

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 20, 2020**



**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 5:11 P.M. on Tuesday, October 20, 2020.

**ROLL CALL**

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

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

**MAYOR'S REPORT – None**

**MINUTES**

**Request:** Approve the Regular Meeting Minutes of September 22, 2020; and Work Study Session Minutes of September 22, 2020.

**MOTION AND VOTE – MINUTES**

Councilman Phillips made a motion to approve the Regular Meeting Minutes of September 22, 2020, and Work Study Session Minutes of September 22, 2020. Councilwoman Milhaven seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

**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.

## CONSENT AGENDA

**1. Broth and Bao Liquor License (76-LL-2020)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.

**Location:** 1455 N. Scottsdale Road, Suite 105

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210,  
[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

**2. Blind Pig Liquor License (77-LL-2020)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

**Location:** 3370 N. Hayden Road, Suite 116

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210,  
[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

**3. 5895 N. Granite Reef Road Non-Major General Plan Amendment and Rezoning (1-GP-2020 and 4-ZN-2020)**

**Requests:**

1. Adopt **Resolution No. 11933** approving a Non-Major General Plan Amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map from Mixed-Use Neighborhoods to Commercial on a 1.1±-acre site.
2. Adopt **Ordinance No. 4469** approving a zoning district map amendment from Regional Shopping Center (C-S) District to Neighborhood Commercial (C-1) District zoning on a 1.1± acre site.

**Location:** 5895 N. Granite Reef Road

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

**4. Multi-Use Sports Fields Preconstruction Phase Services Contract (Construction of Fields)**

**Request:** Adopt **Resolution No. 11951** authorizing CM@Risk Contract No. 2020-172-COS with Valley Rain Construction Corporation in the amount of \$72,400.38, to provide preconstruction phase services for Bond 2019 Project 53 – Build Multi-Use Sports Fields in the Area of Bell Road.

**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555,  
[dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**5. Multi-Use Sports Fields Preconstruction Phase Services Contract (Offsite Water System)**

**Request:** Adopt **Resolution No. 11952** to authorize:

1. CM@Risk Contract No. 2020-174-COS with Hunter Contracting Co., in the amount of \$38,385.62, to provide preconstruction phase services for Bond 2019 Project 53 – Build Multi-Use Sports Fields in the Area of Bell Road.
2. The City Manager, or designee, to initiate a Municipal Use Master Site Plan to develop City-owned Parcel No. 217-12-005L.

**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555,  
[dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

6. **Electric Vehicle Charging Pilot Agreement (One Civic Center)**  
**Request:** Adopt **Resolution No. 11930** authorizing Agreement No. 2020-164-COS with Arizona Public Service Company for the installation and maintenance of Level 2 electric vehicle charging stations and infrastructure.  
**Location:** 7447 E. Indian School Road  
**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
  
7. **Electric Vehicle Charging Pilot Agreement (North Corp Yard)**  
**Request:** Adopt **Resolution No. 11931** authorizing Agreement No. 2020-165-COS with Arizona Public Service Company for the installation and maintenance of Level 2 electric vehicle charging stations and infrastructure.  
**Location:** 9191 E. San Salvador Drive  
**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
  
8. **Edward Byrne Memorial Justice Assistance Grant**  
**Request:** Adopt **Resolution No. 11960** to authorize:
  1. Acceptance of the 2020 Edward Byrne Memorial Justice Assistance Grant in the amount of \$26,949 to continue to partially fund a full-time property and evidence technician position.
  2. The Chief of Police, or designee, to conduct all negotiations and execute and submit all necessary documents or desirable instruments in connection with the acceptance of the grant.
  3. A budget transfer in the amount of \$26,949 from the FY 2020/21 Future Grants Budget and/or Grant Contingency Budget.**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdaleaz.gov](mailto:arodbell@scottsdaleaz.gov)
  
9. **Fire Department Urban Area Security Initiative Grants**  
**Request:** Adopt **Resolution No. 11956** to authorize:
  1. Contract No. 2020-181-COS with the Arizona Department of Homeland Security to accept the Urban Area Security Initiative Terrorism Liaison Officer (TLO) grant in the amount of \$40,830.
  2. Contract No. 2020-180-COS with the Arizona Department of Homeland Security to accept the Urban Area Security Initiative Chemical, Biological, Radiological, Nuclear and Explosive (CBRNE) grant in the amount of \$40,000.
  3. The Fire Chief, or designee, to conduct all negotiations and to execute and submit all documents or desirable instruments in connection with the acceptance of both grants.
  4. Budget transfers in the amounts of \$40,830 and \$40,000 from the adopted FY 2020/21 Future Grants Budget and/or Grant Contingency Budget and the creation of new cost centers to record the TLO and CBRNE related grant activity.**Staff Contact(s):** Tom Shannon, Fire Chief, 480-312-1821, [tshannon@scottsdaleaz.gov](mailto:tshannon@scottsdaleaz.gov)
  
10. **Police Department Urban Area Security Initiative CBRNE Grant**  
**Request:** Adopt **Resolution No. 11957** to authorize:
  1. The acceptance of a FY 2020/21 Arizona Department of Homeland Security Urban Area Security Initiative Chemical, Biological, Radiological, Nuclear and Explosive (CBRNE) grant in the amount of \$40,000.
  2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
  3. A budget transfer in the amount of \$40,000 from the adopted FY 2020/21 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdaleaz.gov](mailto:arodbell@scottsdaleaz.gov)

- 11. Police Department Urban Area Security Initiative Terrorism Liaison Officer Grant**  
**Request:** Adopt **Resolution No. 11958** to authorize:

  1. The acceptance of a FY 2020/21 Arizona Department of Homeland Security Urban Area Security Initiative Terrorism Liaison Officer (TLO) grant in the amount of \$159,190.
  2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
  3. A budget transfer in the amount of \$159,190 from the adopted FY 2020/21 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.

**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdaleaz.gov](mailto:arodbell@scottsdaleaz.gov)
- 12. Police Department Homeland Security Grant**  
**Request:** Adopt **Resolution No. 11959** to authorize:

  1. The acceptance of a FY 2020/21 Arizona Department of Homeland Security, State Homeland Security grant in the amount of \$78,500.
  2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
  3. A budget transfer in the amount of \$78,500 from the adopted FY 2020/21 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.

**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdaleaz.gov](mailto:arodbell@scottsdaleaz.gov)
- 13. Crossroads East Drainage and Public Works Infrastructure Preconstruction Phase Services Contract**  
**Request:** Adopt **Resolution No. 11972** authorizing CM@Risk Contract No. 2019-036-COS-A1, the first amendment to the agreement with Haydon Building Corporation, in the amount of \$77,770 to provide preconstruction phase services for the Crossroads East sewer lift station.  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 14. Homeless Management Information Systems Partnership Agreement**  
**Request:** Adopt **Resolution No. 11920** authorizing Contract No. 2020-162-COS with Crisis Response Network, Inc., for access and use of the Maricopa Homeless Management Information System database.  
**Staff Contact(s):** Bill Murphy, Assistant City Manager, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)
- 15. Barbara Sparacino v. City of Scottsdale Settlement Agreement**  
**Request:** Adopt **Resolution No. 11971** authorizing settlement in the amount of \$55,000 of the claims in the lawsuit titled *Barbara Sparacino v. City of Scottsdale, et al.*, filed in Maricopa County Superior Court, CV2020-004017.  
**Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, [sscott@scottsdaleaz.gov](mailto:sscott@scottsdaleaz.gov)

**16. 2019 Bond Projects General Obligation Bonds Issuance**

**Request:** Adopt **Resolution No. 11947** authorizing the issuance and sale of not-to-exceed \$55,000,000 aggregate principal amount of General Obligation bonds, Projects of 2019, Series 2020 in one or more series; providing for the annual levy of a tax for the payment of the bonds; providing certain terms, covenants and conditions concerning the sale of the bonds including, as applicable, the delegation to the Acting City Treasurer the authority to prepare a notice inviting bids and award the sale of the bonds to the lowest responsible bidder or to enter into a bond purchase contract with an underwriter and to determine whether a portion of the bonds are sold on a taxable basis; providing for the disposition of the proceeds of such bonds; approving the form and authorizing the execution of an agreement for the services of a Bond Registrar, Transfer Agent and Paying Agent; approving the form of certain documents, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of official statement; and ratifying all actions to be taken with respect to the bonds.

**Staff Contact(s):** Judy Doyle, Acting City Treasurer, 480-312-2603,  
[jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

**17. General Obligation Refunding Bond Issuance**

**Request:** Adopt **Resolution No. 11948** authorizing the issuance and sale of not-to-exceed \$190,000,000 aggregate principal amount of General Obligation Refunding Bonds, Taxable Series 2020; providing for the annual levy of a tax for the payment of the bonds, providing certain terms, covenants and conditions concerning the sale of the bonds including, as applicable, the delegation to the City Treasurer the authority to prepare a notice inviting bids and award the sale of the bonds to the lowest responsible bidder or to enter into a bond purchase contract with an underwriter; providing for the disposition of the proceeds of such bonds; approving the form and authorizing the execution of agreements for the services of a Bond Registrar, Transfer Agent, Paying Agent and an Escrow Trustee; approving the form of certain documents, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of official statement; and ratifying all actions to be taken with respect to the bonds.

**Staff Contact(s):** Judy Doyle, Acting City Treasurer, 480-312-2603,  
[jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

**18. Municipal Property Corporation Excise Tax Revenue Refunding Bonds Issuance**

**Request:** Adopt **Resolution No. 11949** authorizing an Agreement with the City of Scottsdale Municipal Property Corporation (MPC) providing for the refinancing of certain public improvements by providing for the refunding of previously issued and outstanding bonds; approving the issuance of bonds by the MPC; approving the form of Agreement, Trust Indenture, Escrow Trust Agreement and Continuing Disclosure Undertaking with respect to the bonds; delegating the authority to approve and deem final a form of official statement; and authorizing and ratifying all other actions taken and to be taken necessary to the consummation of the transactions contemplated by the resolution, including the redemption in advance of maturity of certain outstanding bonds.

