

SCOTTSDALE CITY COUNCIL
GENERAL PLAN AMENDMENT MEETING MINUTES
TUESDAY, DECEMBER 1, 2015



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 5:08 P.M. on Monday, December 1, 2015 in the City Hall Kiva.

ROLL CALL

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

Also Present: Acting City Manager Brian Biesemeyer
City Attorney Bruce Washburn
City Treasurer Jeff Nichols
City Auditor Sharron Walker
City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Councilman Phillips

Due to fire alarm, the meeting recessed at 5:11 p.m. and reconvened at 5:31 p.m.

INVOCATION – Sister Patricia Gehling, Our Lady of Perpetual Help

MAYOR'S REPORT – None

PRESENTATION/INFORMATION UPDATES – None

PUBLIC COMMENT – None

MINUTES

Request: Approve the Regular Meeting Minutes of November 10, 2015.

MOTION AND VOTE – MINUTES

Councilmember Korte made a motion to approve the Regular Meeting minutes of November 10, 2015. Councilwoman Littlefield seconded the motion, which carried 7/0.

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

REGULAR AGENDA

1. **The Outpost Major General Plan Amendment (1-GP-2015)**

Request: Adopt **Resolution No. 10276** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Commercial on a 10± acre site located on the northwest corner of N. Pima Road and E. Dynamite Boulevard.

Location: 8738 E. Dynamite Boulevard

Presenter(s): Taylor Reynolds, Planner

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

2. **The Outpost Rezoning (10-ZN-2015)**

Request: Adopt **Ordinance No. 4229** approving a zoning district map amendment from Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district, on 10± acre gross, 8.6± acre net, property located on the northwest corner of N. Pima Road and E. Dynamite Boulevard.

Location: 8738 E. Dynamite Boulevard

Presenter(s): Jesus Murillo, Sr. Planner

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

Item 1 was discussed and considered with Item 2.

Mayor Lane opened public testimony.

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

- Justin Gubler, Scottsdale resident
- David Lyons, Scottsdale resident
- Preston Clarke, Scottsdale resident
- Travis Reid, Scottsdale resident
- Sandra Witter, Scottsdale resident
- Chris Kouidenier, Scottsdale resident
- Joe Green, Scottsdale resident
- David Bart, Paradise Valley resident
- Nicholas Andrews, Scottsdale resident
- Rebecca Bowman, Scottsdale resident
- Gary Puschak, Scottsdale resident
- Brian Weymouth, Paradise Valley resident
- Bryan Moreno, Scottsdale resident
- Jim Acridge, Scottsdale resident
- Kneko Burney, Scottsdale resident
- Rick Griffeth, Scottsdale resident
- Ludwell Gaines, Scottsdale resident
- Len Wechler, Scottsdale resident
- Hayden Breen, Scottsdale resident

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

- Carol Augustine, Scottsdale resident
- Jonelle Hagger Abbott, Scottsdale resident
- Justin Graham, Attorney on behalf of Hegel Family Trust
- Jeff Abbott, Scottsdale resident
- Sonnie Kirtley, Coalition of Greater Scottsdale, Scottsdale resident
- Linda Ambrose, Scottsdale resident
- Robin Arterburn, Scottsdale resident
- John Arterburn, Scottsdale resident
- Copper Phillips, Scottsdale resident
- Charles Blackmon, Scottsdale resident
- James Davis, Scottsdale resident
- Susan Kauffman, Scottsdale resident
- Jim Haxby, Scottsdale resident
- Valerie Fishgold, Scottsdale resident
- Jan House, Scottsdale resident
- Cindy Lee, Scottsdale resident
- James Heitel, Scottsdale resident
- Chris Schaffner, Coalition of Greater Scottsdale
- John Salinger, Scottsdale resident
- Jerry Dudley, Scottsdale resident
- Jerome Landau, Scottsdale resident
- Nancy Godfrey, Scottsdale resident
- Robert Cappel, Scottsdale resident
- Bob Littlefield, Scottsdale resident

Mayor Lane closed public testimony.

Planner Taylor Reynolds gave a PowerPoint presentation (attached) on the proposed major general plan amendment. Senior Planner Jesus Murillo gave a PowerPoint presentation (attached) on the rezoning request.

Applicants Paul Gilbert and Vernon Swaback gave a PowerPoint presentation (attached) on the general plan amendment and rezoning requests.

MOTION AND VOTE NO. 1 – ITEM 1

Councilman Phillips made a motion to not approve Resolution No. 10276. Councilwoman Littlefield seconded the motion, which failed 2/5, with Mayor Lane; Vice Mayor Smith; and Councilmembers Klapp, Korte, and Milhaven dissenting.

MOTION AND VOTE NO. 2 – ITEM 1

Councilwoman Milhaven made a motion to adopt Resolution No. 10276 approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Commercial on a 10± acre site located on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Councilmember Korte seconded the motion, which carried 5/2, with Councilmembers Littlefield and Phillips dissenting.

MOTION AND VOTE – ITEM 2

Councilwoman Milhaven made a motion to adopt Ordinance No. 4229, approving a zoning district map amendment from Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district, on 10± acre gross, 8.6± acre net, property located on the northwest corner of N. Pima Road and E. Dynamite Boulevard, and adding Council Report Attachments 15, 16, 17, and 18 to the stipulations in Exhibit 1. Councilmember Korte seconded the motion, which carried 5/2, with Councilmembers Littlefield and Phillips dissenting.

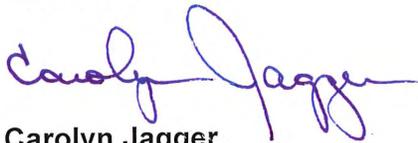
PUBLIC COMMENT – None

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The City Council General Plan Amendment Meeting adjourned at 9:03 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

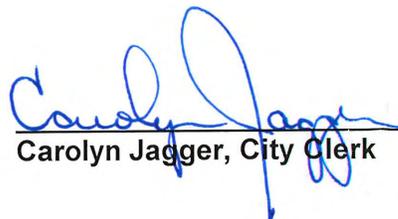
Officially approved by the City Council on January 11, 2016

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 1st day of December 2015.

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

DATED this 11th day of January 2016.



Carolyn Jagger, City Clerk

Items 1 & 2

2015 Major
General Plan Amendment
1-GP-2015: The Outpost

City Council
Adoption Hearing
December 1, 2015

Presentation Overview

- Major Amendment Criteria and Process
- 2015 Major Amendment Request
 - 1-GP-2015: The Outpost
- Key Considerations
- Planning Commission Recommendation

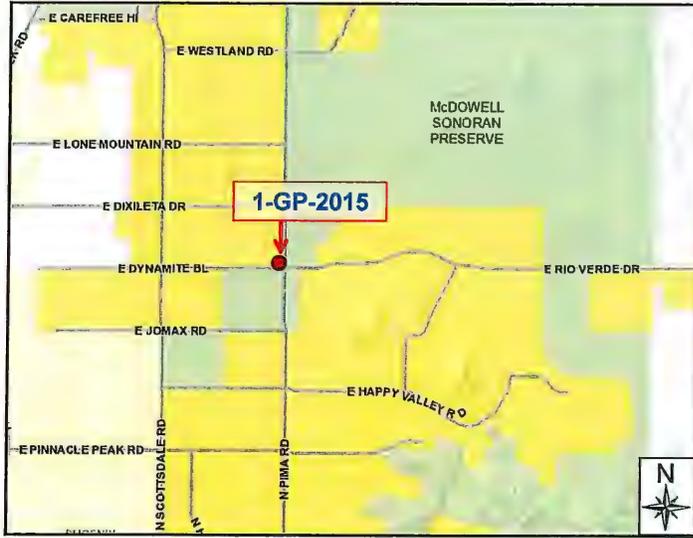
Major Amendment Criteria

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

State Statute – Required Process

- Heard at a City Council same year as submitted
 - Submittal deadline: May 22, 2015
 - City Council hearing: December 1, 2015
- Requires additional, remote hearing of Planning Commission for public input (10/7/2015)
- Requires 2/3 majority vote of City Council

2015 Major General Plan Amendment - 1 Private Request



1-GP-2015 – The Outpost



CONTEXT AERIAL

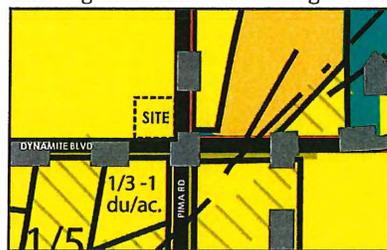
1-GP-2015

Request: 1-GP-2015 – The Outpost

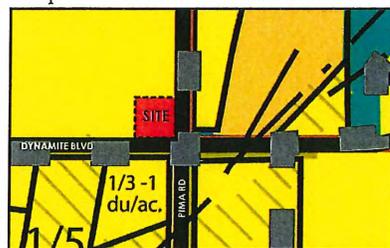
- Request for a major General Plan amendment to change the land use designation from Rural Neighborhoods to Commercial on a 10 +/- acre site located at 8738 East Dynamite Boulevard.
- Companion Case:
 - Rezoning: 10-ZN-2015

1-GP-2015 – The Outpost

Existing Land Use – Rural Neighborhoods



Proposed Land Use – Commercial



	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
– Qualifies this as a major amendment

