 -PA- 2016 .**
☑	☐	**37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.**

☑	☐	**38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon**
☑	☐	**39. Delayed Submittal.** Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
☑		**40. If you have any question regarding this application checklist, please contact your Project Coordinator.** **Coordinator Name** (print): Jesús Murillo **Phone Number:** 480.312.7849 **Coordinator email:** jmurillo@scottsdaleaz.gov **Date:** 11-3-16 **Coordinator Signature:** _____ **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.** This application needs a: ☑ New Project Number, or ☐ A New Phase to an old Project Number: _____ **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, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms. Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000

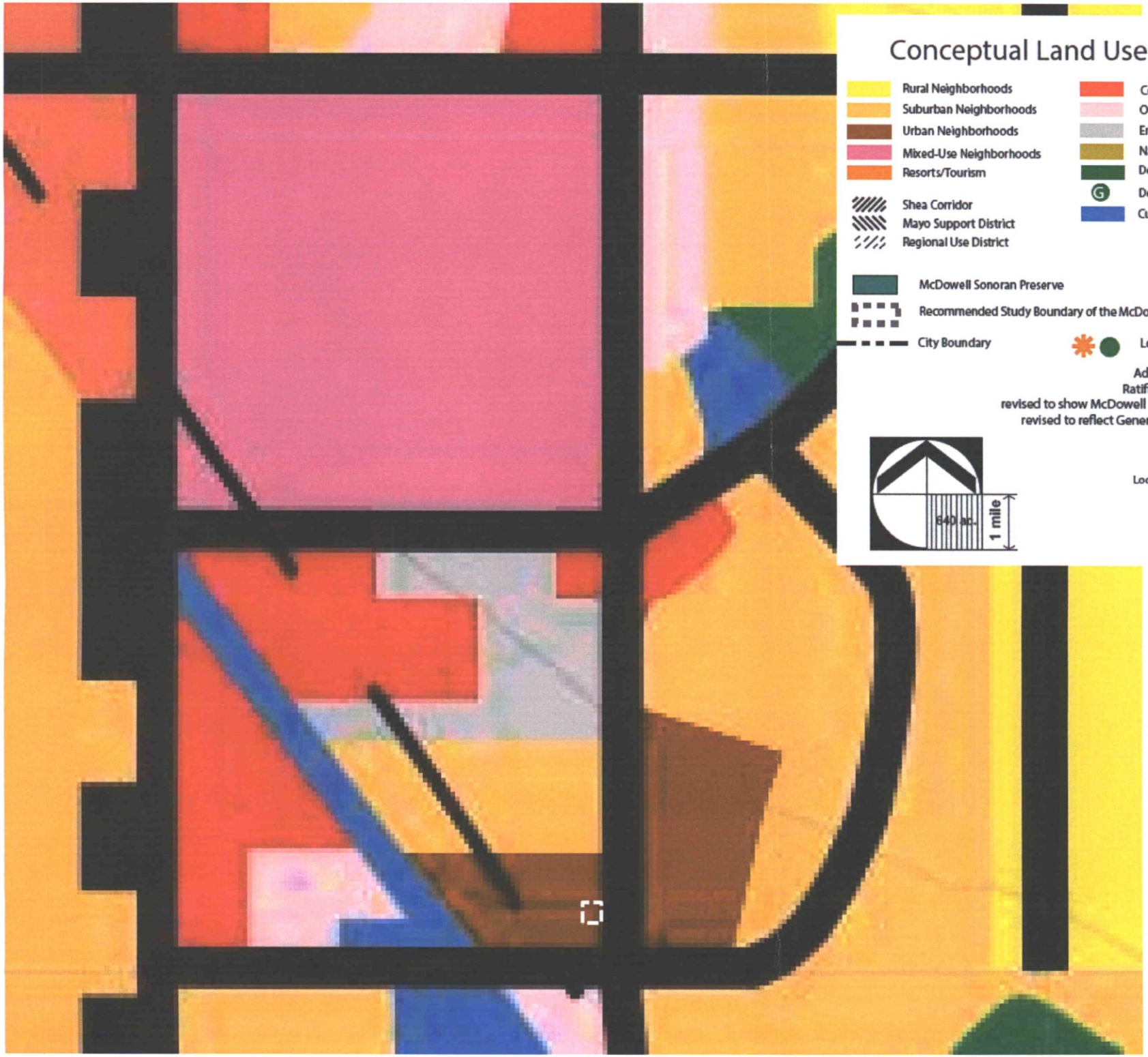
Development Application Process

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



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

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



Conceptual Land Use Map

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- McDowell Sonoran Preserve
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined

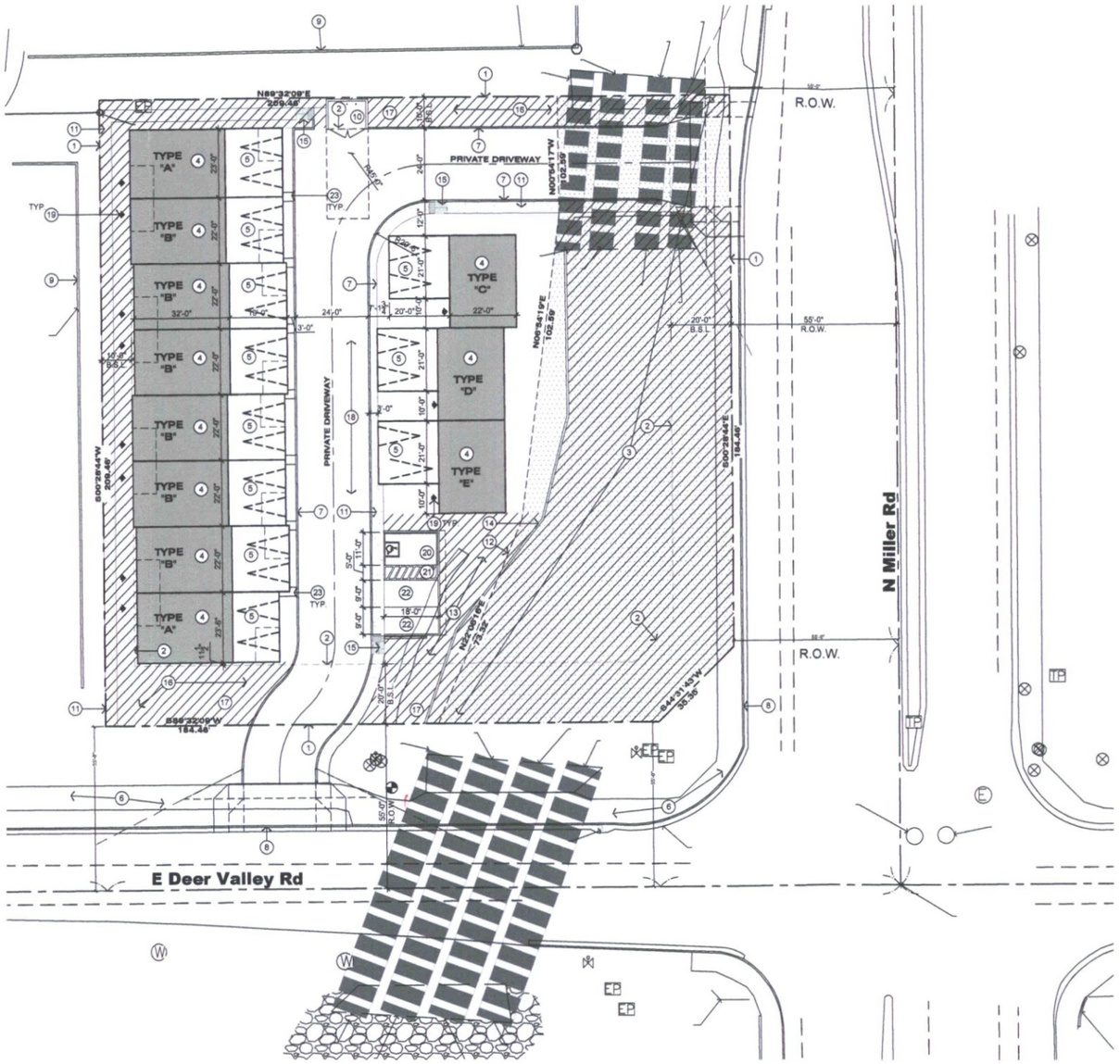
Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of November 2013
revised to reflect General Plan amendments through July 2016

