

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 21, 2017



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

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:03 P.M. on Tuesday, March 21, 2017, in the City Hall Kiva.

ROLL CALL

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

Also Present: City Manager Jim Thompson, Deputy City Attorney Sherry Scott, Budget Director Judy Doyle, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Troop 147, Scoutmaster Richard Hinz

INVOCATION – Pastor Josh Newton, First Southern Baptist Church

MAYOR'S REPORT

Mayor Lane commented on the outstanding work that is being done by the City's Operation Fix It Program, and thanked all of the volunteers that work to make the program a success.

Mayor Lane and Scottsdale Fix It Program Manager Michelle Holmes accepted a check in the amount of \$32,000 from Scottsdale Business Development Forum President Mark Dewane.

PRESENTATIONS

- **Scottsdale Arts Update** - Neale Perl, President and CEO

Scottsdale Arts President and CEO Neale Perl gave a PowerPoint presentation (attached) update on Scottsdale Arts.

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.

PUBLIC COMMENT

- Howard Myers commented on fiscal sustainability.
- Mark Meyers spoke about the Arizona Music and Entertainment Hall of Fame Induction Ceremony scheduled for March 26, 2017.
- Jason Alexander commented on the activities of Desert Discovery Center Scottsdale.

ADDED ITEMS

A1. Added Items

The supporting materials for Item No. 14 and the Council Report and support materials for Item No. 15 were added to the agenda less than ten days prior to the meeting and will require a separate vote to remain on the agenda.

Request: Vote to accept the agenda as presented or continue the added item(s) to the April 4, 2017 Council meeting.

MOTION AND VOTE – ADDED ITEMS

Councilman Phillips made a motion to accept the agenda as presented. Councilmember Korte seconded the motion, which carried 7/0.

MINUTES

Request: Approve the Special Meeting Minutes of February 21, 2017; Regular Meeting Minutes of February 21, 2017; and Work Study Session Minutes of February 28, 2017.

MOTION AND VOTE – MINUTES

Councilmember Korte made a motion to approve the Special Meeting Minutes of February 21, 2017; Regular Meeting Minutes of February 21, 2017; and Work Study Session Minutes of February 28, 2017. Councilman Phillips seconded the motion, which carried 7/0.

CONSENT AGENDA

- 1. Arco AM PM No. 82567 Liquor License (6-LL-2017)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.
Location: 10809 N. Frank Lloyd Wright Boulevard
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 2. Sienna Hills Abandonment Correction (Related to 8-AB-2014)**
Request: Adopt **Resolution No. 10689** amending prior Resolution Nos. 9946 and 10273 to correct an error in the abandonment legal description, title, and depiction for a portion of the E. Sahuaro Drive alignment, west of N. 124th Street.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 3. DPMG Hayden Rezoning (24-ZN-2016)**
Request: Adopt **Ordinance No. 4301** approving a zoning district map amendment from Industrial Park (I-1) zoning to General Commercial (C-4) zoning on a 2.1±-acre site.
Location: 15000 N. Hayden Road
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

- 4. Easement Termination and Wellsite and Access Easement Agreements**
Request: Adopt **Resolution No. 10737** authorizing Easement Termination Agreement No. 2017-042-COS, with the Salt River Project Agricultural Improvement and Power District, and Well Site and Access Easement No. 2017-043-COS, with Motorola Solutions, Inc., related to the City's 1.5-acre parcel at SkySong.
Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov
- 5. Citywide Vertical Construction Services Job Order Contract**
Request: Adopt **Resolution No. 10743** authorizing Contract No. 2013-039-COS-A6, with Balfour Beatty Construction, LLC, for the fifth and final option year of the Citywide vertical construction services job order contract.
Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov
- 6. Zone 2 Water System Improvements Construction Bid Award**
Request: Adopt **Resolution No. 10749** authorizing Construction Bid Award No. 17PB021, with Hunter Contracting Co., the lowest responsive bidder, at the unit bid price of \$6,265,674 for construction of the Zone 2 Water System on Frank Lloyd Wright Boulevard from 90th Street to Via Linda.
Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov
- 7. Cooperative Law Enforcement Training Operations Intergovernmental Agreement**
Request: Adopt **Resolution No. 10732** authorizing Agreement No. 2017-040-COS with the Arizona Department of Liquor Licenses and Control for cooperative law enforcement training operations.
Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov
- 8. Maricopa Trail Intergovernmental Agreement**
Request: Adopt **Resolution No. 10720** authorizing Agreement No. 2017-038-COS with Maricopa County for trail signage and maintenance on the Maricopa Trail through the City of Scottsdale.
Staff Contact(s): Kroy Ekblaw, Preserve Director, 480-312-7064, kekblaw@scottsdaleaz.gov; Paul Basha, Transportation Director, 480-312-7651, pbasha@scottsdaleaz.gov
- 9. Preserve General Obligation Bond Issuance (S.P.A. Refinancing)**
Request: Adopt **Resolution No. 10742** providing for the prepayment and refinancing of a portion of the City's payment obligations related to the Scottsdale Preserve Authority's Excise Tax Revenue Bonds and Excise Tax Revenue Refunding Bonds and the negotiated sale and issuance of up to \$20 million in principal amount of Preserve General Obligation bonds; providing the terms concerning the bonds; authorizing the City Treasurer to negotiate, execute and deliver certain agreements and documents, including acceptance of the proposal for the purchase of the bonds and appointing a depository trustee; and appointing an initial bond registrar and paying agent for the bonds.
Staff Contact(s): Jeff Nichols, City Treasurer, 480-312-2364, jenichols@scottsdaleaz.gov

- 10. Notice of Intention to Increase Water and Water Reclamation Rates and Fees**
Request: Adopt notice of intention to increase water and water reclamation rates, increase miscellaneous water charges, and make housekeeping adjustments to Chapter 49 of the Scottsdale Revised Code for FY 2017/18; and establish May 23, 2017, as the date for a public hearing.
Staff Contact(s): Brian Biesemeyer, Water Resources Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov
- 11. Monthly Financial Report**
Request: Accept the FY 2016/17 Monthly Financial Report as of January 2017.
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 11. Councilwoman Littlefield seconded the motion, which carried 7/0.

REGULAR AGENDA

- 12. Scottsdale Heights Roadway Easement Abandonment (10-AB-2016)**
Request: Adopt **Resolution No. 10680** authorizing the abandonment of the eastern 30 feet of a 55-foot-wide roadway easement along the western edge of a property with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning.
Location: 7225 E. Dove Valley Road
Presenter(s): Keith Niederer, Sr. Planner
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 13. Scottsdale Heights Non-Major General Plan Amendment and Rezoning (4-GP-2016 and 9-ZN-2016)**
Requests:
1. Adopt **Resolution No. 10681** approving a Non-Major General Plan Amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map from Commercial to Urban Neighborhoods on 14± acres of a 15.5±-acre site.
 2. Adopt **Ordinance No. 4292** approving a zoning district map amendment from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL), on 14± acres of a 15.5±-acre site.
- Location:** 7225 E. Dove Valley Road
Presenter(s): Keith Niederer, Sr. Planner
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Note: Item 12 was presented and discussed together with Item 13.

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the Scottsdale Heights abandonment, non-major general plan amendment, and rezoning requests.

Applicant representative John Berry gave a presentation on the Scottsdale Heights abandonment, non-major general plan amendment, and rezoning requests.

Mayor Lane opened public testimony.

The following spoke in opposition to the proposed Scottsdale Heights project:

- Cindy Lee, Scottsdale resident
- Don Buch, Scottsdale resident
- Jim Johnson, Scottsdale resident
- David Gordon, Scottsdale resident
- Mike Fiflis, Scottsdale resident
- Howard Myers, Scottsdale resident

The following spoke in support of the proposed Scottsdale Heights project:

- Emily Rose, Scottsdale resident, read a letter of support (attached) into the record
- Steve Haney, Cave Creek resident
- Suzanne Dreher, read a letter of support (attached) into the record

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEMS 12 AND 13

Councilwoman Milhaven made a motion to adopt: Resolution No. 10680, authorizing the abandonment of the eastern 30 feet of a 55-foot-wide roadway easement; Resolution No. 10681, approving a Non-Major General Plan amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map from Commercial to urban Neighborhoods; and Ordinance No. 4292, approving a zoning district map amendment from Central Business District, Environmentally Sensitive Lands, to Medium Density Residential, Environmentally Sensitive Lands. Vice Mayor Klapp seconded the motion, which carried 5/2, with Councilmembers Littlefield and Smith dissenting.

14. Palmeraie Rezoning (7-ZN-2016)

Requests:

1. Adopt **Ordinance No. 4289** approving a zoning district map amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, including approval of a development plan on a 20±-acre site.
2. Adopt **Resolution No. 10645** declaring the document entitled "*Palmeraie Development Plan*" to be a public record.
3. Adopt **Resolution No. 10677** to authorize:
 - a. Development Agreement No. 2017-003-COS with Fire Star Development Communities, LLC (Developer).
 - b. The City Manager, or designee, to accept from the Developer a monetary contribution in the amount of \$408,000 as a "Usage Fee" for use by the City to assist in constructing and maintaining the City's regional drainage system.

