

Capital Project Management  
7447 E. Indian School Road, Suite 205  
Scottsdale, Arizona 85251  
Web: [www.scottsdaleaz.gov/construction](http://www.scottsdaleaz.gov/construction)

Phone: 480-312-2522  
Fax: 480-312-7971

May 28, 2021

Updated June 9, 2021

**Reference:** 405-PA-2021 - Conditional Use Permit - Application Narrative – Bond 53 - WestWorld Sports Complex

The Park and Recreation Division would like to submit a 'Conditional Use Permit' in concurrence with a Drainage Report to develop improvements on assessor parcel numbers 217-14-984A, 217-14-037B, 217-14-038B, 217-14-036, 217-14-040 and the following addresses: 15522 N Thompson Peak Parkway, 15514 N Thompson Peak Parkway, and 15939 N. 98<sup>th</sup> St.

The proposed improvements will include lighted sports fields, maintenance/restroom building, drainage improvements, parking lots, sidewalks, and traffic improvements. This parcel will meet the increased demand for sports fields in the community as well as create the ability for Scottsdale to host larger tournaments and increase revenue. The fields will be used for parking for special events for a few weeks each year to replace temporary parking lots on Arizona State Land that will become unavailable as the land is sold.

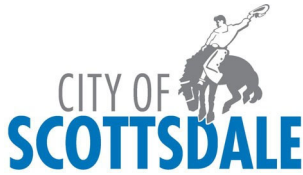
Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction.

Criteria from Section 1.401 of the Zoning Ordinance:

A. 1) **Criterion:** Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

**Response:** These Fields will be maintained by the Community Services Department and will abide by City of Scottsdale ordinances.

A. 2) **Criterion:** Impact on surrounding areas resulting from an unusual volume or character of traffic.



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**Response:** We are including a traffic analysis to be incorporated into the design of the parcel.

- B) **Criterion:** The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surroundings areas.

**Response:** Yes this developed parcel will provide a public recreation space for use by all City of Scottsdale residents and the this parcel will be reservable from the Community Services Department.

Criteria from Section 1.403 of the Zoning Ordinance:

6. E) **Criterion:** Substantial and demonstrable diminution of the market value of surrounding property.

**Response:** The development of public parks or sports complexes provide an economical and health benefit to the community.

Criteria from Section 5.2104. – Findings Required

- A.) **Criterion:** That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.

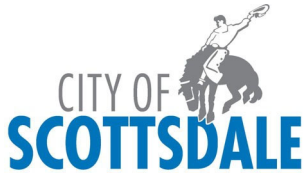
**Response:** The citizens of Scottsdale approved Bond 2019 measure 53 that will fund the project and provide the community with an open space and recreation.

- B.) **Criterion:** That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

**Response:** Yes, the project team is having a traffic study conducted by a third party to look at anticipated traffic and make the proper recommendations.

- C. 3.) **Criterion:** In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

**Response:** The project team has coordinated with WestWorld already and will continue to gather public input and coordination throughout this process.



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This property is not an existing or potential historic property.

Thank you for your time. Please give me a call or email if you have any questions or concerns about this submittal.