**Staff Contact(s):** Judy Doyle, Acting City Treasurer, 480-312-2603,  
[jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

**19. Monthly Financial Report**

**Request:** Accept the FY 2020/21 Monthly Financial Report as of August 2020.

**Staff Contact(s):** Sylvia Dlott, Acting Budget Director, 480-312-2419,  
[sdlott@scottsdaleaz.gov](mailto:sdlott@scottsdaleaz.gov)

Mayor Lane opened public testimony.

The following spoke about potential budgetary impacts of small wireless facilities:

- Benjamin Benulis, Phoenix resident
- Valeri Marsh, Scottsdale resident
- Anne Pogue, Scottsdale resident

Mayor Lane noted that Consent Agenda Item 19 was to accept the monthly financial report as of August 2020 and the comments were not on topic. He thanked the speakers and closed public testimony.

### **MOTION AND VOTE – CONSENT AGENDA**

Councilman Phillips made a motion to approve Consent Agenda Items 1 through 19. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

### **REGULAR AGENDA**

#### **20. Southdale (5-ZN-2020)**

##### **Requests:**

1. Adopt **Ordinance No. 4472** approving a zoning district map amendment from Highway Commercial (C-3) District to Planned Unit Development (PUD) District zoning, including a development plan and amended development standards for building setbacks, encroachments into setbacks, and private outdoor living space for a new four-story mixed use development, consisting of 267 residential units and 4,400± square feet of commercial floor area on a 4.7±-acre site.
2. Adopt **Resolution No. 11936** declaring the document titled "*Southdale Development Plan*" to be a public record.

**Location:** 7000 E. McDowell Road

**Presenter(s):** Greg Bloemberg, Senior Planner

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

Senior Planner Greg Bloemberg and Applicant Representative John Berry gave PowerPoint presentations (attached) on the Southdale zoning application.

Mayor Lane opened public testimony.

Daniel King, Scottsdale resident, spoke in opposition to the zoning request.

Mayor Lane closed public testimony.

### **MOTION AND VOTE – ITEM 20**

Councilwoman Milhaven made a motion to find that the PUD (Planned Unit Development) criteria had been met and to adopt Ordinance No. 4472 and Resolution No. 11936. Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

**21. Acoya Scottsdale at Shea (6-ZN-2020)**

**Request:** Adopt **Ordinance No. 4473** approving a zoning district map amendment from Central Business (C-2) District zoning to Commercial Office (C-O) District zoning and a 27% parking reduction on a 3.5±-gross-acre site.

**Location:** 7373, 7375 and 7365 E. Shea Boulevard

**Presenter(s):** Jeff Barnes, Senior Planner

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

Senior Planner Jeff Barnes and Applicant Representative Kurt Jones gave PowerPoint presentations (attached) on the Acoya Scottsdale at Shea zoning application.

Mayor Lane opened public testimony.

The following spoke in opposition to the zoning request:

- Mike Lacrosse, Scottsdale resident
- Linda Kelling, Scottsdale resident
- Stephen Greer, Scottsdale resident

Mayor Lane closed public testimony.

**MOTION AND VOTE – ITEM 21**

Councilwoman Klapp made a motion to adopt Ordinance No. 4473. Councilwoman Milhaven seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

**MAYOR AND COUNCIL ITEMS**

**22. Boards, Commissions, and Task Forces Appointments**

**Building Advisory Board of Appeals**

*Nominee(s):* Randall Lukas

*Council to fill one vacancy (appointment effective October 20, 2020)*

Randall Lukas: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointment:** Randall Lukas was appointed to the Building Advisory Board of Appeals, effective October 20, 2020.

**Historic Preservation Commission**

*Nominee(s):* Larry Edmonds

*Council to fill one vacancy (appointment effective October 20, 2020)*

Larry Edmonds: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointment:** Larry Edmonds was appointed to the Historic Preservation Commission, effective October 20, 2020.

**Human Services Commission**

*Nominee(s): Cambria Bowman, James Campbell, \*Fadumo Malow  
Council to fill two vacancies (appointments effective October 20, 2020)*

\*Nominee withdrew application from consideration for current vacancy.

Cambria Bowman: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

James Campbell: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointments:** James Campbell was reappointed, and Cambria Brown was appointed, to the Human Services Commission, effective October 20, 2020.

**Library Board**

*Nominee(s): Sam Campana, Brian Kelley, Fred Klein  
Council to fill two vacancies (appointments effective October 20, 2020)*

**(First Round)**

Sam Campana: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, and Milhaven.

Brian Kelley: Vice Mayor Whitehead and Councilmembers Korte, Littlefield, and Phillips.

Fred Klein: Mayor Lane and Councilmembers Klapp, Milhaven, and Phillips.

**(Second Round)**

Brian Kelley: Vice Mayor Whitehead and Councilmembers Korte and Littlefield.

Fred Klein: Mayor Lane and Councilmembers Klapp, Milhaven, and Phillips.

**Appointments:** Sam Campana and Fred Klein were appointed to the Library Board, effective October 20, 2020.

**Loss Trust Fund Board**

*Nominee(s): Brandon Perlow  
Council to fill one vacancy (appointment effective October 20, 2020)*

Brandon Perlow: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointment:** Brandon Perlow was reappointed to the Loss Trust Fund Board, effective October 20, 2020.



### **Parks and Recreation Commission**

*Nominee(s):* Ronald Lehman

*Council to fill one vacancy (appointment effective October 20, 2020)*

Ronald Lehman: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointment:** Ronald Lehman was appointed to the Parks and Recreation Commission, effective October 20, 2020.

### **Paths and Trails Subcommittee**

*Nominee(s):* Ted Levie, Nicholas Mazur, Carl Stein

*Council to fill one non-commission member vacancy (appointment effective October 20, 2020)*

Ted Levie: Mayor Lane; Vice Mayor Whitehead; and councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointment:** Ted Levie was reappointed to the Paths and Trails Subcommittee, effective October 20, 2020.

### **Transportation Commission**

*Nominee(s):* Karen Kowal, \*Michael Kuzel, Donald Pochowski, Jay Rosenthal, Andy Yates

*Council to fill three vacancies (appointments effective October 20, 2020)*

\*Nominee withdrew application from consideration for current vacancy.

Karen Kowal: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

Donald Pochowski: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Korte, Littlefield, Milhaven, and Phillips.

Jay Rosenthal: Councilwoman Klapp

Andy Yates: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips.

**Appointments:** Karen Kowal, Donald Pochowski, and Andy Yates were appointed to the Transportation Commission, effective October 20, 2020.

### **MOTION – MAYOR AND COUNCIL ITEMS**

Councilmember Phillips made a motion to agendaize a discussion to consider directing staff to find a way to use the performing arts theater for physical public comment or to utilize the Kiva for the same purpose. Councilwoman Littlefield seconded the motion, which failed 2/5, with Councilmembers Littlefield and Phillips voting in the affirmative, and Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, and Milhaven dissenting.

**ADJOURNMENT**

The Regular City Council Meeting adjourned at 6:53 P.M.

**SUBMITTED BY:**



**Carolyn Jagger, City Clerk**


Officially approved by the City Council on November 10, 2020

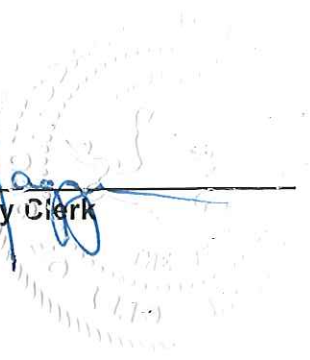
## CERTIFICATE

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 20<sup>th</sup> day of October 2020.