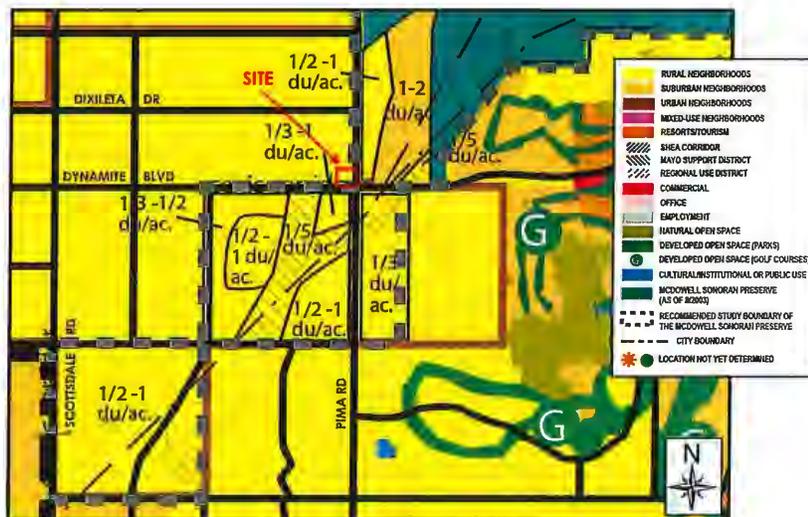
Community Involvement

- Applicant Open House – June 1, 2015
- City Sponsored Open House – September 10, 2015
- Remote Planning Commission – October 7, 2015
- Planning Commission Recommendation – October 28, 2015

Key Considerations

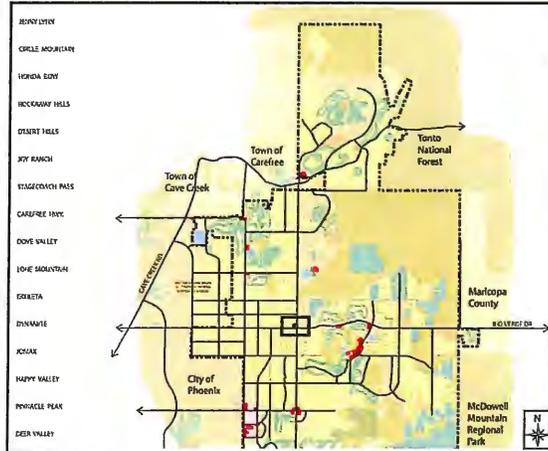
- Commercial land use designation adjacent to Rural Neighborhoods land use designation
- North Scottsdale case history, the conversion of Commercial to Rural Neighborhoods, and retail competition
- Desert Foothills Character Area Plan compliance
- Proposed dedication of Scenic Corridor along Pima Road and Dynamite Boulevard
- Subject site can be developed as residential, per current entitlements
- General Plan land use change cannot be stipulated to a specific zoning district or site plan

Key Consideration: Commercial Adjacent to Rural



- Subject site surrounded by Rural Neighborhoods

Key Consideration: Commercial Land Use

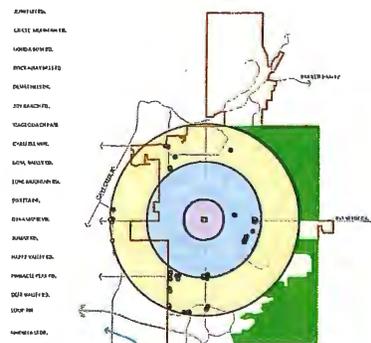


- 2013 Land Use Assumptions Report
 - North Sub Area to absorb 144 acres of Retail by 2030
 - North Sub Area to absorb 3,357 acres of Rural Residential by 2030
- 15% decrease (57+/- Acres) in North Area Commercial as a result of previous major GP amendments
 - 4-GP-2013, 2-GP-2014, 3-GP-2014, and 4-GP-2014
- 3% increase (10+/- Acres) in North Area Commercial as a result of the applicant's proposal
 - Although contrary to recent trends, could be absorbed per 2030 land use projections

Key Consideration: Commercial Land Use

"...this is a specialty retail that is not in competition with the conventional retail that exists in the North subarea; this proposal could not occur at any of the existing retail locations..." (Applicant's Narrative)

- Applicant's Narrative further states that the proposed retail uses could include a grocer, hardware store, feed store, flower shop, restaurant, and fueling station
- Retail use within 3 miles of subject site:
 - 10 Restaurants
 - 1 Feed Store
 - 2 Gas Stations
- Retail use within 5 miles of subject site:
 - 43 Restaurants
 - 3 Feed Stores
 - 8 Gas Stations
 - 2 Hardware Stores



Key Consideration: Desert Foothills CAP

Rural Desert Character –

Development maintains a balance with the preservation and continuity of desert open space

- Prominent land uses - single-family development, equestrian facilities, places of worship, and public infrastructure
- Applicant proposes land uses other than prominent uses listed

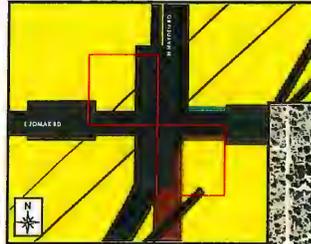


Key Consideration: Scenic Corridor

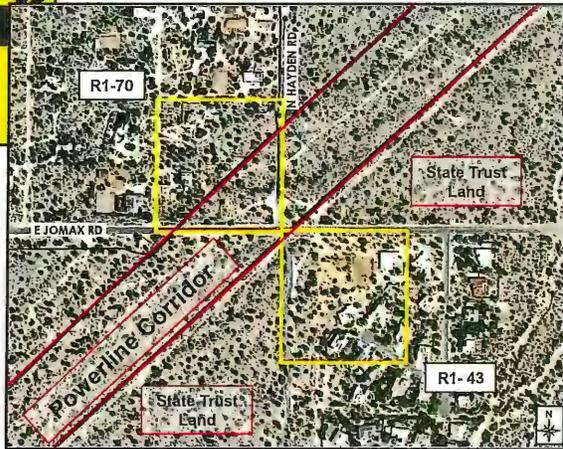
- 2001 General Plan recognizes both Dynamite Boulevard and Pima Road as Scenic Corridors
 - Applicant Written Proposal: 100' Scenic Corridor dedication
 - Applicant Verbal Proposal: 150' Scenic Corridor dedication



Key Consideration: Residential Development



- NW and SE Corners of Hayden and Jomax



Key Consideration: Residential Development



- NW of Frank Lloyd Wright and Cactus



Key Consideration: Residential Development



- Between Shea and Mountain View, west of 120th Street

	RURAL NEIGHBORHOOD
	SUBURBAN NEIGHBORHOOD
	URBAN NEIGHBORHOOD
	MIXED-USE NEIGHBORHOOD
	RESIDENTIAL
	AREA COURSE
	RAVINE WATERSHED DISTRICT
	REGIONAL USE DISTRICT
	COMMERCIAL
	OFFICE
	EMPLOYMENT
	INDUSTRIAL OFFICE SPACE
	DEVELOPED OPEN SPACE (PARKS)
	DEVELOPED OPEN SPACE (GOLF COURSES)
	CULTURAL/RECREATIONAL OR PUBLIC USE
	RECREATIONAL NEIGHBORHOOD
	PAVEMENT
	RECOMMENDED STUDY BOUNDARY OF THE BROWNELL-BROWN PLEASURE CITY BOUNDARY
	CITY BOUNDARY
	LOCATION NOT YET DETERMINED



Key Consideration: Residential Development



- SW of Mountain View and 124th Street

	RURAL NEIGHBORHOOD
	SUBURBAN NEIGHBORHOOD
	URBAN NEIGHBORHOOD
	MIXED-USE NEIGHBORHOOD
	RESIDENTIAL
	AREA COURSE
	RAVINE WATERSHED DISTRICT
	REGIONAL USE DISTRICT
	COMMERCIAL
	OFFICE
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	PAVEMENT
	RECOMMENDED STUDY BOUNDARY OF THE BROWNELL-BROWN PLEASURE CITY BOUNDARY
	CITY BOUNDARY
	LOCATION NOT YET DETERMINED



Key Consideration: Stipulations

General Plan land use cannot be stipulated to a specific zoning district or site plan if General Plan land use change to commercial is approved but the companion zoning case is not.

- More intense commercial zoning districts could be proposed by future property owners
 - Central Business District (C-2)
 - Highway Commercial District (C-3)
 - General Commercial District (C-4)
- Less intense commercial zoning districts are available
 - Neighborhood Commercial Center (C-1)
 - Planned Neighborhood Center (PNC)

Key Considerations: Recap

- Precedent of establishing Commercial land use designation adjacent to Rural Neighborhoods under 2001 General Plan
- Recent North Scottsdale land use decisions as well as market conditions suggest no new Commercial is needed at this time
- Property can develop as a residential land use, per current entitlements
- General Plan land use cannot be stipulated to a specific zoning district or site plan

