

SCOTTSDALE CITY COUNCIL  
GENERAL PLAN AMENDMENT MEETING MINUTES  
MONDAY, DECEMBER 1, 2014



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

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a General Plan Amendment Meeting of the Scottsdale City Council at 5:03 P.M. on Monday, December 1, 2014 in the City Hall Kiva.

**ROLL CALL**

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

Also Present: City Manager Fritz Behring  
City Attorney Bruce Washburn  
Acting City Treasurer Lee Guillory  
City Auditor Sharron Walker  
City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Councilman Robbins

**INVOCATION** – Mayor Lane requested a moment of silence for the four rabbis and one police officer who died in Jerusalem last month.

**MAYOR'S REPORT**

Mayor Lane congratulated the Saguaro High School Football Division 3 State Champions for their victory over the Williams Field Black Hawks.

**PRESENTATION/INFORMATION UPDATES** – None

**PUBLIC COMMENT** – None

**ADDED ITEMS**

**A1. Added Items**

Consent Item Nos. 1a and 1b were added to the agenda on November 25, 2014.

**Request:** Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is January 6, 2015.

**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.

## **MOTION AND VOTE – ADDED ITEMS**

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

## **CONSENT AGENDA**

- 1. Annual Municipal Privilege Tax License Renewals Agreement**  
**Request:** Adopt **Resolution No. 9967** authorizing Contract No. 2014-205-COS with the Arizona Department of Revenue to allow the City to process applications and issue annual municipal privilege tax license renewals to persons who engage in taxable business activity within the City.  
**Staff Contact(s):** Jeff Nichols, City Treasurer, 480-312-2364, [jenichols@scottsdaleaz.gov](mailto:jenichols@scottsdaleaz.gov)
- 1a. Scottsdale Stadium Dugout Improvements**  
**Request:** Adopt **Resolution No. 9985** to authorize:
  1. The acceptance of a contribution from the San Francisco Giants in the amount of \$30,218 to renovate the Scottsdale Stadium dugout.
  2. A FY 2014/15 General Fund Capital Contingency budget appropriation transfer in the amount of \$30,218 to Capital Project No. PA01A-Scottsdale Stadium Improvements.**Staff Contact(s):** William Murphy, Community Services Director, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)
- 1b. Tax Information and Joint Audits Intergovernmental Agreement Modification**  
**Request:** Adopt **Resolution No. 9984** authorizing Intergovernmental Agreement No. 2008-051-COS-A1 with the Arizona Department of Revenue to include additional language that aligns with the provisions added to Arizona State Statute by HB 2111 and HB 2389.  
**Staff Contact(s):** Dennis Enriquez, Business Services Director, 480-312-5925, [denriquez@scottsdaleaz.gov](mailto:denriquez@scottsdaleaz.gov)

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

Councilman Robbins made a motion to approve Consent Items 1 through 1b. Councilwoman Milhaven seconded the motion, which carried 7/0.

## **REGULAR AGENDA**

- 2. The Reserve at Pinnacle Peak Patio Major General Plan Amendment (2-GP-2014)**  
**Request:** Adopt **Resolution No. 9942** 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 a 10.75± acre site located north of the intersection of E. Jomax Road and E. Pinnacle Peak Parkway.  
**Location:** 10424 E. Jomax Road  
**Presenter(s):** Taylor Reynolds, Planner  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Item 2 was discussed and considered with Item 3.

Planner Taylor Reynolds gave a PowerPoint presentation (attached) on the proposed The Reserve at Pinnacle Peak Patio Major General Plan Amendment.

Senior Planner Jesus Murillo gave a PowerPoint presentation (attached) on the proposed The Reserve at Pinnacle Peak Patio rezoning.

John Berry, applicant representative, gave a presentation on The Reserve at Pinnacle Peak Patio Major General Plan Amendment and rezoning requests.

Mayor Lane opened public testimony.

The following individuals spoke in support of The Reserve at Pinnacle Peak Patio Major General Plan Amendment and rezoning requests:

- Robert Cappel, Scottsdale citizen
- Jim Davis, Scottsdale citizen

The following individual spoke in opposition to The Reserve at Pinnacle Peak Patio Major General Plan Amendment and rezoning requests:

- C. Win Billingsley, Scottsdale citizen

Mayor Lane closed public testimony.

### **MOTION AND VOTE – ITEM 2**

Councilwoman Milhaven made a motion to adopt Resolution No. 9942 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. Councilman Robbins seconded the motion, which carried 5/2, with Vice Mayor Phillips and Councilman Littlefield dissenting.

### **3. The Reserve at Pinnacle Peak Patio Rezoning (9-ZN-2014)**

**Request:** Adopt **Ordinance No. 4180** approving a zoning map amendment from the Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning district designation to the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning district designation, and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan on 10.2± acres.

**Location:** 10424 E. Jomax Road

**Presenter(s):** Jesus Murillo, Sr. Planner

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

### **MOTION AND VOTE – ITEM 3**

Councilmember Korte made a motion to adopt Ordinance No. 4180 approving a zoning map amendment from the Central Business District, Environmentally Sensitive Lands zoning district designation to the Resort/Townhouse Residential, Environmentally Sensitive Lands zoning district designation. Councilwoman Klapp seconded the motion, which carried 6/1, with Councilman Littlefield dissenting.

**4. El Regalo Major General Plan Amendment (3-GP-2014)**

**Request:** Adopt **Resolution No. 9943** 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 a 5.8± acre site.

**Location:** North of the northeast corner of E. Westland Drive and N. Scottsdale Road

**Presenter(s):** Taylor Reynolds, Planner

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

Item 4 was discussed and considered with Item 5.

Planner Taylor Reynolds gave a PowerPoint presentation (attached) on the proposed El Regalo Major General Plan Amendment.

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the proposed El Regalo West rezoning.

John Berry, applicant representative, gave a presentation on the El Regalo Major General Plan Amendment and rezoning requests.

Mayor Lane opened public testimony.

- Robert Cappel, Scottsdale citizen, spoke in support of the proposed El Regalo Major General Plan Amendment and the El Regalo West rezoning.

Mayor Lane closed public testimony.

**MOTION AND VOTE – ITEM 4**

Vice Mayor Phillips made a motion to adopt Resolution No. 9943 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 a 5.8± acre site. Councilmember Korte seconded the motion, which carried 7/0.

**5. El Regalo West Rezoning (10-ZN-2014)**

**Requests:**

1. Adopt **Resolution No. 9920** declaring the document entitled “El Regalo West Development Plan” as a public record.
2. Adopt **Ordinance No. 4174** to:
  - a. Approve a zoning district map amendment to amend the Planned Community (P-C) District zoning from a comparable Central Business, Environmentally Sensitive Lands (C-2 ESL) District to a comparable Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) District in a Planned Community (P-C) District with modifications to the comparable zoning district (R-4) development standards for a 5.8± acre site located north of the northeast corner of N. Scottsdale Road and E. Westland Drive.
  - b. Amend the Boulder’s Development Plan for Parcel B.1 on 5.8± acres of a 15.1± acre property located at the southeast corner of N. Scottsdale Road and E. Carefree Highway with C-2 PCD ESL zoning.

- c. Amend the Boulder's Development Plan for Parcel B.2 on a 5.8± acre site located north of the northeast corner of N. Scottsdale Road and E. Westland Drive.
- d. Find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan and the Planned Community District (PCD) criteria have been met.

**Location:** North of the northeast corner of E. Westland Drive and N. Scottsdale Road

**Presenter(s):** Keith Niederer, Sr. Planner

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

### **MOTION AND VOTE – ITEM 5**

Councilman Robbins made a motion to adopt Resolution No. 9920 and Ordinance No. 4174. Councilwoman Milhaven seconded the motion, which carried 7/0.

#### **6. Cavalliere Flat Major General Plan Amendment (4-GP-2014)**

**Request:** Adopt **Resolution No. 9944** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9± acre site. More specifically changing: 19± acres of Commercial to Suburban Neighborhoods; 3.8± acres of Rural Neighborhoods to Suburban Neighborhoods; 3.7± acres of Commercial to Rural Neighborhoods; and maintain 20.4 acres of Rural Neighborhoods.

**Location:** Southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive

**Presenter(s):** Adam Yaron, Planner

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

Item 6 was discussed and considered with Item 7.

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

Senior Planner Jesus Murillo gave a PowerPoint presentation (attached) on the proposed Cavalliere Flat rezoning.

John Berry, applicant representative, gave a presentation on the Cavalliere Flat Major General Plan Amendment and zoning requests.

Mayor Lane opened public testimony.

- Robert Cappel, Scottsdale citizen, spoke in support of the proposed Cavalliere Flat Major General Plan Amendment and rezoning.
- John Davis, Scottsdale citizen, spoke in opposition to the proposed Cavalliere Flat Major General Plan Amendment and rezoning.

Mayor Lane closed public testimony.

### **MOTION AND VOTE – ITEM 6**

Councilwoman Klapp made a motion to adopt Resolution No. 9944 approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9± acre site. More specifically changing: 19± acres of Commercial to Suburban Neighborhoods; 3.8± acres of Rural Neighborhoods to Suburban Neighborhoods; 3.7± acres of Commercial to Rural Neighborhoods; and maintain 20.4 acres of Rural Neighborhoods. Councilmember Korte seconded the motion, which carried 6/1, with Councilman Littlefield dissenting.

#### **7. Cavalliere Flat Rezoning (12-ZN-2014)**

**Request:** Adopt **Ordinance No. 4179** approving a zoning district map amendment for 46.9± acres with Central Business District, Environmentally Sensitive Lands (C-2/ESL) and Single-Family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district designations to Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) on 22.8± acres, Single-Family Residential District, Environmentally Sensitive Lands (R1-10/ESL) on 14.9± acres, and Single-Family Residential District, Environmentally Sensitive Lands (R1-190/ESL) on 9.2± acres zoning district designations; and finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan.