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

**DATED** this 10<sup>th</sup> day of November 2020.

  
Carolyn Jagger, City Clerk

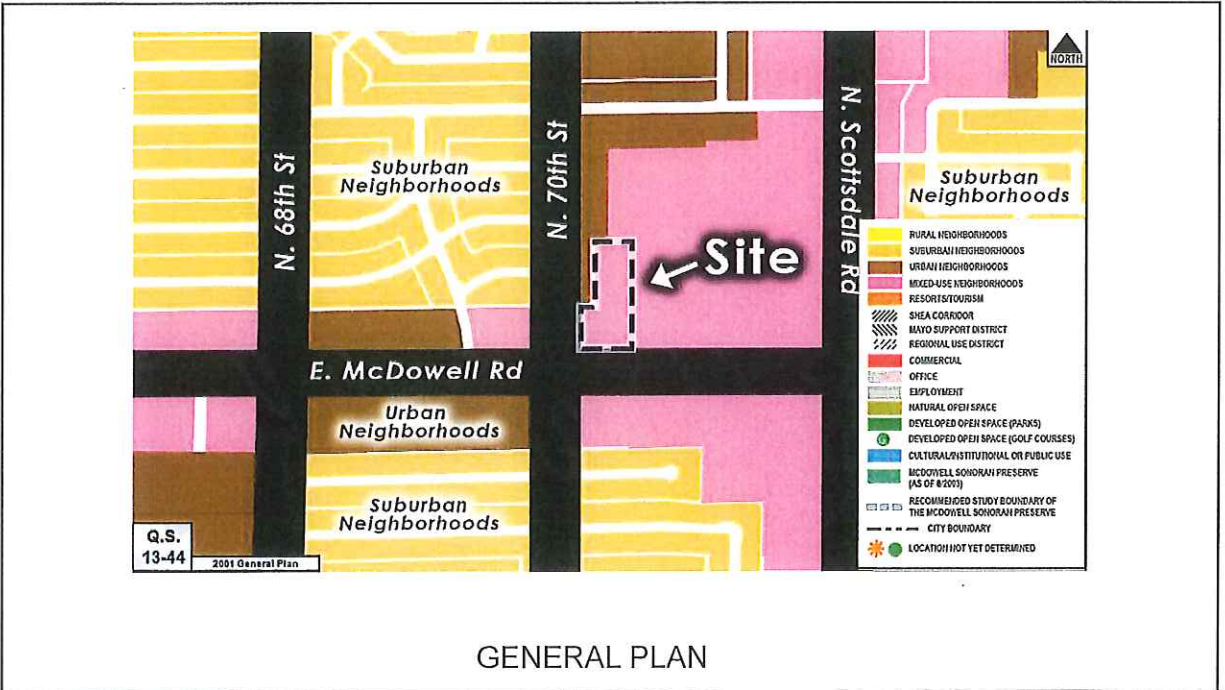




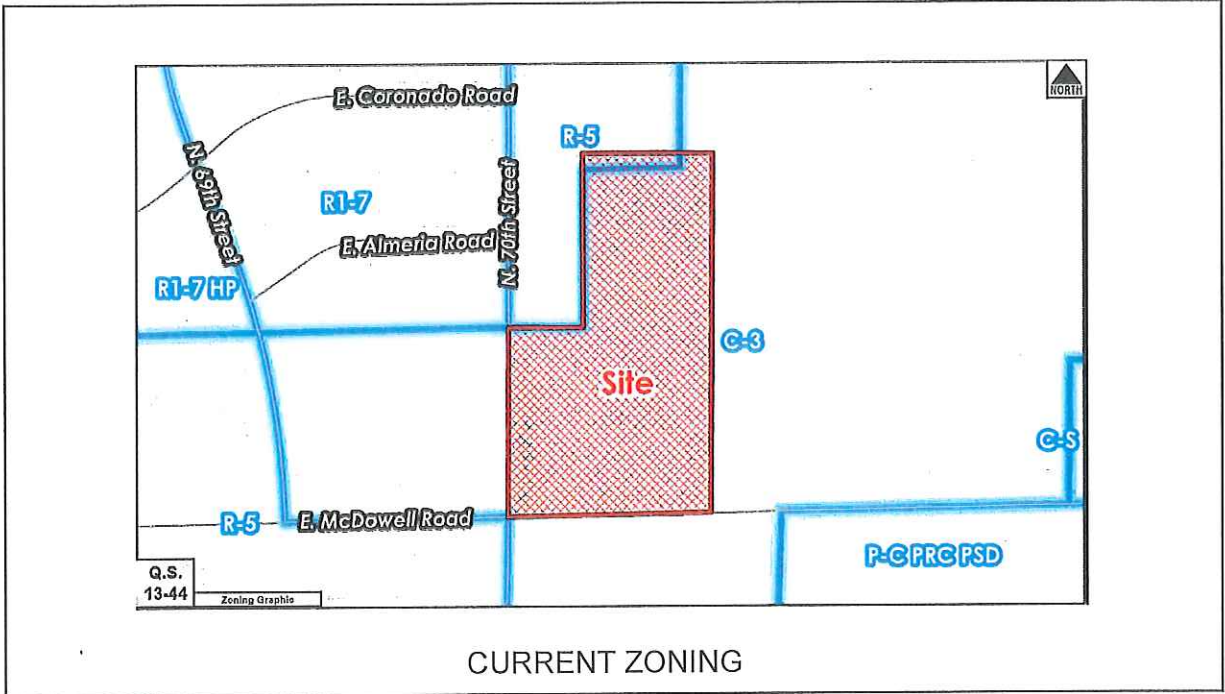




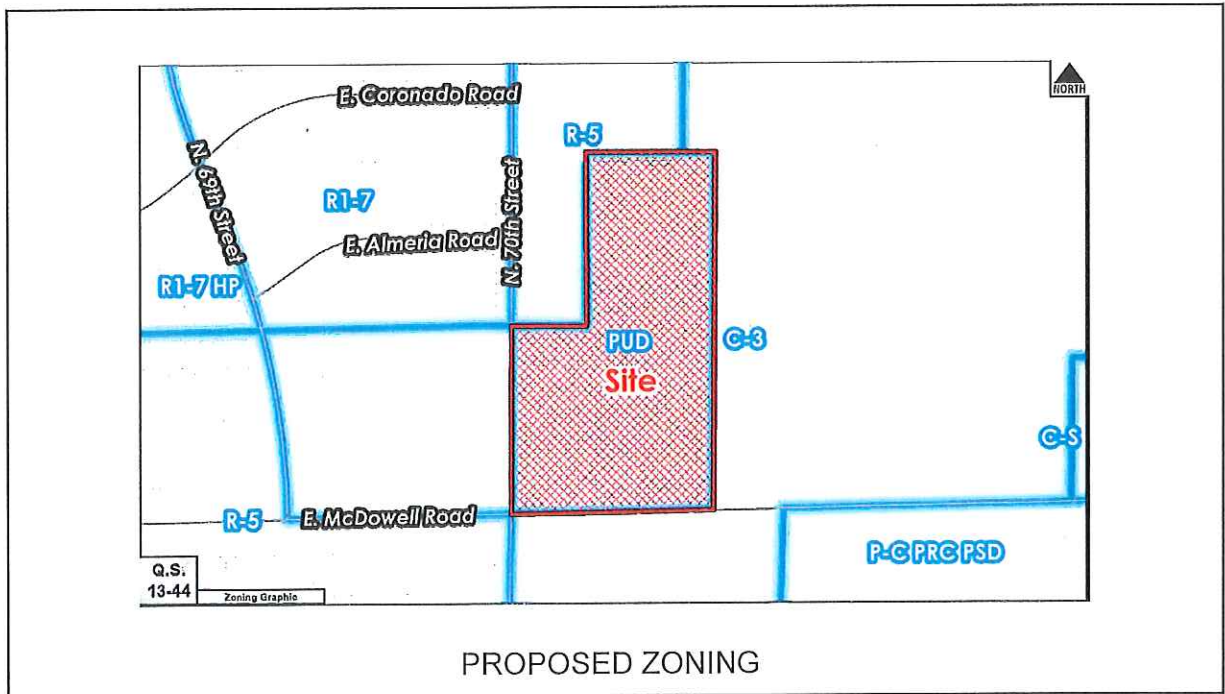
3



4



5



6

## Request:

- Rezone property from Highway Commercial (C-3) to Planned Unit Development (PUD), with Development Plan and amended PUD development standards, for a new mixed-use project

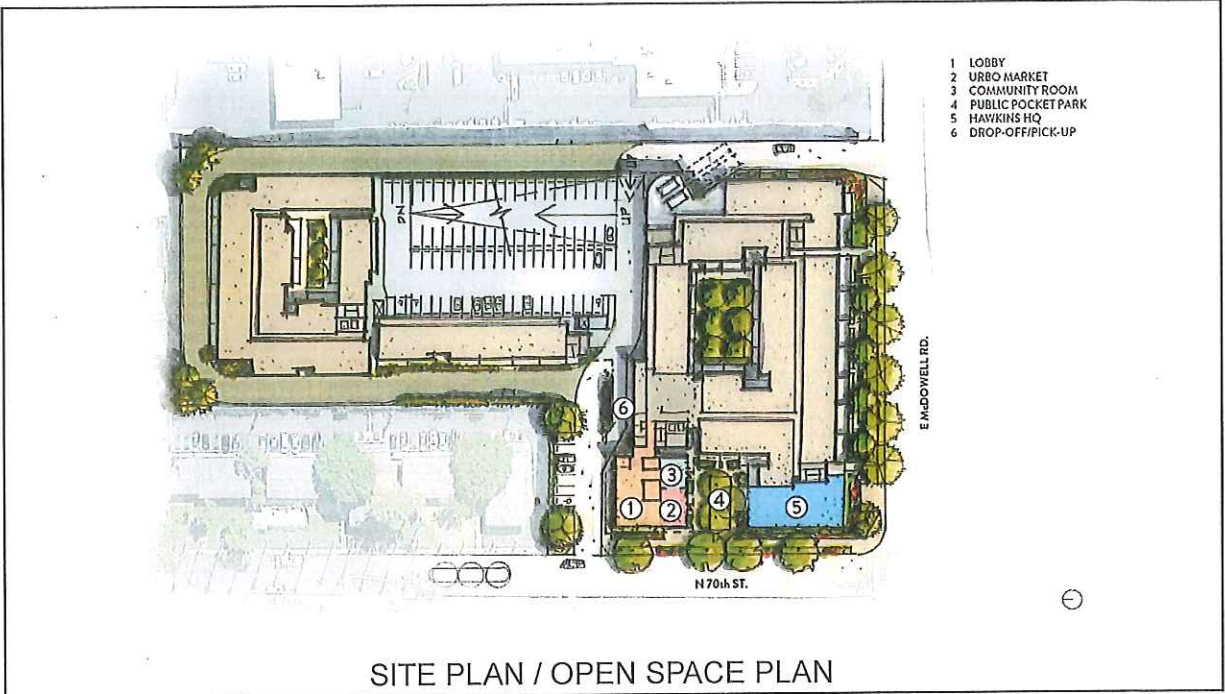
7

### Amended Development Standards

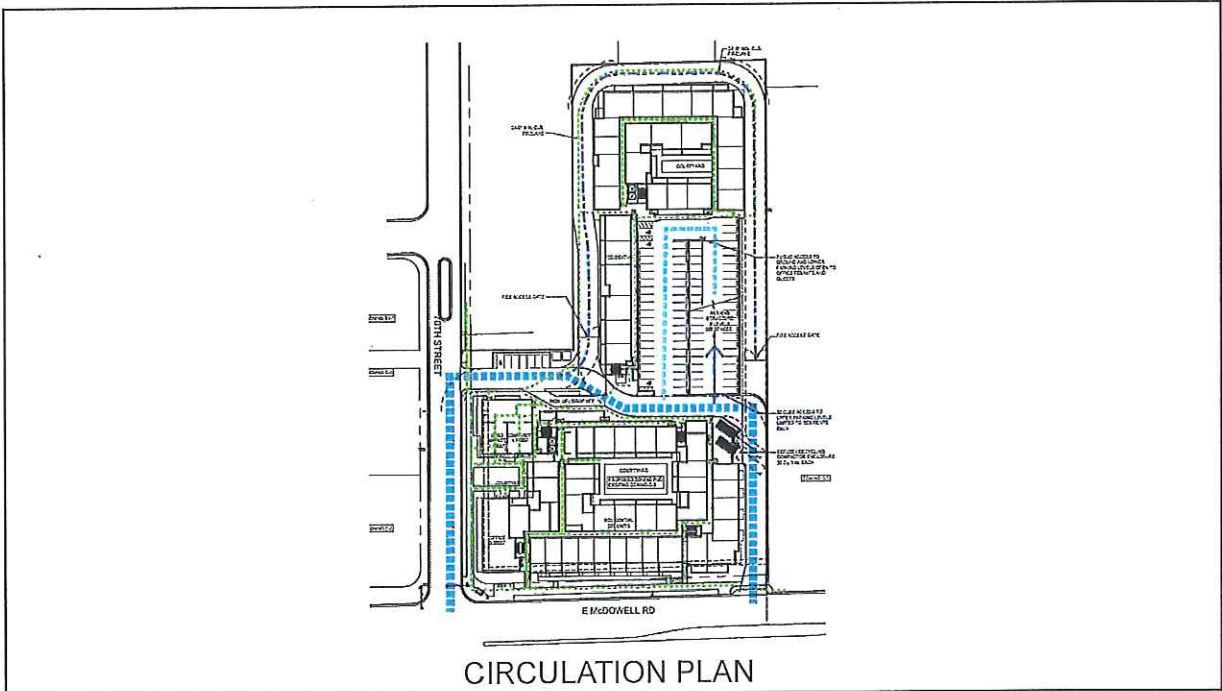
Zoning Ordinance Section	Standard Requirement	Proposed Amendment
5.5005.E. Table A <i>Average setback</i>	Average setback per Table A	Clarify that Average setback is a <i>minimum</i> setback
5.5005.F.2. <i>Building envelope</i>	1:2 stepback starting at grade on the residential district boundary	Allow for exceptions to standard per the Transitions Plan in the Development Plan
5.5005.G.1.a. <i>Encroachment beyond building envelope</i>	Encroachments up to 15 feet permitted for architectural features	Allowed encroachments to include walls associated with the building design
5.5005.I.1. <i>Private outdoor living space</i>	5% (or larger) of the unit floor area; must be located adjacent to unit	Allow for "Juliet-style" balconies on 1 <sup>st</sup> and 2 <sup>nd</sup> floors (no more than 10% of total unit count)