Planning Commission (PC) Recommendation

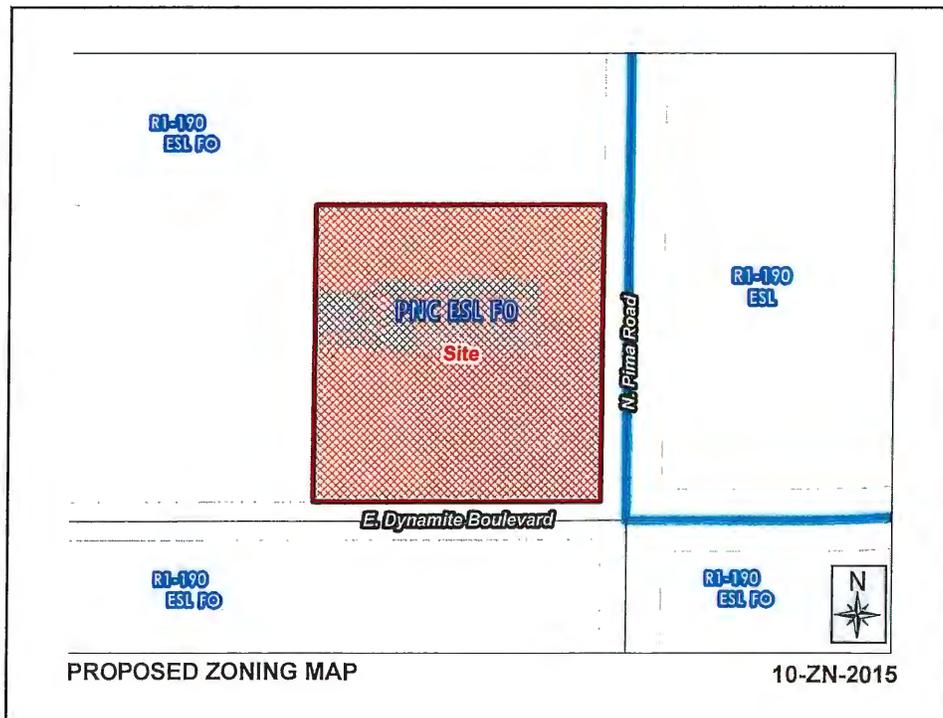
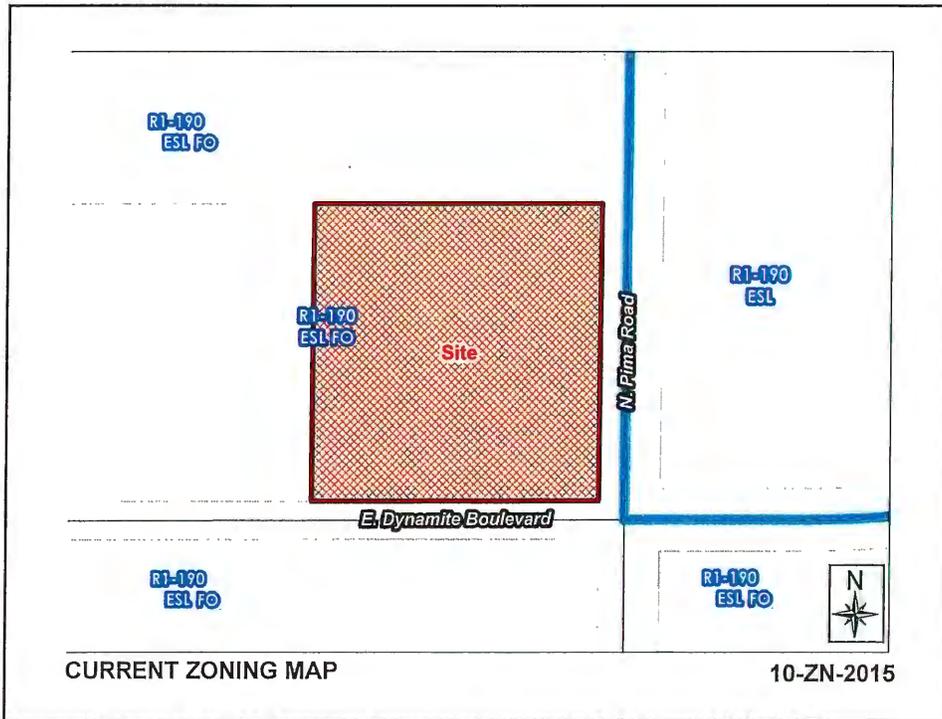
- PC heard this case on October 28, 2015
- PC, with a vote of 4-2 (Chair Edwards and Vice-Chair Cody dissenting), recommended the City Council adopt Resolution No. 10276 (major General Plan amendment), and to further adopt Ordinance No. 4229 (companion zoning request), stipulating to the site plan.

The Outpost

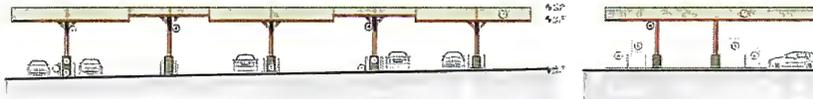
10-ZN-2015 (1-GP-2015)

Coordinator: Jesus Murillo

Date: December 1, 2015







ENERGY STATION ELEVATIONS

DN KEY NOTED

01-153

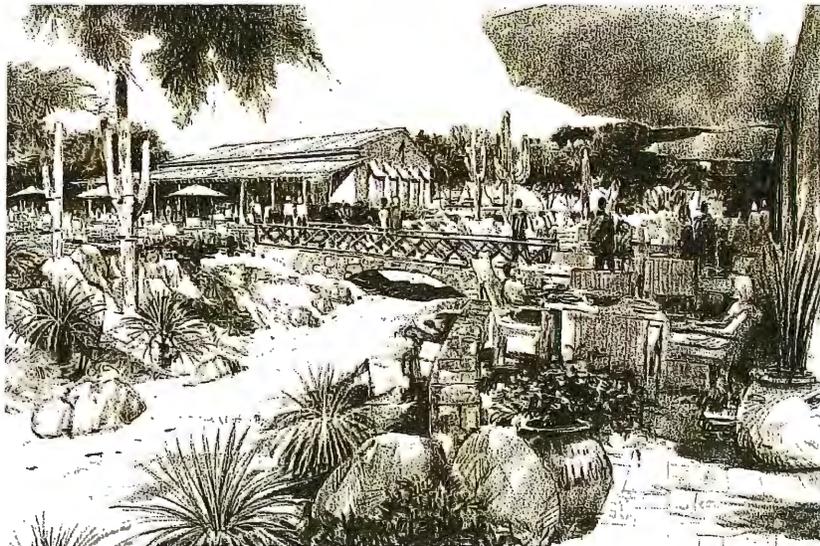
02-154



BACK - NORTH ELEVATION



ELEVATIONS (General Store and Gas Canopy)



RENDERINGS

Key Items For Consideration:

- Request is contingent on the Approval of case 1-GP-2015.
- Property located within the Desert Foothills Character Area (Applicant is NOT requesting to rezone out of the Foothills Overlay).
- Review identified important missing/incomplete information.
- There has been significant community interest (opposition and support) regarding these land use requests.
- The site plan, as proposed, provides less disturbed area as allowed by the existing or proposed zoning district.
- Applicant did not submit a Conditional Use Permit Application for the proposed “gas station” use, but has submitted a pre-application.
- Stipulate 150’ Scenic Corridor Setback on both E. Dynamite Boulevard and N. Pima Road

Recommendations

Staff presented case 10-ZN-2015 before the Planning Commission at the October 28, 2015 hearing and the Planning Commission voted a recommendation to City Council for APPROVAL of the zoning map amendment with a vote of 4-2.



PROPOSED SITE PLAN

10-ZN-2015

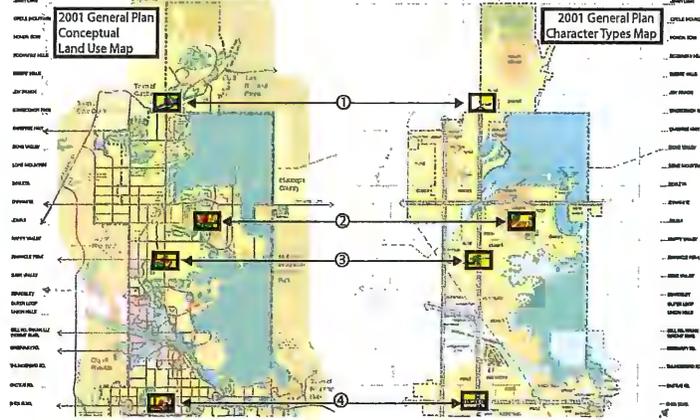


LANDSCAPE PLAN

Land Use & Character Type

Case: 1-GP-2015 - The Outpost

Attachment 7: Commercial Land Use Within Rural/Rural Desert Character Type

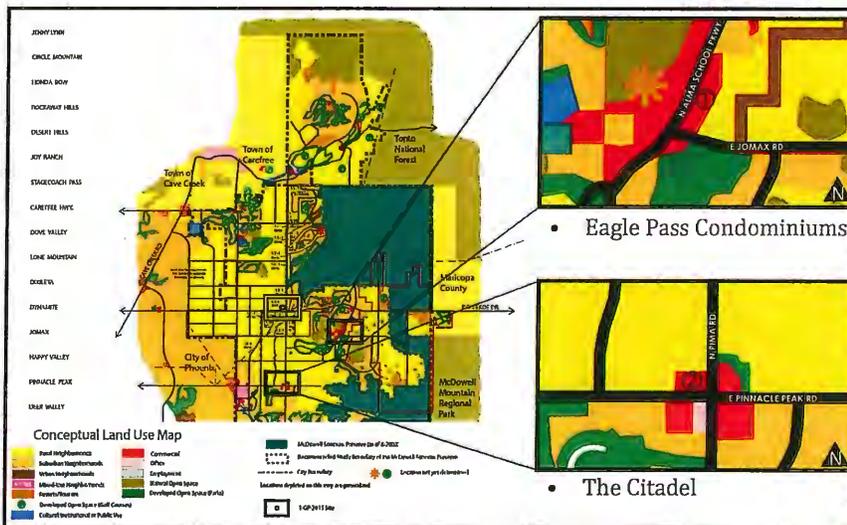


The following are examples of locations within the City with existing Commercial land use designation that are within the Rural/Rural Desert Character Types:

- ① 37080 North Cave Creek Road, Vacant Land
- ② 27000 North Alma School Parkway, Eagle Pass Condominiums
- ③ 8700 East Pinnacle Peak Road, The Citadel
- ④ 8900 East Pinnacle Peak Road, La Mirada Shopping Center
- ⑤ 8711 East Pinnacle Peak Road, Village at Pinnacle Peak
- ⑥ 23341 North Pima Road, Desert Village Shopping Center
- ⑦ 8668 East Shea Boulevard, Pima Crossing Shopping Center

