

**SCOTTSDALE CITY COUNCIL
GENERAL PLAN AMENDMENT MEETING MINUTES
TUESDAY, DECEMBER 3, 2019**



**CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a General Plan Amendment Meeting of the Scottsdale City Council at 5:02 P.M. on Tuesday, December 3, 2019, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Scottsdale Police Cadets

INVOCATION – Reverend Cathy Patterson, Fountain of Life Church.

MAYOR'S REPORT – None.

PRESENTATION/INFORMATION UPDATES – None.

PUBLIC COMMENT – None.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

REGULAR AGENDA

1. **Gentry on the Green General Plan Amendment and Rezoning (3-GP-2019 and 11-ZN-2019)**

Requests:

1. Adopt **Resolution No. 11650** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Urban Neighborhoods to Mixed Use Neighborhoods on a 41.5±-acre site.
2. Adopt **Ordinance No. 4431** approving a zoning district map amendment from Multiple-Family Residential District (R-5) to Planned Unit Development Planned Shared Development District (PUD PSD), with a development plan and amended development standards, on a 41.5±-acre site.
3. Adopt **Resolution No. 11653** declaring the document entitled "Gentry on the Green Development Plan" to be a public record.
4. Adopt **Resolution No. 11651** authorizing Development Agreement No. 2019-200-COS.

Location: Southwest Corner of North Hayden and East Camelback Roads

Presenter(s): Adam Yaron, Project Coordination Liaison and Bryan Cluff, Senior Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Project Coordination Liaison Adam Yaron and Senior Planner Bryan Cluff gave a PowerPoint presentation (attached) on the Gentry on the Green general plan amendment and rezoning applications.

Applicant Representative John Berry gave a presentation on the proposed Gentry on the Green project.

Mayor Lane opened public testimony.

The following spoke in support of the general plan amendment and rezoning applications:

- Bill Crawford, Scottsdale resident
- Alex McLaren, Scottsdale resident
- Crystal Wehby, Scottsdale resident
- Giovanni Mangone, Phoenix resident
- Trudy Hays, Scottsdale resident
- Gabrielle Klobucar, Scottsdale resident
- Mary Turner, Scottsdale resident
- Jason Alexander, Scottsdale resident
- Andrea Forman, Scottsdale resident

The following spoke in opposition to the general plan amendment and rezoning applications:

- Carole Cohen, Scottsdale resident
- Doris Redlin, Scottsdale resident
- Tracy Lendyok, Scottsdale resident

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 1

Councilmember Korte made a motion to adopt Resolution No. 11650, Ordinance No. 4431, Resolution No. 11653, and Resolution No. 11651. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

PUBLIC COMMENT – None

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The City Council General Plan Amendment Meeting adjourned at 6:21 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

Officially approved by the City Council on

January 14, 2020

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the General Plan Amendment Meeting of the City Council of Scottsdale, Arizona held on the 3rd day of December 2019.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 14th day of January 2020.



Carolyn Jagger, City Clerk

Gentry on the Green

3-GP-2019 & 11-ZN-2019

City Council

December 3, 2019

Coordinators: Adam Yaron, Bryan Cluff

1

Presentation Overview

- Major General Plan Amendment Criteria and Process
- 2019 Major Amendment Request
- Zoning District Map Amendment Request
- Major General Plan Amendment & Zoning Timeline

2



3



4

Major Amendment Criteria

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:

1. Change in Land Use Category
2. Area of Change
3. Character Area Criteria
4. Water/ Wastewater Infrastructure Criteria

5

1. Change in Land Use Category

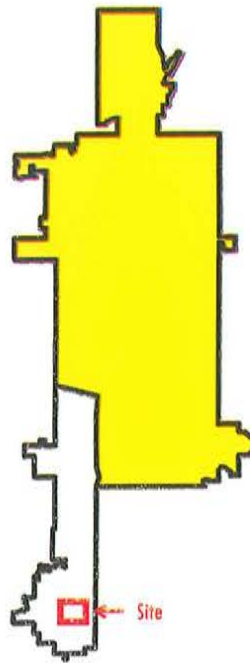
1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resort/ Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Conventional Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

