

**SCOTTSDALE CITY COUNCIL
REGULAR/GENERAL PLAN AMENDMENT MEETING MINUTES
TUESDAY, NOVEMBER 19, 2013**



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

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular/General Plan Amendment Meeting of the Scottsdale City Council at 5:07 P.M. on Tuesday, November 19, 2013, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane
Vice Mayor Virginia L. Korte
Councilmembers Suzanne Klapp, Robert W. Littlefield, Linda Milhaven
(participated telephonically), Guy Phillips, and Dennis E. Robbins

Also Present: City Manager Fritz Behring
City Attorney Bruce Washburn
City Treasurer Jeff Nichols
City Auditor Sharron Walker
City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Brownie Troop 587, Troop Leader Stephanie La Loggia

MAYOR'S REPORT

Mayor Lane requested a moment of silence for the storm victims in the Midwest. Mayor Lane announced that the City will celebrate Small Business Saturday on November 30, from 11 a.m. to 1 p.m., on the canal in downtown Scottsdale. Citizens were encouraged to join in the festivities and support small businesses.

CITY MANAGER'S REPORT

Community Services Executive Director Bill Murphy gave a PowerPoint presentation (attached) on the Scottsdale Employee Charitable Choices campaign, which raised \$98,765. Employee contributions were the largest in more than a dozen years.

PRESENTATIONS/INFORMATION UPDATES – 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.

PUBLIC COMMENT

- Dana Close, Scottsdale Gateway Alliance, commented on the clean-up efforts along McDowell Road.

ADDED ITEMS

A1. Added Items

The supporting materials for Item No. 10 will be 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 to continue the added item to the December 9, 2013 Council meeting.

MOTION AND VOTE – ADDED ITEMS

Councilman Littlefield made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 7/0.

CONSENT AGENDA

- 1. Birreria Italia Liquor License (99-LL-2013)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a series 3 (microbrewery) State liquor license for an existing location and owner, new series.
Location: 15444 N. Greenway Hayden Loop
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 2. Salty Seniorita Liquor License (100-LL-2013)**
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: 3748 N. Scottsdale Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 3. Vivo Liquor License (101-LL-2013)**
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: 6560 N. Scottsdale Road, Suite 105
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 4. Archstone Apartments at DC Ranch Abandonment (3-AB-2012)**
Request: Adopt **Resolution No. 9556** extending the time to fulfill the conditions for abandoning 2,083± square-feet of remnant public right-of-way, located on the south side of East Legacy Boulevard, approximately 360 feet west of North 91st Street, adjacent to 18245 North Pima Road with Planned Neighborhood Center, Planned Community District (PNC PCD) zoning.
Location: 9009 E. Legacy Boulevard
Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

5. Downtown Text Amendment Pertaining to the Downtown and Related Citywide Requirements (6-TA-2009#4)

Item 5 was moved to the Regular Agenda for a separate vote (see Page 4).

6. Adaptive Recreation Building Remodel Construction Bid Award

Request: Adopt **Resolution No. 9542** authorizing Construction Bid Award No. 13PB041 to Providence Builders, the lowest responsive bidder, at their unit price bid of \$295,535, for construction of the Adaptive Recreation Building Remodel Project.

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

7. Water Booster Station 42B and Site 71 Well Site and Water Booster Station Improvements Engineering Services Contract

Request: Adopt **Resolution No. 9562** authorizing Engineering Services Contract Modification No. 2013-031-COS-A1 with GHD, Inc., in the amount of \$277,487, for design services for the Water Booster Pump Station 42B and Site 71 Well Site and Water Booster Pump Station Project.

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

8. Site 71 Well and Water Booster Station Well Drilling Improvements Construction Services Contract

Request: Adopt **Resolution No. 9568** authorizing CM@Risk Contract No. 2013-178-COS with MGC Contractors, Inc., in the amount of \$1,558,680, for well drilling improvements at the Site 71 Well and Booster Pump Station.

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

9. Sewer Condition Assessment Program Engineering Services Contract

Request: Adopt **Resolution No. 9571** authorizing Engineering Services Contract No. 2013-179-COS with Project Engineering Consultants, Ltd., at a cost not to exceed \$160,000, to provide technical expertise, assistance, and review for the sewer condition assessment program.

Staff Contact(s): Brian Biesemeyer, Water Resources Executive Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

10. WestWorld Event Agreement

Request: Adopt **Resolution No. 9577** authorizing Contract No. 2013-182-COS with Valley of the Sun Arabian Horse Association and East Valley Arabian Horse Association to utilize WestWorld Equestrian event facilities to produce the Saguaro Classic All Arabian Horse Show.

Staff Contact(s): Paul Katsenes, Community and Economic Development Executive Director, 480-312-2890, pkatsenes@scottsdaleaz.gov

11. Peace Officer In-service Training Assistance Agreement

Request: Adopt **Resolution No. 9561** authorizing Agreement No. 2013-177-COS with the Arizona Peace Officer Standards and Training Board for the provision of a Scottsdale police officer to assist with in-service training.

Staff Contact(s): Alan Rodbell, Public Safety Executive Director, 480-312-1900, arodbell@scottsdaleaz.gov

12. Fire Department Clinical Modalities Training and Clinical Enhancements Budget Transfer

Request: Adopt **Resolution No. 9553** authorizing a budget transfer in the amount of \$120,000 from the FY 2013/14 Adopted General Fund Operating Contingency to the Fire Department's General Fund Operating budget for the costs associated with providing new clinical modalities training and clinical enhancements (\$70,000 and \$50,000, respectively).

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

13. Fiscal Year 2013/14 Event Venue Fee Program

Request: Adopt **Resolution No. 9559** authorizing \$20,000 in bed tax funding to be used for development of events to be identified, per the FY 2013/14 Event Venue Fee Program; and authorizing the Mayor to execute individual agreements with each event producer.

Staff Contact(s): Danielle Casey, Economic Development Director, 480-312-7601, dcasey@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Vice Mayor Korte made a motion to approve Consent Items 1 through 13, absent Item 5. Councilman Phillips seconded the motion, which carried 7/0.

REGULAR AGENDA

5. Downtown Text Amendment Pertaining to the Downtown and Related Citywide Requirements (6-TA-2009#4)

Requests:

1. Adopt **Resolution No. 9563** declaring the document entitled "6-TA-2009#4, Text Amendment Pertaining to the Downtown and Related City-wide Requirements" to be a public record.
2. Adopt **Ordinance No. 4117** approving a text amendment to the City of Scottsdale Zoning Ordinance No. 455 to amend Article I (Administration and Procedures), Article III (Definitions), Article IV (Districts and Boundaries Thereof), Article V (District Regulations), Article VI (Supplementary Districts), Article VII (General Provisions), Article VIII (Sign Requirements), and Article IX (Parking and Loading Requirements) pertaining to the Downtown and Citywide; and determining that the proposed zoning ordinance text amendment is consistent and conforms with the adopted General Plan and Downtown Plan.

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Dan Symer gave a PowerPoint presentation on the proposed downtown text amendment.

MOTION AND VOTE – ITEM 5

Vice Mayor Korte made a motion to approve agenda Item 5. Councilwoman Klapp seconded the motion, which carried 5/2, with Councilmembers Littlefield and Phillips dissenting.

14. Pure Bliss Premium Medibles Conditional Use Permit (10-UP-2013)

Request: Adopt **Resolution No. 9554** approving a Conditional Use Permit for a Medical Marijuana Use (Infusion Bakery) in a 1,385± square-foot space with Industrial Park District (I-1) zoning; and finding that the conditional use permit criteria have been met.

Location: 7655 E. Evans Road, Suite 5

Presenter(s): Greg Bloemberg, Planner

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Planner Greg Bloemberg gave a PowerPoint presentation (attached) on the request from Pure Bliss Premium Medibles for a Conditional Use Permit (CUP) for a medical marijuana infusion bakery.

Mayor Lane opened public testimony.

- David Dow, applicant representative, spoke in support of the applicant's request for a CUP. He explained that Pure Bliss Premium Medibles will be a wholesale bakery that sells exclusively to retailers by appointment only.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 14

Vice Mayor Korte made a motion to adopt Resolution No. 9554 approving a Conditional Use Permit for a Medical Marijuana Use and finding that the conditional use permit criteria have been met. Councilwoman Klapp seconded the motion, which failed 3/4, with Mayor Lane and Councilmembers Littlefield, Phillips, and Robbins dissenting.

15. Boulders Villas Major General Plan Amendment and Rezoning (4-GP-2013 and 11-ZN-2013)

Requests:

1. Adopt **Resolution No. 9557** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial to Suburban Neighborhoods on an 18± acre site for Case No. 4-GP-2013.
2. Adopt **Ordinance No. 4115** approving a Zoning District Map Amendment to amend Planned Community (P-C) zoning from a comparable Planned Neighborhood Center, Environmentally Sensitive Lands (PNC ESL) and a comparable Central Business District, Environmentally Sensitive Lands (C-2 ESL) to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning in a Planned Community (P-C) District, including the following:
 - (A) amend the amended R-4 P-C ESL development standards for the proposed development;
 - (B) amend the approved C-2 P-C ESL Development Plan for the El Pedregal development at the southeast corner of North Scottsdale Road and East Carefree Highway; (C) amend the Development Plan for the Boulder's Master Development by approving a new Development Plan; and finding that the Planned Community (P-C) District criteria have been met for an approximate 18± acre site, for Case No. 11-ZN-2013.

3. Adopt **Resolution No. 9564** declaring the document entitled "Villas at the Boulders-Development Plan" as a public record.

Location: Northeast corner of East Westland Drive and North Scottsdale Road

Presenter(s): Adam Yaron, Planner; Keith Niederer, Senior Planner

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Planner Adam Yaron gave a PowerPoint presentation (attached) on the proposed Boulders Villas Major General Plan Amendment.