Location: 6990 N. Scottsdale Road

Presenter(s): Brad Carr, Principal Planner

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

Principal Planner Brad Carr gave a PowerPoint presentation (attached) on the Palmeraie rezoning request.

Applicant Representative Jason Morris gave a presentation on the Palmeraie rezoning request.

MOTION AND VOTE – ITEM 14

Councilman Phillips made a motion to adopt Ordinance No. 4289, Resolution No. 10645, and Resolution No. 10677. Councilwoman Littlefield seconded the motion, which carried 7/0.

15. Underground Utility Facilities Improvement District No. I-6002

Requests:

1. Adopt **Resolution No. 10756** as the official canvass of votes cast in an all-mail ballot election held on March 2, 2017, regarding the formation of City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002 (District); declaring the District formed; and authorizing and ordering the recording of the election results.
2. Adopt **Resolution No. 10757** ordering the work as described in the Resolution of Intention and approving the form of agreement (Contract No. 2017-049-COS) between the City and the coordinating utility (APS); and ratifying the taking of other actions taken in furtherance of the District.
3. Adopt **Resolution No. 10758** approving the levying of an assessment and assessment diagram; setting a date for an assessment hearing; and ratifying the taking of other actions taken in furtherance of the District.

Presenter(s): Daniel Worth, Public Works Director

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555,
dworth@scottsdaleaz.gov

Public Works Director Dan Worth gave a PowerPoint presentation (attached) on the Underground Utility Facilities Improvement District No. I-6002 election results and assessment processes.

MOTION AND VOTE – ITEM 15

Councilwoman Milhaven made a motion to adopt Resolution No. 10756, Resolution No. 10757, and Resolution No. 10758. Councilmember Korte seconded the motion, which carried 7/0.

16. Sign Ordinance Update – Temporary Signs Text Amendment (2-TA-2016)

(Removed at the request of staff.)

17. Special Events Ordinance Update – Special Events Signs

Request: Adopt **Ordinance No. 4302** amending Scottsdale Revised Code, Chapter 22, Sections 22-3 and 22-8, and adding Section 22-23, for the purpose of modifying and adding sign regulations for special events signage, previously located in Section 8.200 and 8.537 of the Zoning Ordinance.

Presenter(s): Cheryl Sumners, Events Manager

Staff Contact(s): Karen Churchard, Tourism and Events Director, 480-312-2890,
kchurchard@scottsdaleaz.gov

Events Manager Cheryl Sumners gave a PowerPoint presentation (attached) on the proposed revisions to the special events sign ordinance.

MOTION AND VOTE – ITEM 17

Councilmember Korte made a motion to adopt Ordinance No. 4302. Councilwoman Milhaven seconded the motion, which carried 7/0.

18. Monthly Financial Update

Request: Receive, discuss, and provide possible direction on the City Treasurer's monthly financial presentation as of February 2017.

Presenter(s): Jeff Nichols, City Treasurer

Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the City's financial status as of February 2017.

PUBLIC COMMENT – None

CITIZEN PETITIONS

19. Receipt of Citizen Petitions

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The Regular City Council Meeting adjourned at 8:10 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk


Officially approved by the City Council on April 25, 2017

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 21st day of March 2017.

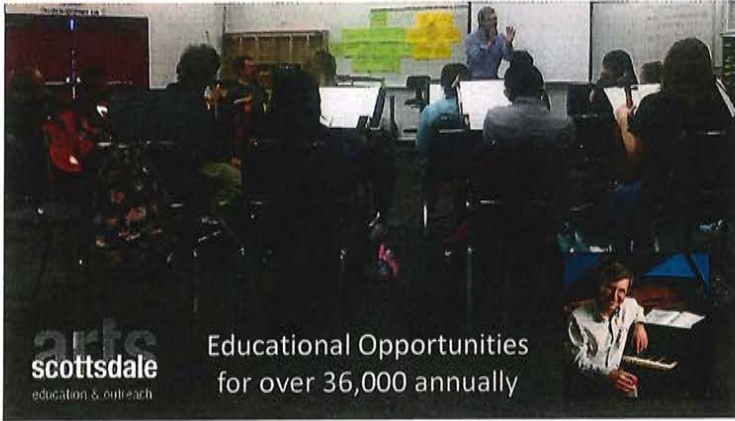
I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 25th day of April 2017.



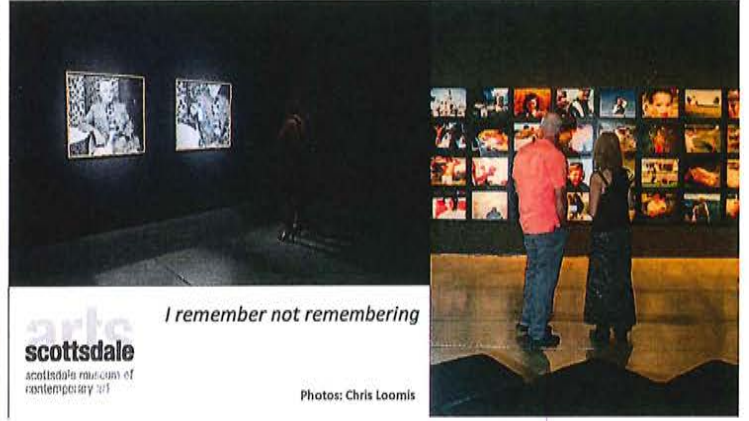
Carolyn Jagger, City Clerk





arts
scottsdale
education & outreach

Educational Opportunities
for over 36,000 annually



arts
scottsdale
scottsdale museum of
contemporary art

I remember not remembering

Photos: Chris Loomis



arts
scottsdale
education & outreach

STARS
CHANGING LIVES THROUGH OPPORTUNITY

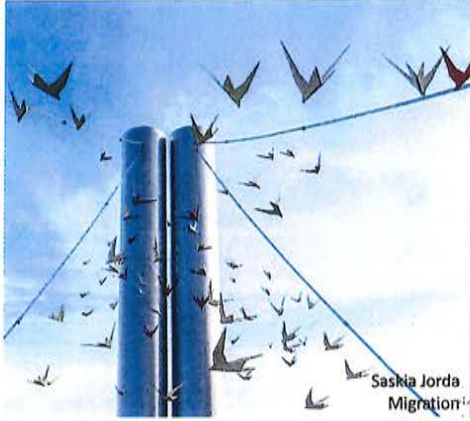
M. Jenea Sanchez and Gabriela Muñoz,
Labor, 2016. Courtesy of the artists. ©
Gabriela Muñoz and M. Jenea Sanchez.



arts
scottsdale

Legacy Society

Legacy gifts to
Scottsdale Arts
have doubled
since January



Items 12 & 13

Scottsdale Heights

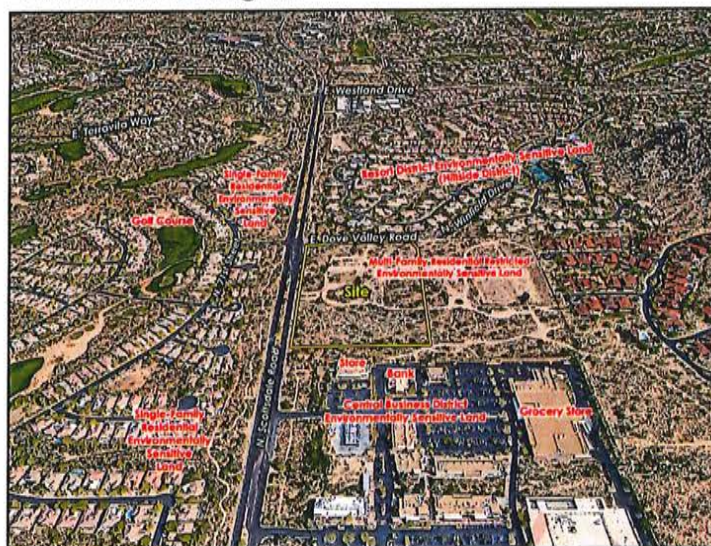
4-GP-2016, 9-ZN-2016 & 10-AB-2016

City Council

March 21, 2017

Coordinator: Keith Niederer

Scottsdale Heights



CONTEXT AERIAL

4-GP-2016 & 9-ZN-2016

Scottsdale Heights



DETAIL AERIAL

4-GP-2016 & 9-ZN-2016

Scottsdale Heights



EXISTING GENERAL PLAN LAND USE (GP SITE)