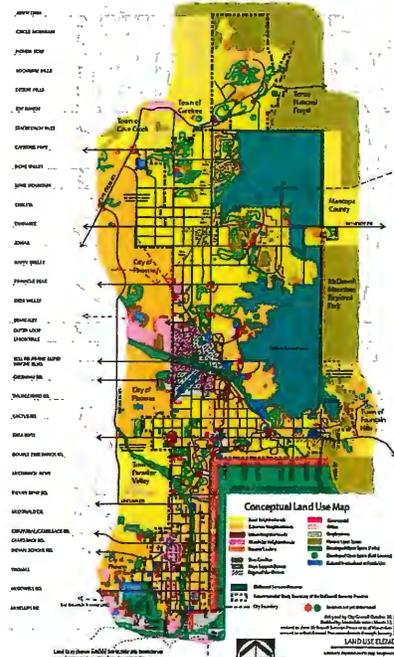
Commercial Adjacent to Rural Neighborhoods

- Introduction of Commercial Adjacent to Rural Neighborhoods



2001 Land Use Map

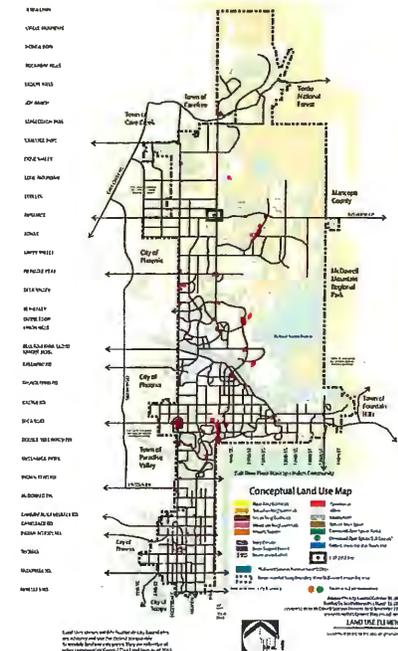
- Includes all General Plan amendments adopted by City Council between 2002-2014



2001 Land Use Map

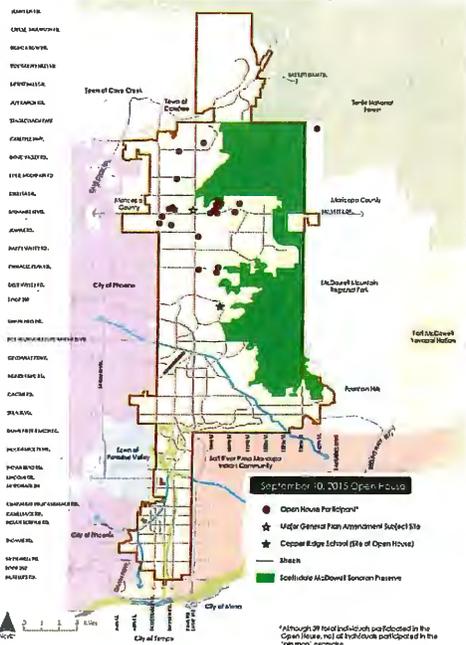
- Commercial land use designation citywide

General Plan Commercial Land Use Designations City-Wide



Open House Results

- 39 Individuals



Rural Neighborhoods Land Use Definition

and services essential to balanced residential areas. Special care should be taken to provide adequate treatment 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 owned. Assembling 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 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.



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 gate 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 low density 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 (optional).

Rural Neighborhoods include 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 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.

Commercial Land Use Definition



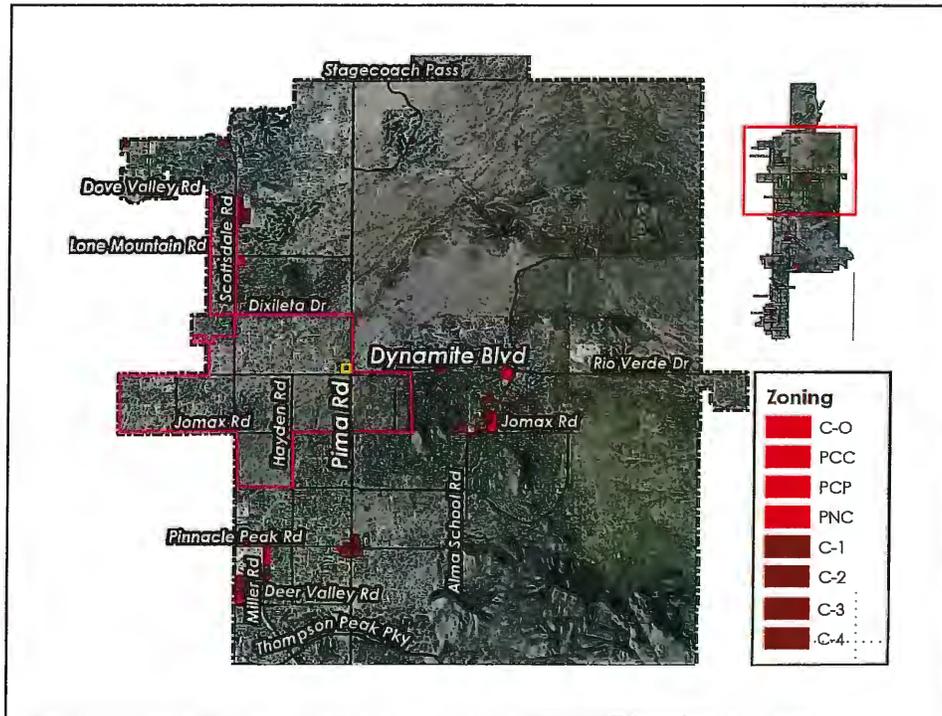
COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently 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. Mixed office uses have a residential scale and character, often in a campus setting. Mixed office uses generate low to moderate traffic volumes, and could be located along collectors as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). Site 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. Aerial 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 categories. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to bike paths and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Site development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate peak 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 resources such

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.



	Density	Open Space (not include NAOS for commercial)	F.A.R. (Disturbance Area)	Allowed Uses
R1-190	0.23 du/ac Total: 2 units	NAOS / SCE Total 123,595 sq.ft.	FO Ordinance Total: 188,223 sq.ft.	residential units, schools, places of worship, daycare, ranch (CU), golf course (CU)
C-1	1 Unit per 1 Establishment	10% of net lot area +0.004% over 12 ft. Total: 39,259 sq.ft.	0.80 Total: 276,193 sq.ft.	daycare, carwash (CU), educ. services, gas station (CU), health studio, place of worship, retail, restaurant, vet
C-2	1 Unit per 1 Establishment	10% of net lot area +0.004% over 12 ft. Total: 39,259 sq.ft.	0.80 Total: 276,193 sq.ft.	adult uses (CU), big box (CU), car wash, daycare, residential units, educ. services, drive through, funeral home (CU), gas station (CU), office, pawnshop, restaurant, retail, vehicle repair, vet
C-3	N/A	10% of net lot area +0.004% over 12 ft. Total: 39,259 sq.ft.	0.80 Total: 276,193 sq.ft.	adult uses (CU), amusement park (CU), big box (CU), car wash, daycare, residential units, educ. services, drive through, funeral home (CU), gas station (CU), office, pawnshop, restaurant, retail, Sports arena, vehicle repair and rental, vet
C-4	N/A	0.05 of net lot area +0.004% over 12 ft. Total: 33,851 sq.ft.	0.80 Total: 276,193 sq.ft.	adult uses (CU), amusement park (CU), big box (CU), car wash, daycare, residential units, educ. services, drive through, funeral home (CU), gas station (CU), office, pawnshop, restaurant, retail, Sports arena, vehicle repair, rental, emissions, tow service, vet
PNC	4.0 du/ac Total: 34 Units	15% of net lot area +0.004% over 12 ft. Total: 56,372 sq.ft.	0.50 Total: 172,621 sq.ft. (19,500 sq.ft.)	daycare, residential units, educ. services, gas station (CU), health studio, place of worship, office, retail, restaurant, theater, vet
PCC	4.0 du/ac Total: 34 Units	16% of net lot area +0.004% over 12 ft. Total: 71,810 sq.ft.	0.30 Total: 103,578 sq.ft.	bar (CU), big box, daycare, residential units, educ. services, gas station (CU), health studio, personal care, medical and diagnostic lab, place of worship, office, retail, restaurant, theater, vet
C-O	N/A	15% of net lot area +0.004% over 12 ft. Total: 56,372 sq.ft.	0.80 Total: 276,193 sq.ft.	Animal and vet hospital, daycare, educ. services, funeral home (CU), health and fitness, hospital, medical marijuana (CU), office, places of worship, scientific research facility

Existing Use: Vacant

Proposed Use: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens

Buildings/Description: Five (5) Buildings

Parcel Size: 8.6 acres (net lot area)