**Location:** Southeast corner of N. Alma School Parkway and E. Pinnacle Vista Drive

**Presenter(s):** Jesus Murillo, Sr. Planner

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

### **MOTION AND VOTE – ITEM 7**

Councilmember Korte made a motion to adopt Ordinance No. 4179. Councilman Robbins seconded the motion, which carried 6/1, with Councilman Littlefield dissenting.

#### **8. Indoor Vehicle Leasing, Sales, or Rental in I-1 Text Amendment (6-TA-2014)**

**Request:** Adopt **Ordinance No. 4173** approving a text amendment to the City of Scottsdale Zoning Ordinance No. 455, to amend Table 5.1803 (Land Use Table) in the Industrial Park District (I-1) to allow indoor vehicle leasing, sales, or rental in conjunction with restoration services, without outdoor display; and finding that the proposed zoning text amendment is consistent and conforms with the adopted General Plan.

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

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

### **MOTION AND VOTE – ITEM 8**

Councilwoman Milhaven made a motion to continue the item to a date to be determined. Councilwoman Klapp seconded the motion, which carried 7/0.

**PUBLIC COMMENT – None**

**ADJOURNMENT**

The City Council General Plan Amendment Meeting adjourned at 7:01 P.M.

**SUBMITTED BY:**



**Carolyn Jagger**  
City Clerk

Officially approved by the City Council on

January 6, 2015

### CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the General Plan Amendment Meeting of the City Council of Scottsdale, Arizona held on the 1<sup>st</sup> day of December 2014.

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

**DATED** this 6<sup>th</sup> day of January 2015.

  
\_\_\_\_\_  
Carolyn Jagger, City Clerk

Items 2 & 3

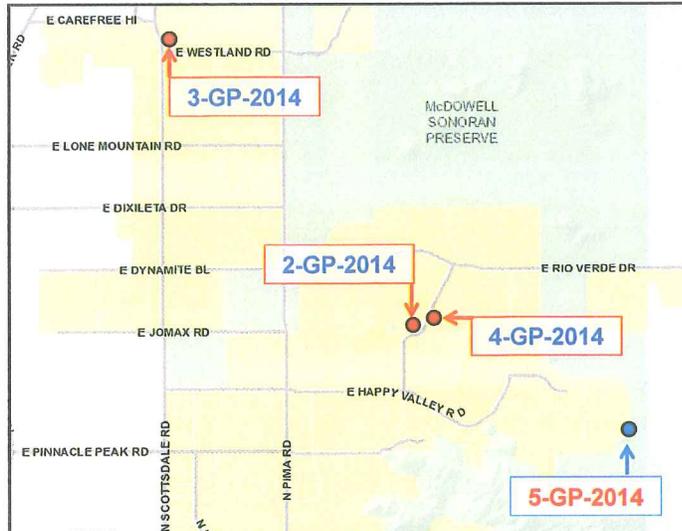
## 2014 Major General Plan Amendments

City Council  
Adoption Hearing  
December 1, 2014

### **Presentation Overview**

- Major General Plan Amendment Process
- Major General Plan Amendment Timeline
  
- 2014 Major Amendment Requests
  - 2-GP-2014: The Reserve at Pinnacle Peak Patio
  - 3-GP-2014: El Regalo
  - 4-GP-2014: Cavalliere Flat
  - 5-GP-2014: Greasewood Flat - **WITHDRAWN**

## 2014 Major General Plan Amendments - 3 Private Requests



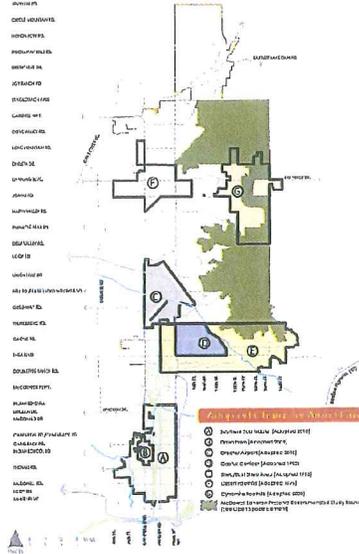
## Major Amendment Criteria

- An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:
  1. Change in Land Use Category
  2. Area of Change (Acreage)
  3. Character Area Criteria
  4. Water/ Wastewater Infrastructure Criteria



### 3. Character Area Criteria

- If a proposal to change the land use category has not been clearly demonstrated to comply with the guidelines and standards embodied within an approved Character Area Plan it will be considered a major amendment.



### 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.

## Major General Plan Amendment Process

- Heard at City Council same year as submitted
  - Submittal deadline: May 23, 2014
  - City Council hearing: Tonight, December 1, 2014
- Requires additional, remote hearing of Planning Commission for public input.
  - Held on September 10, 2014
- Requires 2/3 majority vote of City Council.

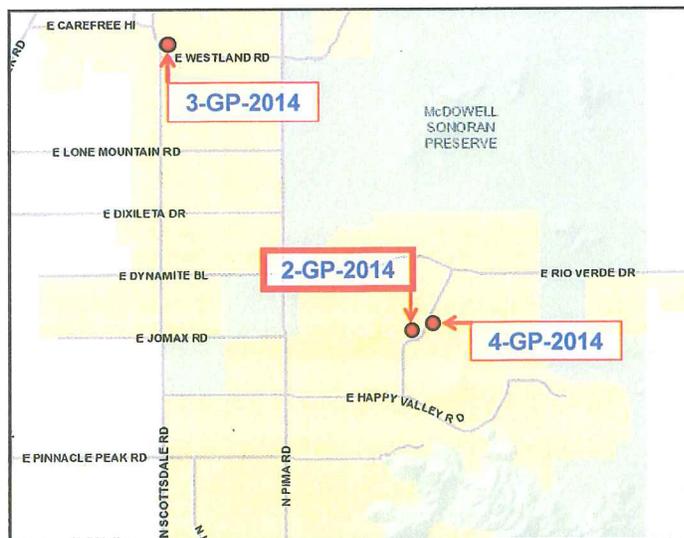
## Amendment Timeline

- **May 23, 2014:** Submittal deadline
- **September 3, 2014:** City-Sponsored Open House, Copper Ridge School
- **September 10, 2014:** Remote Planning Commission Hearing, Copper Ridge School
- **October 22<sup>nd</sup>:** Planning Commission Recommendation Hearing, Kiva
- **December 1<sup>st</sup> – 3<sup>rd</sup>** (as needed): City Council Adoption Hearing, Kiva

# 2-GP-2014 / 9-ZN-2014 The Reserve at Pinnacle Peak Patio

City Council  
Adoption Hearing  
December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests





	Title	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

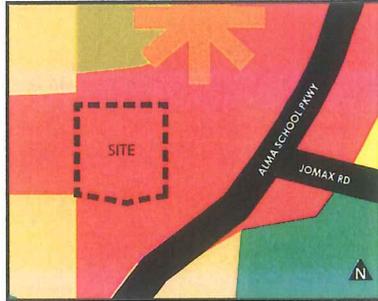
Applicants Proposal:  
Amend the General Plan Conceptual Land Use Map from Commercial to Suburban Neighborhoods.

## Applicants Request: 2-GP-2014

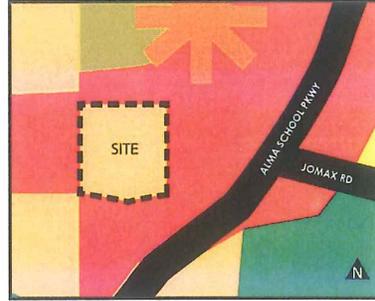
- Request for a major General Plan amendment to change the land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site located north of the intersection of Jomax Road and Pinnacle Peak Parkway.
- Companion Cases:
  - Rezoning: 9-ZN-2014
  - Abandonment: 7-AB-2014

## Applicants Request: 2-GP-2014

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/Tourism	Developed Open Space (Parks)
	Developed Open Space (Golf Courses)
	Cultural/Institutional or Public Use

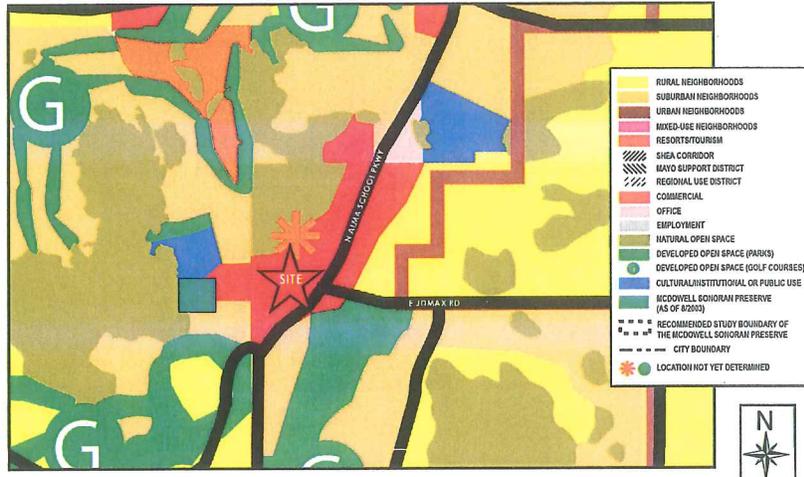
### Applicant's Request:

A proposal for 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 a 10.75 +/- acre site.