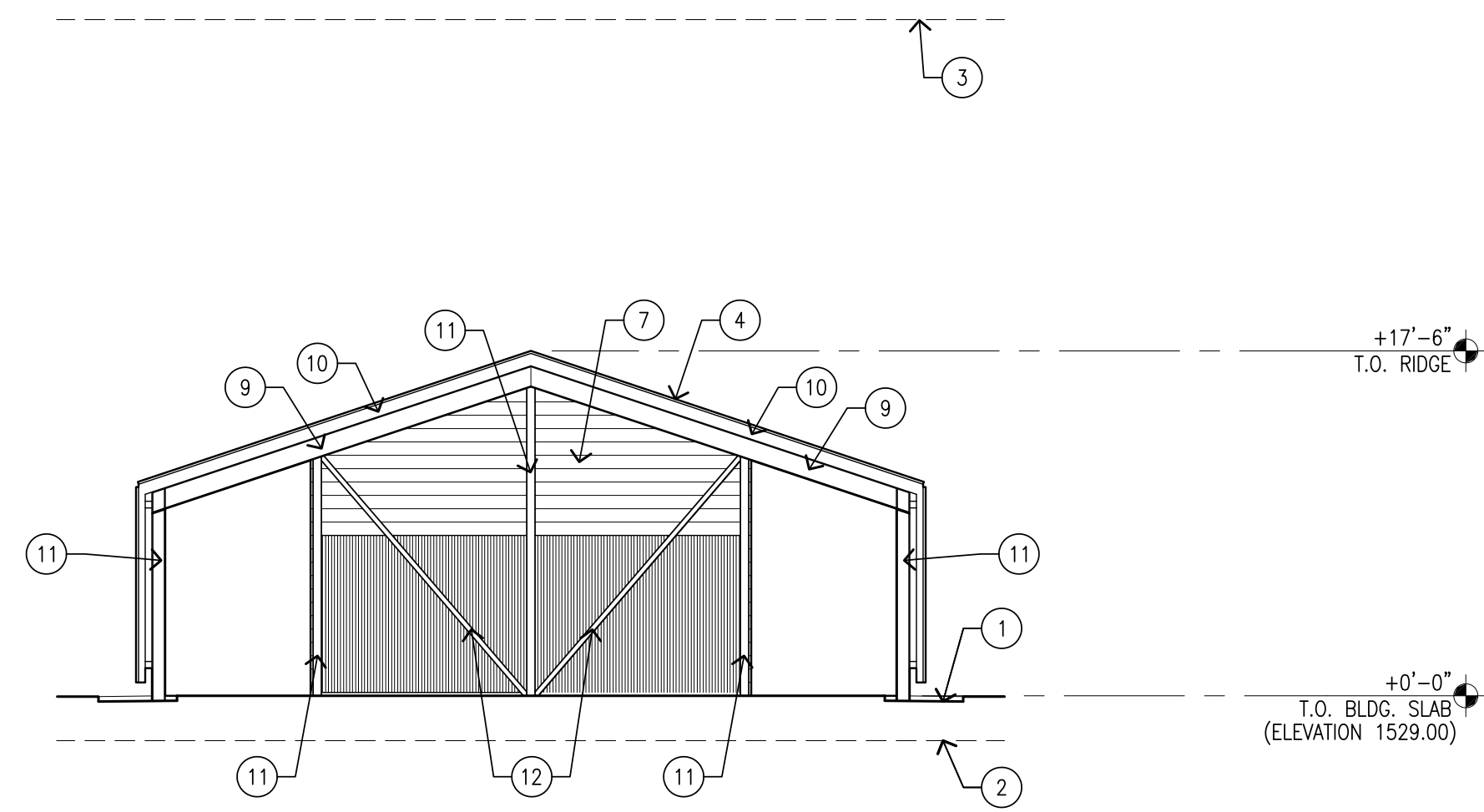
Sincerely,

Joe Phillips  
Project Manager – Capital Projects Management  
(C) 480-861-4823  
[jphillips@scottsdaleaz.gov](mailto:jphillips@scottsdaleaz.gov)