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the proposed Boulders Villas Zoning District Map Amendment.

John Berry, applicant representative, gave a brief overview of the applicant's requests.

Mayor Lane opened public testimony.

- Bob Cappel, Scottsdale citizen, spoke in support of the project.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 15

Councilman Robbins made a motion to: (1) Adopt Resolution No. 9557 approving a Major General Plan Amendment; (2) adopt Ordinance No. 4115 approving a Zoning District Map Amendment to amend the Planned Community (P-C) zoning; and (3) adopt Resolution No. 9564 declaring the document entitled "Villas at the Boulders-Development Plan" as a public record. Vice Mayor Korte seconded the motion, which carried 7/0.

16. 77 on the Park Major General Plan Amendment and Rezoning (7-GP-2013 and 9-ZN-2013)

Requests:

1. Adopt **Resolution No. 9558** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Cultural/Institutional or Public/Use to Urban Neighborhoods on 3± acres located at 1250, 1300, and 1350 North 77th Street for Case No. 7-GP-2013.
2. Adopt **Ordinance No. 4116** approving the zoning map amendment to rezone from Service Residential (S-R) to Multiple-Family Residential (R-5) zoning; and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan on approximately 1.9± acres located at 1250 and 1300 North 77th Street for Case No. 9-ZN-2013.

Location: 1250 North 77th Street, 1300 North 77th Street, and 1350 North 77th Street

Presenter(s): Adam Yaron, Planner; Dan Symer, Senior Planner

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Planner Adam Yaron gave a PowerPoint presentation (attached) on the Major General Plan Amendment request to change the land use designation from Cultural/Institutional or Public/Use to Urban Neighborhoods.

Senior Planner Dan Symer gave a PowerPoint presentation (attached) on the request for a Zoning Map Amendment to rezone from Service Residential (S-R) to Multiple-Family Residential (R-5) zoning.

Kristjan Sigurdsson, applicant representative, gave a PowerPoint presentation (attached) outlining the applicant's requests.

Tom Frenkel, applicant, addressed the concerns that had been expressed by New Foundation School. Mr. Frenkel said other comments received regarding the rezoning were positive.

Mayor Lane opened public testimony.

- Nancy Cantor, Scottsdale citizen, asked the Council to consider the concerns that had been expressed by New Foundation School.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 16

Vice Mayor Korte made a motion to: (1) Adopt Resolution No. 9558 approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan; and (2) adopt Ordinance No. 4116 approving the zoning map amendment to rezone from Service Residential (S-R) to Multiple-Family Residential (R-5) zoning and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan on approximately 1.9± acres located at 1250 and 1300 North 77th Street for Case No. 9-ZN-2013. Councilman Phillips seconded the motion, which carried 7/0.

17. Scottsdale Mountain Villas Rezoning (3-ZN-2013)

Request: Adopt Ordinance No. 4097 approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single-Family Residential, Environmentally Sensitive Lands (R1-5 ESL) zoning; and finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on approximately 5± acres.

Location: South side of East Coyote Road, West of North 135th Place

Presenter(s): Keith Niederer, Senior Planner

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the Scottsdale Mountain Villas rezoning request.

Stephen Earl, applicant, gave a presentation outlining the added stipulations, which he said have addressed many of the concerns raised by adjoining property owners.

Mayor Lane opened public testimony.

The following individuals spoke in support of the Scottsdale Mountain Villas rezoning request:

- Scott McCoy, Scottsdale citizen
- Martin Lieberman, Scottsdale citizen
- Bick Smith, Scottsdale citizen
- Bruce Meyer, Scottsdale citizen

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 17

Councilwoman Klapp made a motion to: (1) Adopt Ordinance No. 4097 approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single-Family Residential, Environmentally Sensitive Lands (R1-5 ESL) zoning, and finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on approximately 5± acres South side of East Coyote Road, West of North 135th Place; and (2) amend Exhibit 1 to Ordinance No. 4097, to add “except for Lot 1, which shall not exceed 20.5 feet above the finished floor” to the end of Stipulation 5. Councilman Littlefield seconded the motion, which carried 7/0.

18. Hawknest Rezoning (10-ZN-2013)

Request: Adopt Ordinance No. 4114 approving a zoning map amendment from Single-Family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-Family Residential Environmentally Sensitive Lands (R1-43 ESL) on 22.90± acres and to Single-Family Residential Environmentally Sensitive Lands (R1-35 ESL) on 13.46± acres; and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan.

Location: Southeast corner of North 84th Street and East Hawknest Road (8595 E. Hawknest Road and 35025 N. 84th Street)

Presenter(s): Keith Niederer, Senior Planner

Staff Contact(s): Randy Grant, Planning, Neighborhood, and Transportation Administrator, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Keith Neiderer gave a PowerPoint presentation (attached) regarding the Hawknest rezoning request.

John Berry, applicant representative, gave a presentation on the applicant’s rezoning request.

Mayor Lane opened public testimony.

- Bob Cappel, Scottsdale citizen, spoke in support of the Hawknest rezoning request.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 18

Councilman Robbins made a motion to adopt Ordinance No. 4114 approving a zoning map amendment from Single-Family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-Family Residential Environmentally Sensitive Lands (R1-43 ESL) on 22.90± acres and to Single-Family Residential Environmentally Sensitive Lands (R1-35 ESL) on 13.46± acres and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan. Councilwoman Klapp seconded the motion, which carried 7/0.

19. Prankster’s Too Teletrack Wagering Establishment License (Application No. 1095146)

Request: Consider approval of an application for a new teletracking (off track betting) license for Prankster’s Too.

Location: 7919 E. Thomas Road, Suite 101

Presenter(s): Terry Hoglund, Business Services Manager

Staff Contact(s): Dennis Enriquez, Business Services Director, 480-312-5925, denriquez@scottsdaleaz.gov

Business Services Manager Terry Hoglund gave a PowerPoint presentation (attached) on the Prankster's Too request for a teletrack wagering license.

MOTION AND VOTE – ITEM 19

Councilman Littlefield made a motion to approve the application for a new teletrack wagering license for Prankster's Too. Councilman Phillips seconded the motion, which carried 7/0.

PUBLIC COMMENT – None

CITIZEN PETITIONS

20. 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

With no further business to discuss, the Regular/General Plan Amendment Meeting adjourned at 7:11 P.M.

SUBMITTED BY:



**Carolyn Jagger
City Clerk**

Officially approved by the City Council on

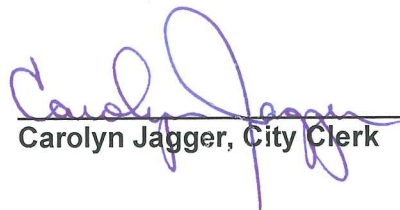
January 14, 2014

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular/General Plan Amendment Meeting of the City Council of Scottsdale, Arizona held on the 19th day of November 2013.

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

DATED this 14th day of January 2014.



Carolyn Jagger, City Clerk

**2013 Scottsdale
Employee
Charitable Choices
Campaign Results**



**\$98,765 contributed by
539 employees**

**vs. last year:
+184 donors
+ \$35,000**



Top agencies supported:

- **100 Club of Arizona**
- **POSA Outreach**
- **Partners for Paiute**
- **STARS**



Pure Bliss Premium Medibles

10-UP-2013
City Council
November 19, 2013
Planner: Greg Bloemberg

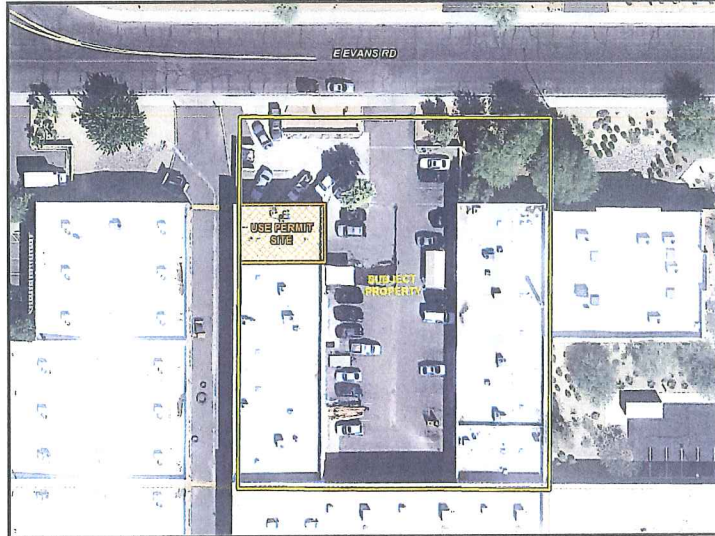
Pure Bliss Premium Medibles



CONTEXT AERIAL

10-UP-2013

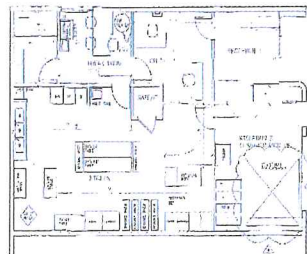
Pure Bliss Premium Medibles



CLOSE AERIAL

10-UP-2013

Pure Bliss Premium Medibles



PROJECT DATA

PROJECT INFORMATION: 100 W. 100th Street, Suite 100, Anchorage, AK
 AT 2013 C. ZONING DIST. SUPPLEMENTAL 12

ZONING - M1

OCCUPANCY - RESIDENTIAL

BUILDING AREA

PROP'D TOTAL AREA
 EXIST' TOTAL - 1,100 SQ. FT.