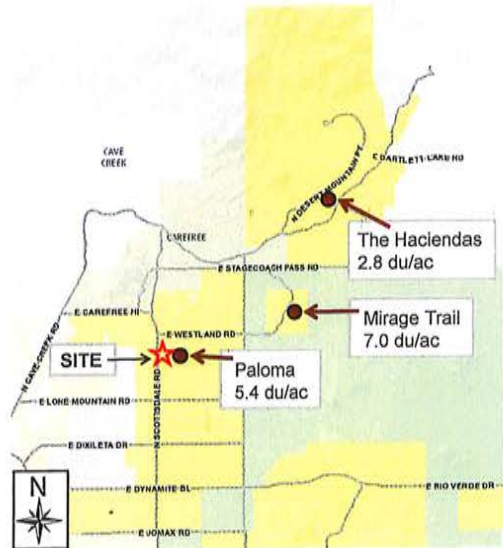
4-GP-2016 & 9-ZN-2016

Scottsdale Heights



PROPOSED GENERAL PLAN LAND USE (GP SITE) 4-GP-2016 & 9-ZN-2016

Urban Neighborhood Context



In northern area of the City:

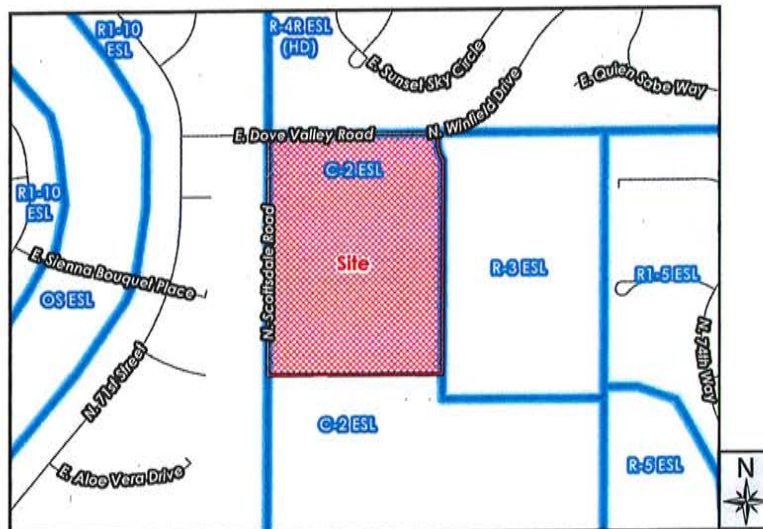
- Aligns with City Council implementation of Urban Neighborhoods, with a requested density below 8 du/ac

Context Area



- Applicant requesting 5.6 du/ac
 - Twice the density of surrounding designated Suburban Neighborhoods
- Immediately adjacent to City Council-adopted Urban Neighborhoods with an approved density of 5.4 du/ac

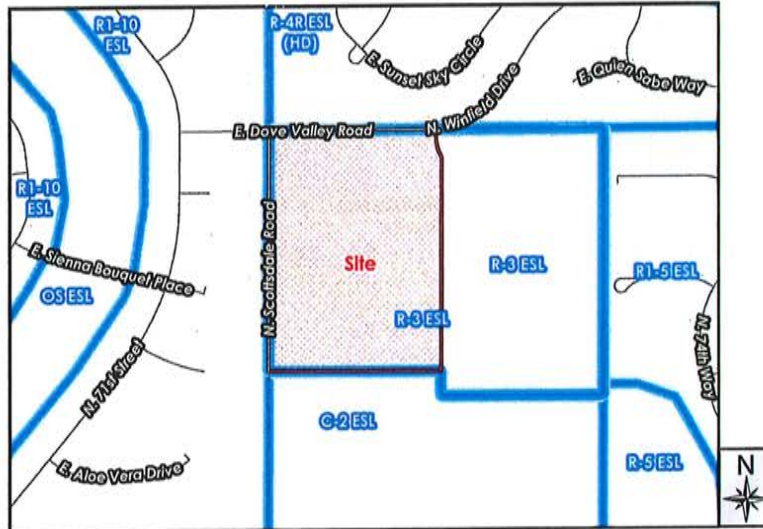
Scottsdale Heights



EXISTING ZONING

4-GP-2016 & 9-ZN-2016

Scottsdale Heights



PROPOSED ZONING

4-GP-2016 & 9-ZN-2016

Scottsdale Heights

78 unit, single-story duplex condominium development.

5.6 dwelling units per acre.

100 foot Scenic Corridor along Scottsdale Rd.

40 foot open space buffer along Dove Valley Rd.

Interpretative Path proposed along south side of property.



PROPOSED SITE PLAN

4-GP-2016 & 9-ZN-2016

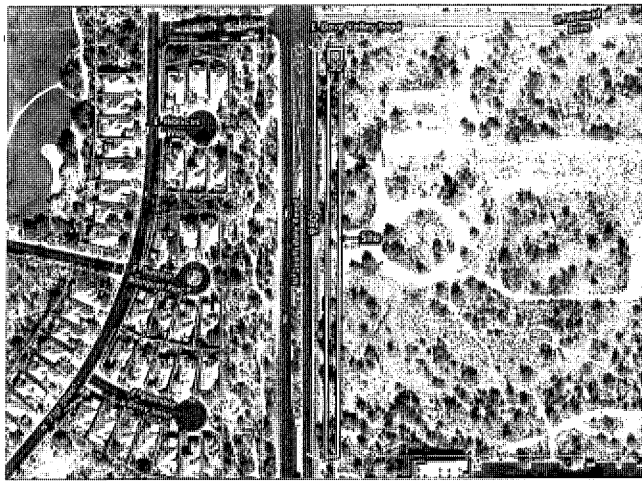
Scottsdale Heights

Development Standard	C-2 ESL	Straight R-3 ESL	Proposed
Density	One dwelling unit integrated into each business	12.93 du/ac	5.6 du/ac
Gross Floor Area	+/- 465,084 s.f. of floor area	Not Applicable	Not Applicable
Building Height	36-ft. above natural grade	30-ft. above natural grade	28-ft above natural grade, 24-ft. above finished floor
Permitted Uses by right	Banks & Restaurants with or without drive-thrus, hotels, office, retail & storage facilities	Dwelling Units	Dwelling Units
Traffic	8,839 daily trips based on a 150,000 sf retail center	1,195 daily trips	518 daily trips

C-2 vs. R-3 COMPARISON

4-GP-2016 & 9-ZN-2016

Scottsdale Heights



ABANDONMENT

10-AB-2016

Scottsdale Heights

Numerous e-mails and petitions have been received against the request, which are attached to the report.

Some letters of supports have also been received.

NEIGHBORHOOD COMMENT

4-GP-2016 & 9-ZN-2016

WINFIELD
The Carefree Side of Scottsdale
 Winfield Owners Community Association

March 17, 2017

To: Mayor Jim Lane and Members of the City Council

Subject: 4-GP-2016, 9-ZN-2016, and 10-AB-2016

Winfield is a planned community of 511 homes directly north of this proposed project. Our homeowners living directly along Dove Valley Road and the property boundary of this vacant land represent those residents most directly affected by development of this property between Winfield and the Summit Commercial Center. These residents also use Dove Valley Road to enter and exit the Winfield Community and their homes.


This approximately 30 acres of vacant land between Winfield and the Summit Commercial Center, was split and sold as two, approximately equal 15-acre parcels, both of which were zoned Commercial C-2 ESL. Several years ago, the Eastern, approximately 15-acre parcel was rezoned to R-3 ESL, with a site plan for 78 Single-family, Single-story homes, with most buildings containing two units. This was approved by the Planning Commission, the City Council and the Development Review Board as a Major General Plan Amendment, and this plan could still be built today.

Now we have this Western, approximately 15-acre parcel, along Dove Valley and Scottsdale Roads, applying for the same change in zoning from Commercial C-2 ESL to R-3 ESL, with a site plan for the same number of units, 78-Single-family, Single-story, homes, in 39 buildings with two units/building. This represents the same density as that already approved for the Eastern, abutting parcel.

Over the past 10 years, the Winfield Board of Directors has been presented with five different proposed plans for this property; three commercial plans for 2 and 3-story, 36 to 38 foot tall buildings, not including roof-top utilities, one plan for 168 apartments in 12 buildings, and this plan for 78 Single-family, Single-story homes, called "Scottsdale Heights".

Of the five proposed plans presented over the past 10 years for this parcel, Winfield's Board of Directors believes this latest plan for "Scottsdale Heights" will have the least impact on our residents and on the Desert Foothills Scenic Drive, and has voted to support the proposed General Plan Amendment 4-GP-2016, the proposed Zoning Change 9-ZN-2016, from Commercial C-2 ESL to Residential R-3 ESL, and the proposed Roadway Easement Abandonment 10-AB-2016.

Finally, the current intersection of Dove Valley and Scottsdale Roads is a disaster waiting to happen with whatever is finally approved for this vacant land. The Winfield Board of Directors is asking the City Council to require work on this intersection to include proper turn lanes in each direction along with traffic lights to ensure the safety of residents entering and exiting on Dove Valley Road.