## Key Considerations

- Compatibility with the surrounding land uses (Suburban Neighborhoods and Commercial).
  - Surrounding residential densities
- The conversion of approximately eleven (10.75 +/-) 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.
  - Commercial market study
- Desert Scenic Roadway provided

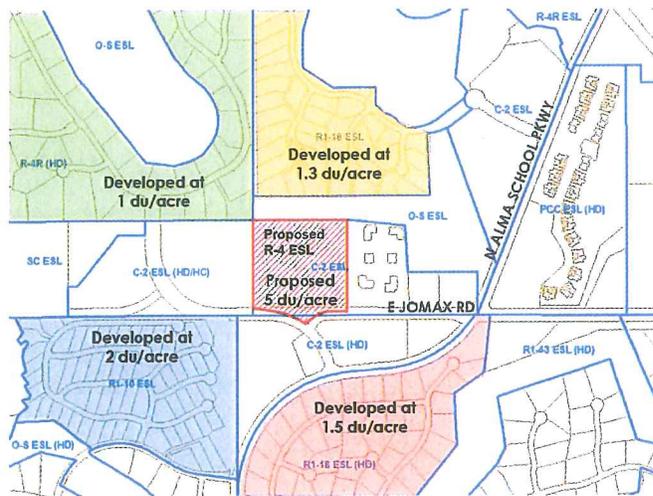
## 2001 General Plan Conceptual Land Use Map - CONTEXT



EXISTING LAND USE

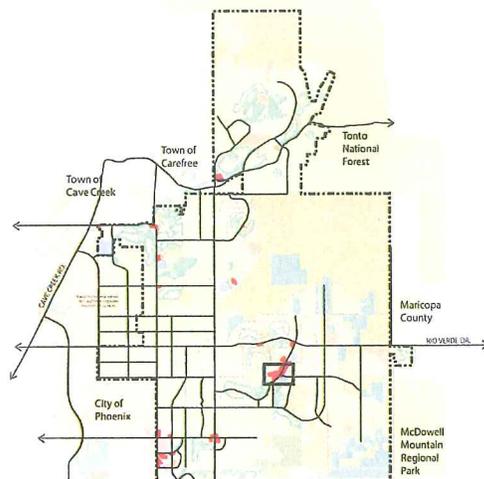
2-GP-2014

## Surrounding Residential Densities



## Commercial Land Use

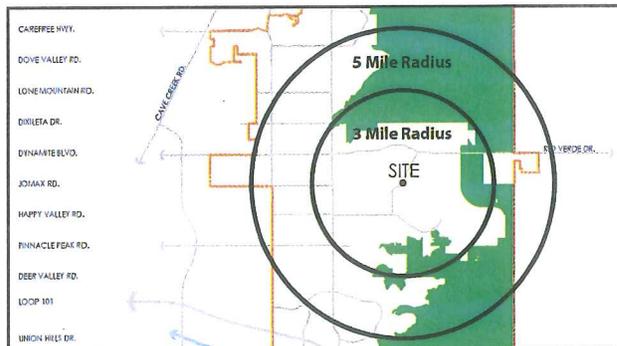
JENNIFER LN  
 CIRCLE MOUNTAIN  
 WINDA BOW  
 ROCKAWAY HILLS  
 VALERT HILLS  
 JOY RANCH  
 STAGECOACH PASS  
 CARROLL HWY  
 DOVE VALLEY  
 LONE MOUNTAIN  
 DIXLETA  
 DYNAMITE  
 JOHNS  
 HAPPY VALLEY  
 PINNACLE PEAK  
 DEER VALLEY



- North Area Commercial:  
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:  
10.75+/- acres
- Reduction in North Area Commercial:  
3%

## Land Use & Market Study

- 2013 Citywide Land Use Assumptions Report
  - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
  - 4% (162+/- acres) projected as Suburban Neighborhoods
- Pinnacle Peak Patio Market Study
  - Vacancy of retail/office:
    - Within 3 miles, 23.2% vacant
    - Within 5 miles, 17.6% vacant



## Desert Scenic Roadway

- 1-GP-2004 stated that Desert Scenic Roadways are the one- and half-mile roads within ESLO
  - Jomax Road qualifies
- Applicant proposes an average setback of 54' along Pinnacle Peak Parkway and Jomax Road

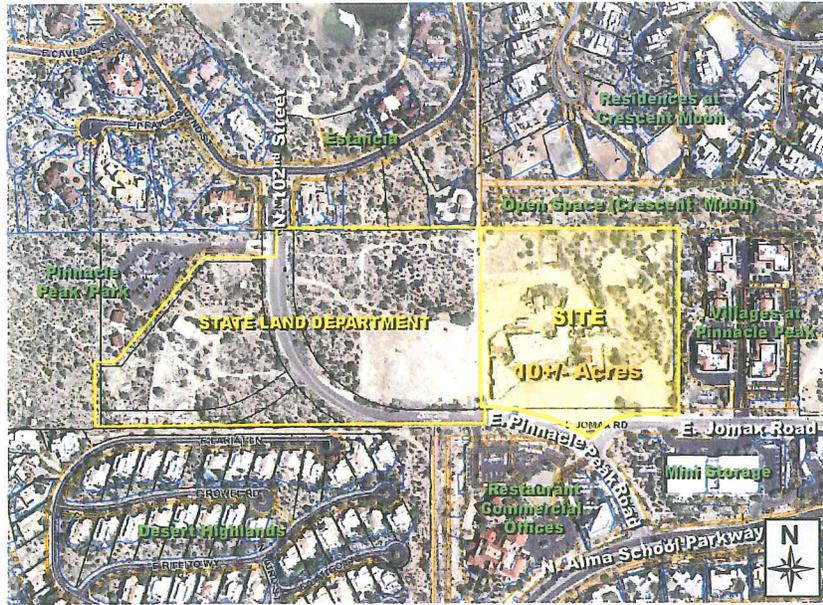


## Community Involvement

- Applicant Open House – June 5, 2014
    - 12 Participants
  - Major Community Comments:
    - The applicant remarked that participants at the Open House were generally supportive of the project with two attendants voicing concerns regarding density and traffic.
- 
- City Sponsored Open House – September 3, 2014
    - 84 Participants\*
  - Planning Commission Remote Hearing – September 10, 2014
  - Planning Commission Recommendation for Approval 7:0 – October 22, 2014
  - Major Community Comments:
    - General support for the major General Plan amendment request for a change from Commercial to Suburban Neighborhoods, with concerns expressed about the proposed building height and density of the applicant's associated zoning case: 9-ZN-2014
    - Concerns regarding potential impacts on Pinnacle Peak Park.
    - Traffic and infrastructure concerns as a result of the proposed development associated with the applicant's associated zoning case (9-ZN-2014); and,
    - Loss of the perceived historical significance of Pinnacle Peak Patio.

\*Accounts for all Major General Plan Amendments.





CONTEXT AERIAL

9-ZN-2014



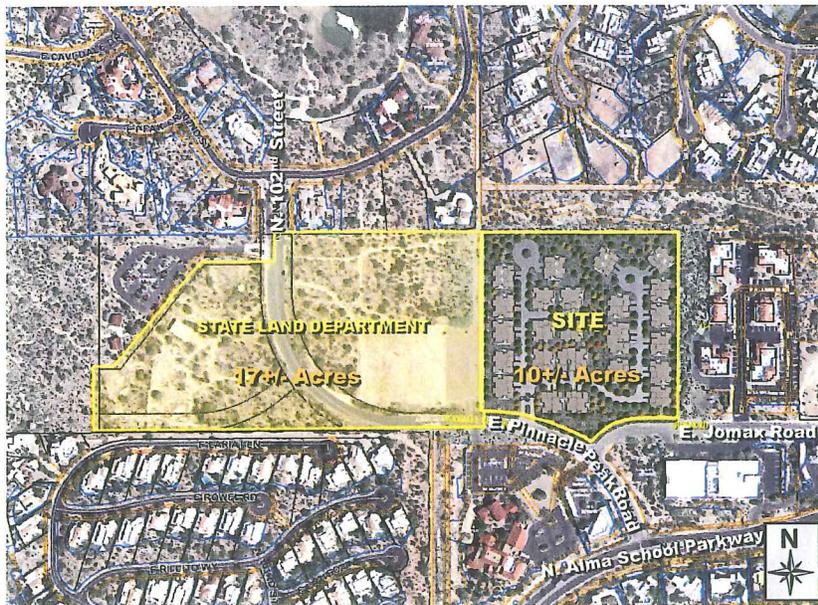
CAPELLA SITE PLAN

9-ZN-2014 (14-ZN-2008)



CAPELLA SITE PLAN

9-ZN-2014 (14-ZN-2008)



CONTEXT AERIAL

9-ZN-2014



CLOSE-UP AERIAL (PROPOSED SITE PLAN)

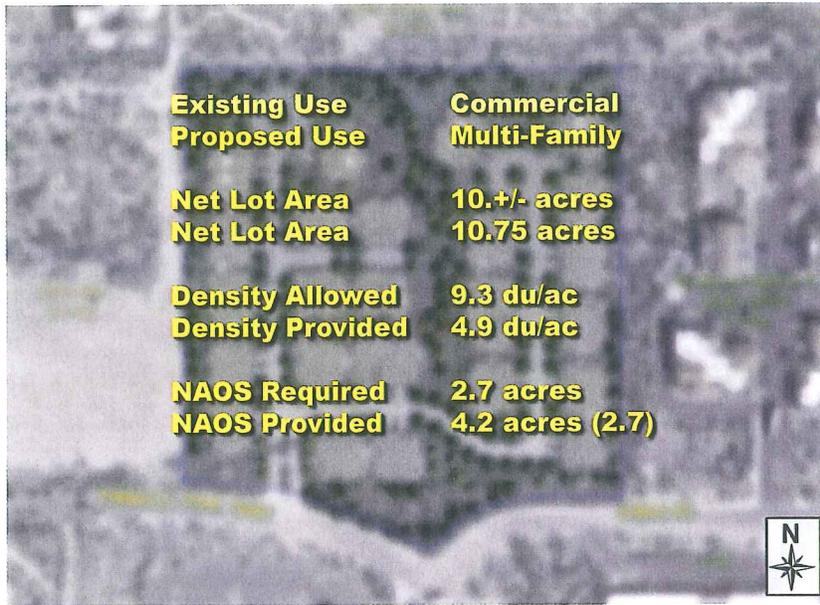
9-ZN-2014



NAOS PLAN

9-ZN-2014





<b>Existing Use</b>	<b>Commercial</b>
<b>Proposed Use</b>	<b>Multi-Family</b>

<b>Net Lot Area</b>	<b>10.+/- acres</b>
<b>Net Lot Area</b>	<b>10.75 acres</b>

<b>Density Allowed</b>	<b>9.3 du/ac</b>
<b>Density Provided</b>	<b>4.9 du/ac</b>

<b>NAOS Required</b>	<b>2.7 acres</b>
<b>NAOS Provided</b>	<b>4.2 acres (2.7)</b>