Building Height Allowed: 24 feet

Building Height Proposed: 24 feet

Parking Required: 102 Spaces

Parking Provided: 107 Spaces

Open Space Required: 211,491 square feet

Open Space Provided: 223,197 square feet

Floor Area Allowed: 172,621 square feet

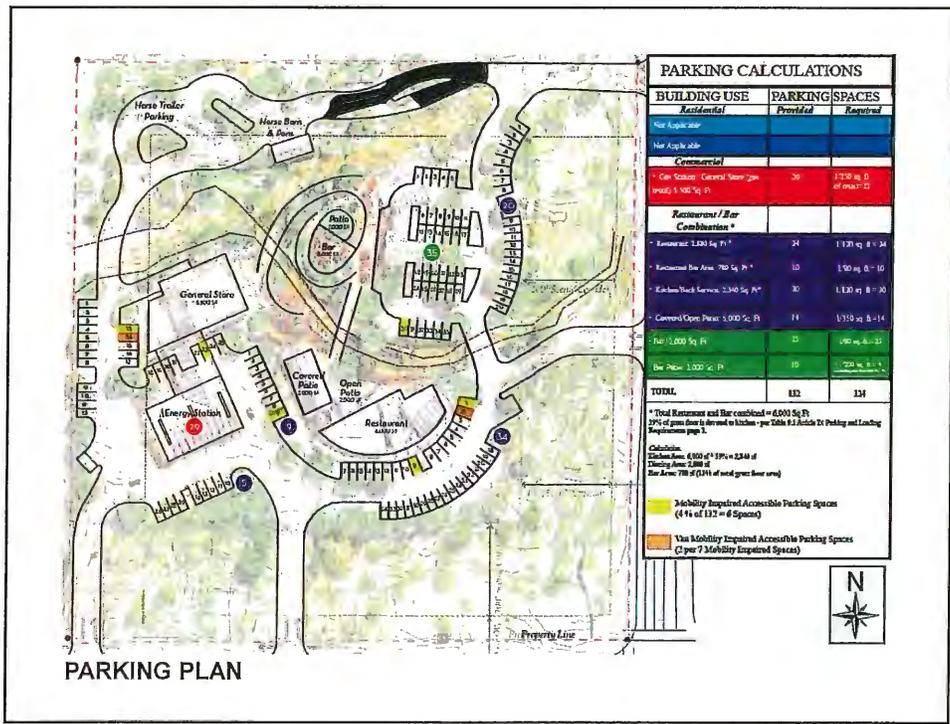
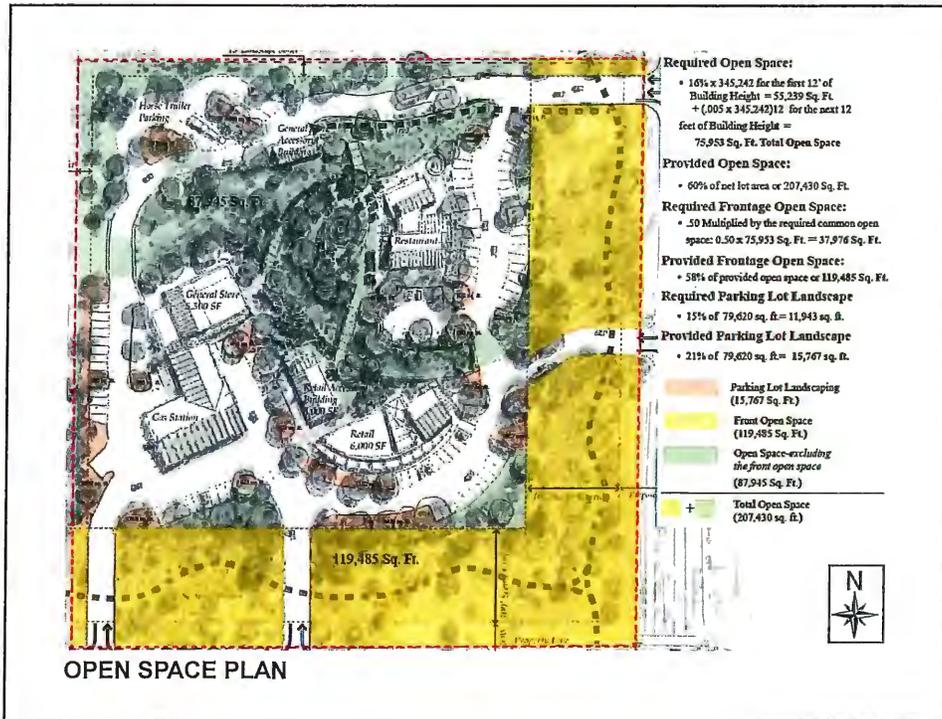
Floor Area Proposed: 19,500 square feet

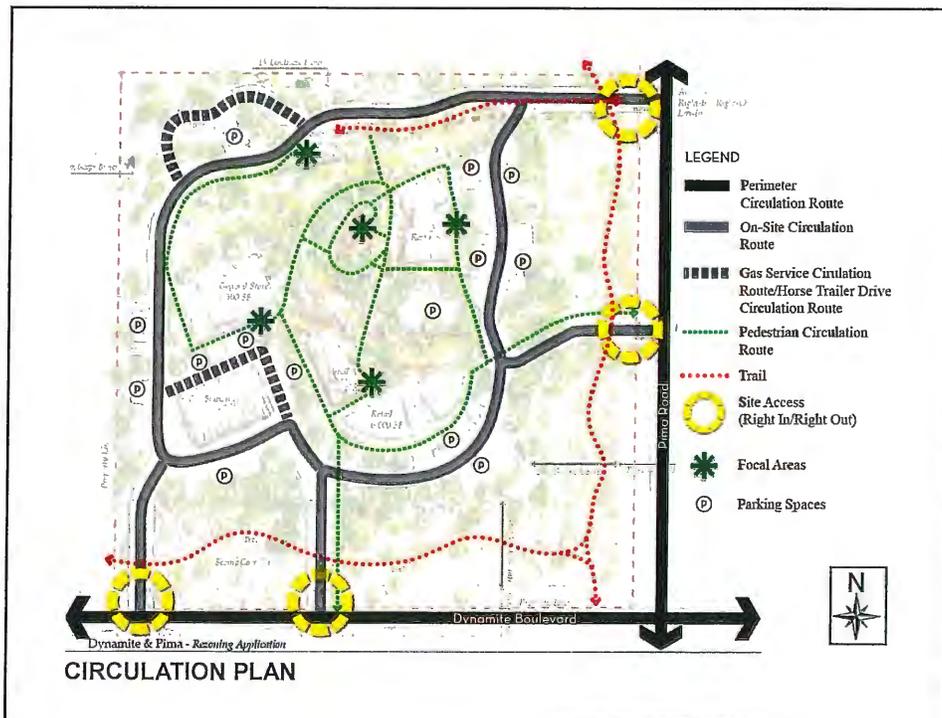
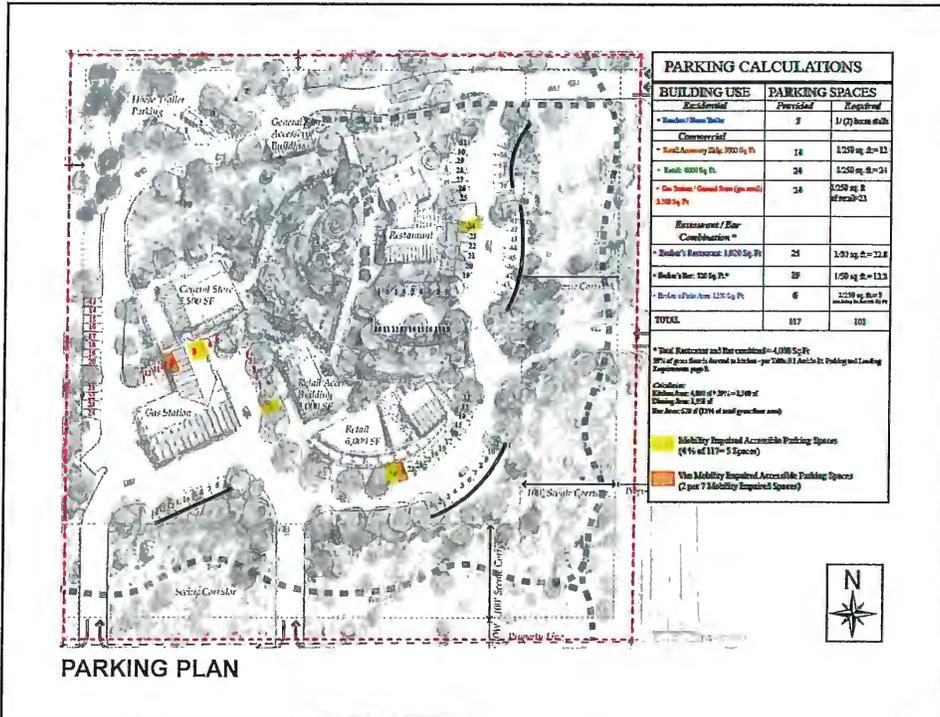


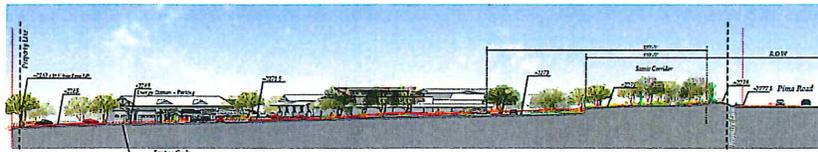
RENDERINGS (General Store and Gas Canopy)



RENDERINGS







East/West Site Section
2024



North/South Site Section
2024



SITE SECTIONS

THE OUTPOST AT PIMA AND DYNAMITE

1-GP-2015 10-ZN-2015

12-1-2015



Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

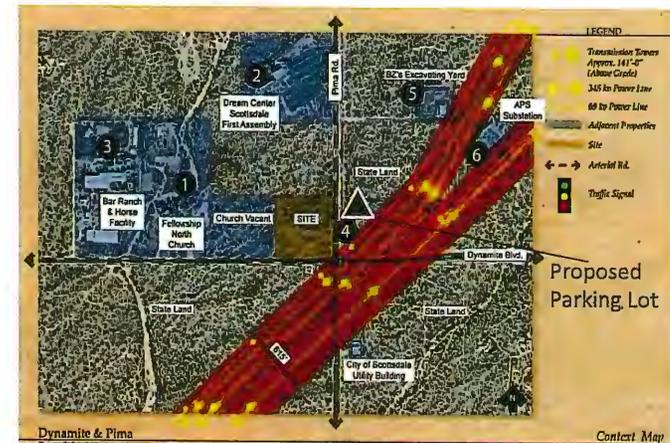
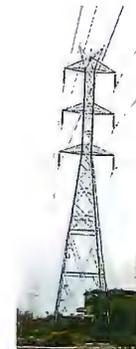
Illustrative Site Plan

SITE PLAN

Characteristics Unique to this Property

Currently zoned for low-density residential, the characteristics of the property include:

- The corner of a well-traveled, signalized intersection.
- A major power corridor 615 feet in width at the intersection running just South of the intersection. Towers as high as 140-feet exist on the other three corners of the intersection.
- Large scale non-residential uses around the property — churches; non-residential ranches, a substation and an excavating yard.
- Across Pima Road from land proposed to be a major access point for the McDowell Sonoran Preserve.