8





9



10





PERSPECTIVES

11



PERSPECTIVES

12

## **Considerations**

- 20 additional parking spaces provided guests/visitors
- Publicly accessible “pocket park” along 70<sup>th</sup> Street frontage
- Use mix includes neighborhood market
- Development Review Board recommended approval (6-0)
- Planning Commission recommended approval (5-0)

13

## **Southdale**

**5-ZN-2020**

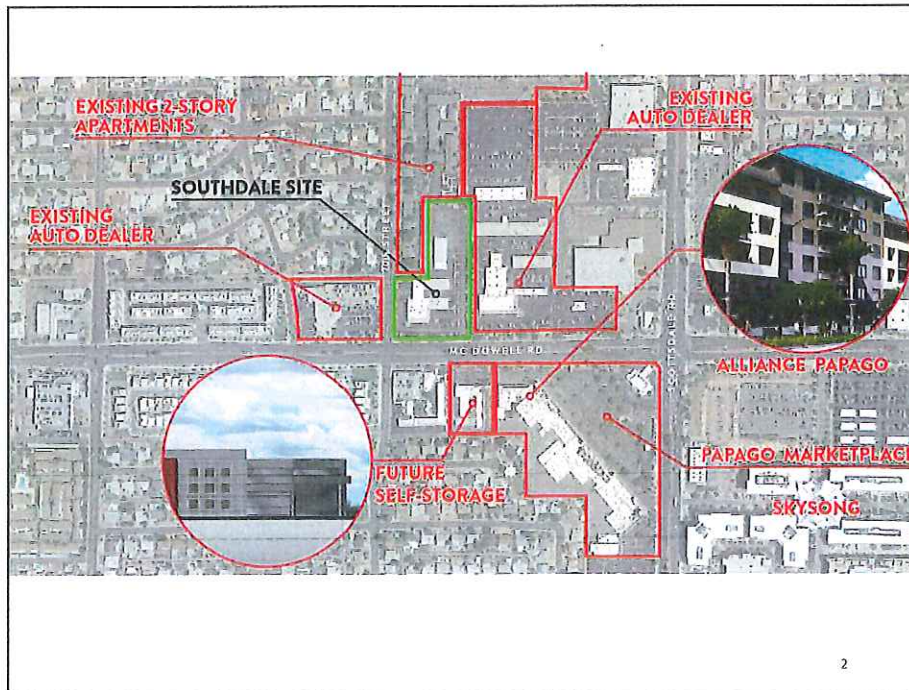
**City Council  
October 20, 2020**

**Coordinator: Greg Bloemberg**

14



**Southdale**  
**70<sup>th</sup> & McDowell Multi-Family Community**  
**Case: 5-ZN-2020**  
**City Council – October 20, 2020**