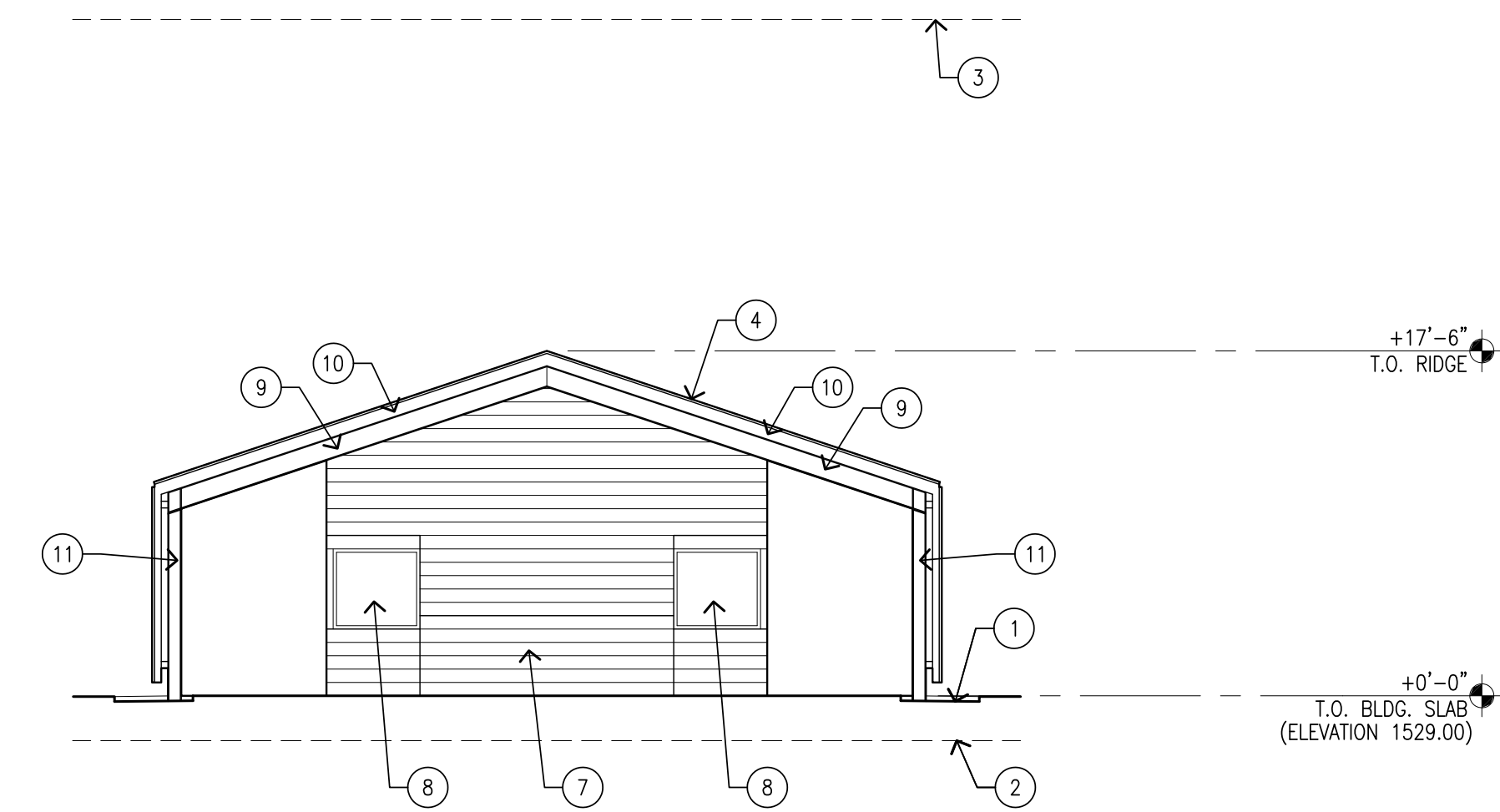






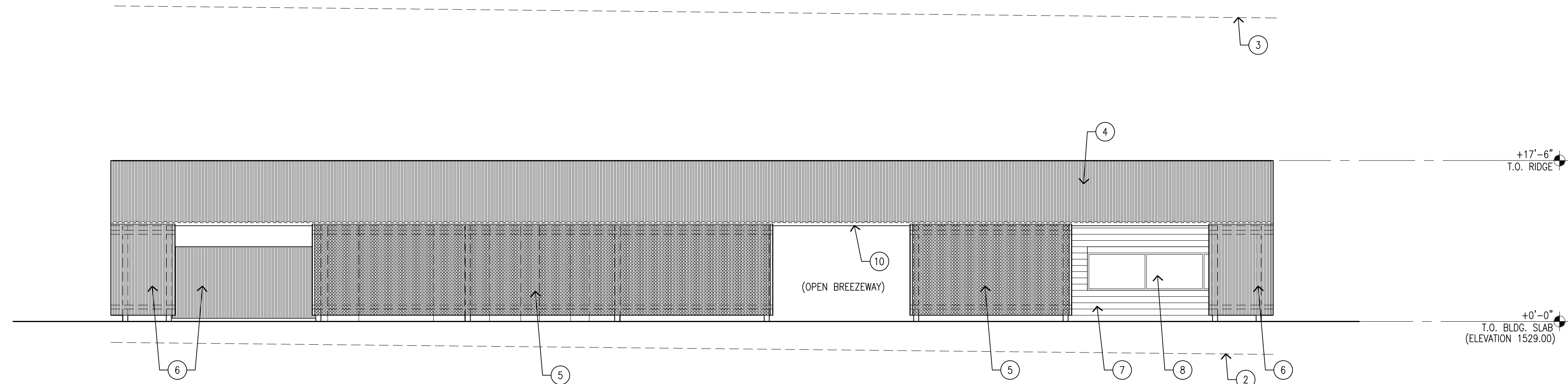
**BUILDING ELEVATION - NORTHWEST 4**

1/8" = 1'-0"