OCCUPANCY LOAD

1.0 PERSONS/SQ. FOOT (MIN. 500 SQ. FT. / 100 - 12)

PARKING

PARKING REQUIRED: 1,100 / 200 = 5 SPACES

PARKING PROVIDED: 8 SPACES (1 PAID 2011)

PLUMBING FIXTURES REQUIRED (TABLE 2902.0)

UNITS TO BE ALLOWED
 1 SINGLE-FAMILY AREA CONJ. UNIT (1 ROOMING)

10-UP-2013
 02/22/13

FLOOR PLAN

10-UP-2013

Pure Bliss Premium Medibles

- Location previously approved twice for Medical Marijuana use (26-UP-11 & 4-UP-12)
- Planning Commission recommended approval by a unanimous vote of 6-0

OVERVIEW

10-UP-2013

Pure Bliss Premium Medibles

10-UP-2013

City Council

November 19, 2013

Planner: Greg Bloemberg

Item 15

Adam Yaron
Presentation

4-GP-2013 Boulder Villas

City Council
November 19, 2013

Adam Yaron - Planner

Major General Plan Amendments

- Only heard one time per calendar year, and in the same calendar year as filed
- Require an additional “remote” hearing by the Planning Commission, which occurred on September 11.
- Require a minimum 2/3 majority vote of City Council for approval (5 out of 7 votes)
- All other General Plan/Character Plan analysis remains the same for both major and non-major amendments

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 - Land Use Matrix
 2. Area of Change – Acreage
 3. Character Area Criteria
 4. Water/ Wastewater Infrastructure Criteria

	Tu:	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 Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

Applicants Proposal:
Amend the General Plan Conceptual Land Use Map from Commercial to Suburban Neighborhoods .

Boulder Villas: 4-GP-2013



CONTEXT AERIAL



Boulder Villas: 4-GP-2013



CLOSE AERIAL

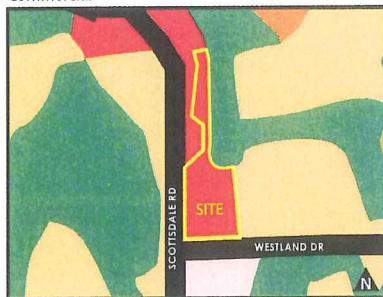


Applicants Request: 4-GP-2013

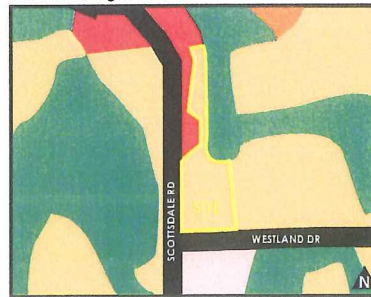
- Amend the General Plan Land Use Element on an +/- 18 acre site from the existing Commercial Land Use Designation to Suburban Neighborhoods Land Use Designation.
- Companion Cases:
 - Rezoning: 11-ZN-2013

Applicants Request: 4-GP-2013








Existing Land Use Designation:
Commercial



Proposed Land Use Designation:
Suburban Neighborhoods



Land Use Map Legend

 Rural Neighborhoods	 Commercial
 Suburban Neighborhoods	 Office
 Urban Neighborhoods	 Employment
 Mixed-Use Neighborhoods	 Natural Open Space
 Resorts/Recreation	 Developed Open Space (Park)
	 Developed Open Space (Soft Courtset)
	 Cultural/Institutional or Public Use



Applicant's Request:
A proposal for a Major General Plan Amendment to change the Land Use designation from Commercial to Suburban Neighborhoods on a 18 +/- acre site.

Commercial Land Use Definition

COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include office uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.



OFFICE: The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Many office uses generate low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building height and setbacks). Street development and landscaping requirements will provide adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is not located in the central business district, other major commercial core, or downtown districts. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the site.

EMPLOYMENT: The employment category permits a range of employment uses from light manufacturing to high-tech professional services. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Street development standards will provide adjacent residential uses. Major centers serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

The following land uses include passive and active recreational areas, parks, open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

Page 12

Scottsdale 2007 General Plan

These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.

Suburban Neighborhoods Land Use Definition

and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different characteristics of development.

In the past, many master-planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable on a gross acreage basis to the densities shown on the Land Use map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be consumed. Assembling of smaller properties to accommodate a larger master-planned community is still possible, however, until development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates in many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corals. South of the U.S. 88 Corridor, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.



SUBURBAN NEIGHBORHOODS: This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and/or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features particularly

Page 10

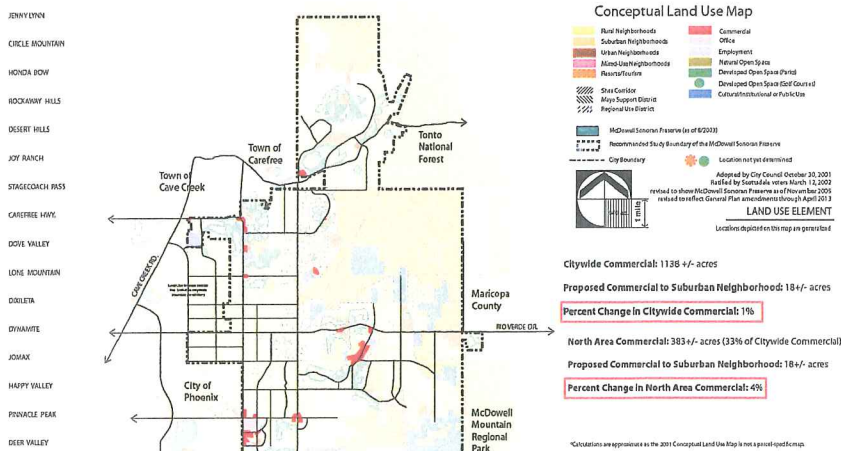
Scottsdale 2007 General Plan

Suburban Neighborhoods include medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

Key Considerations

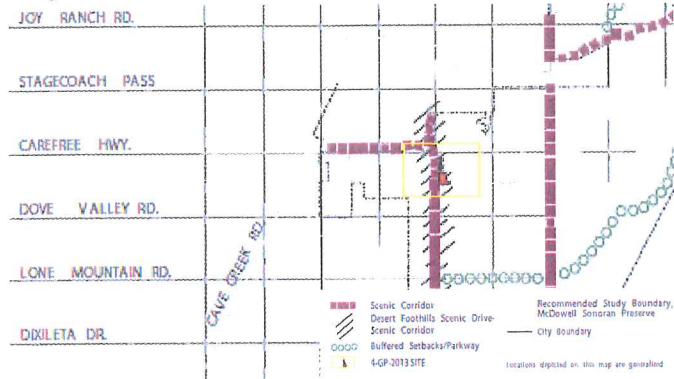
- Compatibility with the surrounding land uses (Suburban Neighborhoods).
- The conversion of eighteen (18 +/-) acres of Commercial designated land to Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale. This conversion will also remove Commercial land that was originally established to provide support uses to the Boulders Resort as part of the Boulders master plan.
- Compliance with the Scenic Corridor along North Scottsdale Road.

Key Considerations



Economic Vitality ; Commercial Land Uses

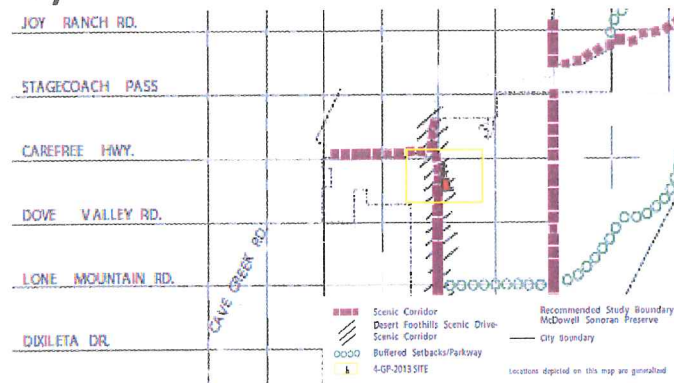
Key Considerations



Scenic Corridors are designated to:

- Preserve or encourage the restoration of the natural setting along the roadway.
- Provide views of nearby landforms.
- Allow for connectivity of non-vehicular travel buffered safely from vehicular traffic.
- Visually link to vista corridors along major washes and other significant open space.
- Buffer adjacent land uses from the adverse effects of traffic along a major roadway.

Key Considerations



Adopted in 2003, the City's Scenic Corridor Design Guidelines, designate the Scenic Corridor in the subject area as "Preservable/Rural/Low (to Moderate) Density Residential." The basic design guideline implementation strategies for these areas are to preserve or re-establish the natural environment.

Community Involvement

- Applicant open house – August 7, 2013
- City sponsored open house – August 15, 2013
- Major Comments:
 - Residents from the area wanted to ensure that the proposal is consistent with other residential product types in the surrounding area - specifically single family residential.
 - Concerns about new development being located directly adjacent to the Boulders Golf Course.
 - Concerns were expressed with regard to the Scenic Corridor widths proposed as part of the project.
 - General support was expressed for the change in land use from Commercial to Suburban Neighborhoods.

Item 15

Keith Niederer
Presentation

11-ZN-2013 Boulder Villas

City Council
November 19, 2013

Keith Niederer – Sr. Planner

Boulder Villas History

- 1984: Boulder's property and development plan annexed from Maricopa County.
- 1985: Boulders Development Plan and development standards amended.
- 1986 & 1988: Amendments to Boulders Development Plan, including site Plan approval on the C-2 properties.
- 1988, 1990 & 1992: Boulders Development Plan and development standards were amended, including the R-4 district, set scenic corridor requirements with 1988 approval.
- 2003: Site plan approval to build a 38 lot live/work community.
- 2008: Final Plat approved and recorded for the 38 lot live/work community.