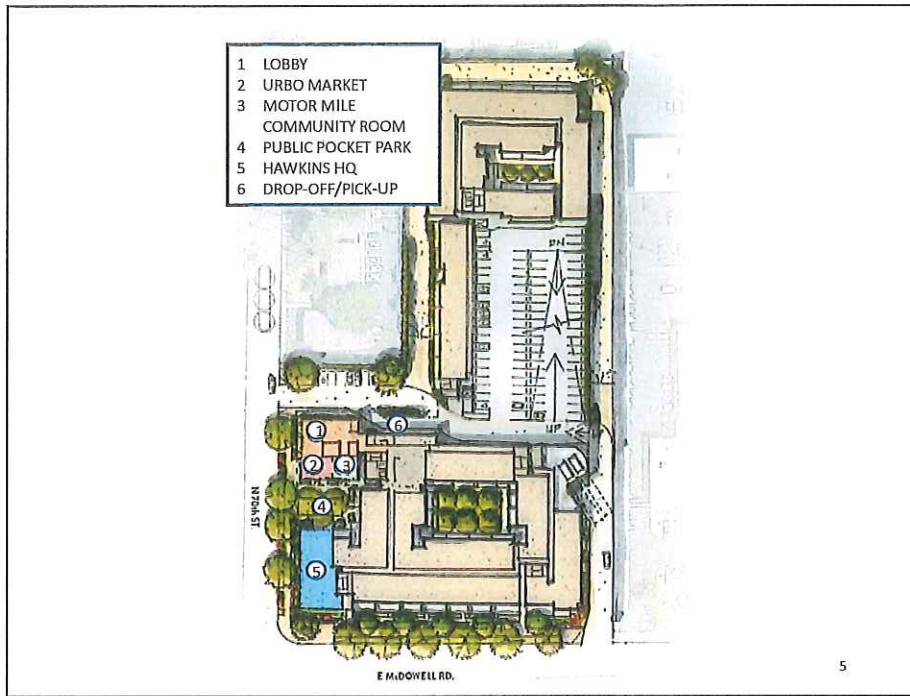


3



4





5



6

# Motor Mile Community Room



7

7

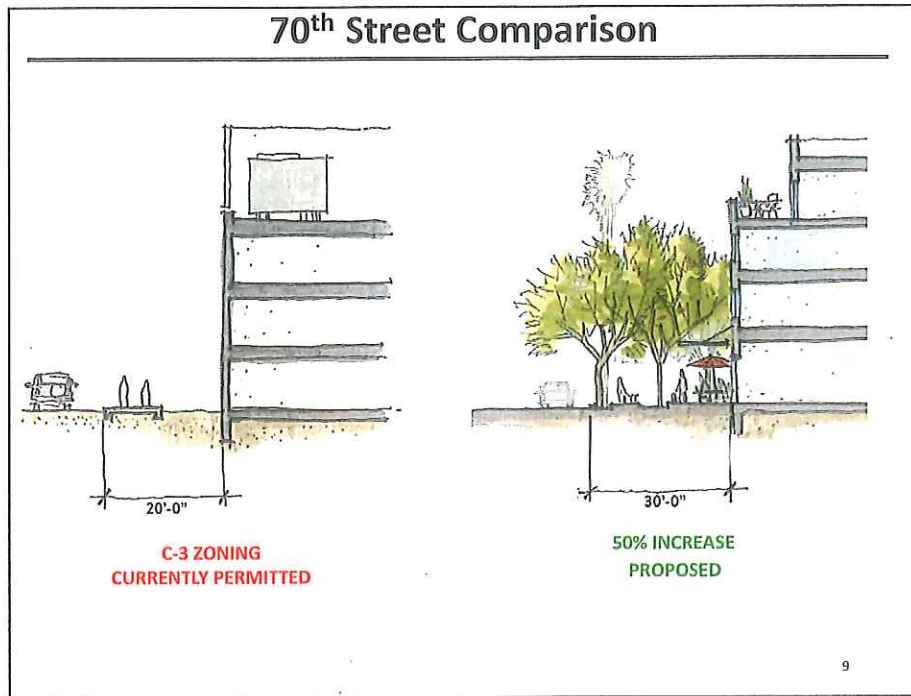
# URBO Micro Market/Cafe



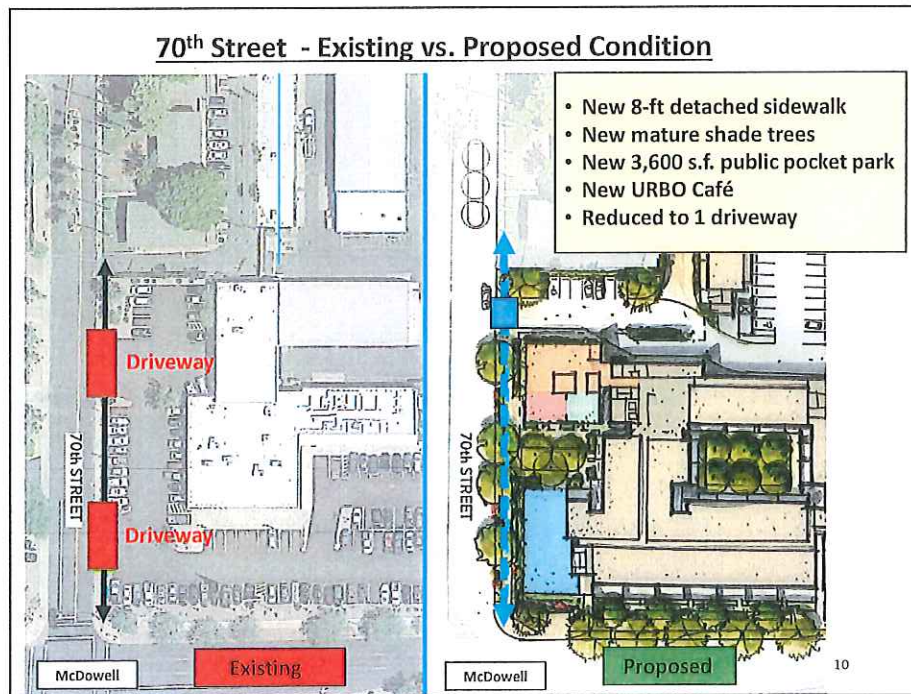
8

8





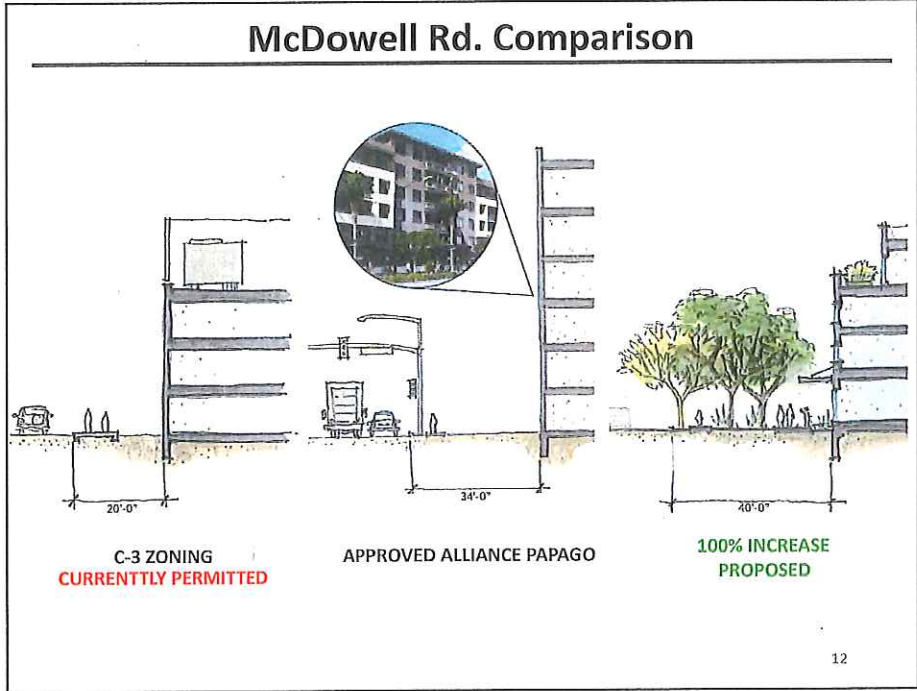
9



10



11



12





13

## Conclusion

---

- Development Review Board, unanimous recommendation for approval
- Planning Commission, unanimous recommendation for approval

14

14

## Southdale Community Benefits

---

- Consistent with the goals and policies of the General Plan and South Scottsdale Character Area Plan
- Public pocket park of 3,600 sq. ft.
  - 120% increase in size
- \$70,000,000 (approx.) re-investment on McDowell Rd.
  - replaces rundown buildings
  - Hawkins Company's regional offices
- No Amended Development Standards on McDowell or 70<sup>th</sup> Street Frontage

15

15

## Southdale Community Benefits

---

- Motor Mile Community Room
- Neighborhood micro market and café
- Enhanced pedestrian realm on 70<sup>th</sup> Street
  - shade, mature vegetation
  - detached sidewalk
  - connection for neighbors
- Traffic reduction
  - 12% from prior uses
  - 58% from allowed uses

16

16

## Southdale Community Benefits

---

- Over-parked
- 75% increase in open space
- 97 letters of support in Staff Report

17

17

Thank you  
&  
Questions

18

18

# Acoya Scottsdale at Shea

## 6-ZN-2020

City Council  
October 20, 2020

Coordinator: Jeff Barnes

1



2



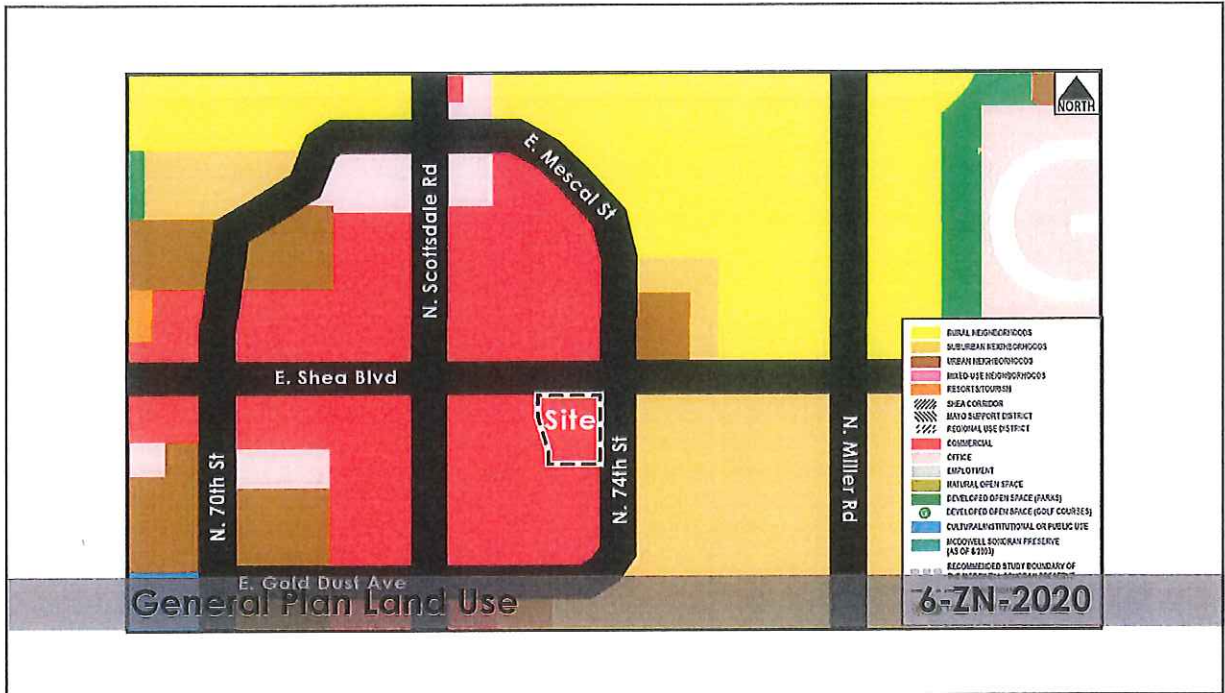
3

### **Request to consider the following:**

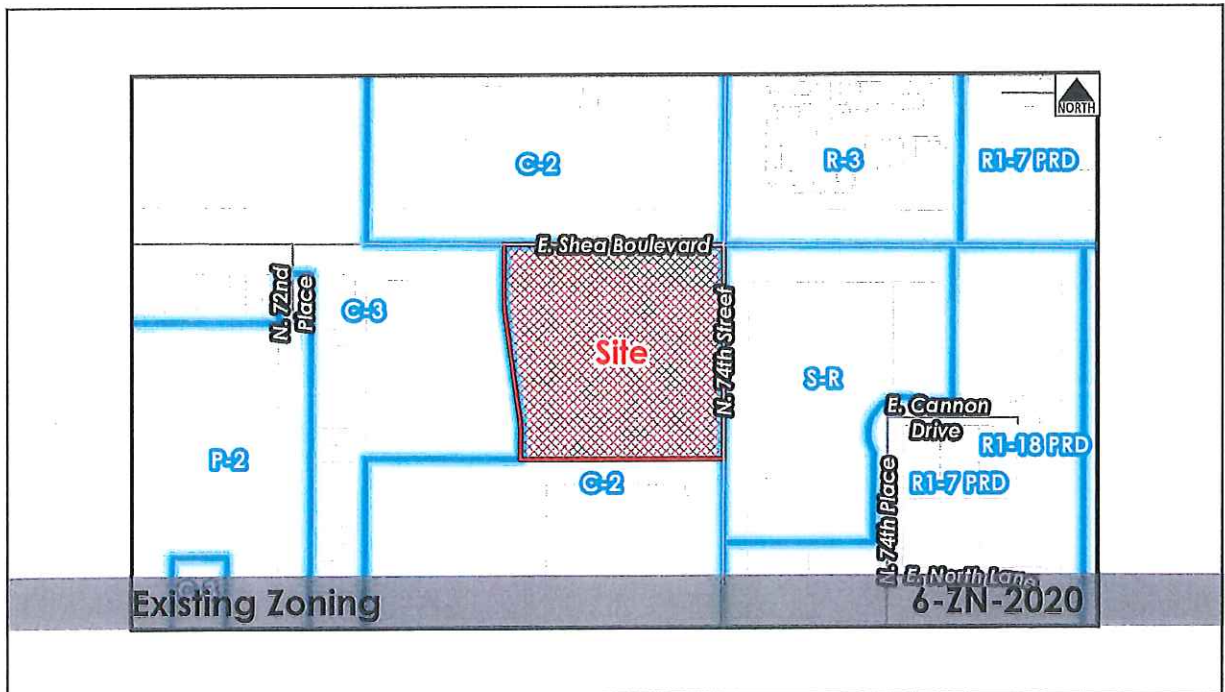
- Adopt Ordinance No. 4473, regarding a request by the applicant for a Zoning District Map Amendment from Central Business (C-2) to Commercial Office (C-O) zoning on a +/- 3.5-acre site located at 7373, 7375, and 7365 E. Shea Boulevard.