CLOSE-UP AERIAL (PROPOSED SITE PLAN)

9-ZN-2014

## SUPPLEMENTAL SLIDES

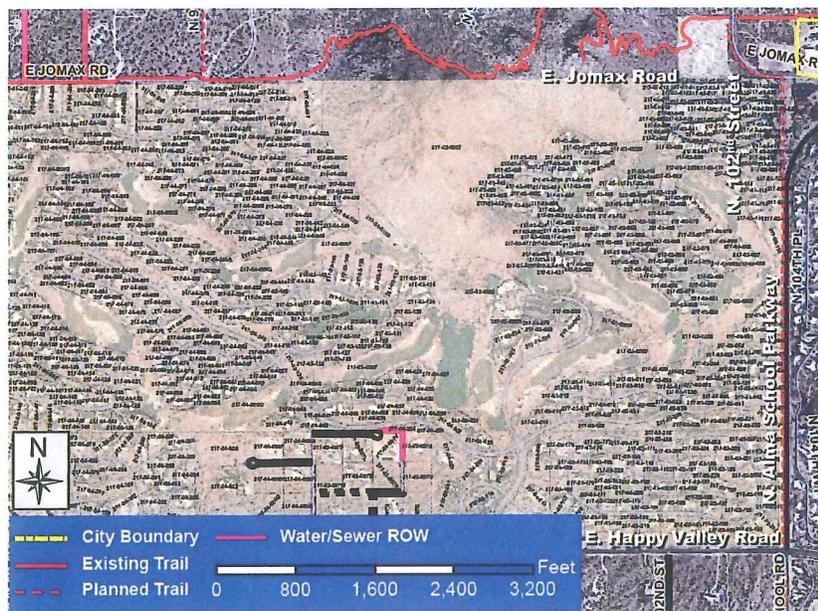






TRAILS PLAN

9-ZN-2014



LAIPs PLAN

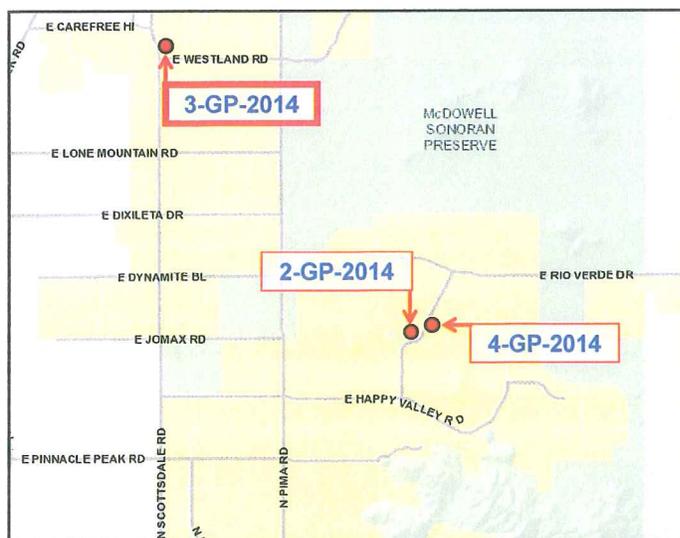
9-ZN-2014

Items 4 & 5

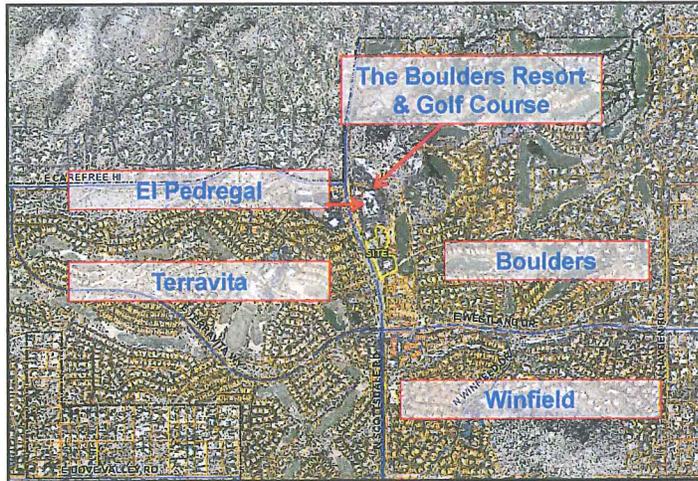
3-GP-2014 / 10-ZN-2014  
El Regalo

City Council  
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December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests



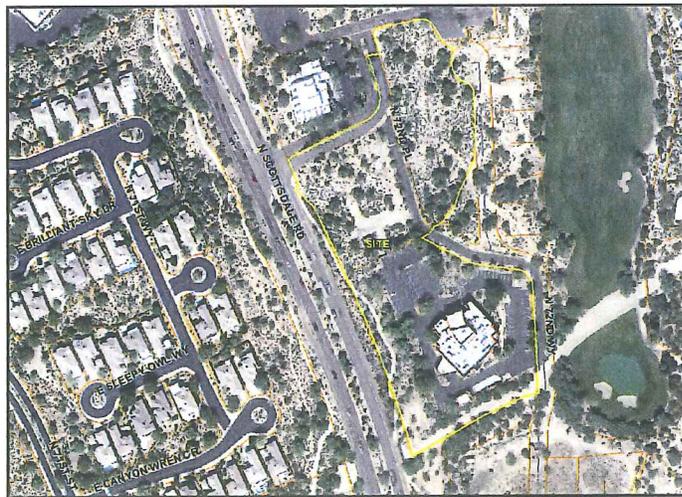
### 3-GP-2014: El Regalo



CONTEXT AERIAL

3-GP-2014

### 3-GP-2014: El Regalo



CLOSE AERIAL

3-GP-2014

	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 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

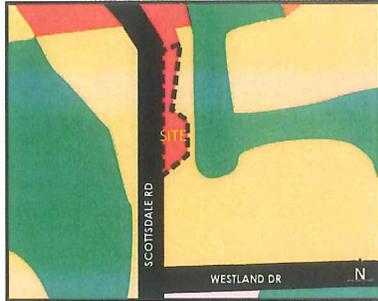
Applicants Proposal:  
Amend the General Plan Conceptual Land Use Map from Commercial to Suburban Neighborhoods.

## Applicants Request: 3-GP-2014

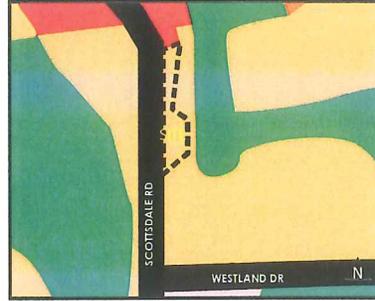
- Request for a major General Plan amendment to change the land use designation from Commercial to Suburban Neighborhoods on a 5.8 +/- acre site located north of the northeast corner of Scottsdale Road and Westland Drive.
- Companion Cases:
  - Rezoning: 10-ZN-2014

## Applicants Request: 3-GP-2014

Existing Land Use Designation:  
Commercial



Proposed Land Use Designation:  
Suburban Neighborhoods



### Land Use Map Legend

Yellow	Rural Neighborhoods	Red	Commercial
Light Yellow	Suburban Neighborhoods	Light Blue	Office
Dark Yellow	Urban Neighborhoods	Light Green	Employment
Light Green	Mixed-Use Neighborhoods	Light Yellow-Green	Natural Open Space
Light Blue	Recreation/Open Space	Light Blue-Green	Developed Open Space (Parks)
Light Blue-Green	Recreation/Open Space	Light Green	Developed Open Space (Golf Courses)
Light Green	Recreation/Open Space	Light Blue	Cultural/Institutional or Public Use

### Applicant's Request:

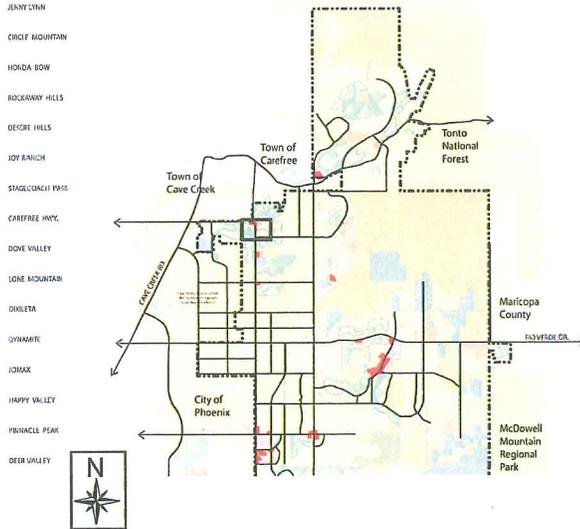
A proposal for a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the Land Use designation from Commercial to Suburban Neighborhoods on a 5.8 +/- acre site.