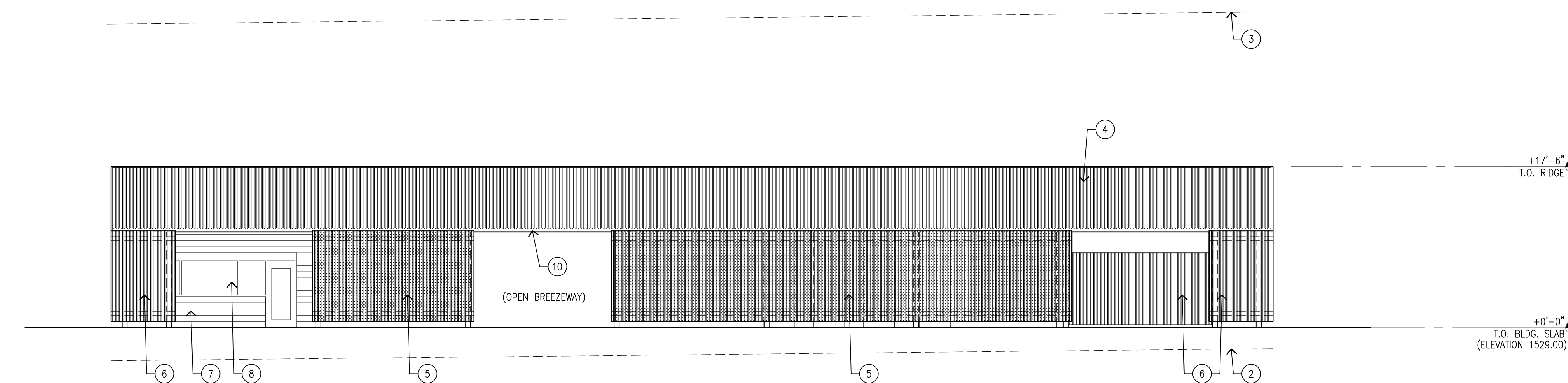
**BUILDING ELEVATION - SOUTHEAST 3**

1/8" = 1'-0"



**BUILDING ELEVATION - SOUTHWEST 2**

1/8" = 1'-0"



**BUILDING ELEVATION - NORTHEAST 1**

1/8" = 1'-0"

- KEYNOTES**
- 1 FIN. GRADE, REF. CIVIL DWGS.
  - 2 LINE OF EXISTING NATURAL GRADE
  - 3 LINE OF 36' MAXIMUM BUILDING HEIGHT ABOVE NATURAL GRADE
  - 4 CORRUGATED METAL ROOF DECKING (CORTEN STEEL) WITH NATURAL RUST FIN.
  - 5 CORRUGATED PERFORATED METAL DECKING (CORTEN STEEL) WITH NATURAL RUST FIN.
  - 6 CORRUGATED METAL DECKING (CORTEN STEEL) WALL PANEL WITH NATURAL RUST FIN.
  - 7 8 X 8 X 16 NORMAL WEIGHT CONCRETE MASONRY UNIT (C.M.U.) IN RUNNING BOND PATTERN (STANDARD GRAY FIN.)
  - 8 ALUMINUM STOREFRONT WINDOW
  - 9 STEEL BEAM, PAINTED
  - 10 STEEL PURLIN, PAINTED
  - 11 STEEL COLUMN, PAINTED
  - 12 STEEL BRACING, PAINTED