Dr. Robert Cappel
 President, Board of Directors
 Winfield Owners Community Association

Cc: Keith Niederer

May 20, 2016

TO WHOM IT MAY CONCERN:

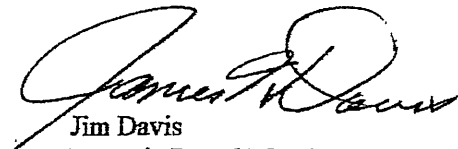
In our role as neighborhood leaders in the Estancia and Privada communities, we had the opportunity to work with Michael Lieb and his development team on the redevelopment of the historic Pinnacle Peak Patio site in north Scottsdale. As you might guess, redevelopment of such a sensitive site required ongoing communications between the developer and the surrounding property owners to ensure that the proposed project would both meet the needs of the developer, but also be compatible to and integrate well with the pre-existing neighborhoods. This case, although a down zoning from commercial to residential, was particularly sensitive because our neighborhoods share a border with the Pinnacle Peak Patio site.

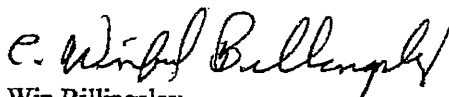
Throughout the zoning and development process with Michael and his development team, we found him and the team to be honest, competent, knowledgeable, open to discussion, and extremely accessible. Michael's goal was to build a community that would enhance our existing neighborhoods and maintain the quality of life and community we desired in our area.

To accomplish this goal, it was necessary to have ongoing productive communication between the neighbors and the developer and for both sides to clearly articulate their concerns and issues. We found Michael and his team very open to listening to our issues and then working on providing responsive changes to their proposal.

Although the zoning decision was completed quite some time ago, Michael continues to check in with us and to work to insure that the construction and the completed project meet expectations. He has demonstrated to us that he truly does mean what he says and that he stays with the project until its completion in order to make sure that both his and the neighborhood's expectations are met.

Sincerely,


Jim Davis
Estancia Board Member


Win Billingsley
President of Privada HOA

Item 14

Palmeraie

7-ZN-2016

City Council

March 21, 2017

Coordinator: Brad Carr, AICP, LEED-AP

Palmeraie



CONTEXT AERIAL

7-ZN-2016

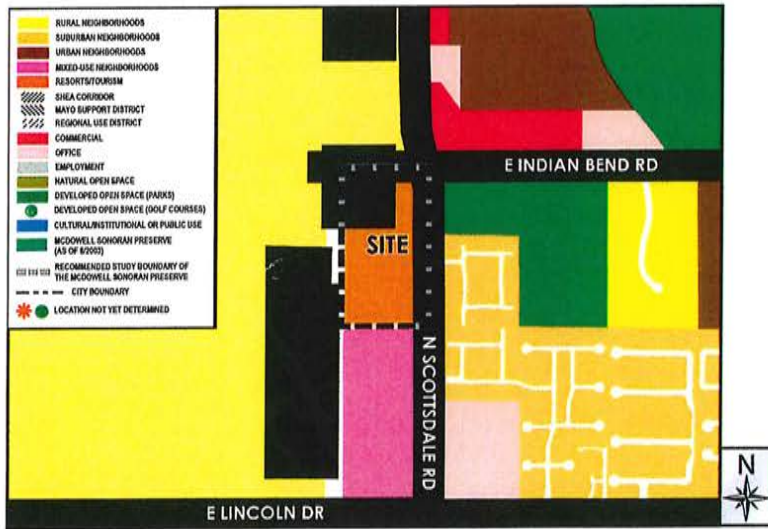
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DETAIL AERIAL

7-ZN-2016

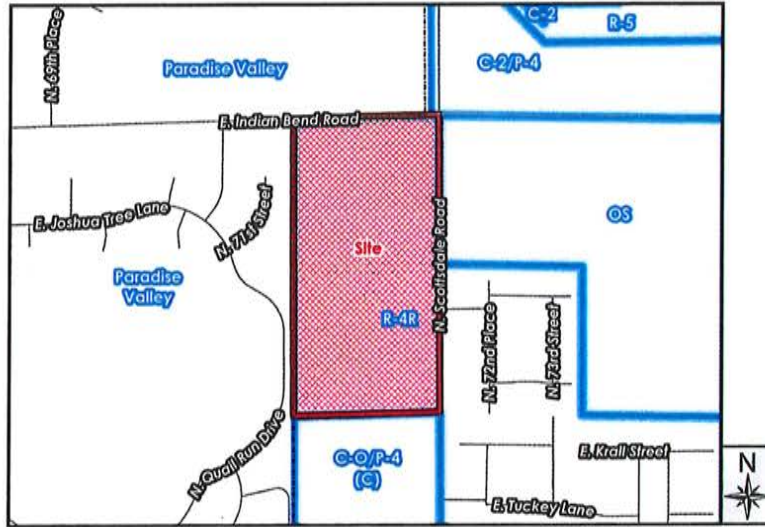
Palmerae



GENERAL PLAN CONCEPTUAL LAND USE

7-ZN-2016

Palmeriaie



EXISTING ZONING

7-ZN-2016

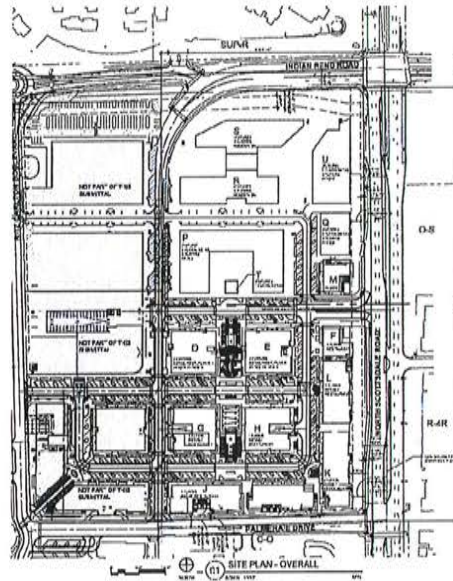
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PROPOSED ZONING

7-ZN-2016

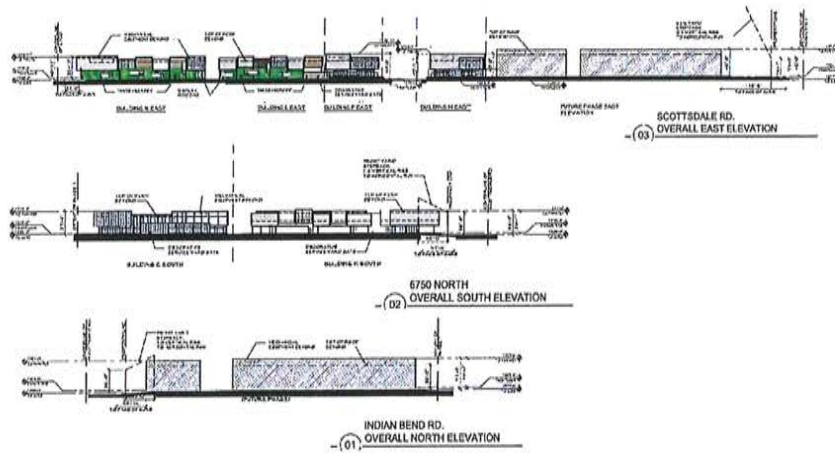
Palmeraie



SITE PLAN

7-ZN-2016

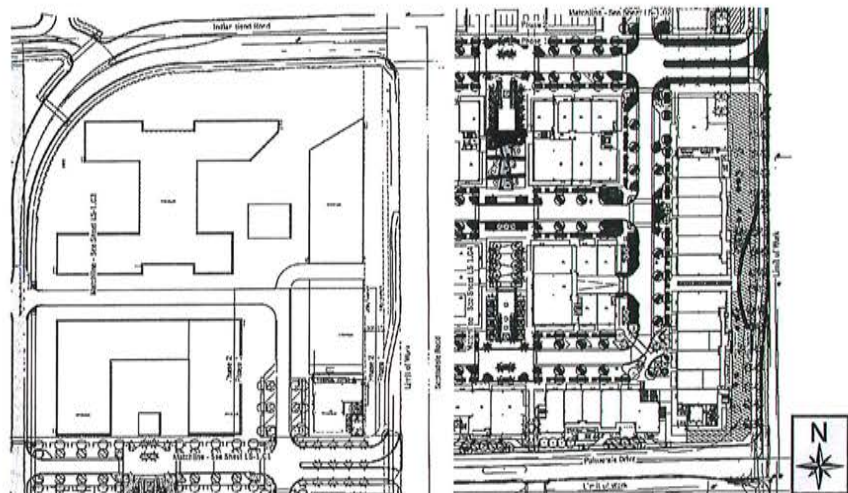
Palmeraie



CONCEPTUAL ELEVATIONS

7-ZN-2016

Palmeraie



CONCEPTUAL LANDSCAPE PLANS

7-ZN-2016

Palmeraie



00 SCOTTSDALE RD PERSPECTIVE - LOOKING NORTHWEST



01 SCOTTSDALE RD PERSPECTIVE - LOOKING SOUTHEAST

PERSPECTIVES

7-ZN-2016

Palmeraie

- Existing Use: Vacant, undeveloped
- Proposed Use: Mixed-use development
- Parcel Size: 20.13 gross acres / 17.4 net acres
- Commercial space: 226,000 square feet (as proposed)
- Office space: 80,000 square feet (as proposed)
- Floor Area Ratio Allowed: 0.8 (commercial uses)
- Floor Area Ratio Proposed: 0.58 (commercial uses) / 0.22 (residential uses)
- Building Height Allowed: 60 feet, excluding defined rooftop appurtenances
- Building Height Proposed: 48 feet, excluding defined rooftop appurtenances
- Open Space Required: 151,557 square feet / 3.5 acres
- Open Space Provided: 266,607 square feet / 6.1 acres (includes courtyards)
- Hotel Units Proposed: 150 units (maximum) in 134,000 square feet
- Dwelling Units Proposed: 141 units (maximum) in 170,000 square feet
- Density Allowed: 21 dwelling units per gross acre (maximum)
- Density Proposed: 7 dwelling units per gross acre (as proposed)