## Key Considerations

- Compatibility with the surrounding land uses (Suburban Neighborhoods, Commercial, and Developed Open Space).
  - Surrounding residential densities
- The conversion of approximately six (5.8 +/-) 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.
  - Applicant's commercial market study
- Scenic Corridor dedication



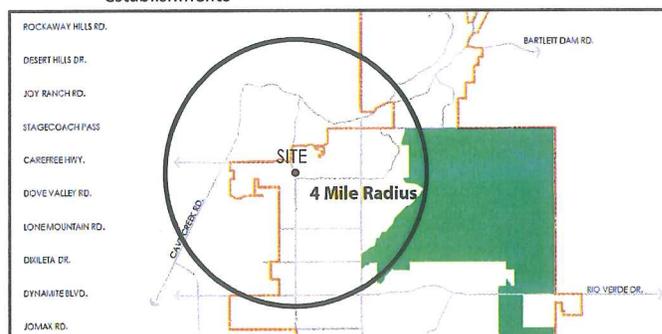
## Commercial Land Use



- North Area Commercial:  
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:  
5.8 +/- acres
- Reduction in North Area Commercial:  
1.5%

## Land Use & Market Study

- 2013 Citywide Land Use Assumptions Report
  - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
    - 4% (162+/- acres) projected as Suburban Neighborhoods
- Commercial Vacancy Report – North Scottsdale/Carefree Market Area
  - Vacancy of commercial and employment space:
    - Within 4 miles, 21% vacant (387,000 sq/ft)
    - Promoting residential development would “support and strengthen existing retail establishments”



## Key Considerations



- Scenic Corridor Dedication – 50' minimum, 75' Average

## Community Involvement

- Applicant Open House – May 7, 2014
    - 6 Participants
  - Major Community Comments:
    - The applicant remarked that participants at Open House were generally supportive of the project with questions raised regarding “construction timing, phasing, pricing, and square footage.”
- 
- City Sponsored Open House – September 3, 2014
    - 84 Participants\*
  - Planning Commission Remote Hearing – September 10, 2014
  - Planning Commission Recommendation Hearing for Approval 6:0 – October 22, 2014
  - Major Community Comments:
    - Concern regarding the requested density with the applicants associated zoning case: 10-ZN-2014. The proposed density is 3.2 dwelling units per acre.
    - Concern that the development may be too close to Scottsdale Road – the applicant is proposing a 50' minimum and a 75' average Scenic Corridor Setback
    - Verbal support from Winfield HOA
    - Verbal support of Taylor Morrison’s continuation of the Scenic Drive from the Greater Pinnacle Peak Association; and,
    - Concern that too much residential in the area will put pressure on infrastructure.

\*Accounts for all Major General Plan Amendments.

## El Regalo

**10-ZN-2014**

City Council

December 1, 2014

Coordinator: Keith Niederer

### Applicant's Request

- Rezone from Planned Community (P-C) with a comparable C-2 district zoning to Planned Community (P-C) with a comparable R-4 district zoning.
- Amend the R-4 development standards.
- Amend the overall Boulder's Development Plan approving the 17 lot single family development and reducing the overall size of the C-2 property.

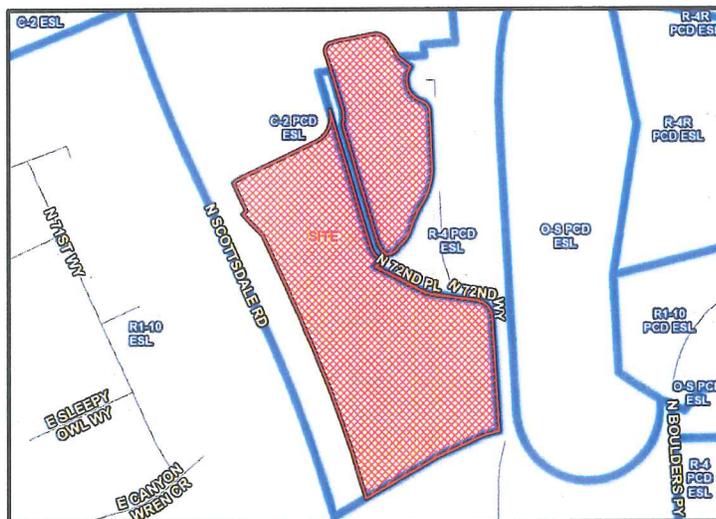
# El Regalo



CLOSE AERIAL

10-ZN-2014

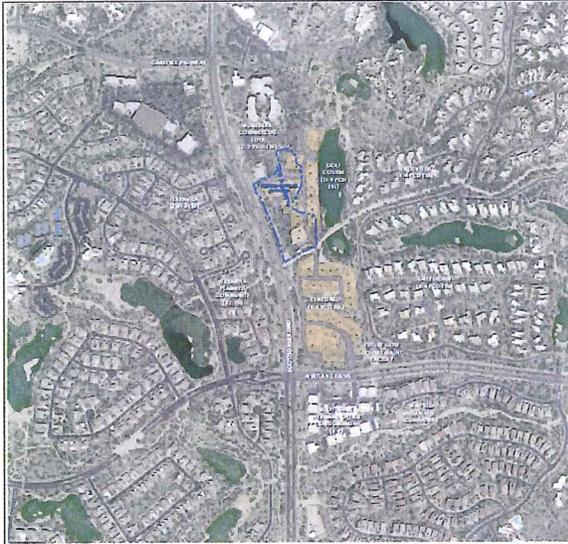
# El Regalo



ZONING

10-ZN-2014

## El Regalo



CONTEXT AERIAL

## El Regalo

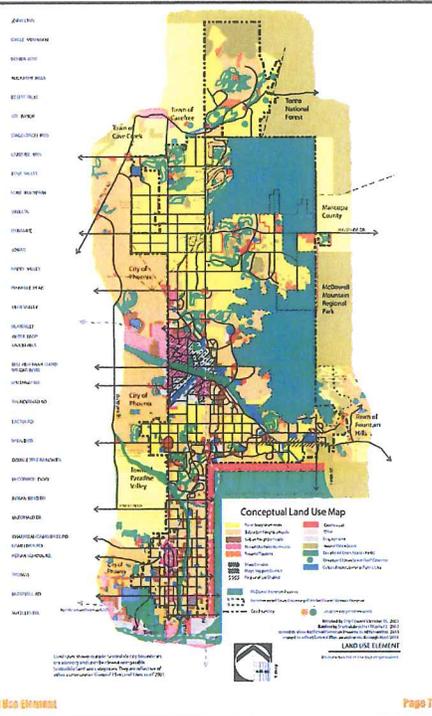


SITE PLAN

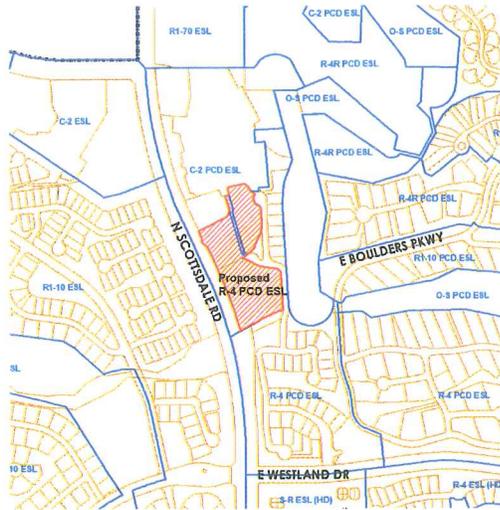


# SUPPLEMENTAL SLIDES

## 2001 Land Use Map

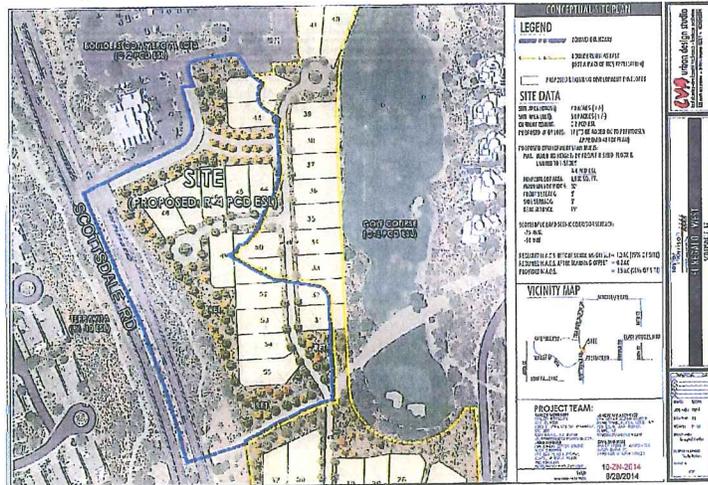


## Existing Zoning



Applicants Proposal:  
Zoning Map  
Amendment from  
C-2 PCD ESL to  
R-4 PCD ESL

## Proposed Site Plan



Site plan submitted with 10-ZN-2014

## 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 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.



**OFFICE:** The office designation includes a variety of office uses. Major offices have a residential scale and character, often in a campus setting. Major 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 on-grade parking ( zoning categories determine building height and setbacks). Strict development and landscaping requirements will protect 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 in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

**EMPLOYMENT:** The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. 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. Strict development standards will protect adjacent residential areas. Major streets 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, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which*

Page 22

Scottsdale 2005 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 uses. Special care should be taken to provide adequate transition between uses that have different intensities 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 accounted. An amalgam of smaller properties to accommodate a larger master-planned community is still possible, however, infill 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 one 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 corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, subdivided 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 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

Page 20

Scottsdale 2005 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.