6

2. Area of Change



7

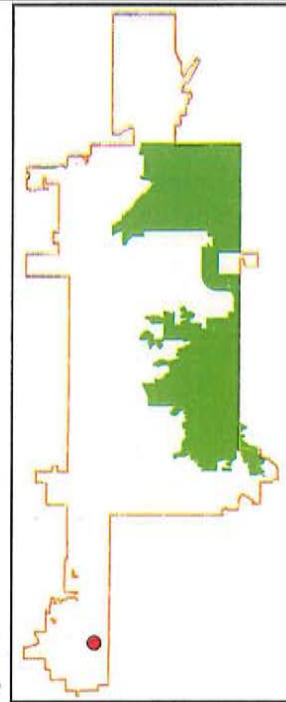
Major General Plan Amendment Process

- Heard at City Council same year as submitted
 - Submittal deadline: May 17, 2019
 - City Council hearing: December 3, 2019
- Requires additional, remote hearing of Planning Commission for public input
- Requires 2/3 majority vote of City Council

8

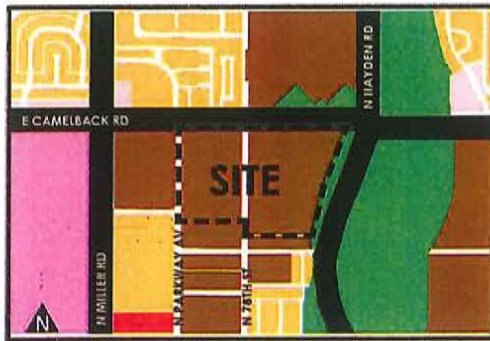
2019 Major General Plan Amendments – 1 Request