*** Planning Commission recommended approval at their November 9, 2016 hearing ***

DEVELOPMENT INFORMATION

7-ZN-2016

Palmeraie

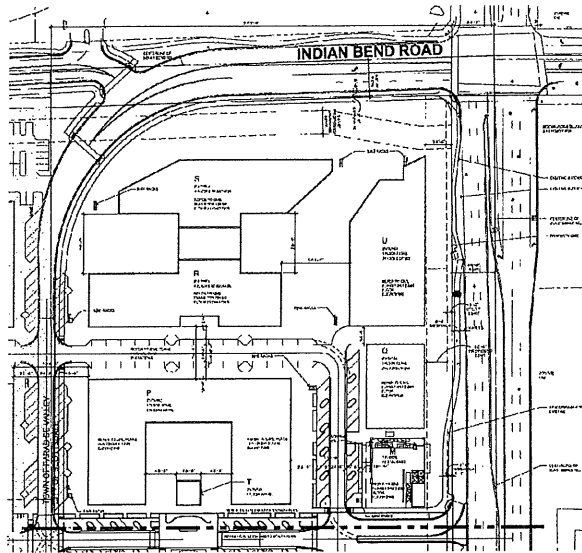
7-ZN-2016

City Council

March 21, 2017

Coordinator: Brad Carr, AICP, LEED-AP

Palmeriaie

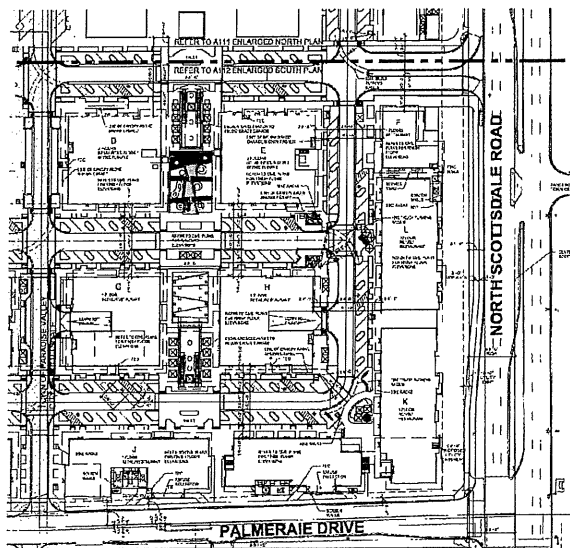


SITE PLAN – NORTH HALF



7-ZN-2016

Palmeriaie

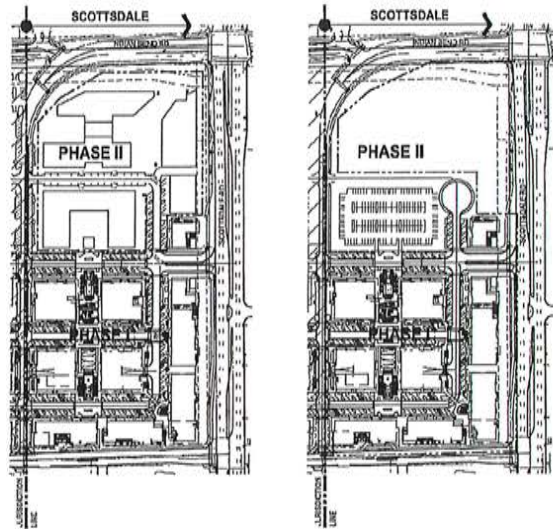


SITE PLAN – SOUTH HALF



7-ZN-2016

Palmeraie

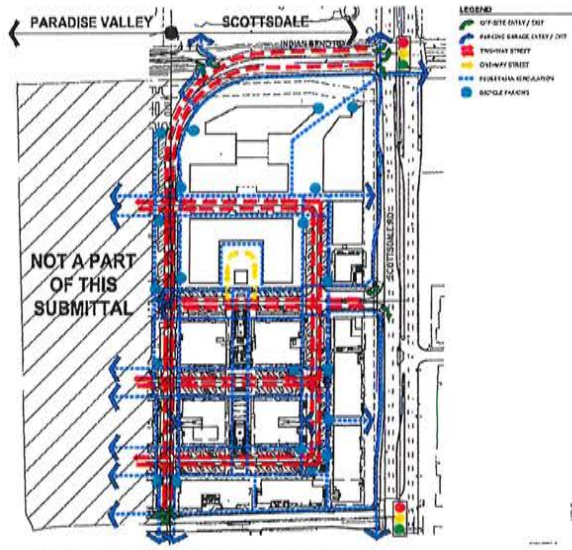


PHASING



7-ZN-2016

Palmeraie



PEDESTRIAN & VEHICULAR CIRCULATION

7-ZN-2016

Scottsdale City Council – March 21, 2017

Case No. 7-ZN-2016
SWC of Indian Bend & Scottsdale Road

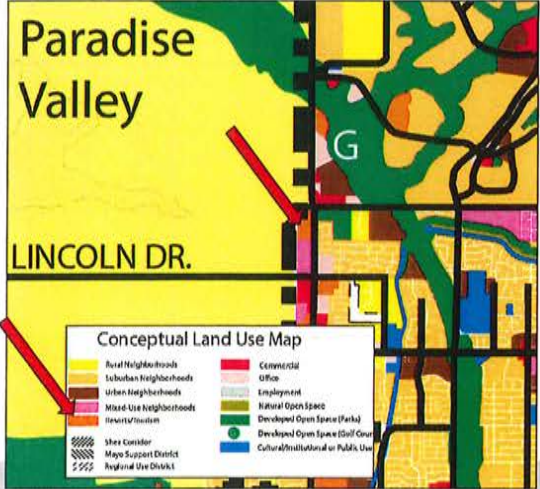
Rezoning from R4-R to PRC for...

THE PALMERAIE

Jason B. Morris
Withey Morris, P.L.C.