4

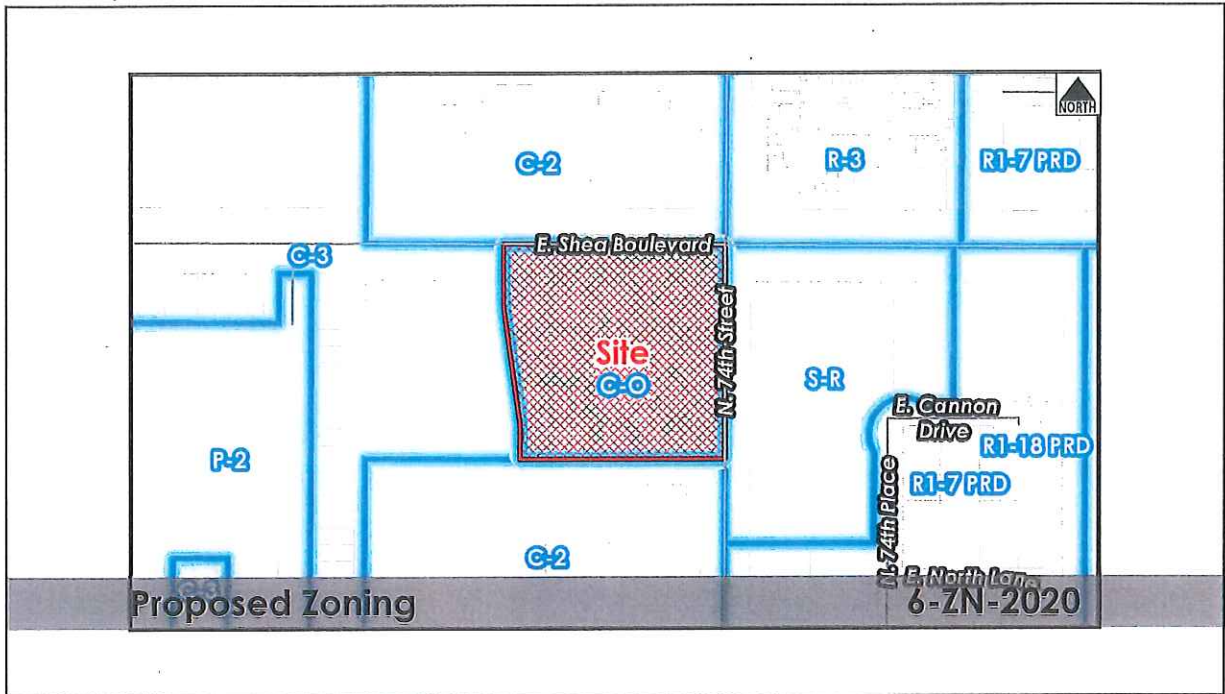




5



6



7

### Goal/Purpose of Request

- The applicant's request is to redevelop the existing carwash site into a four-story residential healthcare facility.

### Key Items for Consideration

- Building Height
- Parking Reduction
- Public Comment received
- Planning Commission recommended approval 4-1

8







11

## Development Information

- Existing Use: Carwash/Service Station
- Proposed Use: Residential Healthcare Facility
- Building Area: 212,217sqft (including underground parking garage)  
150-units
- Parcel Size: 3.5-acres (gross)  
2.5-acres (net)  
110,904sqft
- Building Height (C-2): 36-feet (excluding rooftop appurtenances)
- Building Height (C-O): 48-feet (excluding rooftop appurtenances)
- Parking Required: 179 spaces
- Parking Reduction Requested: 27%
- Parking Proposed: 130 spaces

12



13

## Other Boards and Commissions

Heard by Planning Commission on 9/23/2020,  
recommended approval with a vote of 4-1.

- The Planning Commissioners also recommended that the City Council take into consideration the public comment received and the possibility to have citizens participate in the Council's discussion of this case.

14

**Request to consider the following:**

- Adopt Ordinance No. 4473, regarding a request by the applicant for a Zoning District Map Amendment from Central Business (C-2) to Commercial Office (C-O) zoning on a +/- 3.5-gross-acre site located at 7373, 7375, and 7365 E. Shea Boulevard.

15

**Acoya Scottsdale at Shea**

**6-ZN-2020**

**City Council  
October 20, 2020**

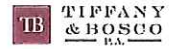
**Coordinator: Jeff Barnes**

16

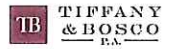
# 6-ZN-2020

Request for a Zoning District  
Map Amendment from Central  
Business (C-2) to Commercial  
Office (C-O)