● 3-GP-2019, Gentry On The Green

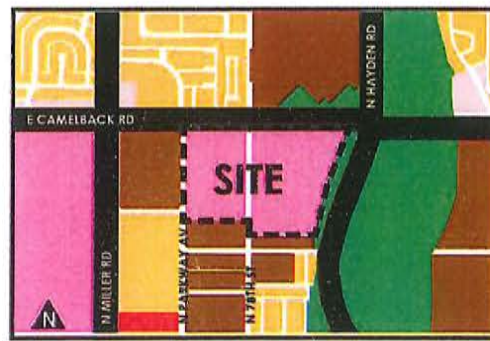


9

PK3



Existing General Plan Land Use
Urban Neighborhoods



Proposed General Plan Land Use
Mixed-Use Neighborhoods

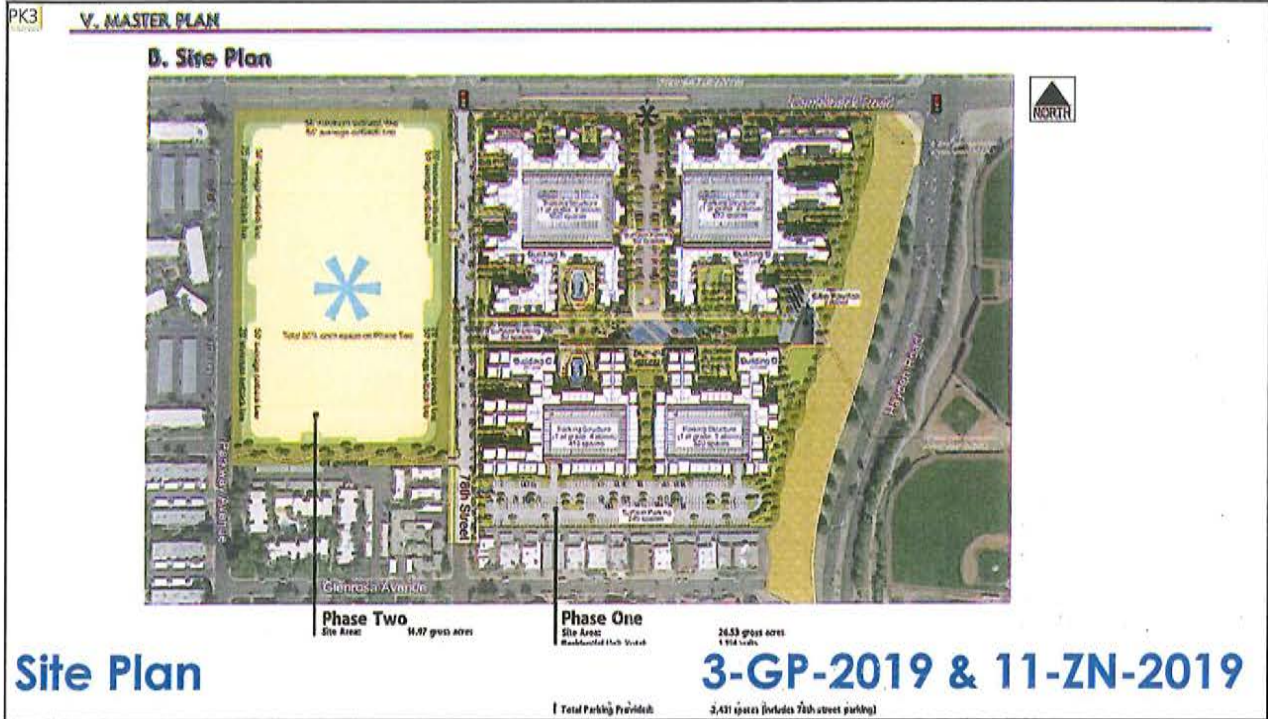


3-GP-2019

Major General Plan Amendment