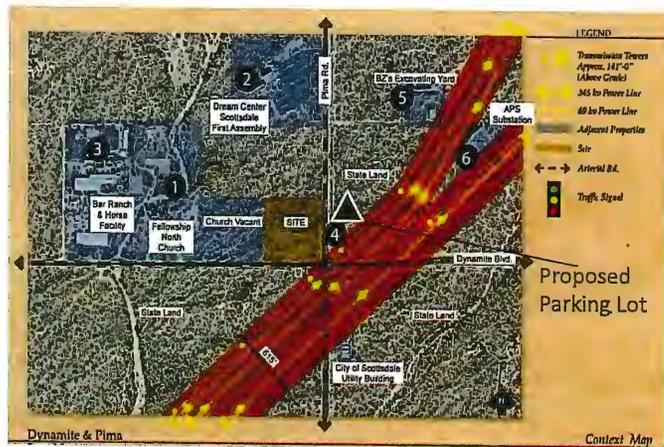
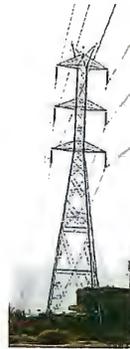




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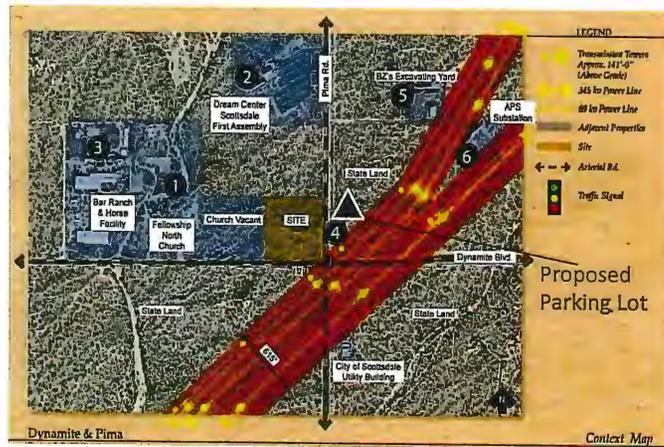
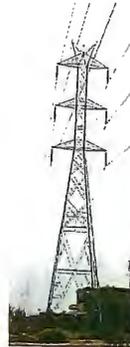
Ranch to the west



Characteristics Unique to this Property

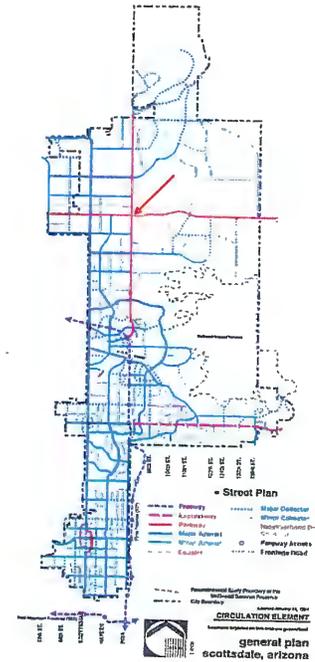
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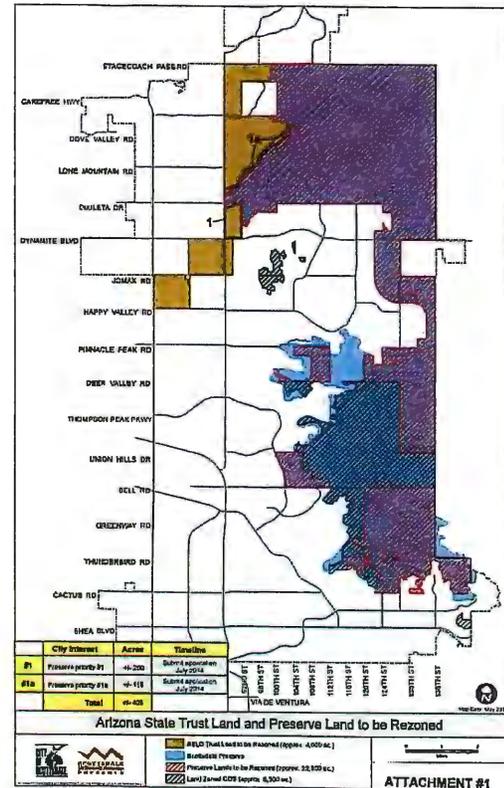
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Pima & Dynamite Intersection

JULY LYNN
 SINGLE MOUNTAIN
 HONDA HOLLOW
 ROCKAWAY HILLS
 DEERBAY HILLS
 JOY RANCH
 STARDROCHI PASS
 CANTONEL HWY.
 BOVE VALLEY
 LOWE MOUNTAIN
 DULUTA
 PRIMAVERA
 JONAS
 HAPPY VALLEY
 PIMAVALLE PEAK
 DEER VALLEY
 DEARBERRY
 BUTTE LOOP
 MOUNTAIN
 MOUNTAIN LEEPS
 WOODSTOCK BLVD.
 OREGONWAY
 THUNDERBOLT
 FACTORY
 WICKA
 DOUBLE TREE
 MADONNA PINE
 HUNTER SPRING
 HUNTERDALE
 CHANDLER
 SANDS/BALCON
 WINDY HILLS
 THOMAS
 MCDOWELL
 MOUNTAIN

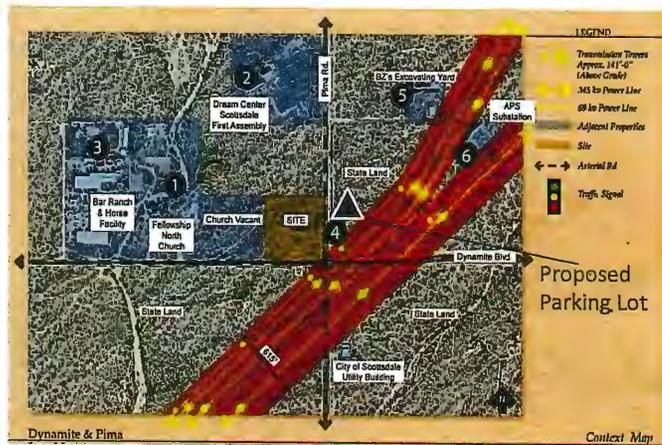
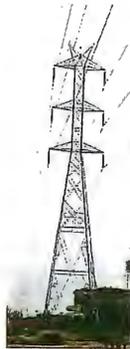