Boulder Villas: 11-ZN-2013

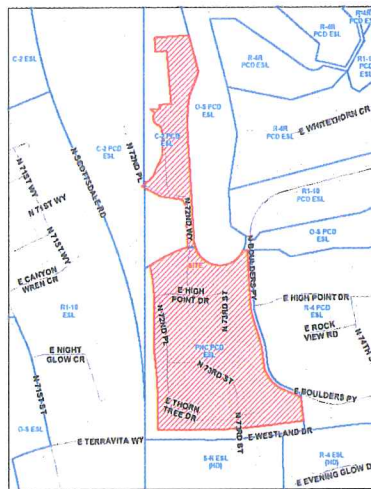


CONTEXT AERIAL

Boulder Villas Zoning

Existing zoning is Planned Community (P-C) ESL with comparable PNC and C-2 zoning.

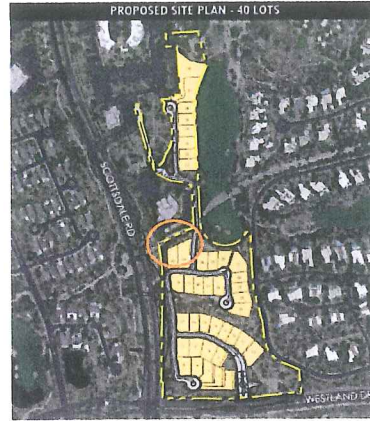
Request: Rezone from a Comparable PNC ESL & C-2 ESL to R-4 ESL.



4-GP-2013
ATTACHMENT #5



Boulder Villas Zoning



LVA urban design studio
 land planning | architecture | interior architecture
 2100 North 1st Avenue, Suite 1000, Denver, CO 80202
 303.733.1111 | www.lva.com

VILLAS AT THE BOULDERS
 APPROVED & PROPOSED SITE PLANS



Boulder Villas Dev. Plan

40 lots proposed

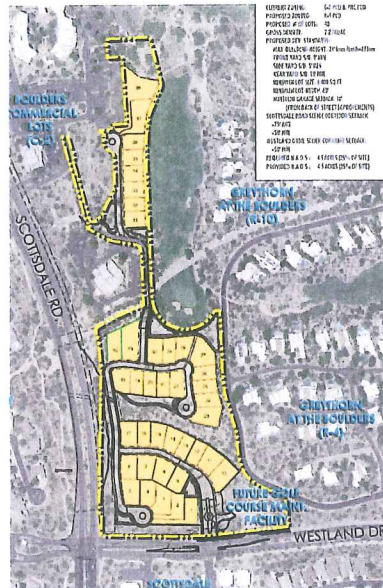
4.09 acres of NAOS required
 4.09 acres of NAOS provided

8.31 du/ac allowed (137 units)
 2.2 du/ac proposed (40 lots)

50 ft. minimum Scenic Corridor
 depth, with an average depth of
 75 ft. along Scottsdale Rd.

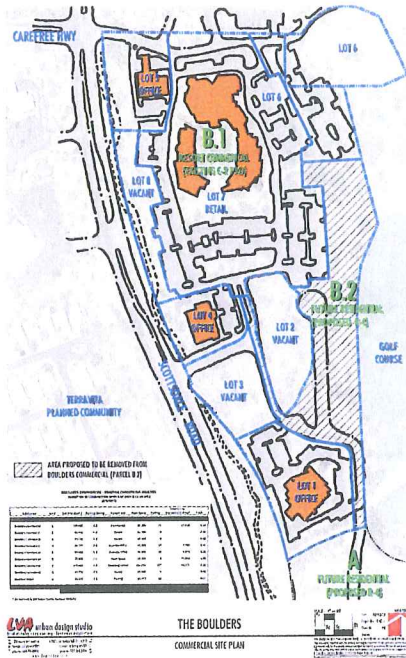
A 50 ft. wide open space buffer
 is proposed along Westland.

8 ft. wide trail proposed along
 both street frontages.



C-2 Site Plan

Amend El Pedregal C-2 dev. plan to reflect the proposed R-4 zoning change.



Amended Dev. Standards

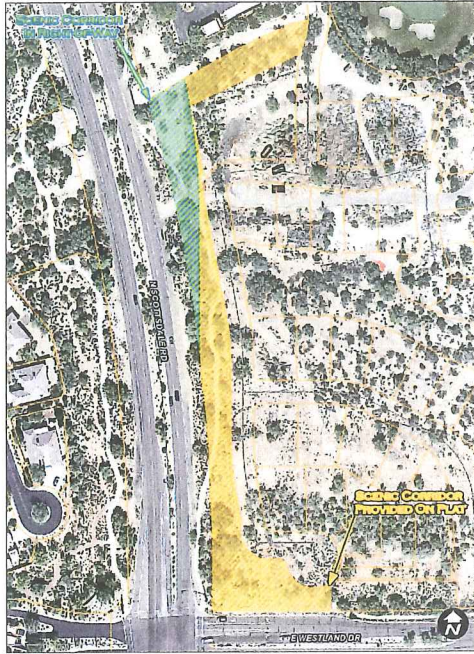
Development Standard	Straight R-4	Existing Boulder's R-4 Standards	Proposed R-4
Lot Area	No requirement	7,500 sf	6,000 sf
Lot Width	No requirement	60 ft., flag lots 20 ft.	60 ft., flag lots 20 ft.
Building Height	30 ft. from natural grade	19 ft., except that 1/3 of can go to 22 ft.	24 ft. above finished floor; 1 story only
Front Yard	No requirement	15 ft. min, 20 ft. avg., garage 25 ft.	5 ft. Garage 18 ft.
Side Yard	No requirement	10 ft	5 ft.
Rear Yard	No requirement	15 ft. min, 20 ft. avg.,	15 ft.
Walls	8 ft. 3 ft.	6 ft. / 3 ft.	6 ft. / 3 ft. not inclusive of retain walls

Boulder Villas

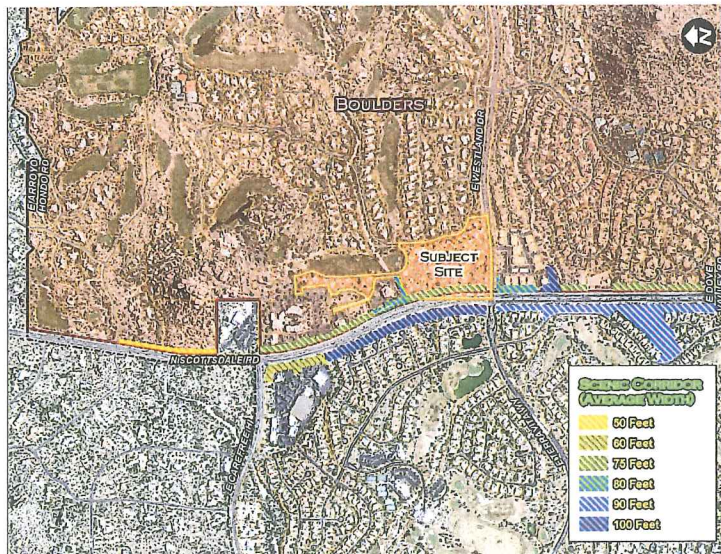
Applicant's Presentation

SUPPLEMENTAL SLIDES

Scenic Corridor



Scenic Corridor



Proposed Scenic Corridor

Applicants Proposal:
50' minimum, and an
average 75' wide buffer



UDS urban design studio
1000 N. GARDEN AVENUE, SUITE 100
DENVER, CO 80202
303.733.1111
www.urbandesignstudio.com

THE VILLAS AT THE BOULDERS
SCENIC CORRIDOR EXHIBIT

DATE: 08/14/12
PROJECT: THE VILLAS AT THE BOULDERS
SCENIC CORRIDOR EXHIBIT
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Item 16

Adam Yaron
Presentation

7-GP-2013 77 On The Park

City Council
November 19, 2013

Adam Yaron, Planner
Long Range Planning Services

Hearing Overview

- 7-GP-2013 Major Amendment Request
- Major General Plan Amendment Timeline
- Companion Case:
9-ZN-2013 Zoning District Map Amendment

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:
 - Change in Land Use Category - Land Use Matrix
 - Area of Change – Acreage
 - Character Area Criteria
 - Water/ Wastewater Infrastructure Criteria

	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 Recreation/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

Applicants Proposal:
Amend the General Plan Conceptual Land Use Map from Cultural/Institutional or Public Use to Urban Neighborhoods.

2. Area of Change Criteria - Acreage

- A change in the land use designation that includes the following gross acreages:

Planning Zones A and B:
10 or more acres.

Planning Zones C, D and E:
15 or more acres.

- Applicants Proposal is +/- 3 acres of change.

AGRICULTURE
 AIRCRAFT
 BUSINESS
 COMMERCIAL
 COMMUNITY CENTER
 CULTURAL
 EDUCATIONAL
 EMPLOYMENT
 ENVIRONMENTAL
 GENERAL
 HOUSING
 INDUSTRIAL
 INSTITUTIONAL
 LANDSCAPE ARCHITECTURE
 LEISURE
 LIGHT MANUFACTURING
 MEDIUM DENSITY RESIDENTIAL
 OFFICE
 OPEN SPACE
 PARKS
 PUBLIC UTILITIES
 RECREATION
 RESIDENTIAL
 RETAIL
 SPECIAL USE
 TRANSPORTATION
 UNDESIGNATED
 VACANT
 WAREHOUSE
 WASTE MANAGEMENT



3. Character Area Criteria
 Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the life-style, economic well-being and long-term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly defined and the applicant to comply with the guidelines and standards embodied within an approved character area plan, it will be considered a major amendment. (Notes: The character area plans that qualify for consideration as of November 2000 include the Desert Foothills Plan, Dynamic Foothills Plan, Center Center Plan and Downtown Plan.)