SWC Shea Boulevard & 74<sup>th</sup> Street



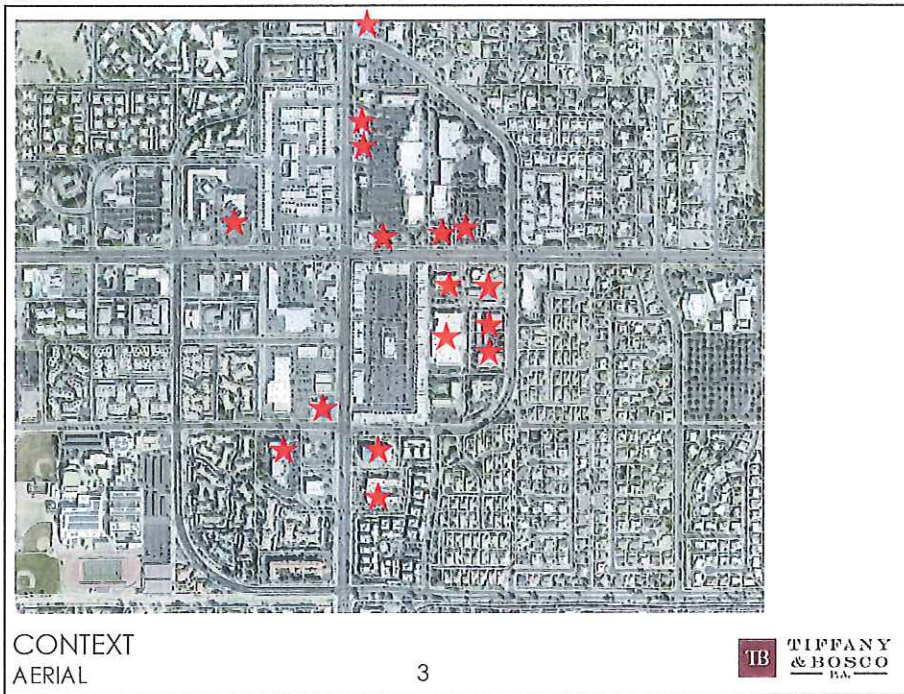
1



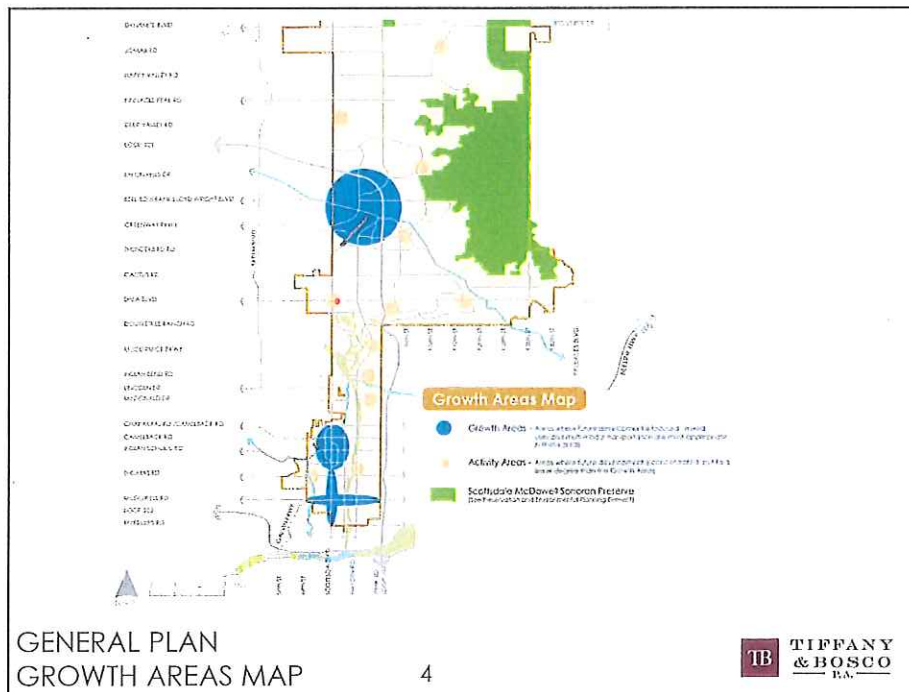
2

2

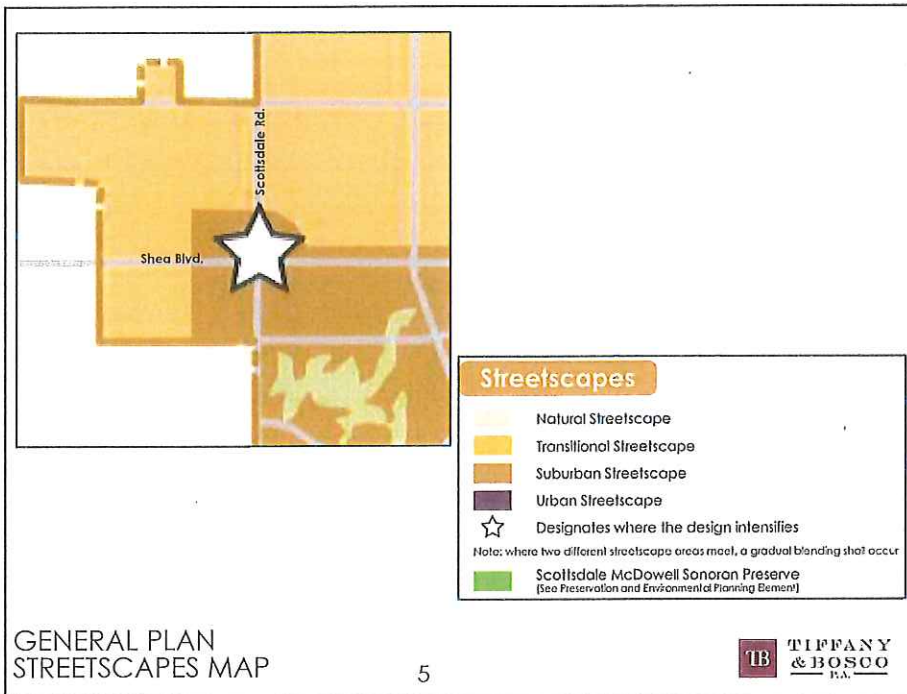




3



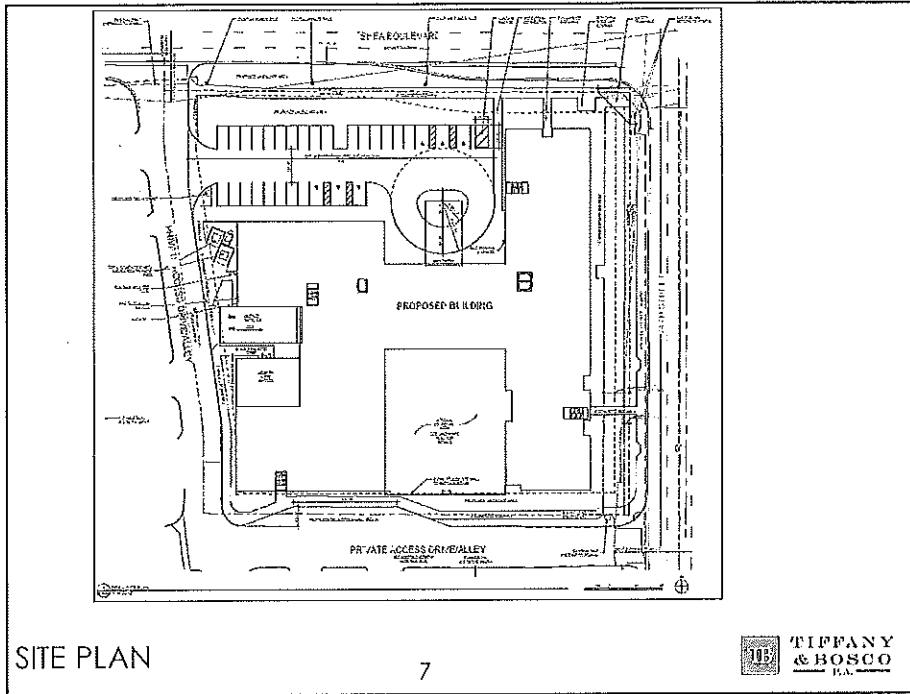
4



5



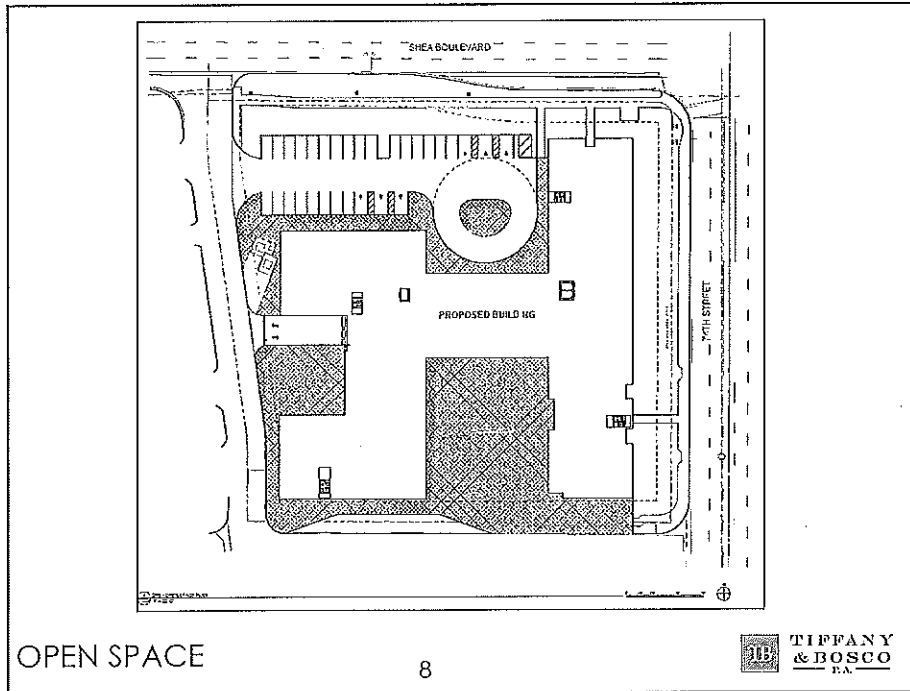
6



SITE PLAN

7

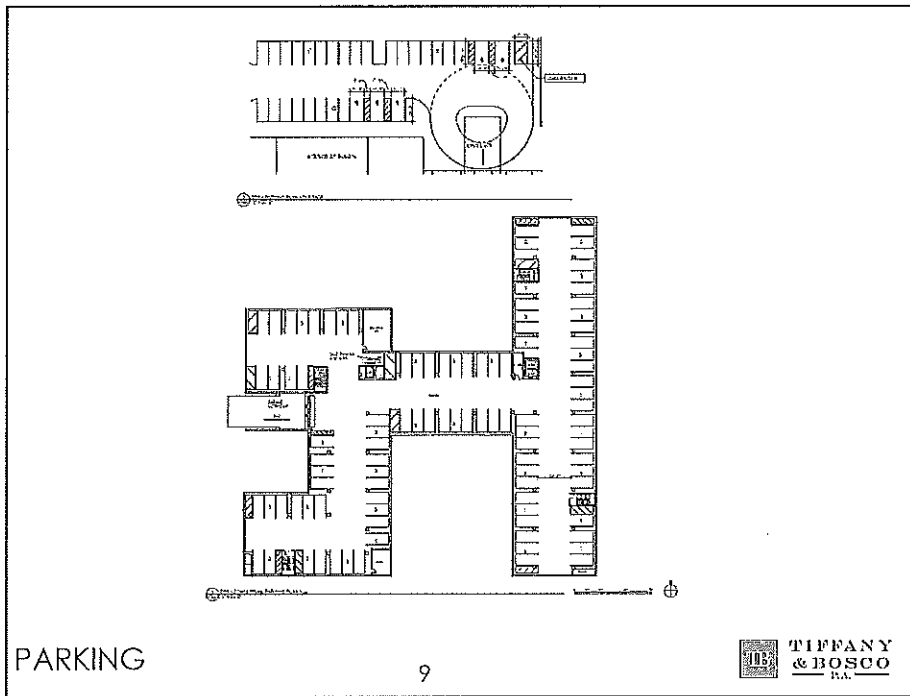
7



OPEN SPACE

8

8

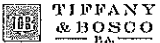


9

- Virtual Open House – No Attendees
- Website created prior to submittal
- A couple of electronic response prior to submittal
- Revised Application
- Red Signs and City Notification Cards
  - Recent Emails from neighbors to east and southeast
  - Neighborhood consultant telephone conversations

NEIGHBORHOOD OUTREACH SUMMARY

10

 TIFFANY & BOSCO P.A.