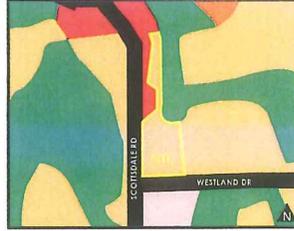
## 4-GP-2013 & 3-GP-2014

4-GP-2013

Existing Land Use Designation:  
Commercial

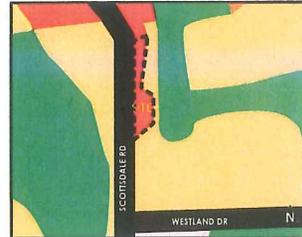


Proposed Land Use Designation:  
Suburban Neighborhoods

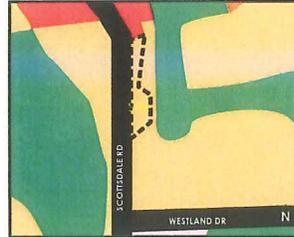


3-GP-2014

Existing Land Use Designation:  
Commercial



Proposed Land Use Designation:  
Suburban Neighborhoods

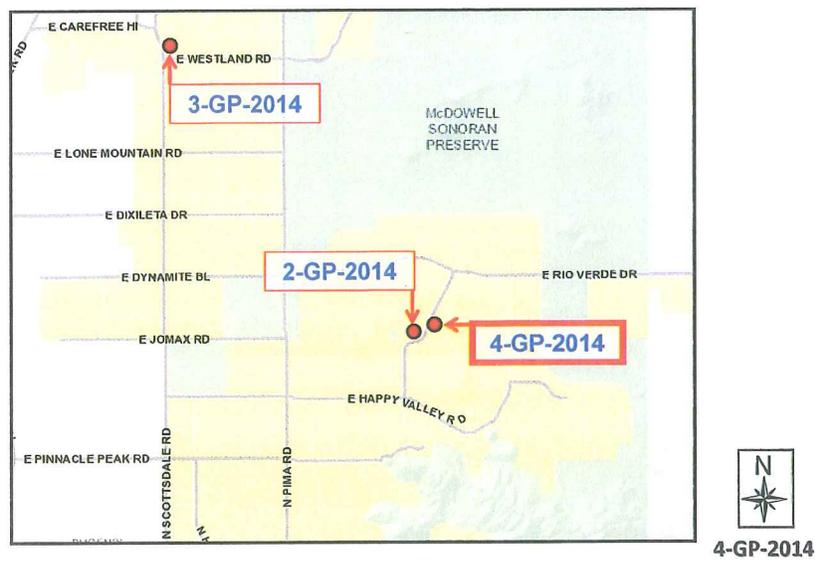


Items 6 & 7

# 4-GP-2014 & 12-ZN-2014 Cavalliere Flat

City Council  
Adoption Hearing  
December 1, 2014

2014 Major General Plan Amendments - 3 Private Requests



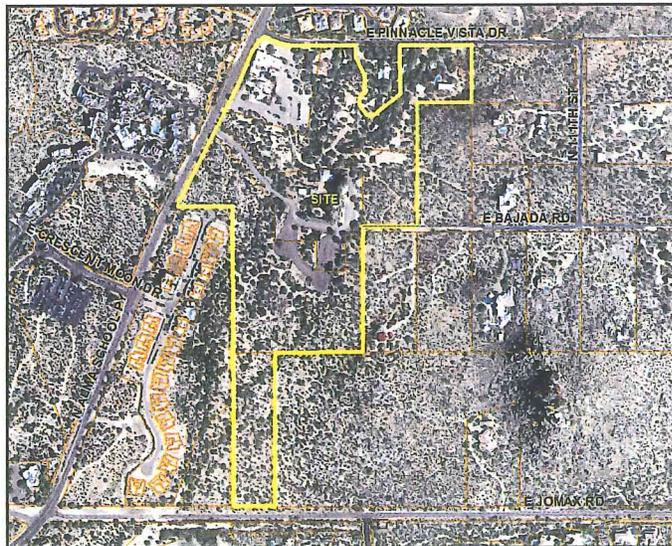
4-GP-2014: Cavalliere Flat



CONTEXT AERIAL

4-GP-2014

4-GP-2014: Cavalliere Flat



CLOSE AERIAL

4-GP-2014

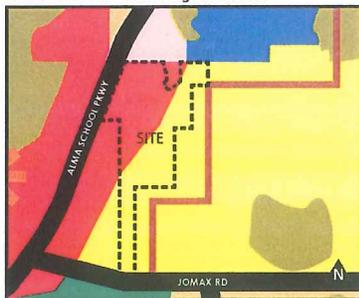


## Applicants Request: 4-GP-2014

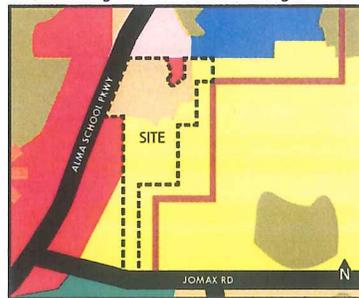
- Request for a major General Plan amendment for the site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive to change the land use designations of:
  - 19 +/- acres of Commercial to Suburban Neighborhoods ,
  - 3.8 +/-acres of Rural Neighborhoods to Suburban Neighborhoods,
  - 3.7 +/- acres of Commercial to Rural Neighborhoods, and
  - Maintain 20.4+/- acres of Rural Neighborhoods .
- Companion Cases:
  - Rezoning: 12-ZN-2014

## Applicants Request: 4-GP-2014

Existing Land Use Designation:  
Commercial and Rural Neighborhoods



Proposed Land Use Designation:  
Suburban Neighborhoods and Rural Neighborhoods



### Land Use Map Legend

<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Rural Neighborhoods	<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial
<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Suburban Neighborhoods	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Office
<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> Urban Neighborhoods	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Employment
<span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black;"></span> Mixed Use Neighborhoods	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightyellow; border: 1px solid black;"></span> Natural Open Space
<span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black;"></span> Resorts/Tourism	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; border-radius: 50%;"></span> Develop Open Space (Parks)
	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black; border-radius: 50%;"></span> Develop Open Space (Golf Courses)
	<span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black;"></span> Cultural/Institutional or Public Use

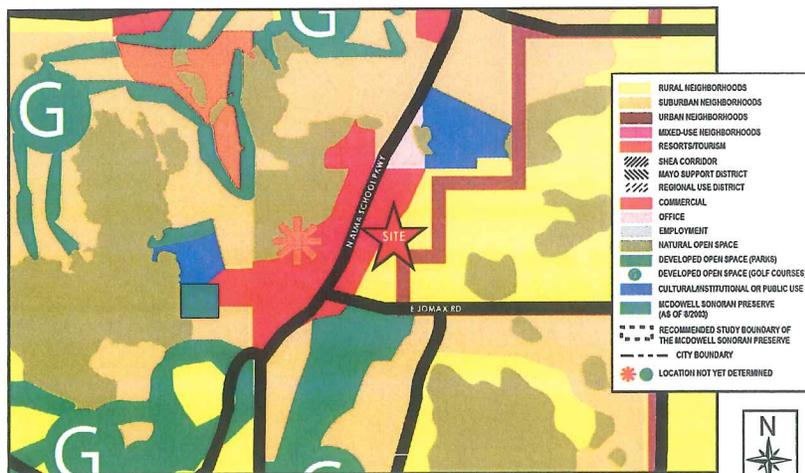
### Applicant's Request:

A proposal for a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site. More specifically, changing: 19 +/- acres of Commercial to Suburban Neighborhoods; 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods; 3.7 +/- acres of Commercial to Rural Neighborhoods; and, maintain 20.4 +/- acres of Rural Neighborhoods.

## Key Considerations

- Compatibility with the surrounding land uses (Rural Neighborhoods, Office, and Commercial).
  - Densities of surrounding residential
- The conversion of approximately twenty-three (22.7 +/-) acres of Commercial designated land to Rural and Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale.
  - Applicant's market analysis

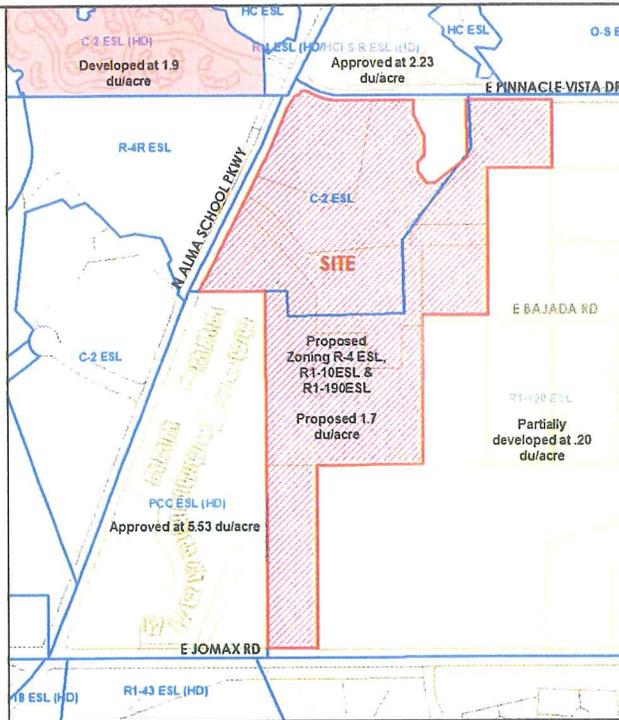
## 2001 General Plan Conceptual Land Use Map - CONTEXT



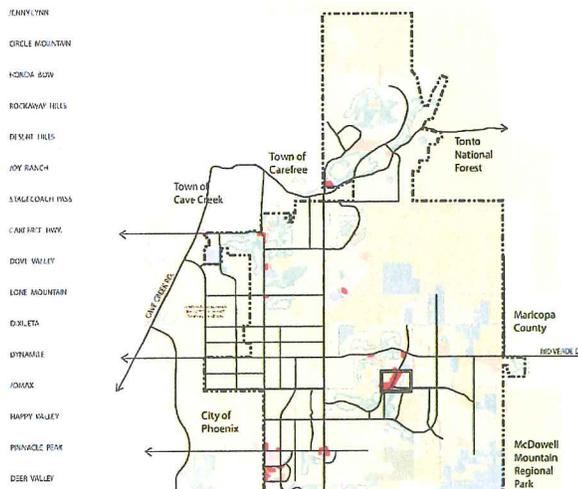
EXISTING LAND USE

4-GP-2014

## Surrounding Residential Densities



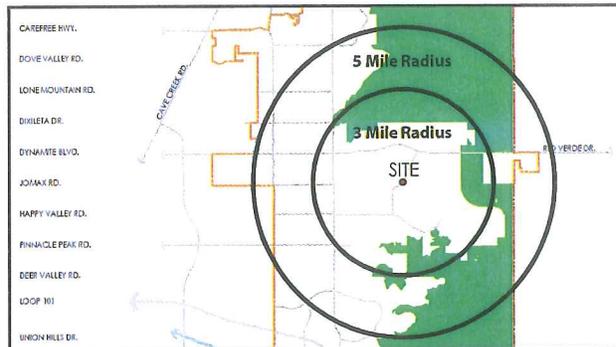
## Commercial Land Use



- North Area Commercial: 365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood: 22.7+/- acres
- Percent Change in North Area Commercial: 6%