4. Water/Wastewater Infrastructure Criteria
 If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

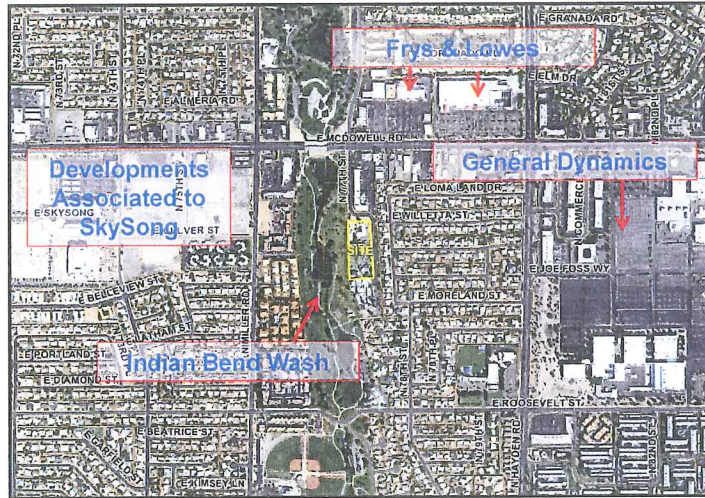
3. Character Area Criteria

- Applicant's Proposal:
Conforms to the
Southern Scottsdale
Character Area Plan.

4. Water/ Wastewater Infrastructure

- Applicant's Proposal: No
premature increase

77 On The Park: 7-GP-2013



CONTEXT AERIAL

7-GP-2013

77 On The Park: 7-GP-2013



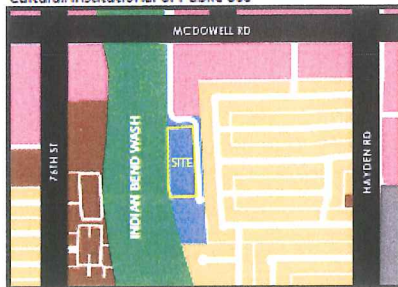
7-GP-2013

Applicants Request: 7-GP-2013

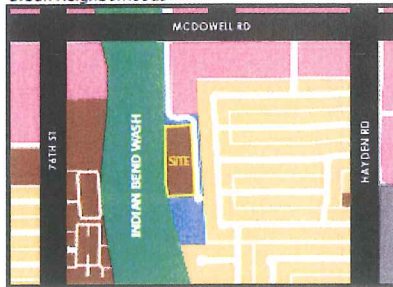
- Amend the General Plan Land Use Element on an +/- 3 acre site from Cultural/Institutional or Public Use to Urban Neighborhoods Land Use Designation.
- Companion Cases:
 - Rezoning: 9-ZN-2013

Applicants Request: 7-GP-2013

Existing Land Use Designation:
Cultural/Institutional or Public Use



Proposed Land Use Designation:
Urban Neighborhoods



Land Use Map Legend

Rural Neighborhoods	Commercial
Suburban Neighborhoods	Office
Urban Neighborhoods	Employment
Medium Density Neighborhoods	Mixed Open Space
Rural Transition	Developed Open Space (Parks)
	Developed Open Space (Self-Catering)
	Cultural/Institutional or Public Use



Applicant's Request:

A proposal for a Major General Plan Amendment to change the Land Use Designation from Cultural/Institutional or Public/Use to Urban Neighborhoods on 3+/- acres.

Cultural/Institutional or Public Use Land Use Definition

DEVELOPED OPEN SPACE: Developed open space includes public or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. This designation applies to Indian Bend Wash, the Camelback Walk, and the TPC and Westvold facilities. Developed open spaces provide amenities for both residents and visitors. They may also provide links between neighborhoods. Their design should integrate with adjacent neighborhoods. Tourism and public uses are encouraged to locate next to developed open spaces.

CULTURAL/INSTITUTIONAL OR PUBLIC USE: This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attractions, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.



Other Land Use Map Designations

STAR/CIRCLE: A circle or star on the land use maps means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area.

REGIONAL USE: The regional use designation provides flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, educational campus, community service facilities, tourism, and destination attraction uses. In determining whether proposed land uses are regional in nature, the city will consider whether the use has a regional focus, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.

SHEA CORRIDOR: The Shea Corridor is indicated along Shea Boulevard. Within this corridor specific guidelines are in effect. Policies relating to the corridor include:

- Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea Eastgate
- Allow employee offsite uses, such as specifically retained services, corporate headquarters, or hotel accommodations
- Neighborhood level retail centers, which provide everyday goods and services, such as groceries, drug stores, dry cleaning, etc.

This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

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Scottsdale 2016 General Plan

Urban Neighborhoods Land Use Definition

URBAN NEIGHBORHOODS: This category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

MIXED-USE NEIGHBORHOODS: Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential, short commercial or office. The Devonian area, some areas of the DC Ranch development area in the Pima Freeway corridor north of the Airport, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.

Wherever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses, such as minor offices, minor employment uses, or medium-high density residential uses. Mixed-use areas can still provide a mix of residential and non-residential uses while respecting privacy and personal property rights.

RESORT/TOURISM: This category is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or master-planned development. Resort locations emphasize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community lower density may be required to preserve desert character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.

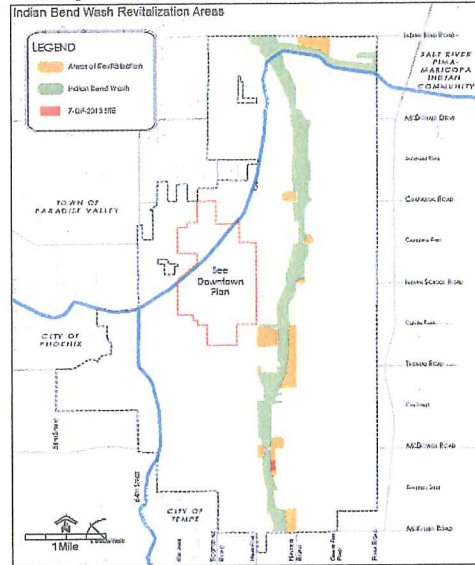


This category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

Land Use Element

Page 77

Key Considerations



Southern Scottsdale Character Area Plan

- Recognizes the importance of Indian Bend Wash by designating areas of revitalization adjacent to it. Indian Bend Wash Revitalization Areas encourage the revitalization of commercial and office land uses adjacent to the Indian Bend Wash to promote new recreational, entertainment and housing options that would utilize the open space as a primary amenity.

Community Involvement

- Applicant open house – June 4, 2013
- City sponsored open house – August 15, 2012
- Major Comments:
 - Resident support of the project.
 - Some residents questioned the density and intensity of the development adjacent to the Indian Bend Wash.

Next Steps

- City Council Hearing
 - November 19th, 2013 at 5:00 PM
 - City Hall, Kiva
 - Companion zoning case: 9-ZN-2013

Item 16

Dan Symer
Presentation

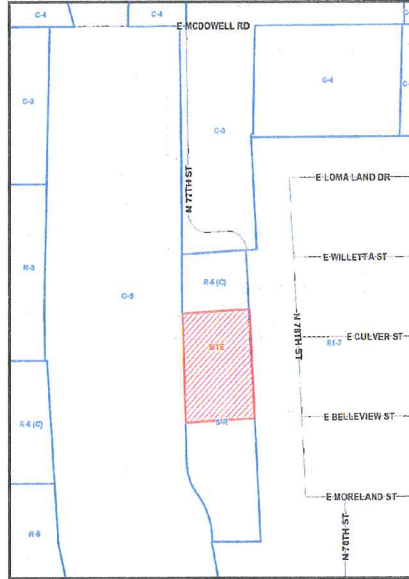
9-ZN-2013 77 On The Park

City Council
November 19, 2013

Dan Symer, AICP, Senior Planner
Current Planning Services

77 On The Park

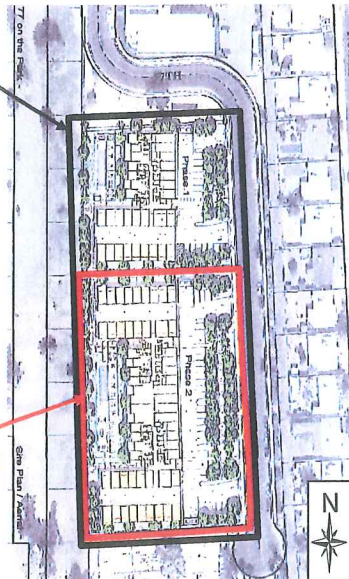
ZONING MAP



77 On The Park: Site Plan

GENERAL PLAN AMENDMENT SITE

ZONING DISTRICT MAP AMENDMENT SITE



77 On The Park



Development Information

- | | |
|-----------------------------|------------------------------|
| • Existing Use: | Private School |
| • Proposed Use: | Multiple-family Residential |
| • Parcel Size: | ± 1.91 acres |
| • Building Height Allowed: | 36 feet |
| • Building Height Proposed: | 36 feet |
| • Parking Required: | 75 spaces |
| • Parking Provided: | 75 spaces |
| • Open Space Required: | 28,285 square feet |
| • Open Space Provided: | 32,324 square feet |
| • Density Allowed: | 23 dwelling units per acre |
| • Density Proposed: | 20.9 dwelling units per acre |