10





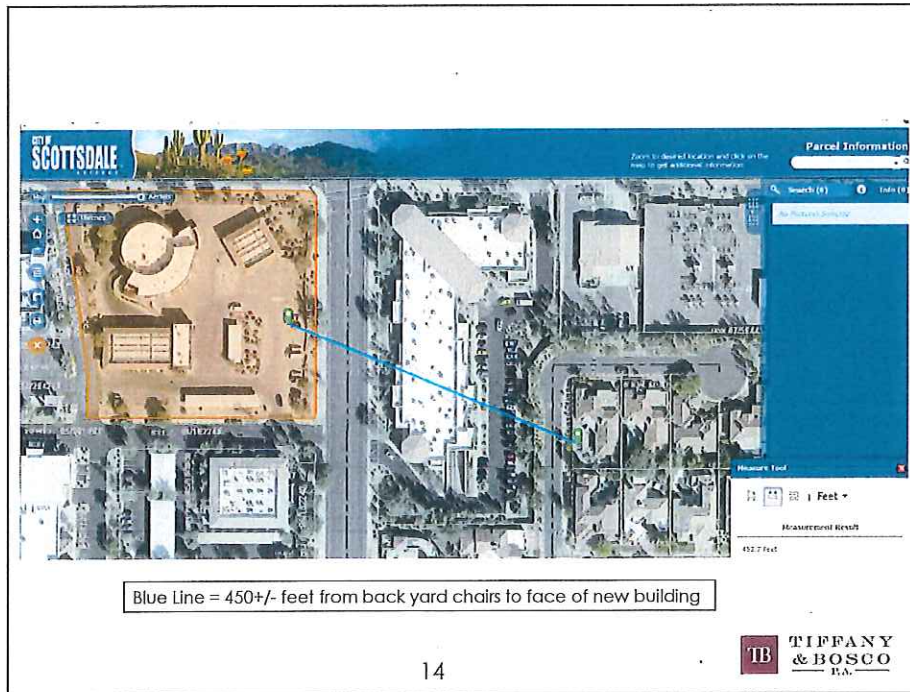
11



12



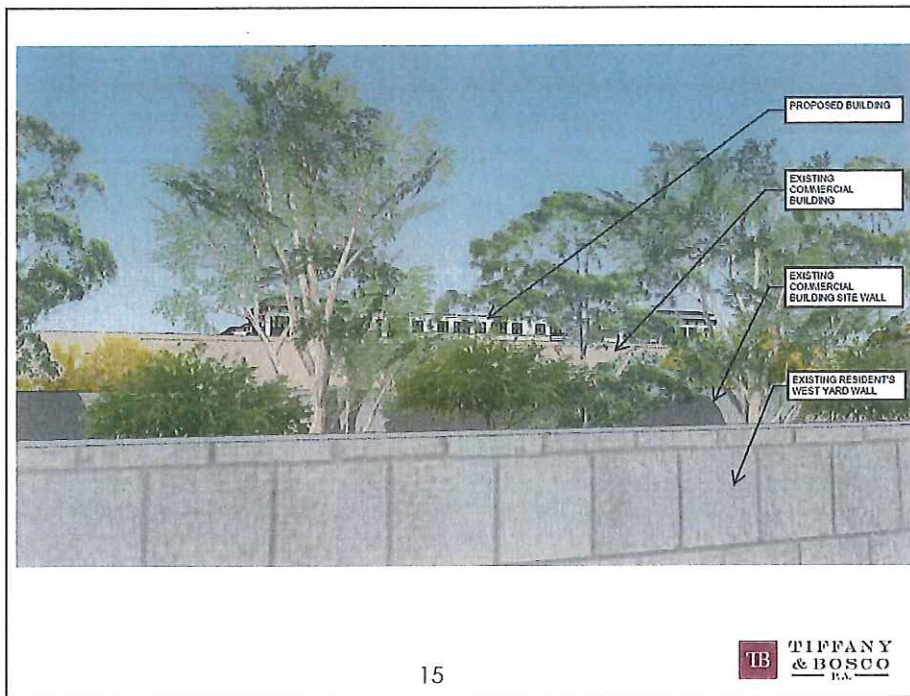
13



14

14





15

15

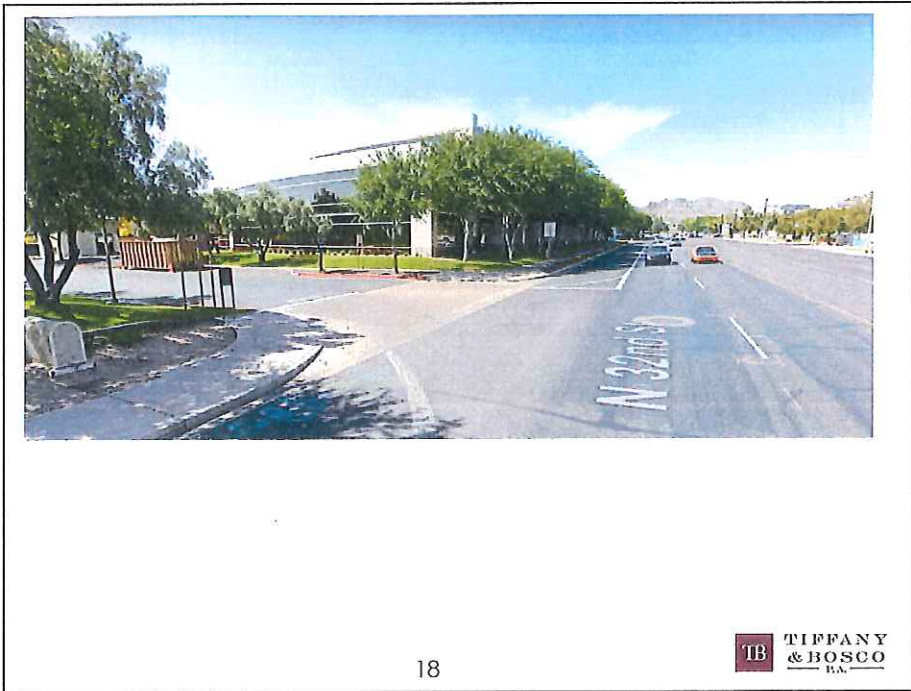


16

16



17



18





19

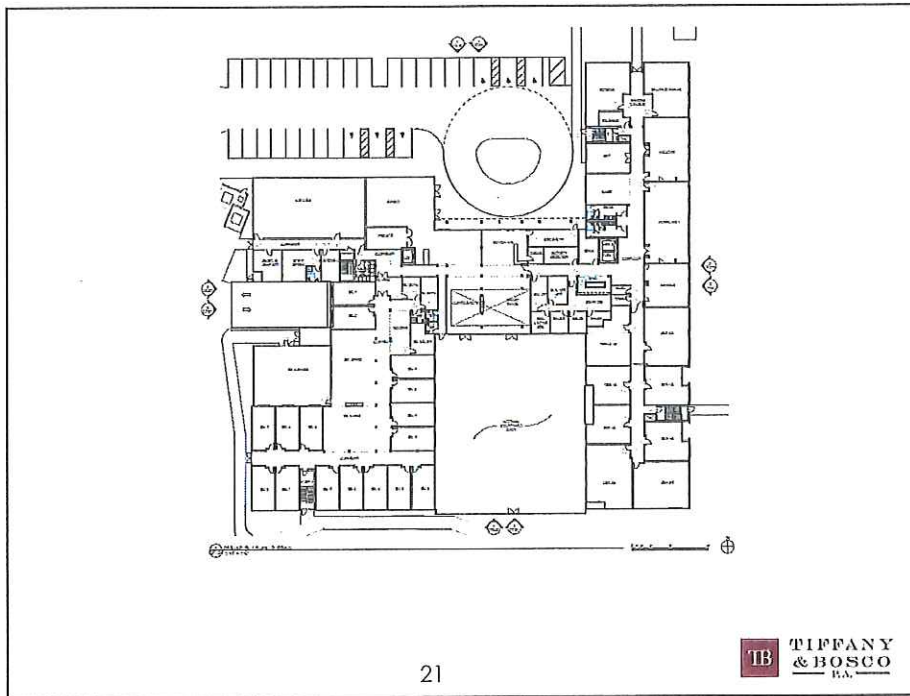
19



20

20

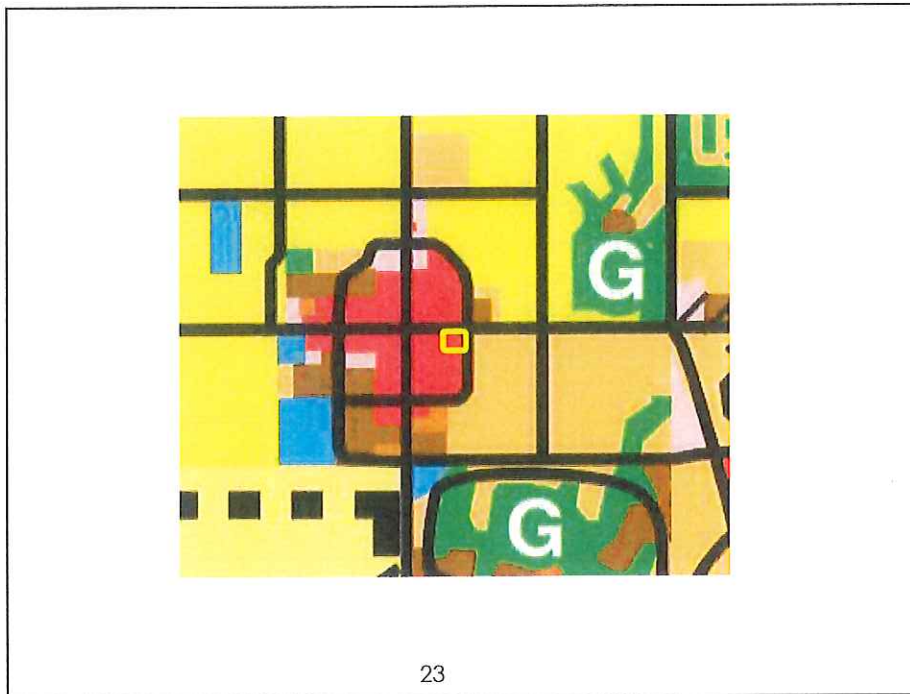




21

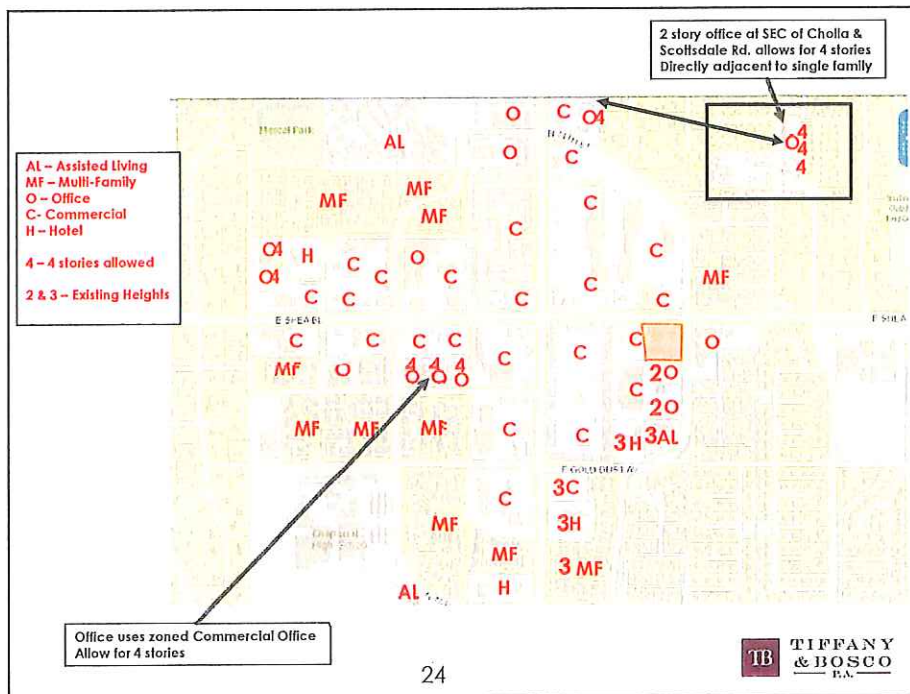


22



23

23



24

24



25



26





27

27



28

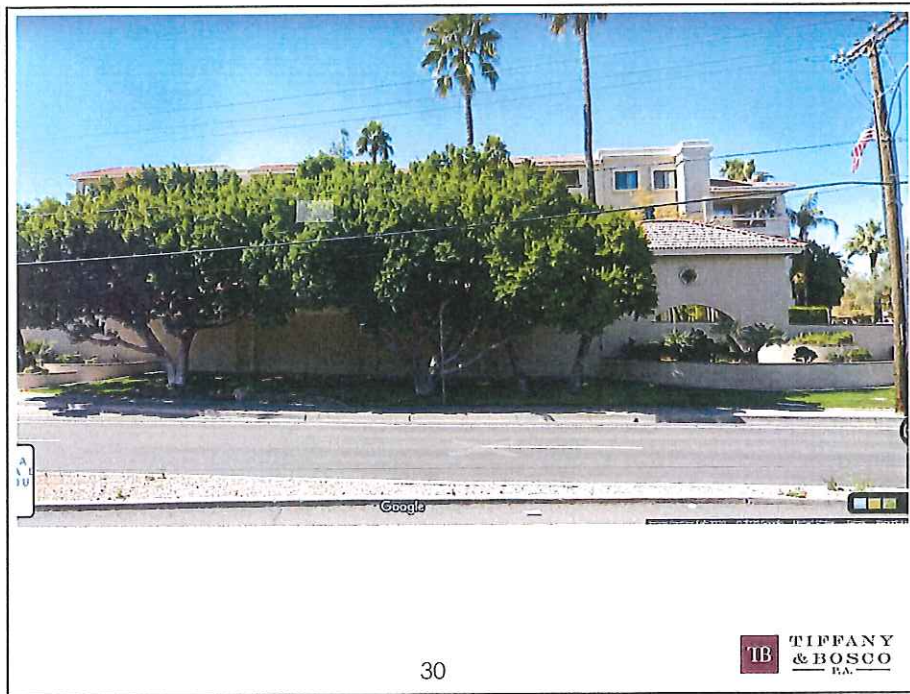
28



29

**TB** TIFFANY  
& BOSCO  
P.A.

29



30

**TB** TIFFANY  
& BOSCO  
P.A.

30