3-GP-2019

10



11

Request (Zoning)

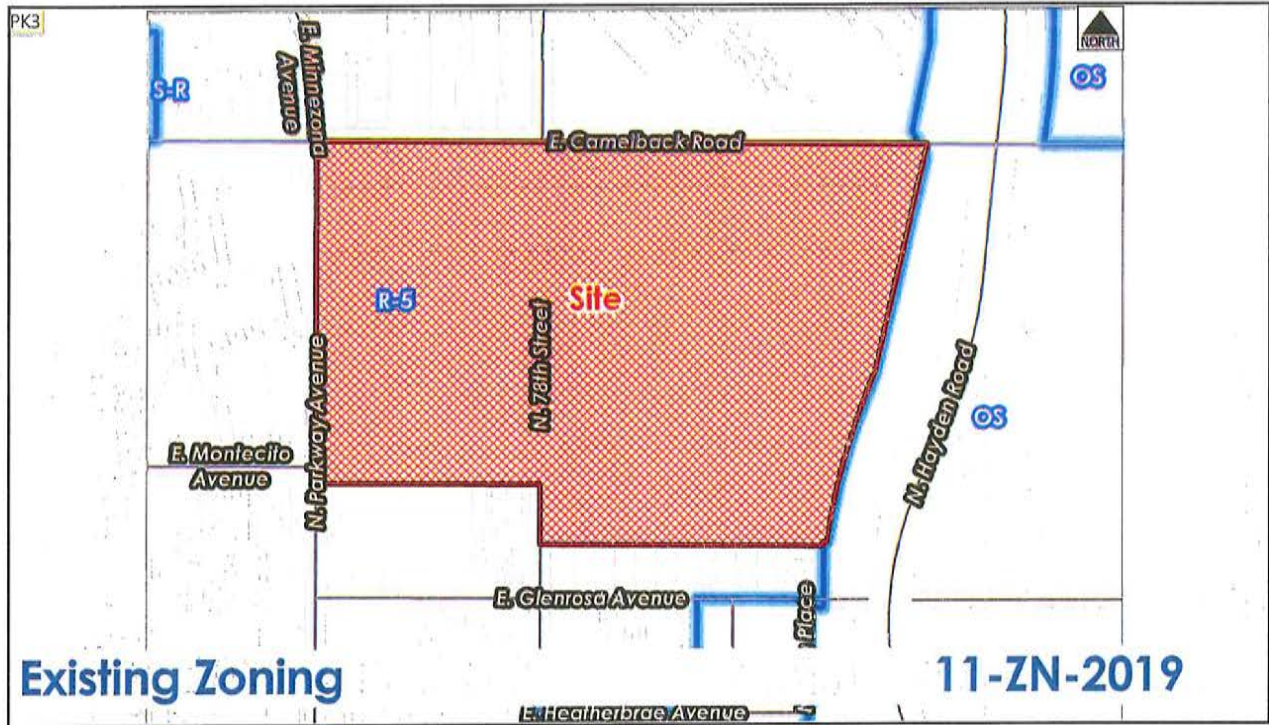
Approval of the rezoning and Development Plan elements for a PUD containing up to 1,864 residential units and up to 156,000 square feet of non-residential space on 41.5 gross acres.