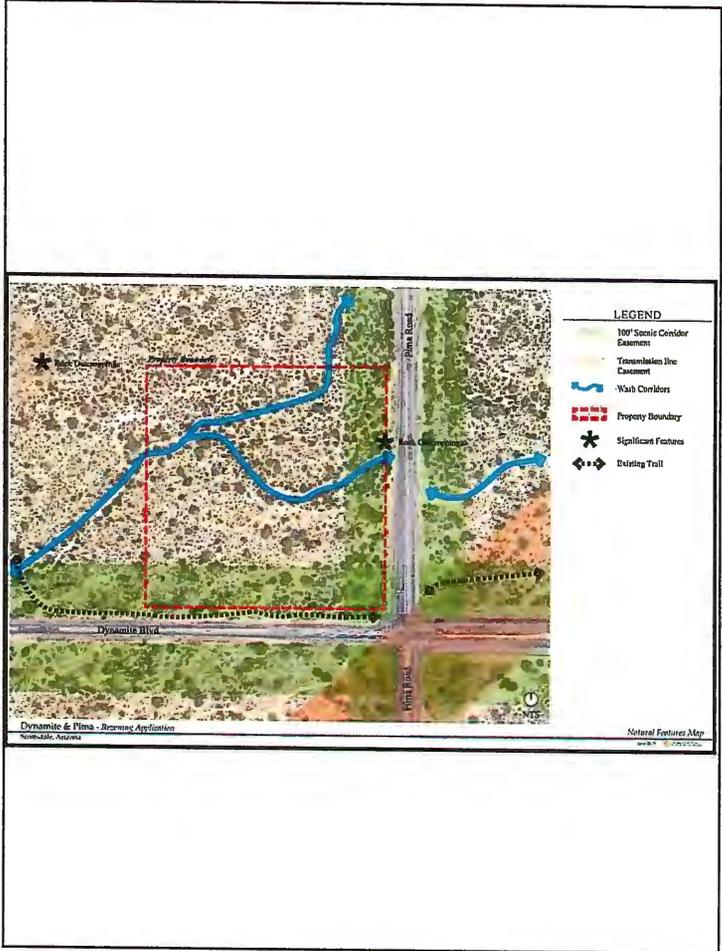


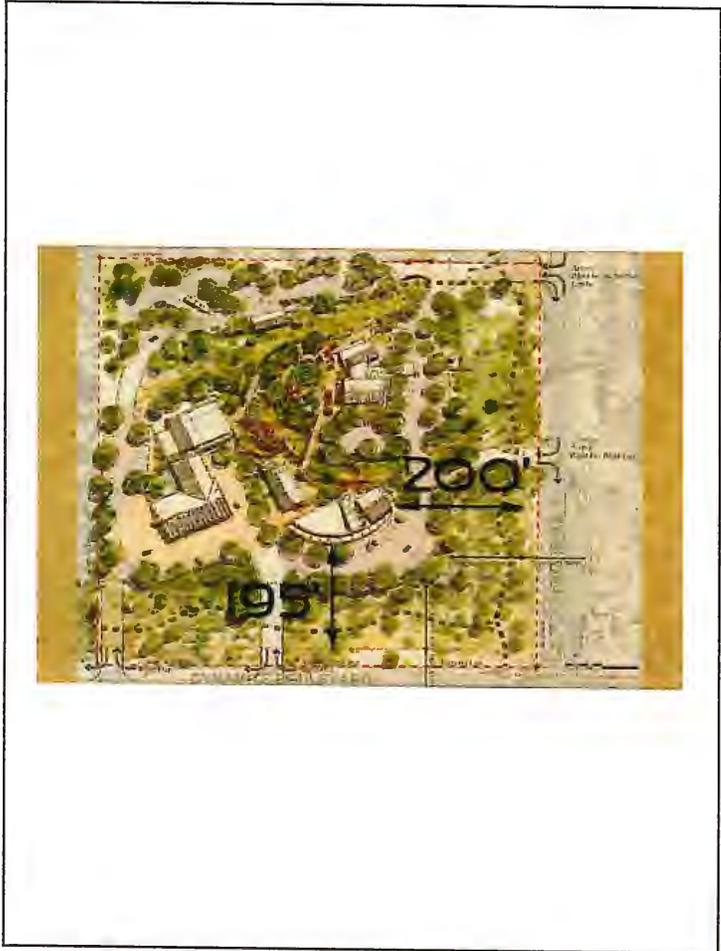
Characteristics Unique to this Property

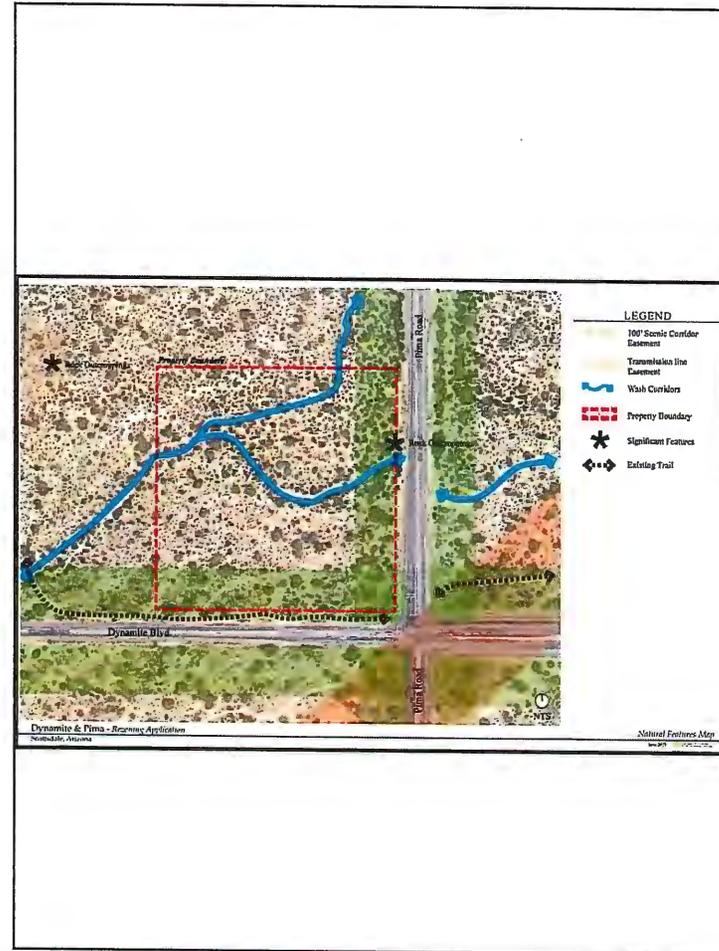
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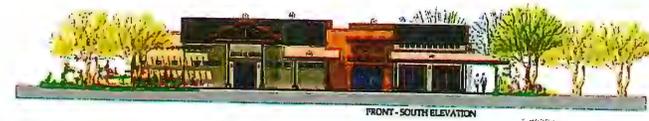




A Uniquely Desert Architecture



An aerial perspective of the planned General Store and Energy Station at Pima & Dynamite.



“Prior to Development Review Board approval the applicant shall come back before City Council with the site plan and elevations for review and approval.”



Recreating a Landmark



- Repurposing local materials and artifacts
- Landmarks are community gathering places
- A scenic corridor with Old West Scottsdale Style

A Uniquely Desert Architecture



An aerial perspective of the planned General Store and Energy Station at Pima & Dynamite.



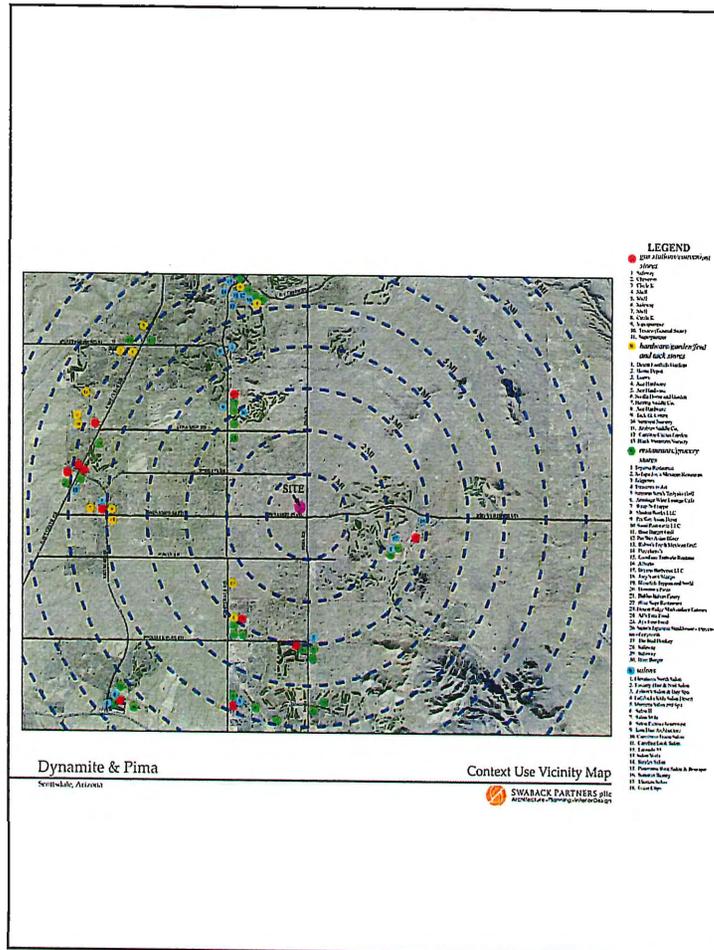
Page 12
(Staff Report 10-ZN-2015)

“The site plan does not appear to violate the Foothills Overlay development standards...”

Page 5
(Staff Report 1-GP-2015)

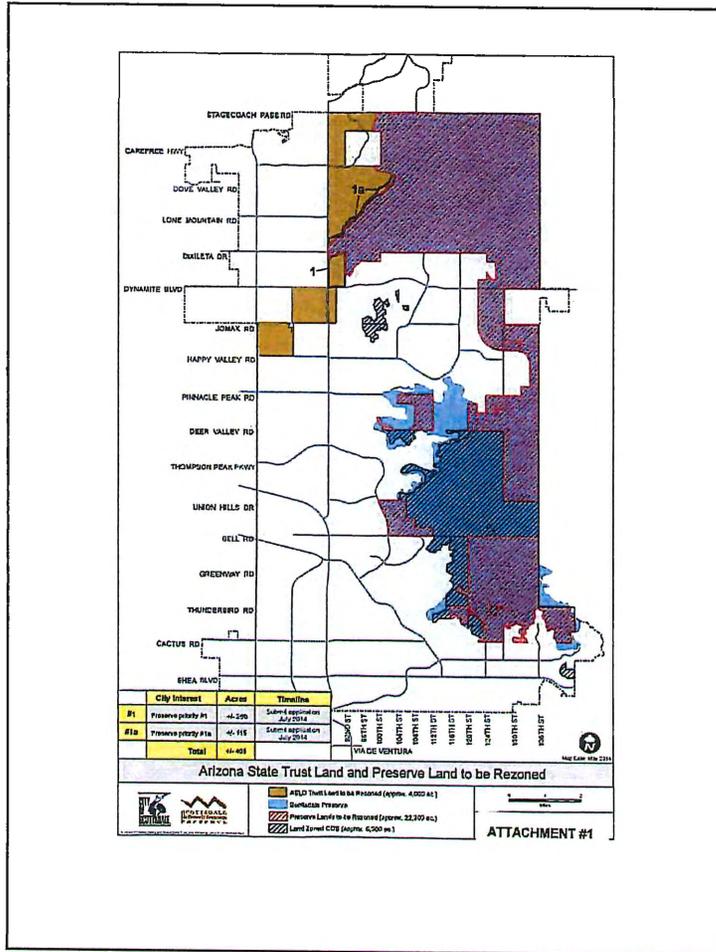
7 examples provided by Staff.

- 1) 37080 North Cave Creek Road, Vacant Land
- 2) 27000 North Alma School Parkway, Eagle Pass Condominiums
- 3) 8700 East Pinnacle Peak Road, The Citadel
- 4) 8900 East Pinnacle Peak Road, La Mirada Shopping Center
- 5) 8711 East Pinnacle Peak Road, Village at Pinnacle Peak
- 6) 23341 North Pima Road, Desert Village Shopping Center
- 7) 8668 East Shea Boulevard, Pima Crossing Shopping Center



Page 6 (Staff Report 10-ZN-2015)

“The Planned Neighborhood Center (PNC) district requirements restrict the allowed uses to a greater degree than the Neighborhood Commercial Center (C-1) district, by requiring development standards that respond more to a sensitive environment.”