LAND USE ELEMENT

Locations depicted on this map are generalized

640 ac.

1 mile



CONCEPTUAL SITE PLAN

SCALE : 1"= 20'-0"

N

0 10' 20' 40'
SCALE: 1"=20'-0"

KEYNOTES

1. DEVELOPMENT PROPERTY LINE
2. SETBACK LINE
3. DRAINAGE EASEMENT (FLOOD ZONE)
4. NEW BUILDING
5. PRIVATE 2 CAR GARAGE IN EACH UNIT
6. EXISTING SIDEWALK
7. NEW 6" CURB
8. EXISTING CURB
9. EXISTING SITE WALL
10. NEW TRASH ENCLOSURE 12'-6" x 9'-4"
11. NEW WALKWAY 48" WIDE
12. NEW CONCREATE RETAINING WALL
13. GREEN BELT MIN. 6' FROM CONCREATE RETAINING WALL
14. NEW 6'-0" HIGH SITE WALL
15. ADA ACCESSIBLE RAMP 1:12 SLOPE MAX.
16. LANDSCAPE AREA
17. OPEN SPACE
18. PRIVATE DRIVEWAY
19. ENTRANCE TO UNIT
20. 11 FEET WIDE ADA PARKING
21. 5 FEET WIDE ADA ISLE
22. PARKING SPACE 9'-0" X 18'-0"
23. LANDSCAPE ISLAND

SITE DATA

LOCATION:	CORNER OF E DEER VALLEX RD & N MILLER RD
ADDRESS:	21818 N MILLER RD SCOTTSDALE 85255
PARCEL #:	212-02-010E

NET AREA: 43,561.00 SF
GROSS AREA:
SOUTH: 184.46 x 55 = 10,145.30 SF
EAST: 184.46 x 55 = 10,145.30 SF
SOUTHEAST: 6,075.77 SF
TOTAL GROSS AREA :
43,560.00 + 10,145.30 x 2 + 6,075.77 = 69,926.37 SF
(1.60 ACRES)

EXISTING ZONING: P.CO.C
PROPOSED ZONING: R-3

OPEN SPACE CALCULATION

MIN. OPEN SPACE:	REQUIRED: 43,560 SF. X 0.36 = 15,682 SF
	PROVIDED: 4,948 SF + 13,000 SF = 17,948 SF
MIN. FRONTAGE OPEN SPACE:	REQUIRED: 20 X 52'-0" = 1,040 SF
	PROVIDED: 760 + 1039 = 1,799 SF
PRIVATE OUTDOOR LIVING SPACE	REQUIRED:
	PROVIDED: 88 + 88 + 200 = 376SF > 180SF

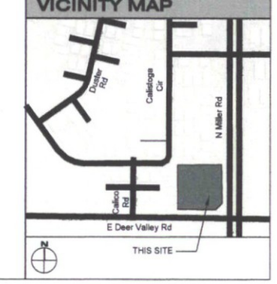
PARKING CAULCULATION

PARKING REQUIREMENTS	REQUIRED: EACH TOWNHOME 2 PARKING SPACES
	PROVIDED: EACH TOWNHOME 2 PARKING SPACES IN PRIVATE GARAGES
GUEST PARKING	NO REQUIREMENTS
	PROVIDED: 3 PARKING SPACES