General Plan Designation = Resorts / Tourism

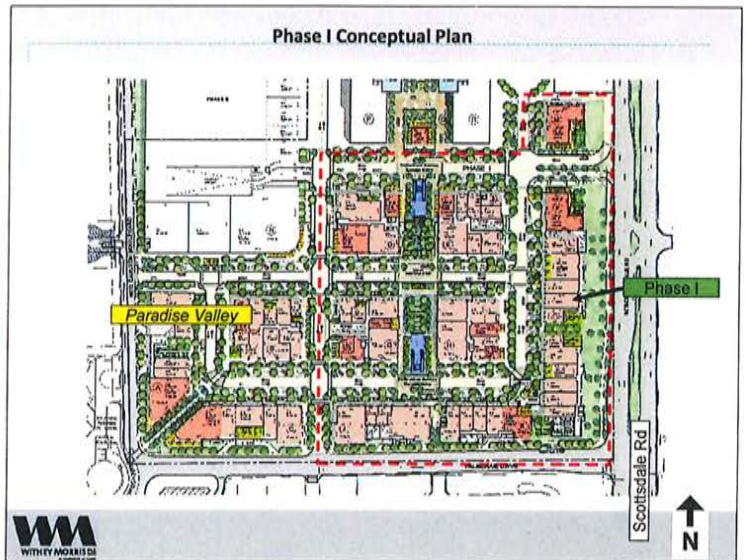
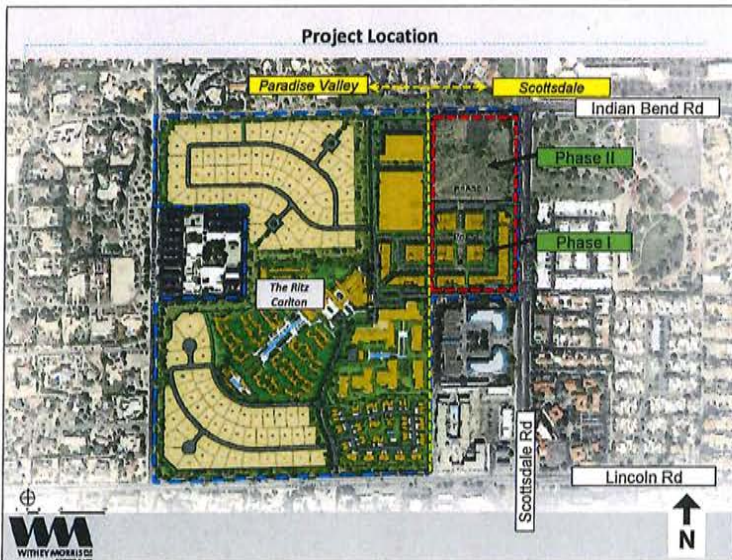
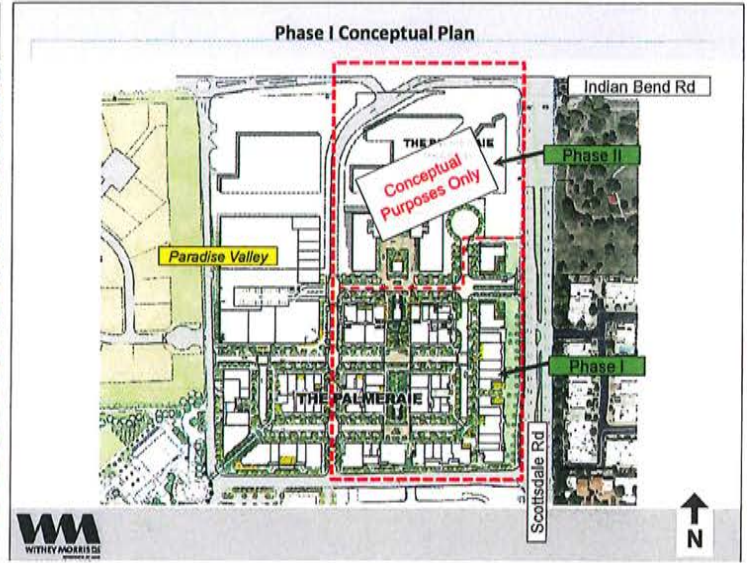


Project Location



Zoning Designation = Resort / Townhouse Residential





Conceptual Renderings



Scottsdale Road Looking Northwest



Conceptual Renderings



Internal Courtyards & Patios



Pedestrian Connection to Ritz



Conceptual Renderings



Scottsdale Road Looking Southwest



Conceptual Renderings



Below Grade Parking Garage

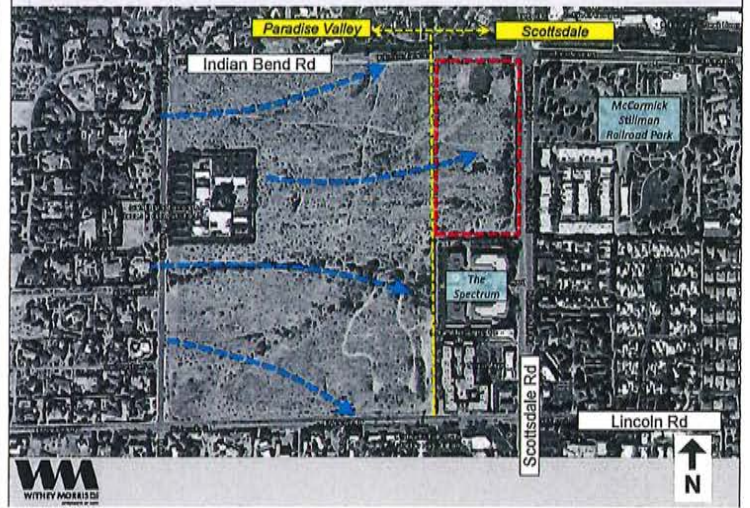


Project Summary

- 20 acre rezoning. No change to the General Plan
- 10 acre Phase I project of Retail & Boutique Office
- Phase I = 136,000 sqf retail / 32,000 sqft boutique office
- 2 level below-grade parking garage spanning jurisdictions
- Meets all required development standards
- Only 2 stories 48 ft (60 ft permitted). Majority is 1 story, double-height retail
- High level of architecture, details, materials and landscaping
- 3.5 acres of open space required / 6.1 acres provided
- Meets the goals of the General Plan and Southern Scottsdale Area Plan
- Greatly improve a long-vacant lot along signature street
- Maintain Scottsdale's status as a world-class destination for shopping and dining
- Unanimous Approval by Planning Commission



Existing Drainage Flow



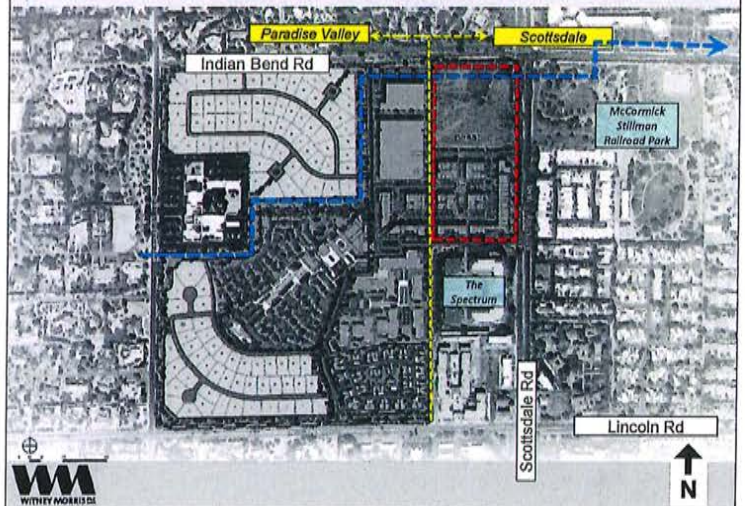
Scottsdale City Council – March 21, 2017

QUESTIONS ?

Jason B. Morris
Withey Morris, P.L.C.



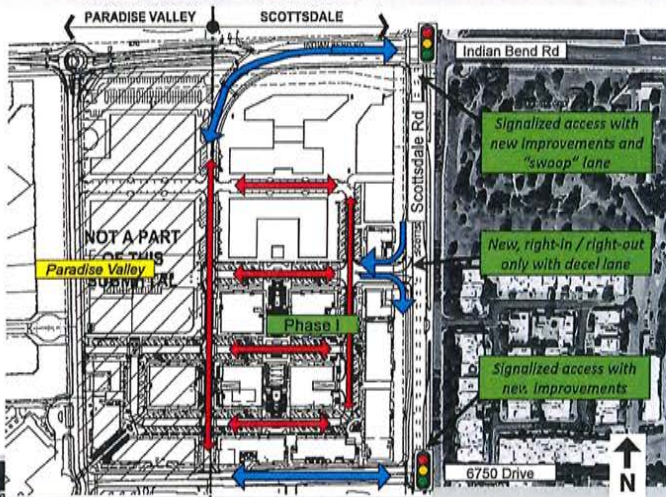
New, Controlled Drainage Flow



New Channel & Box Culverts Along Indian Bend



Access / Ingress and Improvements



Item 15

**Raintree 69kV
Underground
Improvement District
No. I-6002**

*City Council
March 21, 2017*

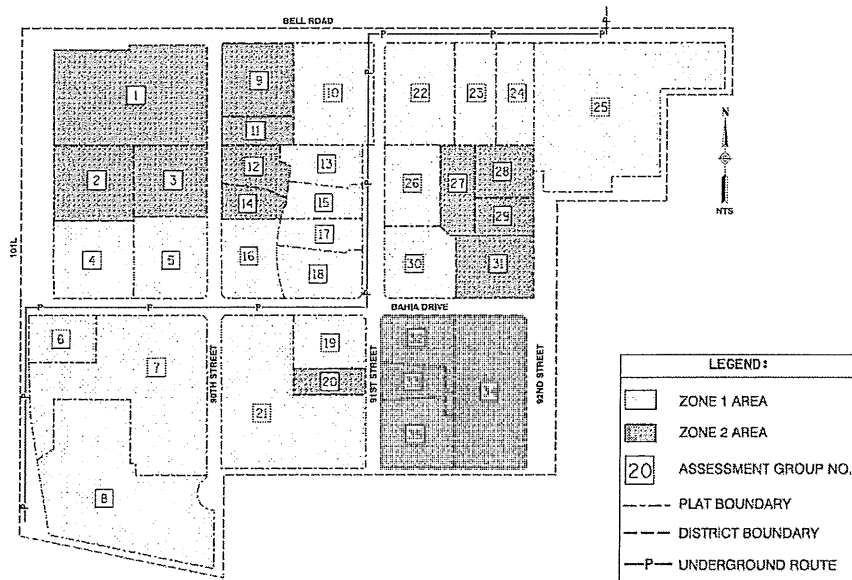
Proposed Action

- Continue process of forming an Underground Utility Facilities Improvement District
 - Adopt Resolution 10756
 - Canvass votes cast in all-mail ballot election held March 2, 2017
 - Declare the District formed.
 - Authorize and order recording of election results.
 - Adopt Resolution 10757
 - Order work described in Resolution of Intention
 - Approve form of agreement between the City and coordinating utility (APS)
 - Adopt Resolution 10758
 - Approve levying of an assessment and assessment diagram
 - Set April 25 as date for assessment hearing