9-ZN-2013

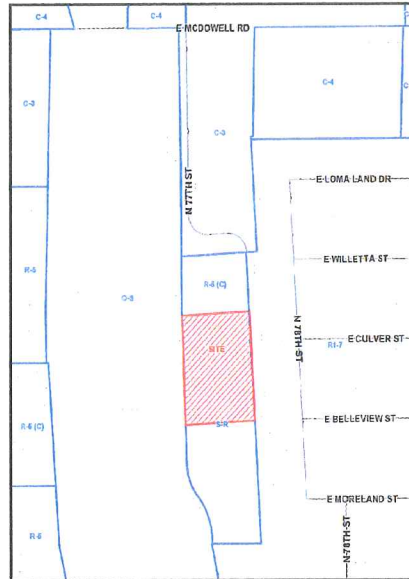
9-ZN-2013 77 On The Park

City Council
November 19, 2013

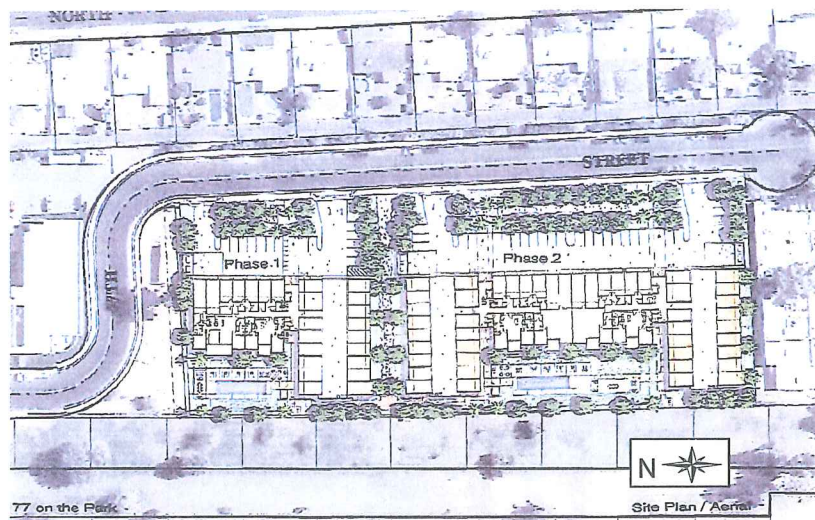
Dan Symer, AICP, Senior Planner
Current Planning Services

77 On The Park

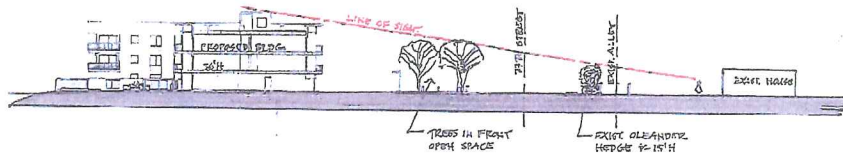
ZONING MAP



77 On The Park: Site Plan



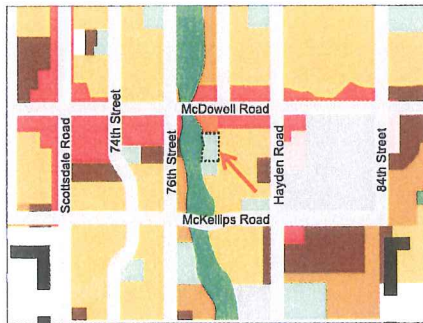
77 On The Park: Line of Sight



77 on the Park

TYPICAL E-W SITE SECTION
SCALE: 1/8"=1'-0"





Existing Land Uses

- | | |
|--|--|
| <ul style="list-style-type: none"> Residential 10 - 12 Dwelling Units/Acre 14 - 20 Dwelling Units/Acre 24 - 40 Dwelling Units/Acre 40 - 60 Dwelling Units/Acre 10 - 12 Dwelling Units/Acre | <ul style="list-style-type: none"> Non-Residential Neighborhood Office Neighborhood & General Commercial Office Employment Natural Open Space Arts and Entertainment Professional Office Community Center Utilities |
|--|--|



REFERENCE MAP
 general plan
 scottsdale, arizona

Graphic 1.A.1 Existing Land Uses - Reference Map



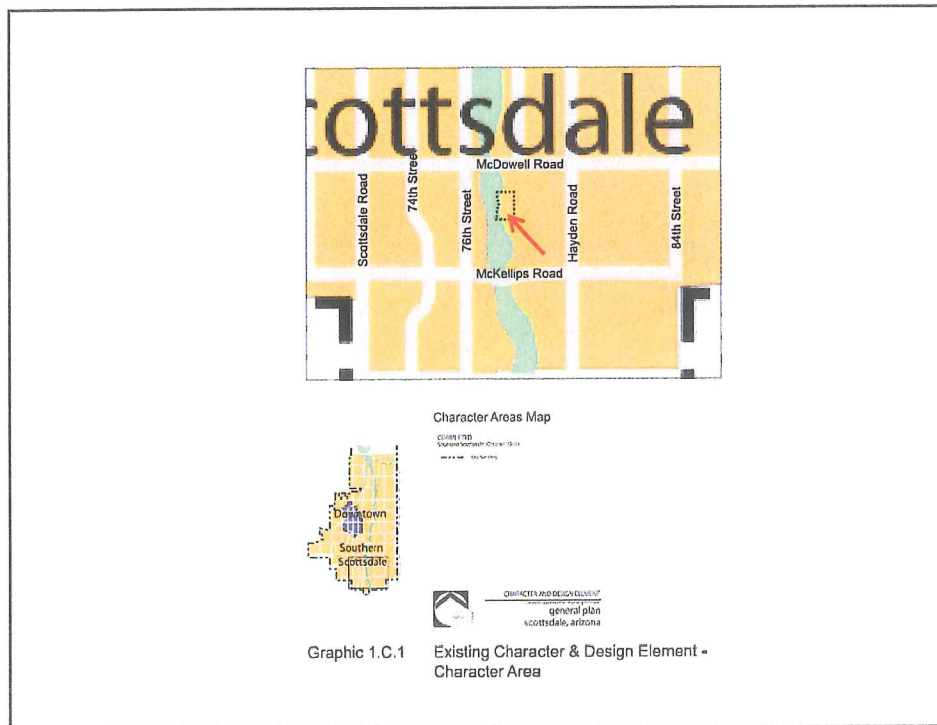
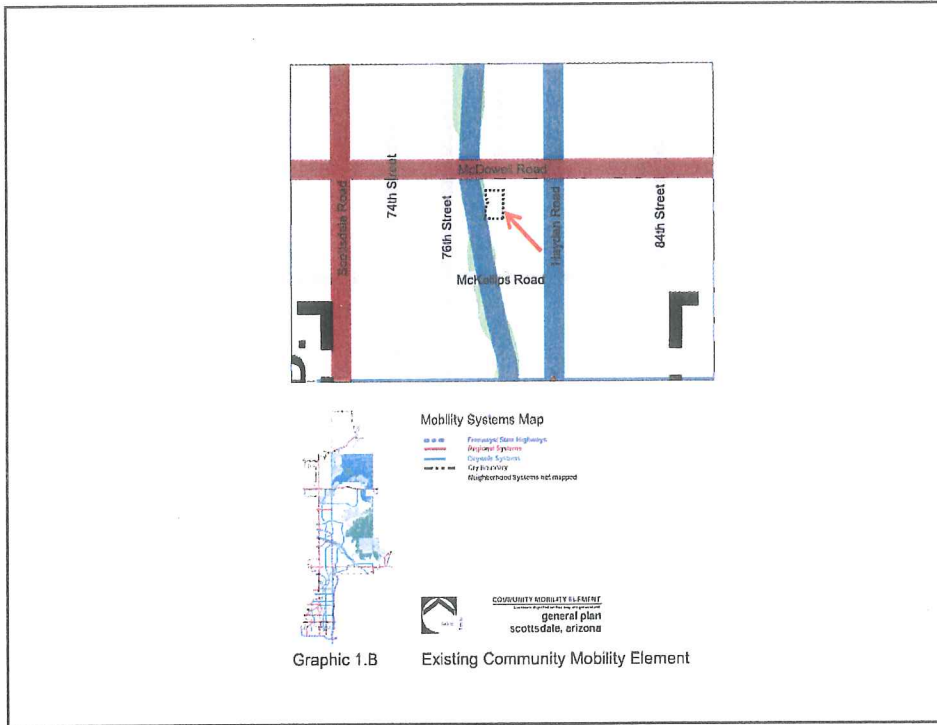
Conceptual Land Use Map

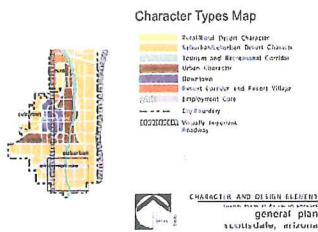
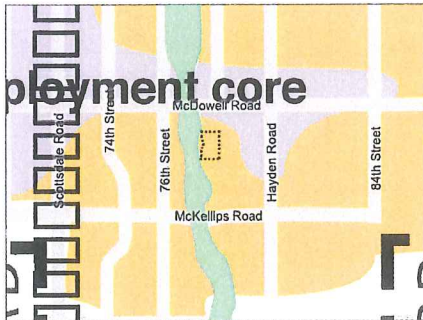
- | | |
|---|---|
| <ul style="list-style-type: none"> Residential Suburban Single-Family Urban Single-Family Medium-Density Residential High-Density Residential Neighborhood Office Neighborhood & General Commercial Office Employment Natural Open Space Arts and Entertainment Professional Office Community Center Utilities | <ul style="list-style-type: none"> Community Office Employment Natural Open Space Arts and Entertainment Professional Office Community Center Utilities |
|---|---|



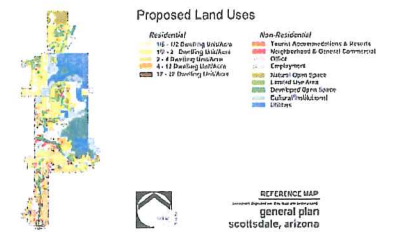
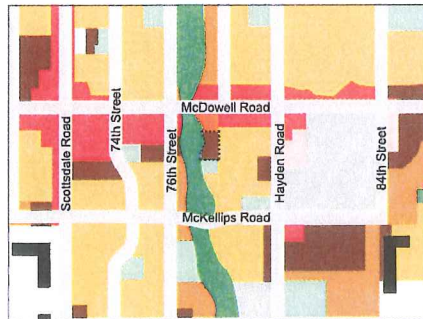
CONCEPTUAL LAND USE MAP
 general plan
 scottsdale, arizona