DENSITY CALCULATION

GROSS SITE AREA 3,770 SF 69,927 / 3,770 = 18.54	11<18.54

VICINITY MAP



e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/491-9282 fax: 480/569-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	07-18-2016	Pre-Application

REGISTERED ARCHITECT
CERTIFICATE NO. 43178
EDMIR DZUDZA
Date Signed 07-18-16
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED
ELECTRONICALLY 07-18-2016

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e-project 2014-2015

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Deer Vlley Townhomes

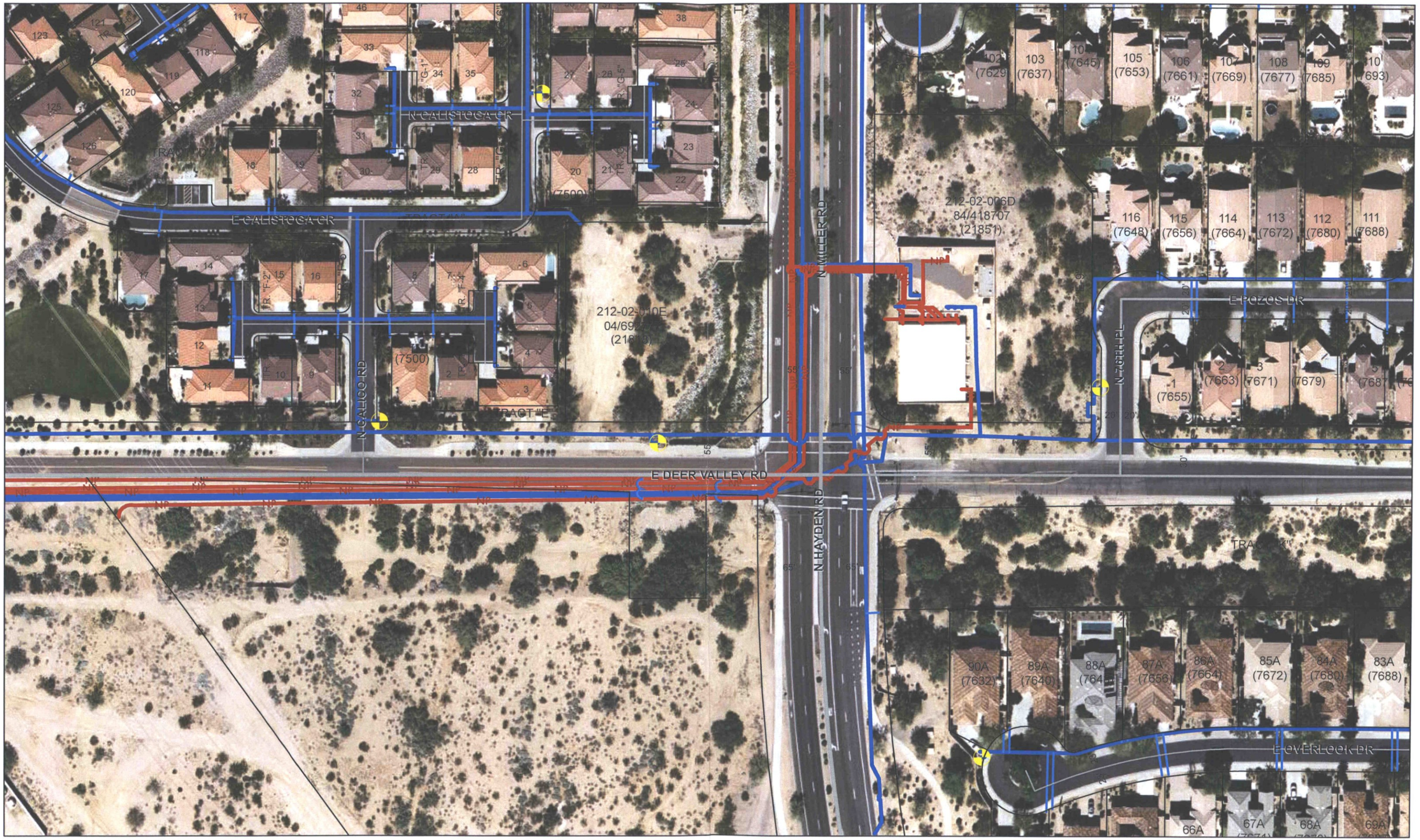
21818 N Miller Rd. Scottsdale 85255

Conceptual Site Plan

Date:	07-18-2016
Project No.	1016
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"=10'-0"