## Designated Commercial Lands - Land Use & Market Study

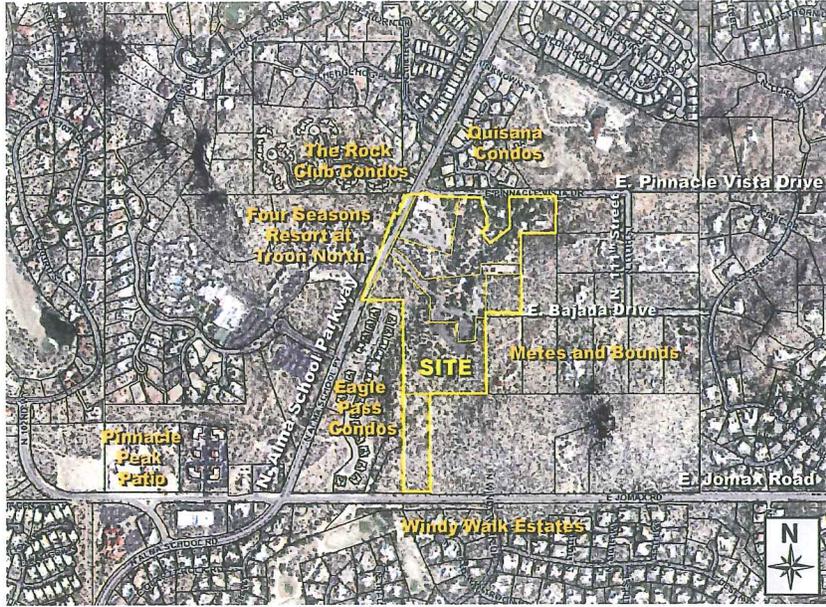
- 2013 Citywide Land Use Assumptions Report
  - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
    - 4% (162+/- acres) projected as Suburban Neighborhoods
- Cavalliere Flats Market Study
  - Vacancy of retail/office:
    - Within 3 miles, 23.2% vacant
    - Within 5 miles, 17.6% vacant



13

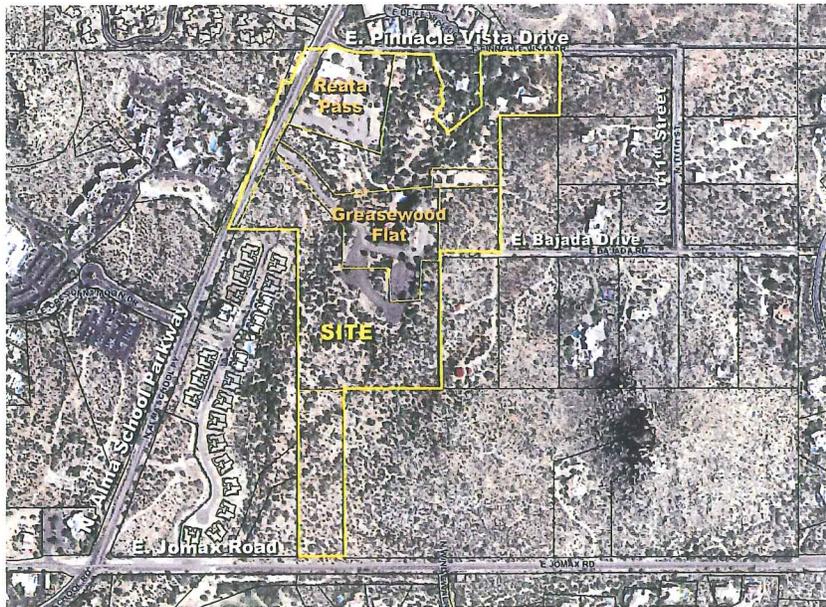
## Community Involvement

- Applicant Open House – May 28, 2014
    - 46 Participants
  - Major Community Comments:
    - The applicant remarked that participants at the Open House were generally supportive of the project with one concern being raised about the protection of the drainage corridors.
- 
- City Sponsored Open House – September 3, 2014
    - 84 Participants\* \*Accounts for all four Major General Plan Amendments.
  - Planning Commission Remote Hearing – September 10, 2014
  - Planning Commission Recommendation for Approval 6:0 – October 22, 2014
  - Major Community Comments:
    - Concerns regarding the requested density with the applicants associated zoning case: 12-ZN-2014. The proposed density is 1.7 dwelling units per acre.
    - 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 regarding additional traffic along North Alma School Parkway.