9-UP-2021  
6/2/2021



DATE	REVISION	BY

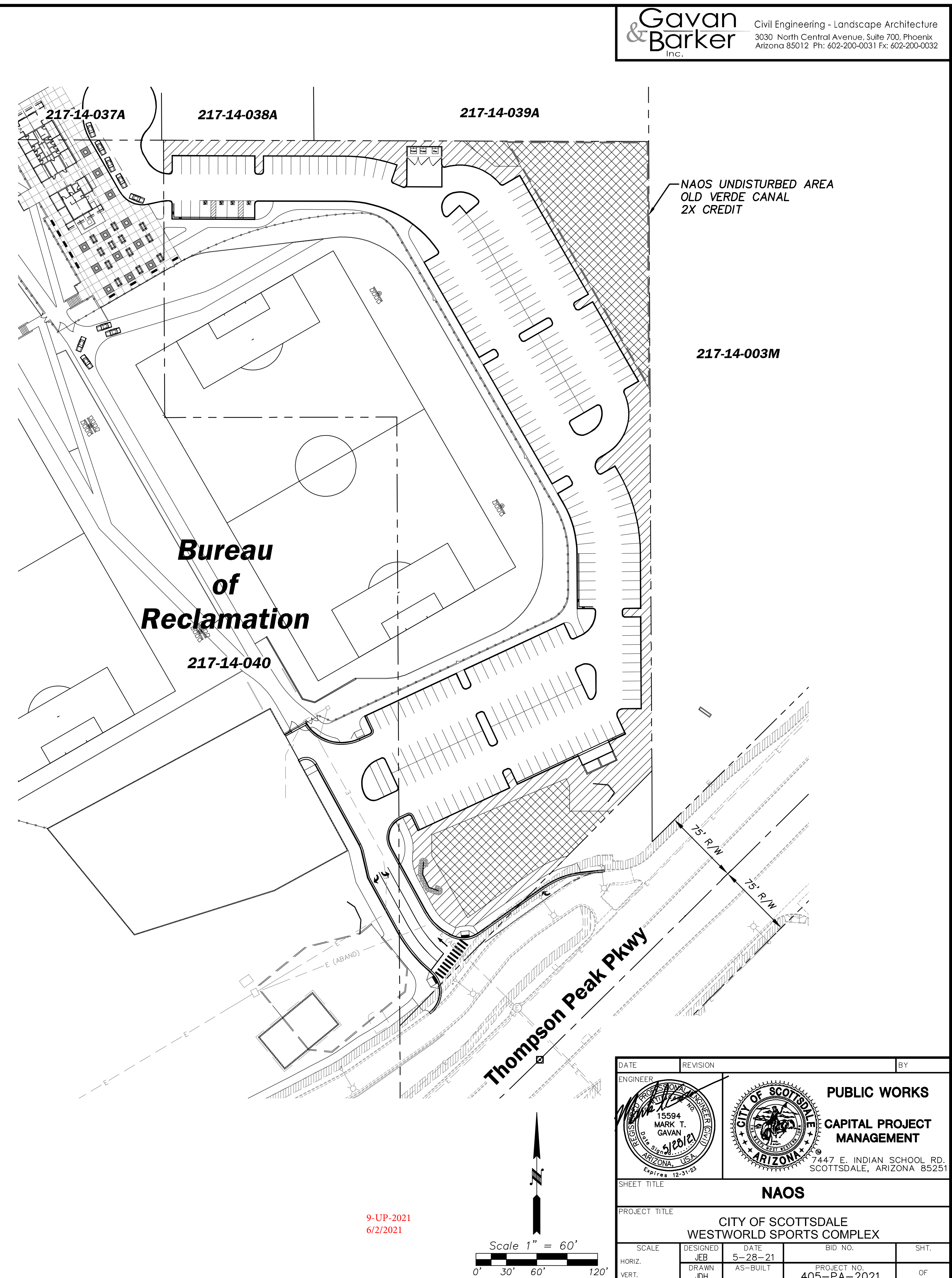
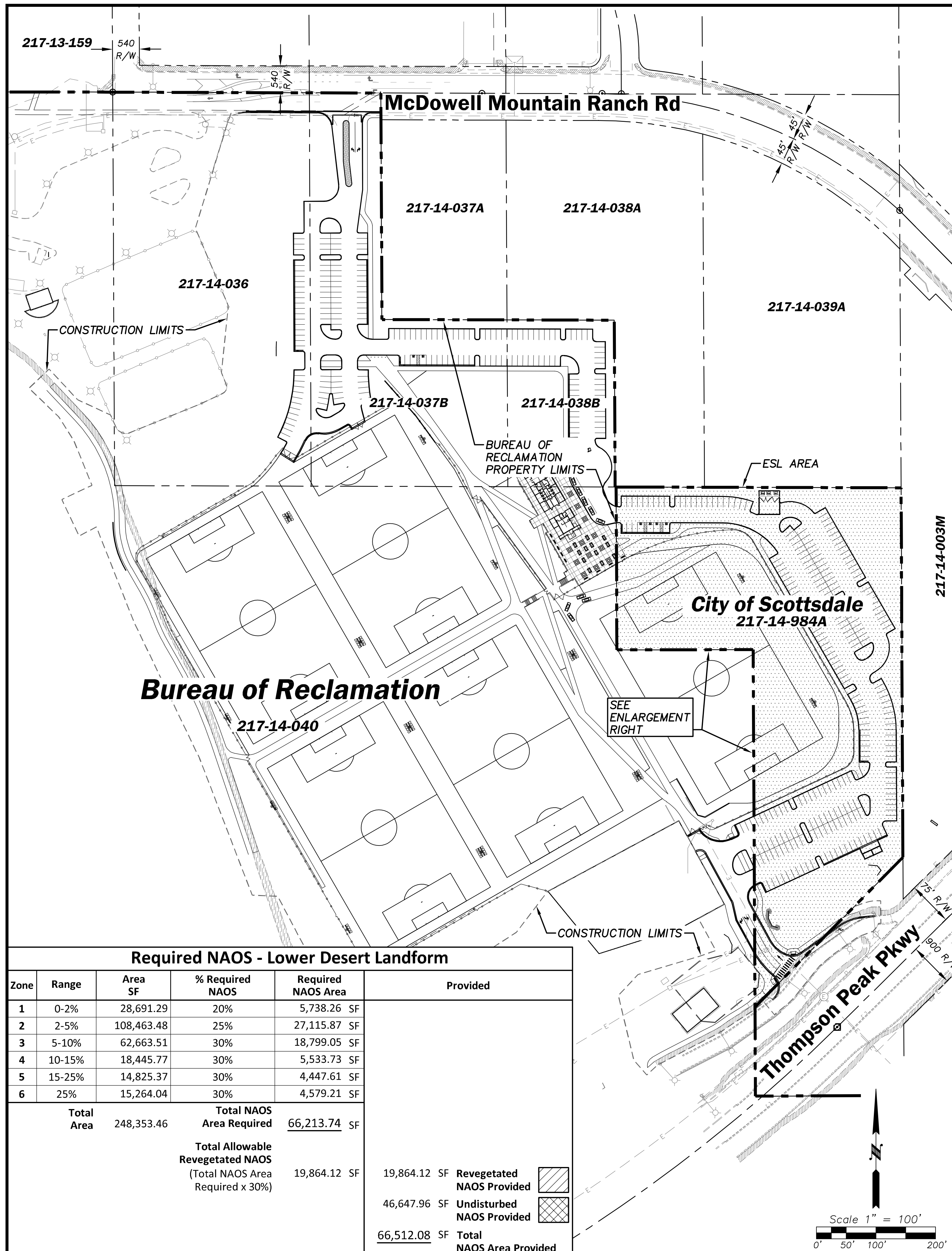
  