- Revitalization, Goals, Policies, Guidelines of the GP and Area Plans
- Uses, Densities, Standards not otherwise permitted
- Compatibility with adjacent land uses
- Infrastructure
- Non-ESL, Frontage on a Major/Minor Arterial or Major Collector

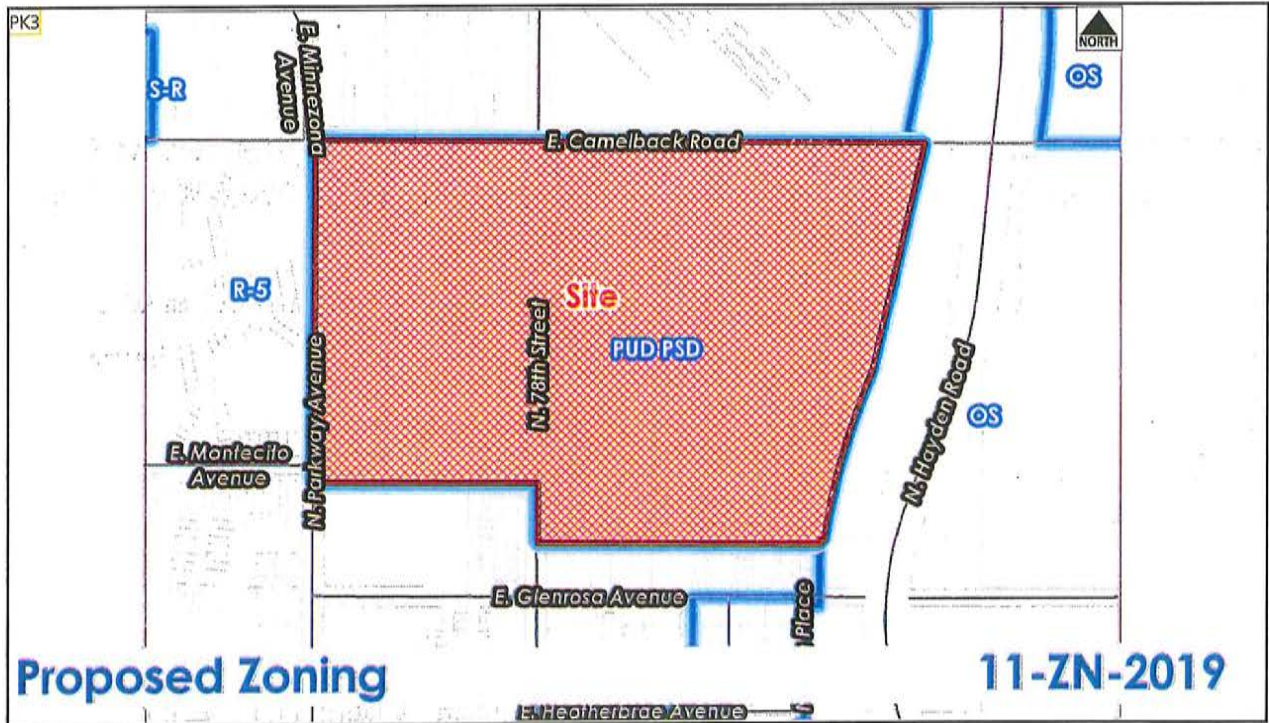
Request

11-ZN-2019

12



13



14

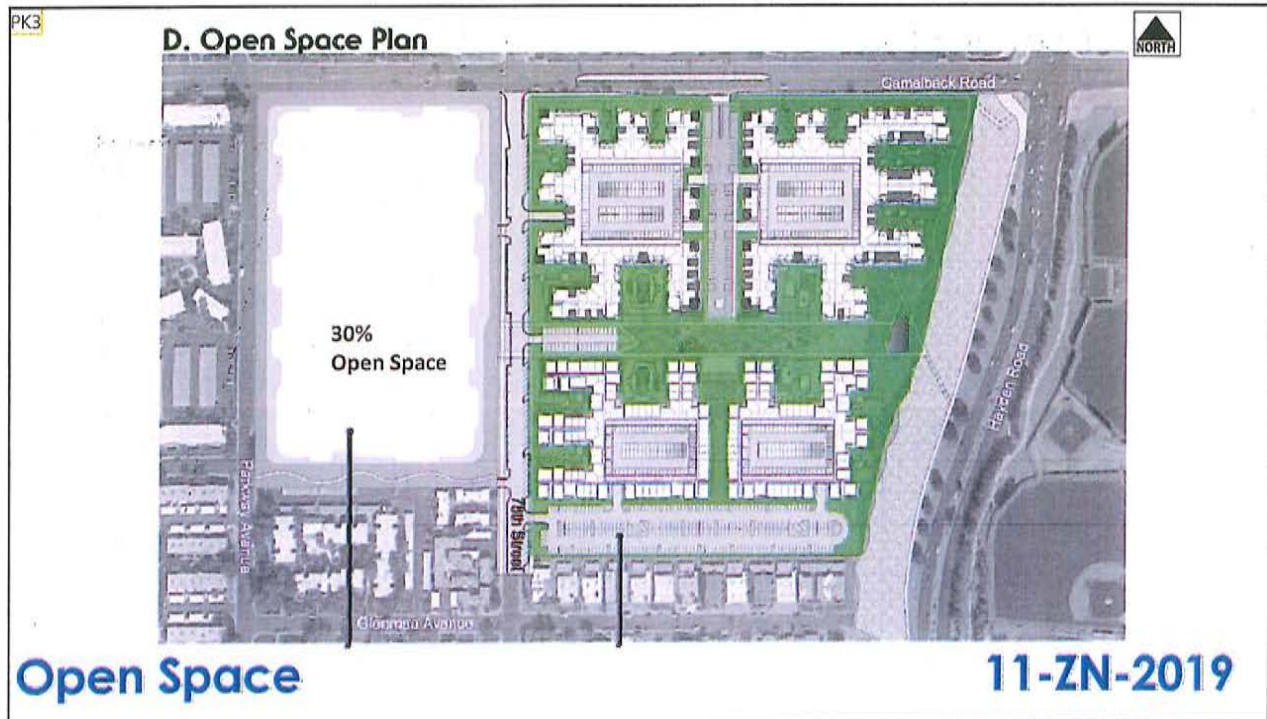
Project Data

Proposed Use:	Mixed-use development
Parcel Size:	26.5 acres (Phase 1) 14.9 acres (Phase 2) 41.5 gross acres
Floor Area Ratio Allowed:	0.8
Floor Area Ratio Proposed:	0.07
Building Height Allowed:	48 feet, plus 10' rooftop appurtenances
Building Height Proposed:	48 feet, plus 10' rooftop appurtenances
Density Allowed:	Per Development Plan
Density Proposed:	45 dwelling units per gross acre (1,864 units)
Parking Required:	1,950 spaces (Phase 1 only)
Parking Provided:	2,355 spaces (+76 on-street, Phase 1 only)