Election Results

		Yes	No
Question 1	Shall the City Council of the City of Scottsdale, Arizona, form the City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002 in accordance with Title 48, Chapter 4, Article 2, of the Arizona Revised Statutes for the purpose of constructing certain utility facilities underground, instead of overhead, and with such boundaries as described in the legal description and district map on file with the City Clerk of the City of Scottsdale, Arizona?	119	16
Question 2	Shall the City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002 (the "District"), if formed, be authorized to levy an assessment on the real property within the boundaries of the District in order to finance the costs and expenses, including certain incidental expenses, of constructing certain utility facilities underground, instead of overhead, in an aggregate assessment amount not to exceed the estimate currently on file with the City Clerk of the City of Scottsdale, Arizona?	113	20

Assessment Diagram



Agreement between City and APS

- APS:
 - Construct the powerlines underground and pay associated costs
 - Work to begin in April 2017
- City:
 - Collects semi-annual assessment
 - Forwards funds to APS
- District members:
 - Reimburse APS for costs of constructing powerlines underground
 - Costs apportioned per assessment methodology
 - Option of one time payment or financing over 15 years at APS' cost of capital

Process

- Resolution of intention: Establishes district boundary and items of work to be constructed
- Post and publish notice of intention; 30 day comment period
- Public hearing for objections:
 - Proposed date January 17, 2017 Council meeting
 - Council may order election regarding district formation and levy of the assessment if majority of property owners in district have signed a petition in support of formation.
- Election utilizing simplified ballot card; registered voters and property owners within the proposed district receive ballots
- If election is successful, Council may adopt a Resolution Ordering Work to give direction to APS to begin construction
- Public hearing at Apr 25 Council meeting to hear objections to proposed assessment methodology; Council may then adopt a Resolution Levying the Assessment and Approving the Assessment Diagram
- Resolution of Final Assessment follows completion of construction

**Questions and
Discussion**

Item 17

Special Events Ordinance Update – Special Event Signs

Coordinator: Cheryl Sumners

City Council
Date: March 21, 2017

Special Events Ordinance Update
Special Event Signs

Temporary Special Event Signs

Proposal:

Remove regulations from the ZO and place in Chapter 22- Special Events Ordinance (new Ordinance effective July 1, 2016)

Criteria & Goals:

1. Regulate temporary special event signs by type, size, location, street classification, and quantity;
2. Address wayfinding, traffic, and pedestrian safety;
3. Be user friendly, allow display flexibility, reduce sign clutter, maintain community visual aesthetics; and
4. Create criteria for on site event signage & off premise directional signage.

SPECIAL EVENT SIGNS

**Special Events Ordinance Update
Special Event Signs**

Community Involvement:

- Open House Meetings held December 6 and December 7, 2016;
- Email sent to 254 SE Stakeholders- SE applicants and producers, DT merchants, TDC Commissioners, TATF members, Experience Scottsdale staff, and others interested in special events, and
- Website posting on the City's SE webpage.

Comments Received:

- Two comments – “good presentation of material and thorough treatment” and “support for changes and relocation of text.”

SPECIAL EVENT SIGNS

Item 18

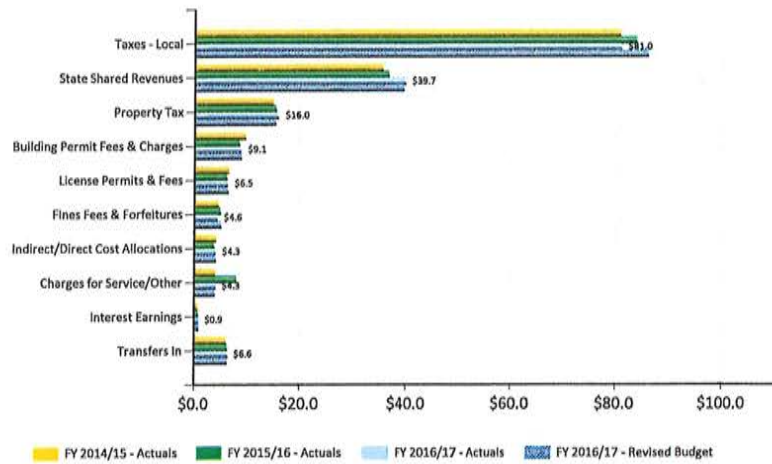
Monthly Financial Update As of February 28, 2017

City Council
March 21, 2017



General Fund Operating Sources February 2017: Fiscal Year to Date

(in millions: rounding differences may occur)



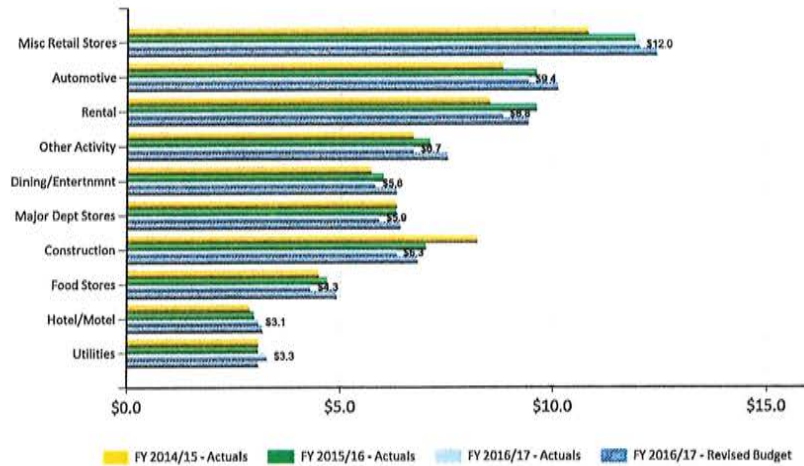
General Fund Operating Sources February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)

	FY 2014/15 Actuals	FY 2015/16 Actuals	FY 2016/17 Actuals	FY 2016/17 Revised Budget	Actual vs. Budget Favorable / (Unfavorable) Amount	Percent
Taxes - Local	\$80.8	\$84.0	\$81.0	\$86.0	(\$5.0)	(6%)
State Shared Revenues	35.5	36.5	39.7	39.5	0.3	1%
Property Tax	14.9	15.5	16.0	15.5	0.5	3%
Building Permit Fees & Charges	9.9	8.8	9.1	9.1	-	-
License Permits & Fees	6.6	6.4	6.5	6.6	(0.1)	(1%)
Fines Fees & Forfeitures	4.8	5.2	4.6	5.3	(0.7)	(13%)
Indirect/Direct Cost Allocations	4.3	4.0	4.3	4.3	-	-
Charges for Service/Other	4.1	8.2	4.3	4.1	0.1	4%
Interest Earnings	0.7	0.9	0.9	0.9	-	-
Transfers In	6.3	6.5	6.6	6.6	0.1	1%
Total Sources	\$168.0	\$175.9	\$173.1	\$177.8	(\$4.8)	(3%)

General Fund Operating Sources: Sales Tax February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)



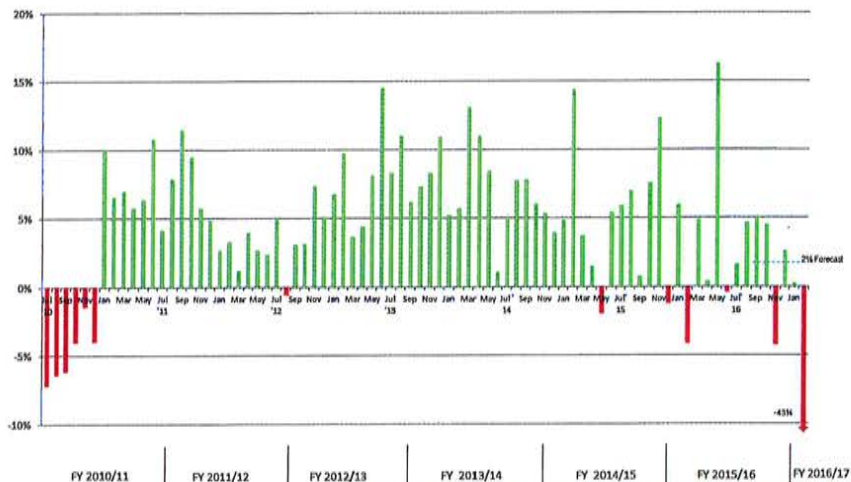
General Fund Operating Sources: 1% Sales Tax February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)