Graphic 1.A.2 Existing Land Use Element - Conceptual Land Use Map





Graphic 1.C.2 Existing Character & Design Element - Character Type



Graphic 2.A.1 Proposed Land Uses - Reference Map



Proposed Land Use Map

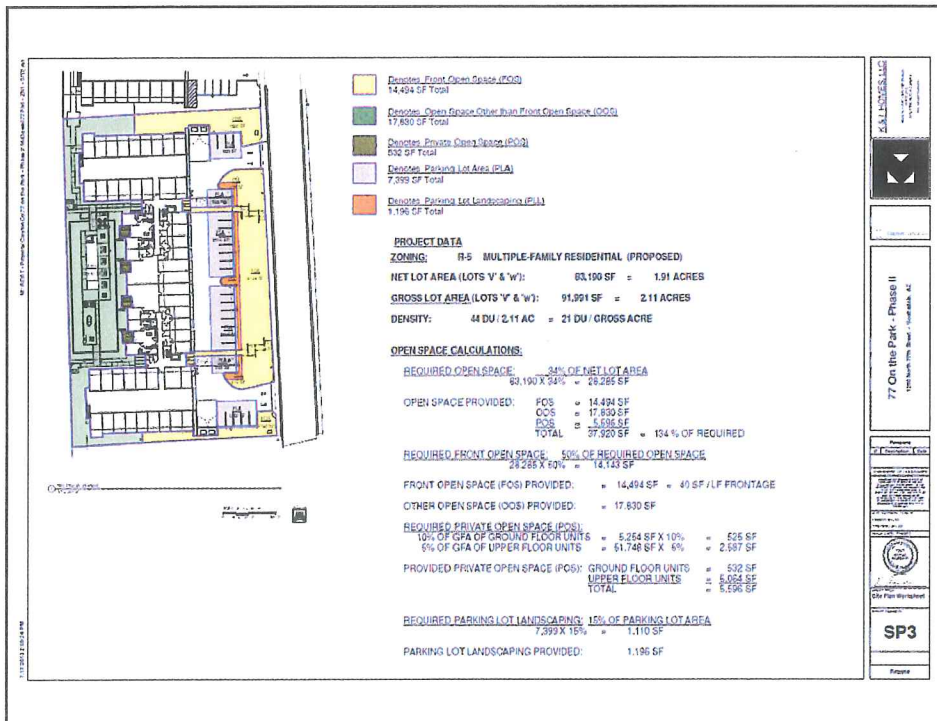
- | | | | |
|--|-----------------------------|--|---------------------------------------|
| | Residential Medium Density | | Community Office |
| | Suburban Medium Density | | Employment |
| | Urban Medium Density | | Natural Open Space |
| | Neighborhood Medium Density | | Developed Open Space - Wetland |
| | Neighborhood Medium Density | | Developed Open Space - Golf Course |
| | Neighborhood Medium Density | | Cultural Park, Recreation, Public Use |
| | Special Use | | Utility Corridor |
| | Neighborhood Medium Density | | |
| | Neighborhood Medium Density | | |

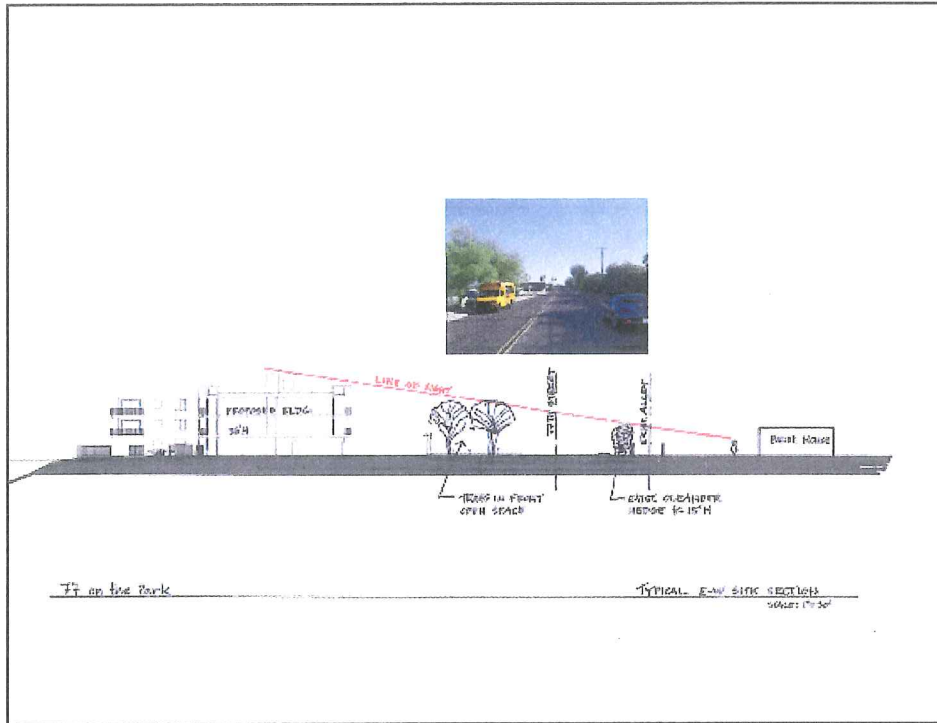


Graphic 2.A.2

Proposed Land Use Element - Conceptual Land Use Map





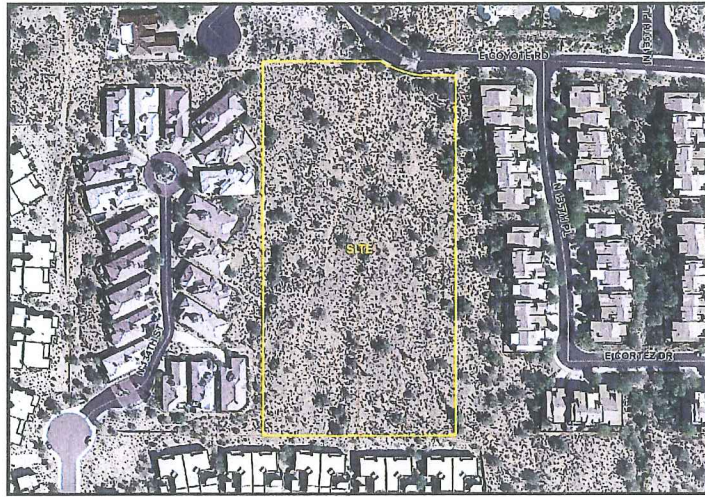




77 on the Park

Perspective View from NW

Scottsdale Mountain Villas

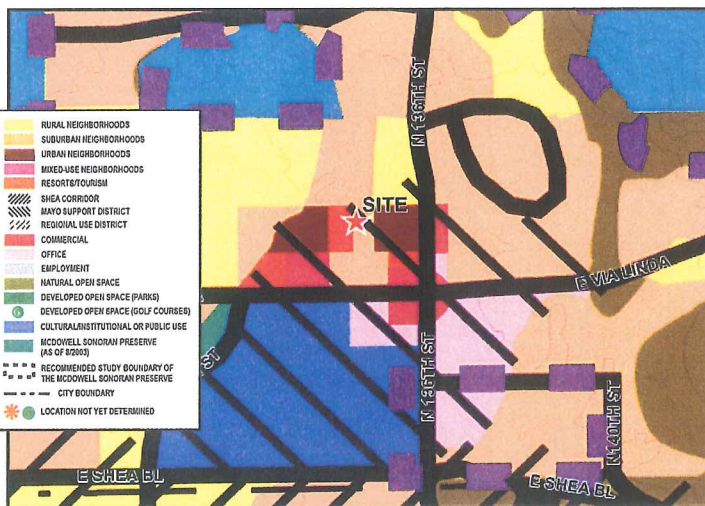


CLOSE AERIAL



3-ZN-2013

Scottsdale Mountain Villas

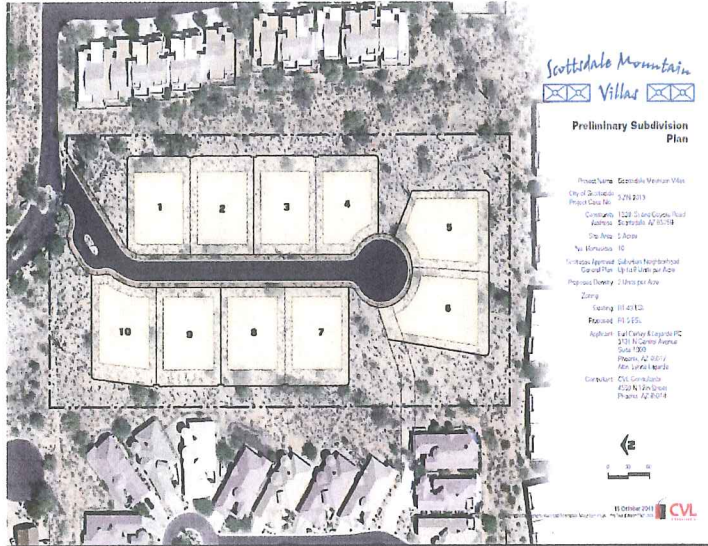


EXISTING LAND USE



3-ZN-2013

Scottsdale Mountain Villas



CURRENT PROPOSED SITE PLAN

3-ZN-2013

Scottsdale Mountain Villas



LANDSCAPE ENHANCEMENTS

3-ZN-2013

Scottsdale Mountain Villas

Development Standards	Existing R1-43 ESL Zoning	Standard R1-5 ESL Zoning	Proposed R1-5 ESL Zoning
Density	.83 du/ac (4 lots max.)	5 du/ac, 24 lots	2.0 du/ac, 10 lots
Setbacks	Front: 40 feet Side: 20 feet Rear: 35 feet	Front: 15 feet Side: 0 feet or 5 feet, aggregate of 10 feet Rear: 15 feet	Front: 12 feet Side: 10 feet, Rear: 20 feet, except 15 on lots 5-6.
Building Height	24-feet above natural grade	24-feet above natural grade	24-feet above natural grade, 1-story maximum
NAOS	1.43 acres	1.43 acres	1.54 acres
Minimum Lot Size	43,000 s.f.	4,700 s.f.	Approx. 10,800 s.f.
Minimum Lot Width	150 feet	45 feet	90 feet
Traffic	38 daily trips estimated	228 daily trips estimated	95 daily trips estimated

COMPARISON CHART

3-ZN-2013

Scottsdale Mountain Villas

In Summary:

- Proposed zoning will conform to the existing General Plan Suburban Neighborhoods Land Use Designation, as it is less than 8 dwelling units per acre.
- Since the Planning Commission hearing, the applicant has worked with several of the adjacent concerned property owners.
- Many, but not all of the Legal Protests petitions have been rescinded, making the Legal Protest invalid.