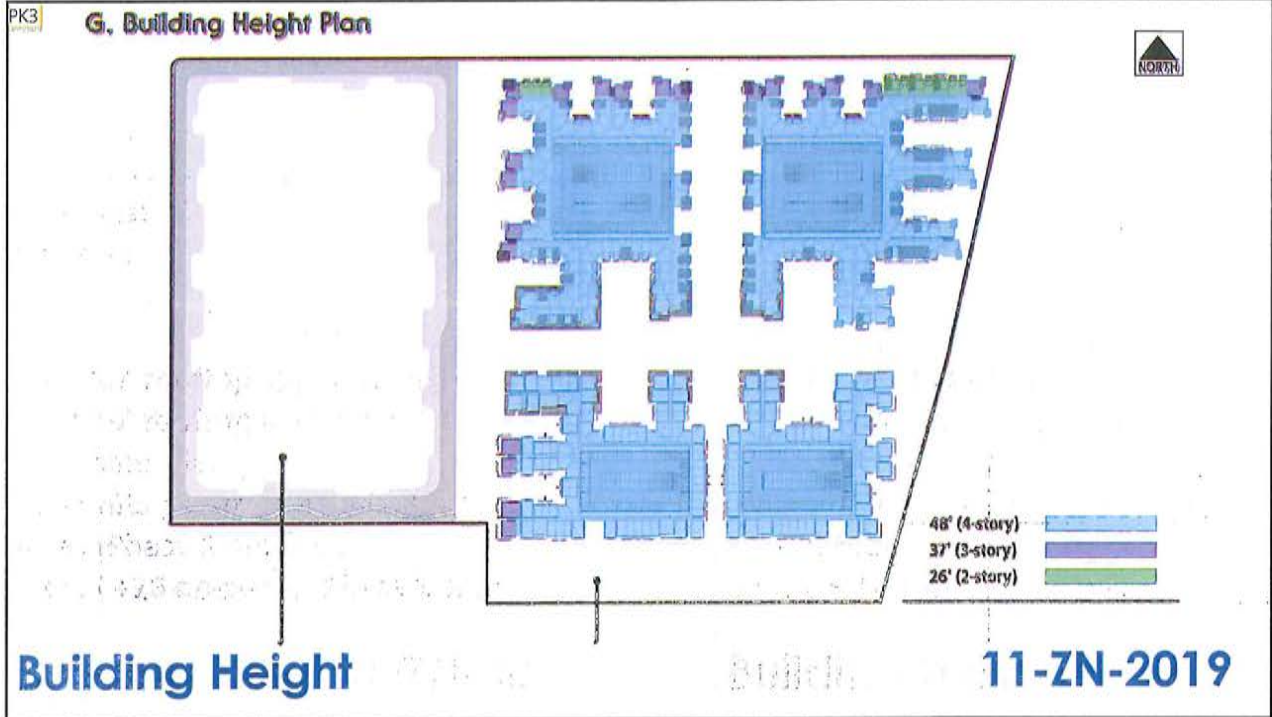
Project Data

11-ZN-2019

15



16



17

Proposed Amended Standards

Request includes four (4) amended standards:

- PUD Development Area
 - 25 acres max, 41.5 acres proposed
- Minimum Building Setback Camelback Road
- Minimum Building Setback 78th Street
- Average Building Setback

Proposed Amended Standards **11-ZN-2019**

18

III. Rezoning Request

Amended Development Standards

E. Building setbacks

1. Minimum setback. Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E, Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.



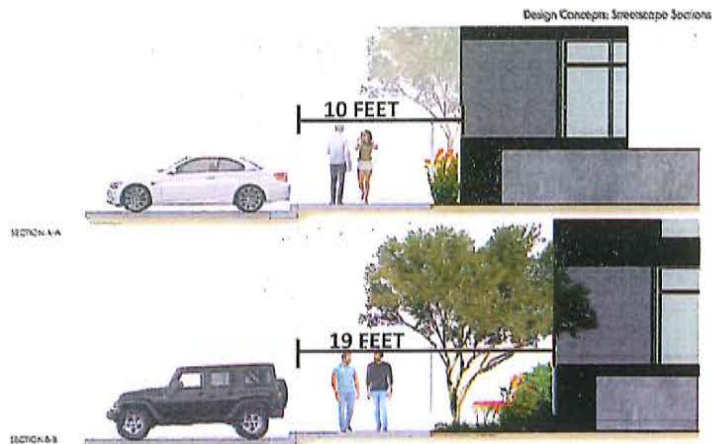
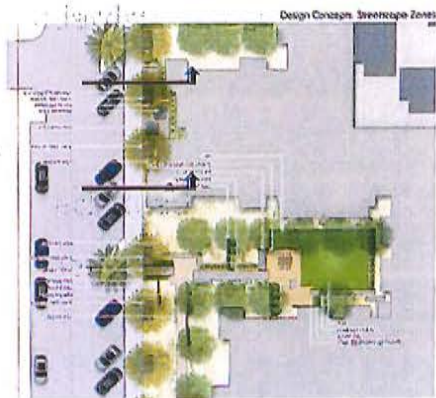
TABLE A BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			Setback Diagram - This illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Street Classification Type and Use	Minimum Setback	MINIMUM AVERAGE Setback	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	34 feet EXCEPTION: 30 FEET ON CAMEBACK ROAD ADJACENT TO ACCELERATION LANE AND BUS BAY.	40 feet	