	FY 2014/15	FY 2015/16	FY 2016/17	FY 2016/17	Actual vs. Budget	
	Actuals	Actuals	Actuals	Revised Budget	Favorable / (Unfavorable) Amount	Percent
Misc Retail Stores	\$10.8	\$11.9	\$12.0	\$12.4	(\$0.4)	(3%)
Automotive	8.8	9.6	9.4	10.1	(0.7)	(7%)
Rental	8.5	9.6	8.8	9.4	(0.7)	(7%)
Other Activity	6.7	7.1	6.7	7.5	(0.8)	(11%)
Dining/Entermnt	5.7	6.0	5.8	6.3	(0.5)	(8%)
Major Dept Stores	6.3	6.3	5.9	6.4	(0.6)	(9%)
Construction	8.2	7.0	6.3	6.8	(0.5)	(7%)
Food Stores*	4.5	4.7	4.3	4.9	(0.6)	(12%)
Hotel/Motel	2.9	3.0	3.1	3.2	(0.1)	(4%)
Utilities	3.1	3.1	3.3	3.1	0.1	4%
Sales Tax Total	\$65.6	\$68.2	\$65.5	\$70.2	(\$4.7)	(7%)

*YTD CIP transfer = \$1.6 million

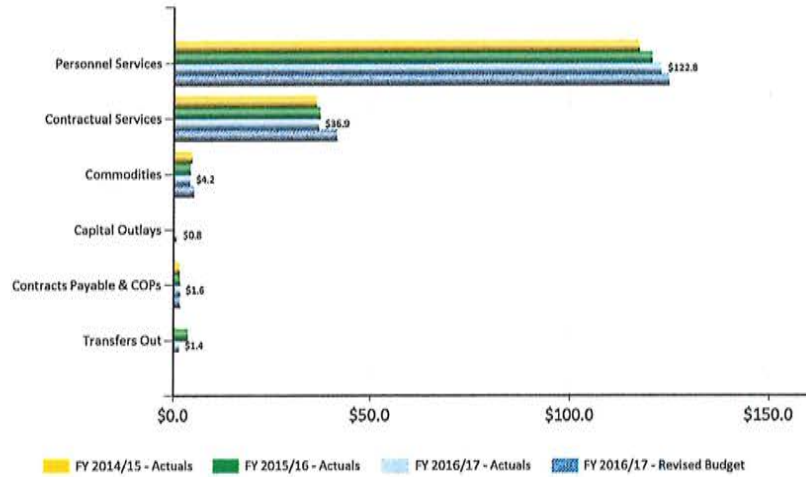
General Fund 1% Sales Tax Year over Year Change



*The large variance year over year in February is a result of the Arizona Department of Revenue (ADOR) taking over administration, collection and reporting of transaction privilege sales tax as of January 1, 2017. Payments from ADOR are received weekly rather than daily. November 2016 reduced year over year sales tax collections primarily due to large overpayment for construction contractor (corrected in December).

General Fund Operating Uses: by Category February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)



General Fund Operating Uses: by Category February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)

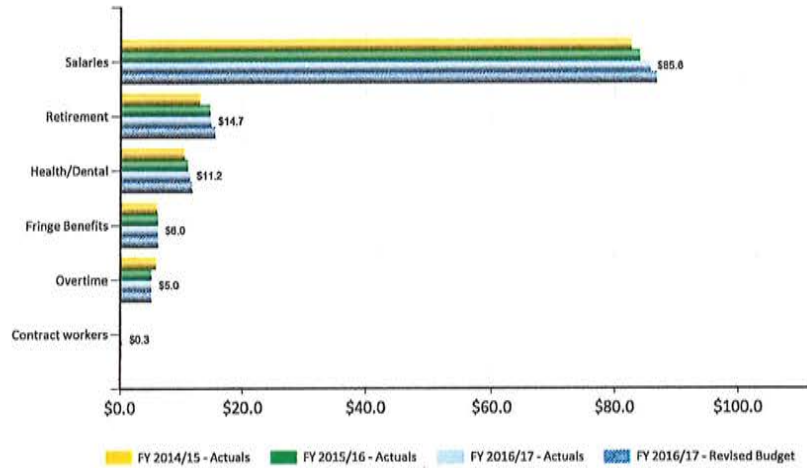
	FY 2014/15 Actuals	FY 2015/16 Actuals	FY 2016/17 Actuals	FY 2016/17 Revised Budget	Actual vs. Budget Favorable / (Unfavorable)	
					Amount	Percent
Personnel Services*	\$117.5	\$120.4	\$122.8	\$124.9	\$2.0	2%
Contractual Services	36.4	37.3	36.9	41.5	4.7	11%
Commodities	4.7	4.3	4.2	5.2	1.0	19%
Capital Outlays	0.2	0.2	0.8	0.3	(0.5)	nm
Contracts Payable & COPs	1.6	1.6	1.6	1.6	-	-
Transfers Out	-	3.7	1.4	-	(1.4)	n/a
Total Uses	\$160.2	\$167.6	\$167.7	\$173.5	\$5.7	3%

*Pay Periods thru February:

18 18 18

General Fund Operating Uses: Personnel Services February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)



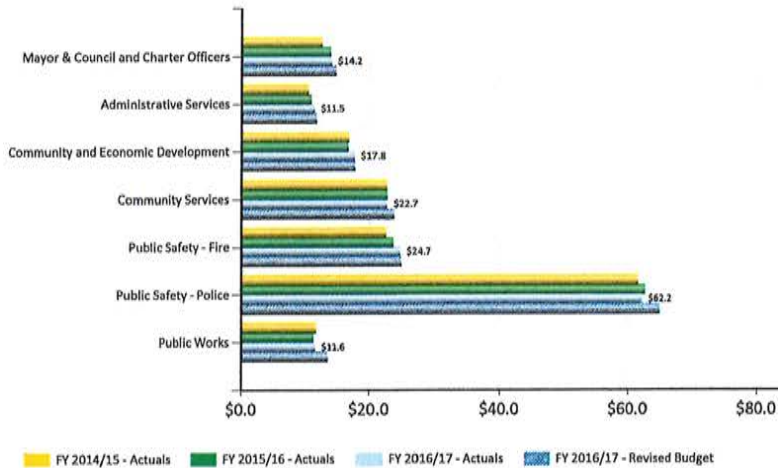
General Fund Operating Uses: Personnel Services February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)

	FY 2014/15	FY 2015/16	FY 2016/17	FY 2016/17	Actual vs. Budget	
	Actuals	Actuals	Actuals	Revised Budget	Favorable / (Unfavorable) Amount	Percent
Salaries*	\$82.5	\$83.9	\$85.6	\$86.7	\$1.2	1%
Retirement	12.8	14.6	14.7	15.4	0.7	5%
Health/Dental	10.3	10.9	11.2	11.6	0.3	3%
Fringe Benefits	5.9	6.0	6.0	6.1	0.1	1%
Overtime	5.7	5.0	5.0	5.0	(0.1)	(1%)
Contract workers	0.2	0.1	0.3	0.2	(0.2)	nm
Personnel Services Total	\$117.5	\$120.4	\$122.8	\$124.9	\$2.0	2%
*Pay Periods thru February:	18	18	18			

General Fund Operating Division Expenditures February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)



General Fund Operating Division Expenditures February 2017 : Fiscal Year to Date

(in millions: rounding differences may occur)

	FY 2014/15	FY 2015/16	FY 2016/17	FY 2016/17	Actual vs. Budget	
	Actuals	Actuals	Actuals	Revised Budget	Favorable / (Unfavorable) Amount	Percent
Mayor & Council and Charter Officers	\$12.6	\$14.0	\$14.2	\$14.9	\$0.7	5%
Administrative Services	10.5	11.0	11.5	11.8	0.3	3%
Community and Economic Development	16.9	16.8	17.8	17.8	-	-
Community Services	22.6	22.7	22.7	23.8	1.1	5%
Public Safety - Fire	22.5	23.7	24.7	24.9	0.2	1%
Public Safety - Police	61.6	62.7	62.2	65.0	2.8	4%
Public Works	11.8	11.4	11.6	13.7	2.0	15%
Total	\$158.7	\$162.3	\$164.7	\$171.9	\$7.2	4%

General Fund Results: Summary
February 2017 : Fiscal Year to Date

(In millions: rounding differences may occur)

	FY 14/15	FY 15/16	FY 16/17	FY 16/17	Actual vs. Budget	
	Actual	Actual	Actual	Budget	Fav/(Unf)	%
Sources	\$168.0	\$175.9	\$173.1	\$177.8	(\$4.8)	(3%)
Uses	160.2	167.6	167.7	173.5	\$5.7	3%
Change in Fund Balance	\$7.8	\$8.3	\$5.4	\$4.3	\$1.1	