3-ZN-2013

Scottsdale Mountain Villas

Applicant's Presentation



3-ZN-2013

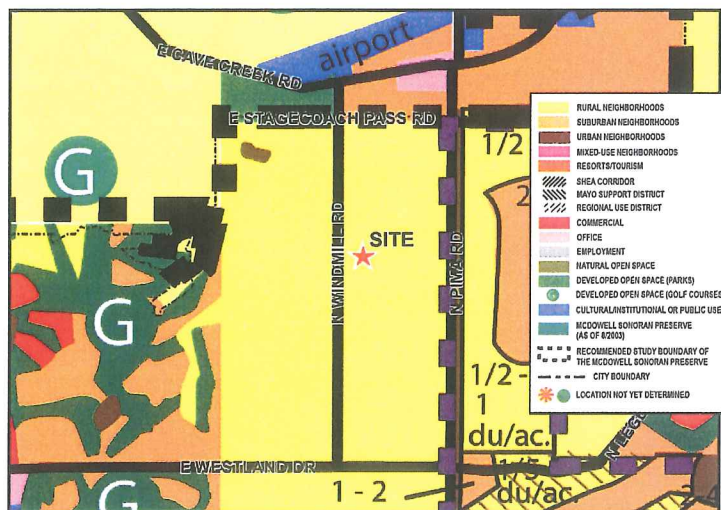
Hawknest



CLOSE AERIAL

10-ZN-2013

Hawknest

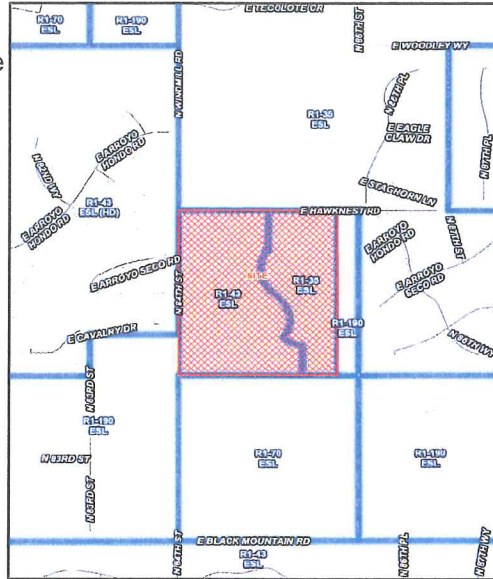


EXISTING LAND USE

10-ZN-2013

Hawknest

Request: Rezone from R1-190 ESL to R1-43 ESL and R1-35 ESL

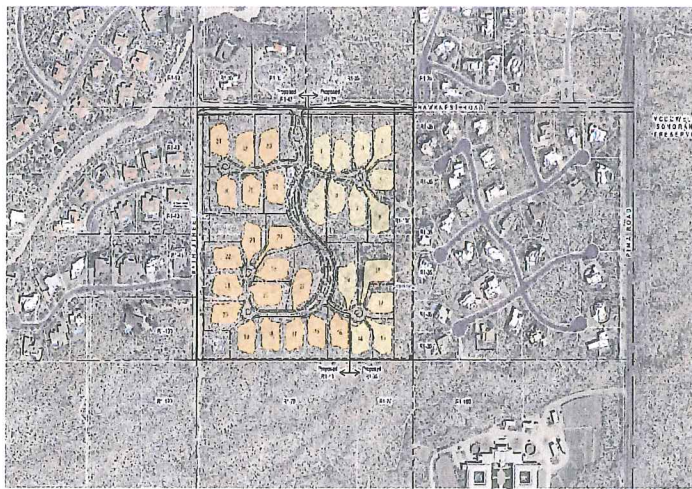


ZONING MAP



10-ZN-2013

Hawknest



HINA & HAWKNEST

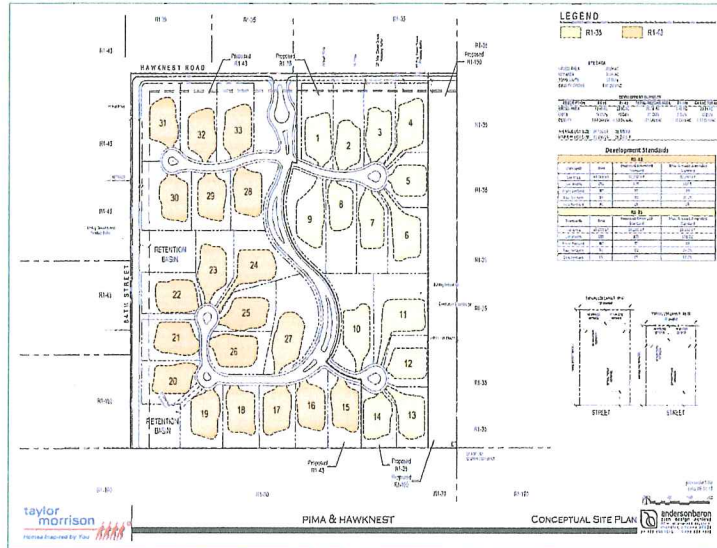
CONTEXTUAL AERIAL & SITE IMPROVEMENTS



CONTEXT SITE PLAN

10-ZN-2013

Hawknest



SITE PLAN

10-ZN-2013

Hawknest

R1-43 ESL

Development Standard	Existing R1-190 ESL	Straight R1-43 ESL	Proposed R1-43 ESL
Min. Lot Area	190,000 s.f.	43,000 s.f.	32,250 s.f.
Min. Lot Width	300 feet	150 feet	125 feet
Front Setback	60 feet	40 feet	30 feet
Rear Setback	60 feet	35 feet	30 feet
Side Setback	30 feet	20 feet	15 feet
Building Height	24 feet from natural grade	24 feet from natural grade	24 feet from nat. grade – 1 story
Density	0.21 du/ac (4 lots)	0.83 du/ac (19 lots)	0.83 du/ac (19 lots)

DEVELOPMENT STANDARD COMPARISON

10-ZN-2013

Hawknest

R1-35 ESL

Development Standard	Existing R1-190 ESL	Straight R1-43 ESL	Proposed R1-43 ESL
Min. Lot Area	190,000 s.f.	35,000 s.f.	26,250 s.f.
Min. Lot Width	300 feet	135 feet	125 feet
Front Setback	60 feet	40 feet	30 feet
Rear Setback	60 feet	35 feet	30 feet
Side Setback	30 feet	15 feet	15 feet
Building Height	24 feet from natural grade	24 feet from natural grade	24 feet from nat. grade – 1 story
Density	0.21 du/ac (4 lots)	1.04 du/ac (14 lots)	1.04 du/ac (14 lots)

DEVELOPMENT STANDARD COMPARISON

10-ZN-2013

Item 19

Teletrack Wagering Establishment License Application for

Prankster's Too

License # 1095146

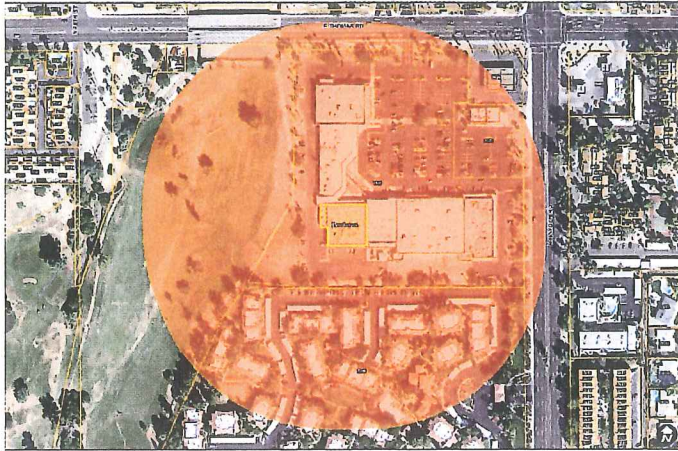
November 19, 2013

PRANKSTER'S TOO

- **BACKGROUND**

- Ordinance first adopted in 1992
- In 2009 license term changed to 3 years for consistency with state license renewal process.
- Currently one licensed off track wagering establishment in the city.

PRANKSTER'S TOO



7919 E. Thomas Rd. #101 – Vicinity and Distance Map

PRANKSTER'S TOO

- Proposed Teletrack Wagering Establishment License
 - Operations
 - 4 Pari-Mutuel windows
 - Turf Paradise
 - Track responsible for operations
 - Security
 - Applicant responsible for security
 - Regulated by AZ Dept. of Racing, Racing Commission

PRANKSTER'S TOO

- Location Requirements
 - Per Code 1,000 feet spacing between facilities
 500 feet from school/park
 500 feet from Residential District
 - Proposal meets location requirements
- Public Notification

PRANKSTER'S TOO

- Council Options
 - Approve
 - Deny