TABLE A BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			Setback Diagram - This illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Street Classification Type and Use	Minimum Setback	MINIMUM AVERAGE Setback	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on	25 feet EXCEPTION 10 FEET ON 78th STREET	30 feet	

Proposed Amended Standards

11-ZN-2019



Proposed Setback (78th Street)

11-ZN-2019

PK3



Proposed Setback (Camelback Road)

11-ZN-2019

21

Public Outreach:

- **Applicant Open House: May 8 and 9, 2019**
- **City Sponsored Open House: September 12, 2019**
- **Applicant & City Notifications: 750 feet radius**
- **Site Posting**
- **Newspaper, Internet, Subscriptions, Social Media**
- **Public comment received**

Public Outreach

3-GP-2019 & 11-ZN-2019

22

Hearing Schedule:

- ✓ **October 16th:** **Remote Planning Commission Hearing
Community Design Studio, 5-7 pm**
- ✓ **October 17th:** **DRB Development Plan Recommendation Hearing
City Hall Kiva, 1 pm**
- ✓ **October 23rd:** **Planning Commission Recommendation Hearing
City Hall Kiva, 5 pm**
- December 3rd:** **City Council General Plan Amendment
Adoption Hearing,
City Hall Kiva, 5 pm**

Hearing Schedule

3-GP-2019 & 11-ZN-2019

23

Gentry on the Green

3-GP-2019 & 11-ZN-2019

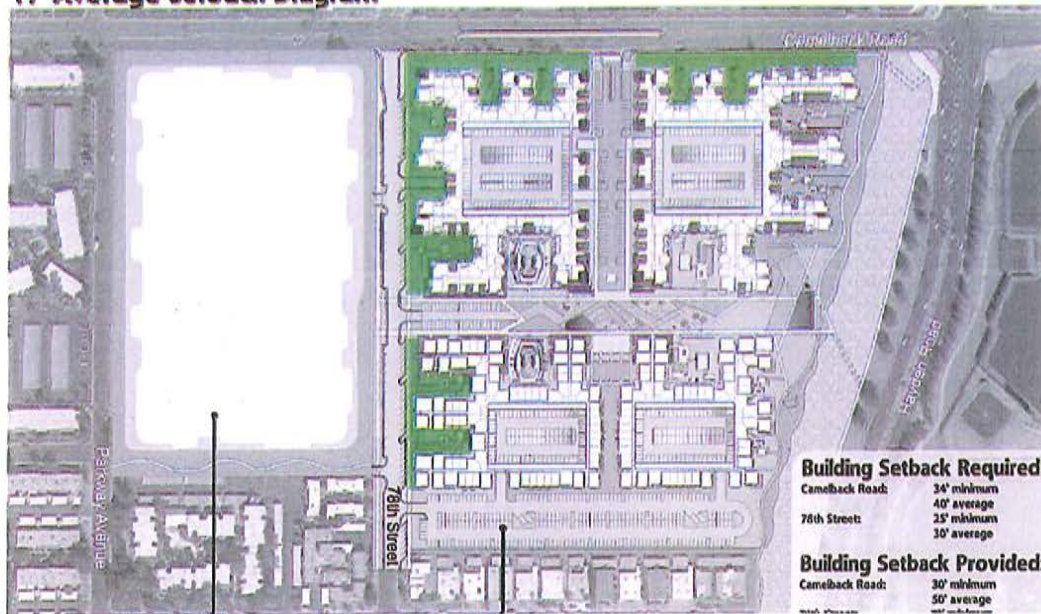
**City Council
December 3, 2019**