A101

628-PA / Deer Valley Townhomes



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CITY OF SCOTTSDALE
City of Scottsdale GIS

E Project, LLC
Architecture - Planning

917 W. Kathleen Rd, Phoenix, AZ 85023
Phone 602.481.9282 Fax 480.359.4407
E-mail: edmir@e-projectinternational.com

DATE: FEBRUARY 10, 2017

RE: Neighbors of 21818 North Miller Road

Case No. 628-PA-2016

Description of Request:

Rezone Existing commercial P.C O.C vacant land to Multi-Family R-3.

The project located at the corner of Deer Valley and Miller Road consists of a 1 acre site. The proposed development consists of new multi-family development with max 11 townhomes units. The architectural style of the building and planning of the site is considerate of the neighboring properties. The use of various materials and proportion in the design gives the building human scale and is appropriate for the size of the property. New Buildings will be constructed in wood frame with stucco finish, cultured stone veneer and roof tile.
Parking was designed to provide adequate spaces to meet current zoning ordinance.
Each townhome unit will have 2 private car garages. In regards to the site, careful planning allows for a nice buffer between the building and neighboring residences. Effort was made to enhance the already established landscape buffer to create privacy. An exposed dry wash will be piped below the site per recommendations of the City of Scottsdale and native vegetation will enhance the street scape along Miller and Deer Valley Roads.

In conclusion, this 1 acre site will be developed to enhance the neighborhood through architecture that will complement its surrounding.

If you have questions regarding this meeting, please contact our office:

Edmir Dzudza, AIA

Sincerely,

Phone : 602-481-9282
Fax : 480-359-4407
E-mail : edmir@e-projectinternational.com

