

# Project Narrative

## Development Review Board

While preparing the project narrative, please refer to the Development Review Board Criteria (refer to attachment #A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.
- Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.
- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.
- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.
- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.
- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.
- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.
- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.
- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

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

Project No: \_\_\_\_\_ -PA- \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No: \_\_\_\_\_

Project Name: \_\_\_\_\_

### Project Location:

**Property Details:**  Single-Family Residential  Multi-Family Residential  Commercial  Industrial

Current Zoning: ~~XXXXXXXXXXXXXXXXXXXX~~ Proposed Zoning:

Number of Buildings: ~~XXXXXXXXXXXX~~ Parcel Size:

Gross Floor Area/Total Units: Floor Area Ration/Density:

Parking Required: Parking Provided:

Setbacks: N - E - S - W -

### Description or Request:

## Planning, Neighborhood & Transportation Division

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