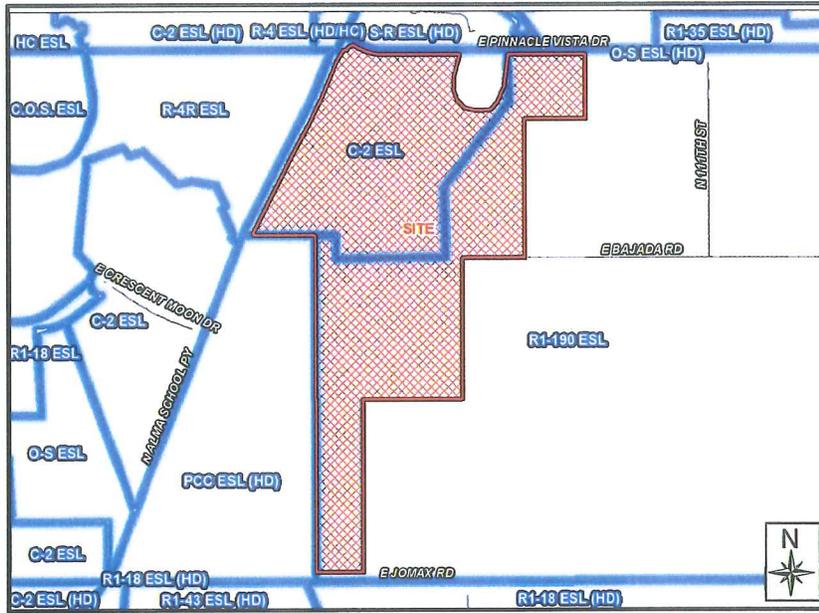
CONTEXT AERIAL

12-ZN-2014



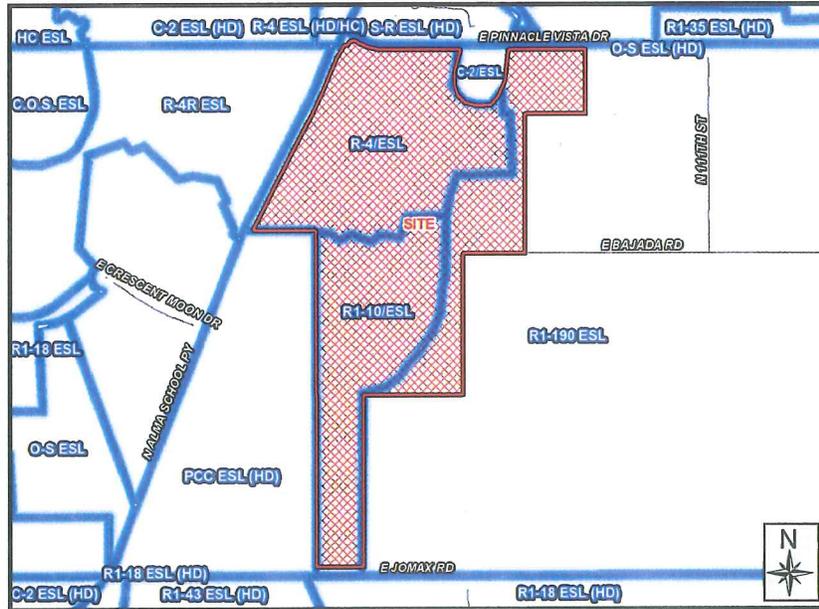
CONTEXT AERIAL

12-ZN-2014



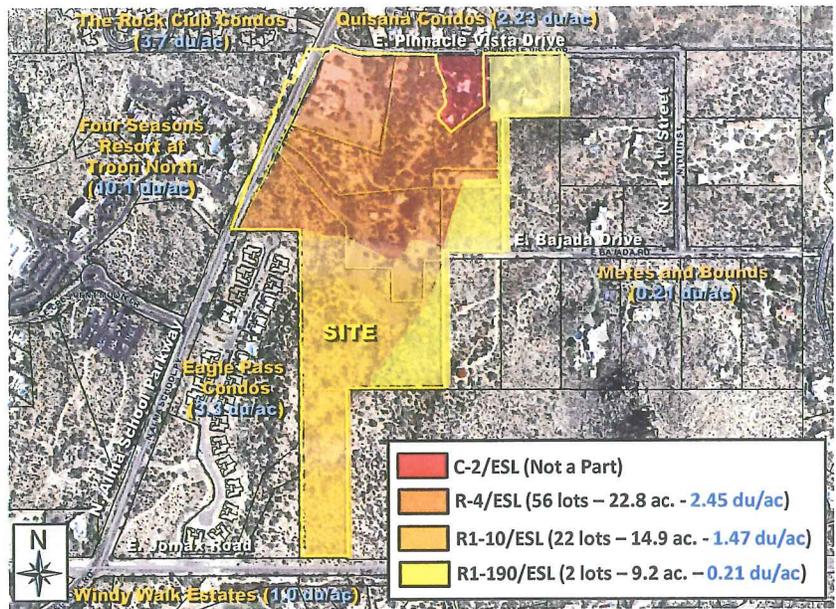
EXISTING ZONING MAP

12-ZN-2014



PROPOSED ZONING

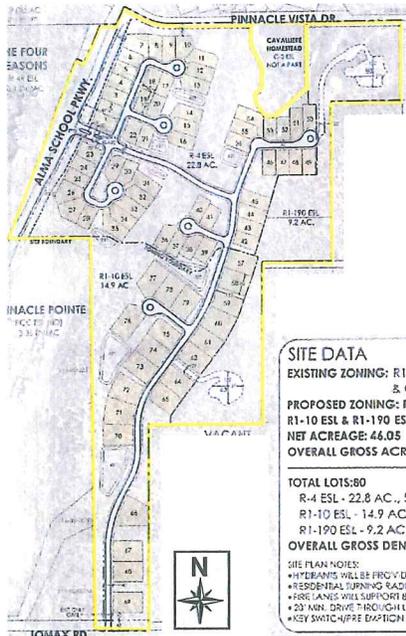
12-ZN-2014



CONTEXT AERIAL

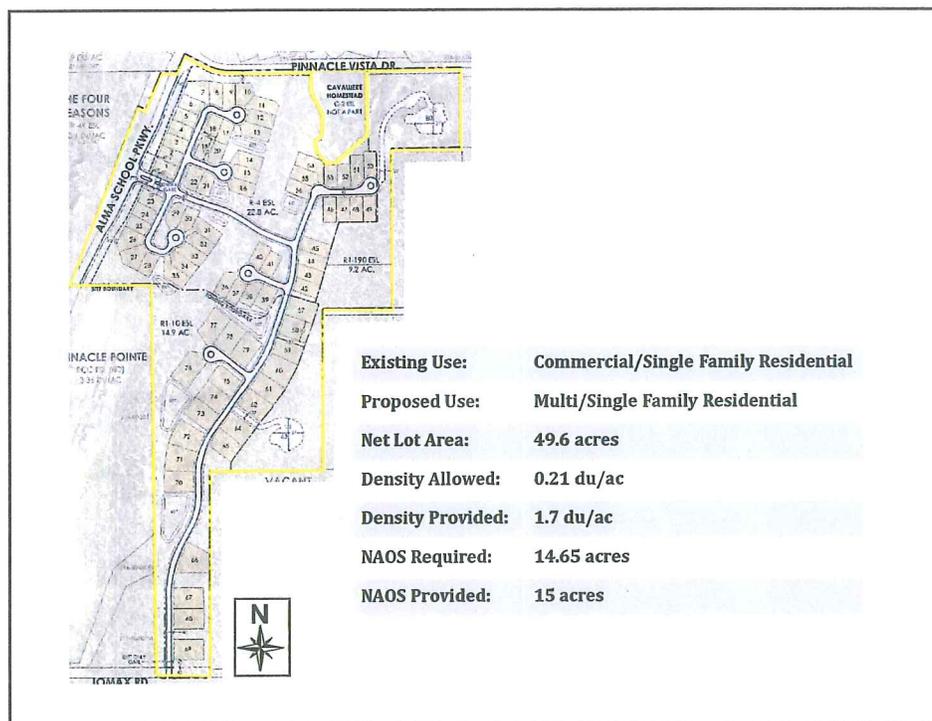
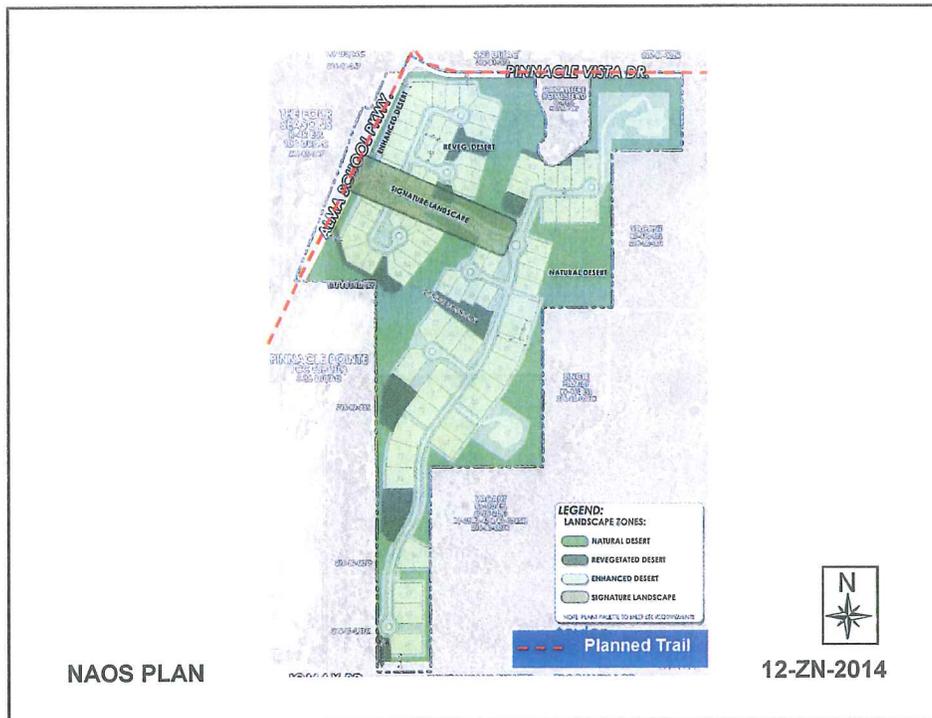
12-ZN-2014

<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	C-2/ESL (Not a Part)
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	R-4/ESL (56 lots – 22.8 ac. - 2.45 du/ac)
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R1-10/ESL (22 lots – 14.9 ac. - 1.47 du/ac)
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	R1-190/ESL (2 lots – 9.2 ac. – 0.21 du/ac)



SITE DATA	
EXISTING ZONING: R1-190 ESL & C-2 ESL	REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)
PROPOSED ZONING: R-4 ESL	PROPOSED N.A.O.S.: 19.05 AC. (41.3%)
R1-10 ESL & R1-190 ESL	EXISTING ALMA SCHOOL S/B: QUISANA - 30'
NET ACREAGE: 46.05	PINNACLE POINTE - 50'
OVERALL GROSS ACREAGE: 46.9	PROPOSED ALMA SCHOOL S/B: 30'-60'
	REQ./PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190) & 30' (R-4)
TOTAL LOTS: 80	LOTS
R-4 ESL - 22.8 AC., SINGLE FAMILY (60X100')	56 (2.45 DU/AC)
R1-10 ESL - 14.9 AC., SINGLE FAMILY (90X130)	22 (1.47 DU/AC)
R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000+ S.F.)	2 (0.2 DU/AC)
OVERALL GROSS DENSITY: 1.7 DU/AC	
SITE PLAN NOTES: *HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DULFM 6-1.032 *RESIDENTIAL TURNING RADIUS OF 40.5' IS PROVIDED PER DULFM 2-7.001 *FIRE LANSIES WILL SUPPORT 80,000 LB. LOAD PER 105PM 2-1.002 *20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED *KEY SWITCH/RFPE DETACHMENT SENSOR WILL BE PROVIDED FOR ENTRY GATE	





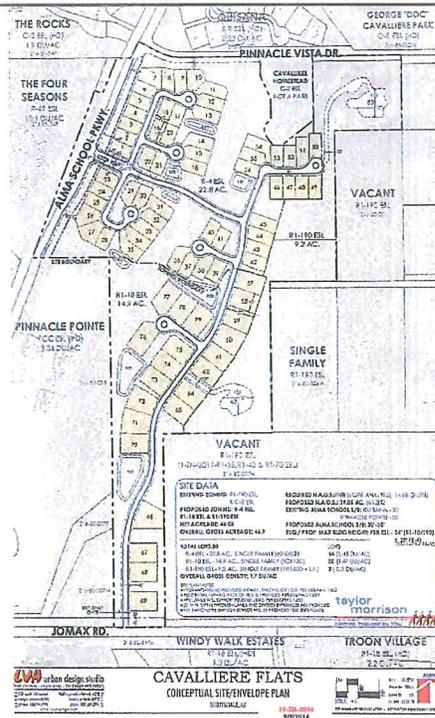




# Conceptual Site Plan

12-ZN-2014

Applicants Proposal:  
Zoning Map  
Amendment from  
C-2 and R1-190 to  
R-4, R1-10,  
and R1-190



## 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 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.



**OFFICE.** The office designation includes a variety of office uses. Minor offices have a residential scale and character often in a campus setting. Minor 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 20-gpm parking (Street categories determine building heights and setbacks). Strict development and landscaping requirements will protect 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 in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major office uses vary, depending upon the location of the use.

**EMPLOYMENT.** The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business employees. 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. Strict development standards will protect adjacent residential areas. Major streets 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, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

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.

## Rural 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 intensities 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 consolidated. An amalgam 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 one 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 corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.



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**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

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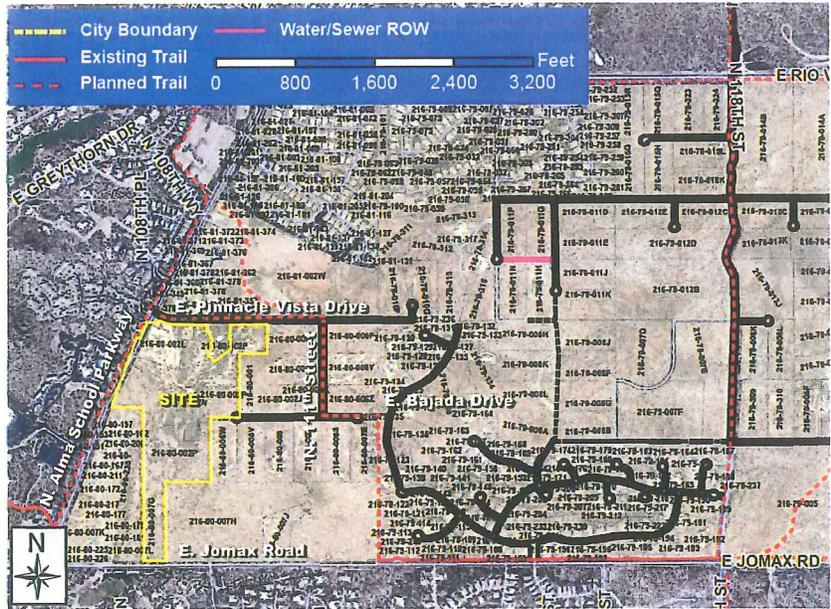


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LAIPS PLAN

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