cc: City of Scottsdale Current Planning Department

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Map

Edmir Dzudza

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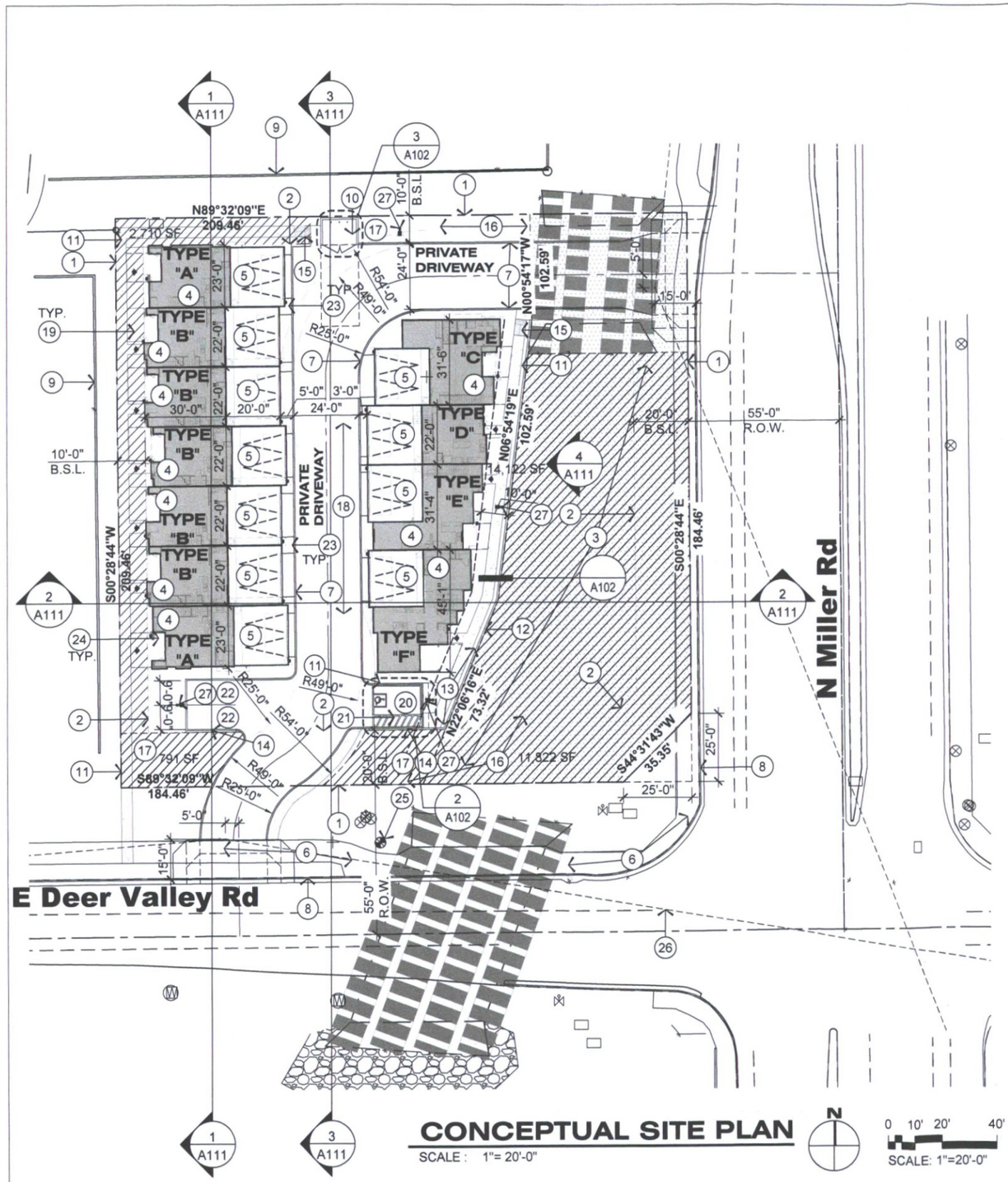


OPEN SPACE CALCULATION

MIN. OPEN SPACE:	REQUIRED: 43,561 SF. X 0.36 = 15,682 SF
	PROVIDED: 2,710 SF + 14,196 SF = 16,906 SF
MIN. FRONTAGE OPEN SPACE:	REQUIRED: 43.561 X 0.12 = 5,227 SF 404.27' x 20 = 8,085.4 SF
	PROVIDED: 871 + 11,822 = 12,693 SF
PRIVATE OUTDOOR LIVING SPACE	REQUIRED: 10% OF EACH UNIT GROSS AREA
	PROVIDED: 88 + 88 + 200 = 376SF > 1826SF X 0.10 = 180SF

PARKING CAULCULATION

PARKING REQUIREMENTS	REQUIRED: EACH TOWNHOME 2 PARKING SPACES
	PROVIDED: EACH TOWNHOME 2 PARKING SPACES IN PRIVATE GARAGES
GUEST PARKING	NO REQUIREMENTS
	PROVIDED: 3 PARKING SPACES