<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>		PUBLIC WORKS		
		CAPITAL PROJECT MANAGEMENT		
<p>7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251</p>				
<p>SHEET TITLE <b>OPERATIONS BUILDING - EXTERIOR ELEVATIONS</b></p>				
<p>PROJECT TITLE <b>CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX</b></p>				
SCALE	DESIGNED	DATE	BID NO.	SHT.
HORIZ.	DRAWN	05.28.21		A2.0
VERT.		AS-BUILT	PROJECT NO.	OF

CASE NUMBERS:

PLAN REVIEW NUMBER:





**Required NAOS - Lower Desert Landform**

Zone	Range	Area SF	% Required NAOS	Required NAOS Area	Provided
1	0-2%	28,691.29	20%	5,738.26 SF	
2	2-5%	108,463.48	25%	27,115.87 SF	
3	5-10%	62,663.51	30%	18,799.05 SF	
4	10-15%	18,445.77	30%	5,533.73 SF	
5	15-25%	14,825.37	30%	4,447.61 SF	
6	25%	15,264.04	30%	4,579.21 SF	
<b>Total Area</b>		<b>248,353.46</b>	<b>Total NAOS Area Required</b>	<b>66,213.74 SF</b>	
			<b>Total Allowable Revegetated NAOS (Total NAOS Area Required x 30%)</b>	<b>19,864.12 SF</b>	
					19,864.12 SF <b>Revegetated NAOS Provided</b>
					46,647.96 SF <b>Undisturbed NAOS Provided</b>
					<b>66,512.08 SF Total NAOS Area Provided</b>

DATE	REVISION	BY
ENGINEER		
		<b>PUBLIC WORKS</b> <b>CAPITAL PROJECT MANAGEMENT</b> <small>7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251</small>
SHEET TITLE		
<b>NAOS</b>		
PROJECT TITLE		
CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DATE	BID NO.
HORIZ. DESIGNED JEB	5-28-21	
VERT. DRAWN JDH	AS-BUILT	
PROJECT NO.		SHT.
405-PA-2021		OF

9-UP-2021  
6/2/2021