Coordinators: Adam Yaron, Bryan Cluff

24

PK3

F. Average Setback Diagram



Proposed Average Setback

11-ZN-2019

25

PK3



Proposed Zoning

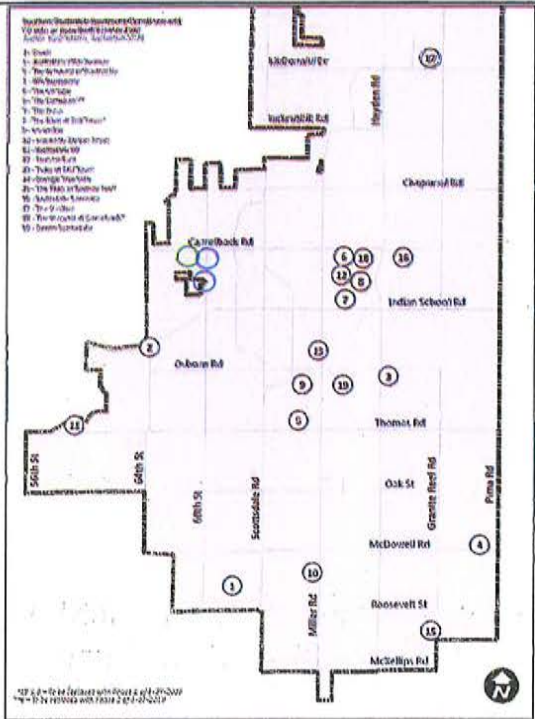
11-ZN-2019

26

Policy Implication – Market Analysis

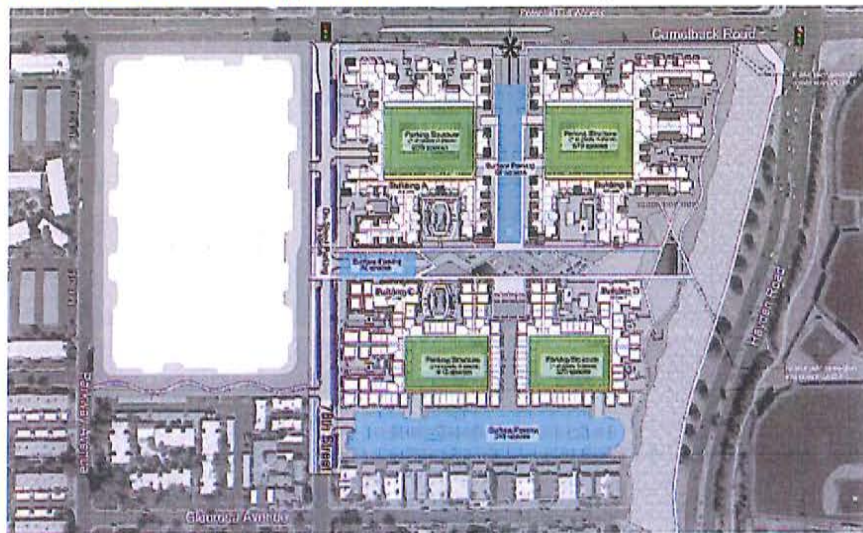
August 2019	Average Price Per Square Foot	Average Rent	Occupancy	Unit Compositions	Year Built
Visconti On the Glen (proposed to be replaced in Phase 1)	\$1.35	\$1,438	95.1%	1 1 bed room: 470 (470%) 2 2 bed rooms: 470 (470%) 140 Total	1979
The Glen at Old Town (proposed to be replaced in Phase 1)	\$1.47	\$1,266	96.8%	1 1 bedroom: 141 (141%) 2 2 bedrooms: 83 (166%) 274 Total	1973

- “Rents are expected to average \$2.78 per square foot with average household incomes for community residents of about \$100,000.”
-Applicant Market Analysis
- More affordable rental market supply in Southern Scottsdale will be reduced by 626 units or 19%



27

Applicant Proposed Parking Plan



Parking Required:

330 Studio x 1.25	825 spaces
376 1 Bedroom x 1.50	480 spaces
364 2 Bedroom x 1.70	600 spaces
122 3 Bedroom x 1.90	222 spaces
20,000 sq ft Retail / 250sf	80 spaces
Total	1,920 spaces

Parking Provided:

Developer/Guest Parking	2,221 spaces
Public Parking	118 spaces
On-Street Parking	76 spaces
Total	2,435 spaces (25% increased)

Phase One Parking Plan



28