DENSITY CALCULATION

GROSS SITE AREA 69,927 / 3,770 = 18.54	69,939 SF 18.54 UNITS ALLOWED 11 UNITS PROVIDED

KEYNOTES

1. DEVELOPMENT PROPERTY LINE
2. SETBACK LINE
3. DRAINAGE EASEMENT (FLOOD ZONE)
4. NEW BUILDING
5. PRIVATE 2 CAR GARAGE IN EACH UNIT
6. EXISTING SIDEWALK
7. NEW 6" CURB
8. EXISTING CURB
9. EXISTING SITE WALL
10. NEW TRASH ENCLOSURE 12'-6" x 9'-4"
11. NEW WALKWAY 48" WIDE
12. NEW RETAINING WALL. REFER TO WALL ELEVATION AND SECTION ON SHEET A102
13. GREEN BELT, MIN. 6' FROM RETAINING WALL
14. 36" HIGH SCREEN WALL
15. ADA ACCESSIBLE RAMP 1:12 SLOPE MAX.
16. LANDSCAPE AREA
17. OPEN SPACE
18. PRIVATE DRIVEWAY
19. ENTRANCE TO UNIT
20. 11 FEET WIDE ADA PARKING
21. 5 FEET WIDE ADA ISLE
22. PARKING SPACE 9'-0" X 18'-0"
23. LANDSCAPE ISLAND
24. PRIVATE OUTDOOR LIVING SPACE
25. EXISTING FIRE HYDRANT
26. SITE VISIBILITY LINE. S=280 FEET
27. LIGHT POLE. REFER TO ELECTRICAL SITE LIGHTING PLAN

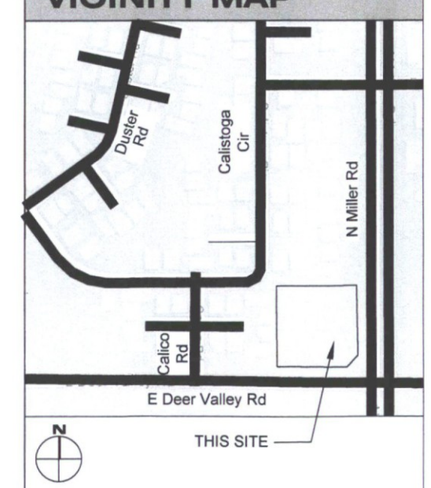
SITE DATA

LOCATION: CORNER OF E DEER VALLEX RD & N MILLER RD
ADDRESS: 21818 N MILLER RD SCOTTSDALE 85255
PARCEL #: 212-02-010E

NET AREA: 43,561.00 SF
GROSS AREA:
SOUTH: 184.46 x 55 = 10,145.30 SF
EAST: 184.46 x 55 = 10,145.30 SF
SOUTHEAST: 6,087.93 SF
TOTAL GROSS AREA :
43,560.00 + 10,145.30 x 2 + 6,087.93 = 69,938.53 SF (1.61 ACRES)

EXISTING ZONING: P.CO.C
PROPOSED ZONING: R-3

VICINITY MAP



e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/369-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	07-18-2016	Pre-Application

REGISTERED ARCHITECT CERTIFICATE NO. 43178 EDMIR DZUDZA Date Signed 07-18-16 ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED ELECTRONICALLY 07-18-2016

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Deer Valley Townhomes

21818 N Miller Rd. Scottsdale 85255

Conceptual Site Plan

Date:	12-01-2016
Project No.	1016
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"=10'-0"

A101

SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 628 -PA- 2016

Project name: Deer Valley Townhomes

Project Location 21818 N Miller Rd

Applicant Name: Beardley 22, Inc Phone: 602-481-9282

Applicant E-mail: edmir@e-projectinternational.com Fax: 480-359-4407

School District: Paradise Valley Unified

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

_____ _____

Superintendent or Designee Date

Planning and Development Services Department

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

E Project, LLC
Architecture - Planning

917 W. Kathleen Rd, Phoenix, AZ 85023
Phone 602.481.9282 Fax 480.359.4407
E-mail: edmir@e-projectinternational.com

DATE: FEBRUARY 10, 2017

Superintendent

Paradise Valley Unified School District

Case No. 628-PA-2016

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article I, Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification(s) from non-residential to residential classifications, and/or changes the residential zoning Or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for **no** residential units; our application will result in a total of **11** units allowed, an increase of 1100%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached at:

Edmir Dzudza, AIA

Sincerely,

Phone : 602-481-9282
Fax : 480-359-4407
E-mail : edmir@e-projectinternational.com

cc: City of Scottsdale Current Planning Department

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