“Prior to Development Review Board approval the applicant shall come back before City Council with the site plan and elevations for review and approval.”

Current Scottsdale General Plan

Land Use Element

Scottsdale Values ...

- Respect for the natural environment.
- Respect for the existing and historical context of the built environment.
- An unsurpassed quality of life for citizens and visitors.
- Recognition of the community's unique identity and reputation.
- Land use and transportation planning that creates logical and efficient transportation options and patterns to help connect people to jobs, services and amenities.
- A rich mix of living, working, and playing environments that do not violate or intrude upon the values that make each place unique or special.
- Aesthetic design of uses to fit with the surrounding character and scale.
- Well-sited mixed-use districts that integrate residential, retail, office, and other uses in specific areas supported by compatible infrastructure.



Current Scottsdale General Plan

Land Use Element

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.
 - Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
 - Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.
 - Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
 - Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
 - Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.
5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.
 - Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
 - Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
 - Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.
 - Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
 - Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.
 - Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.
 - Ensure that basic levels of environmental health and human services are provided for all socio-economic levels within the community.
 - Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.



see also the
Community Mobility
Element

see the Open Space
and Recreation
Element
see the Public
Services and
Facilities Element
see the Growth
Areas Element

Current Scottsdale General Plan

Land Use Element

Use of the
Preservation and
Environmental
Planning Element

See Growth Areas
Element

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.
 - Support the essential cycles and life support functions of our ecosystem through land uses and development activities.
 - Respect and preserve the biodiversity of the Sonoran Desert environment in development.
 - Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.
 - Encourage a variety of compatible recreational land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
 - Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
 - Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
 - Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.
 - Minimize environmental hazards and protect the natural character of the desert by discouraging development on environmentally sensitive lands.
 - Implement the acquisition of land for the McDowell Sonoran Preserve.

Local Land Use Relationships:

7. Sensitive integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
 - Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
 - Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
 - Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airport). Less intense land uses should be located within more environmentally sensitive lands.
 - Sensitive integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.

Page 88

Scottsdale 2001 General Plan



David J. O'Reilly
Chairman and CEO
Retired

Chevron Corporation
6001 Bollinger Canyon Road
San Ramon, CA 94583-2324
Tel 925 842-3232
Fax 925 842-5120

June 2, 2010

Via Fax: 602-626-7551

To Whom it may Concern:

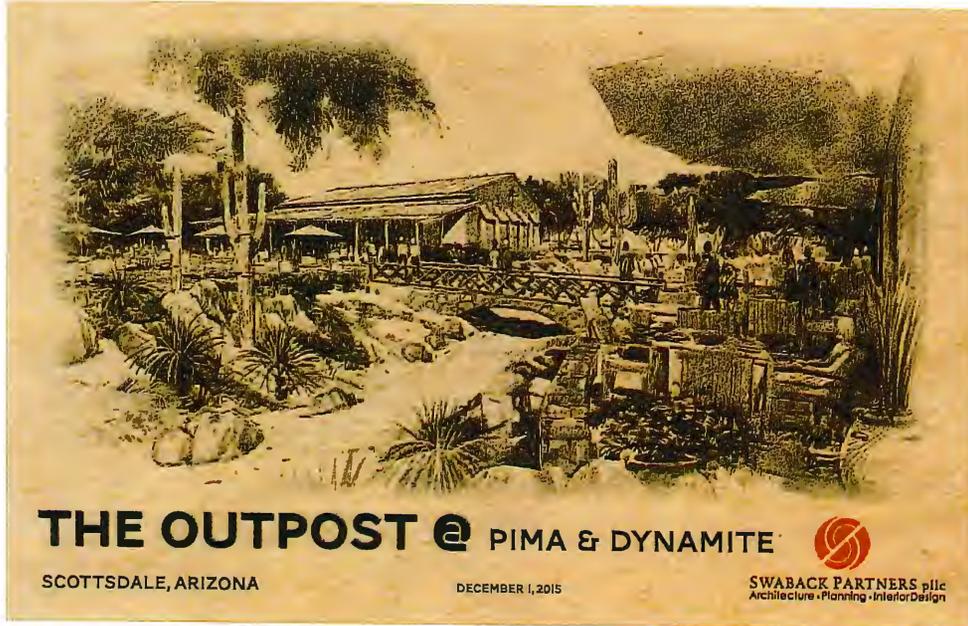
I have been asked by the owners of the NWC of Pima and Dynamite to review their proposed development and determine in my opinion if there is a "need" or if there would be sufficient demand for the energy station component of their project with 6-9 gasoline pumps and an associated convenience store.

My professional qualifications for performing such a review are that I worked for Chevron for 40+ years and retired as CEO in December 2009. During that time Chevron developed minimum standards to help determine whether a proposed gas station would project to be a viable long-term sustainable location for our brand. At the time of my retirement, each region was issued the authority to evaluate all proposed locations within their region and issue letters of interest for each site that was determined to be viable. Chevron in particular had an extremely high successful track record in Phoenix for determining successful locations. The fact that Chevron and Shell have both issued letters demonstrates that there is an immediate demand for this site.

My professional opinion is that I believe this site has every aspect necessary for a successful energy station with plenty of demand for its products. Specifically, there are few stations in the area, and the proposed station is located at the intersection of Pima and Dynamite which are both very high volume major streets. Additionally and unique to the area, the traveling public is limited to two north/south streets to serve the entire North Scottsdale area north of the 101 Freeway. Scottsdale Road has several stations while Pima has no stations visible from Pima Road (the only one along Pima is west of the intersection of Pima and Pinnacle Peak Road). Thus for the substantial amount of visitors to the resorts, restaurants, preservation areas, parks, lakes and National Forest there are no visible services along one of two roads serving the area.

The extra competitive advantage is that the proposed station is planned as a LEED certified gas station (the first in Scottsdale) which will attract customers from outside the normal trade area and will bring national recognition to the site.

Sincerely,



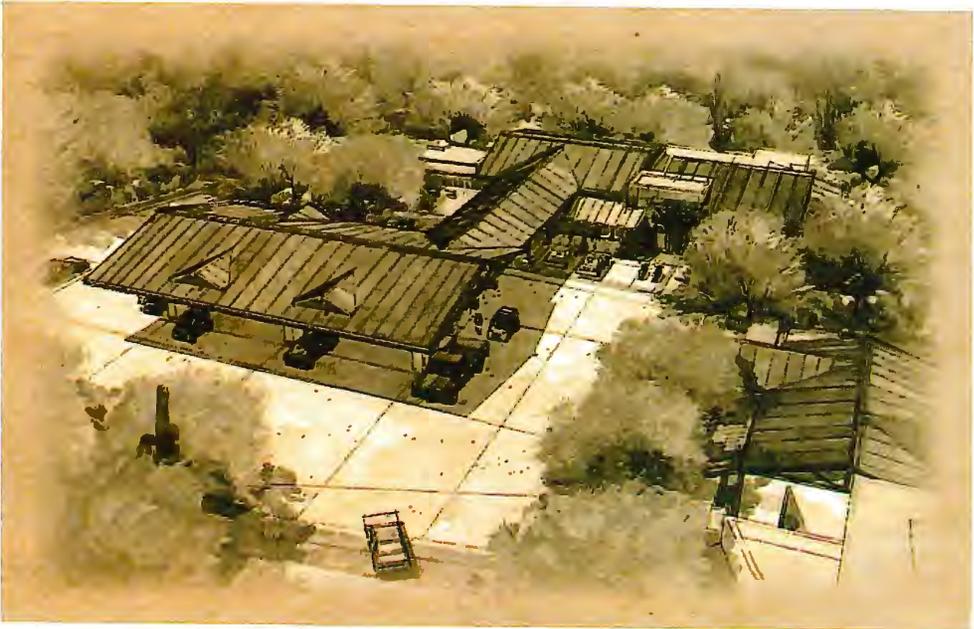
THE OUTPOST @ PIMA & DYNAMITE

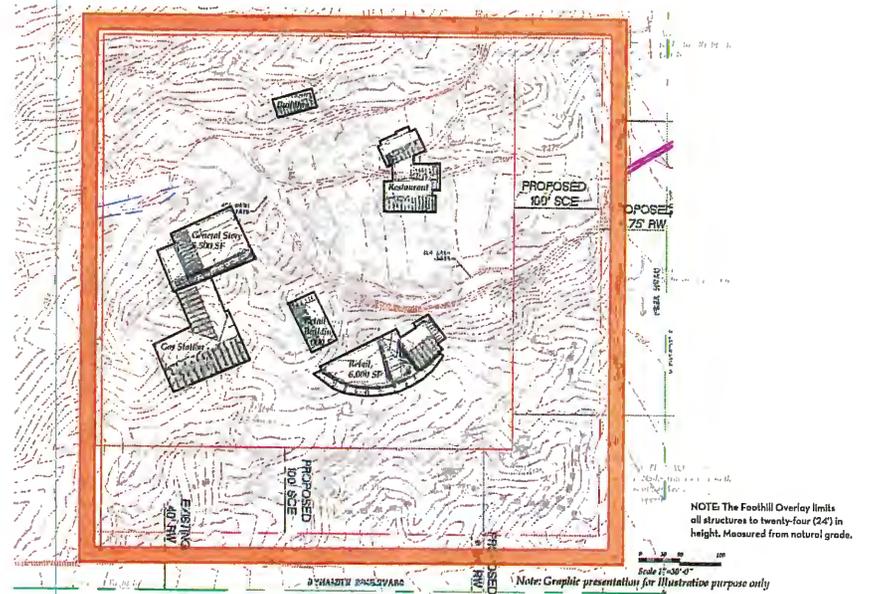
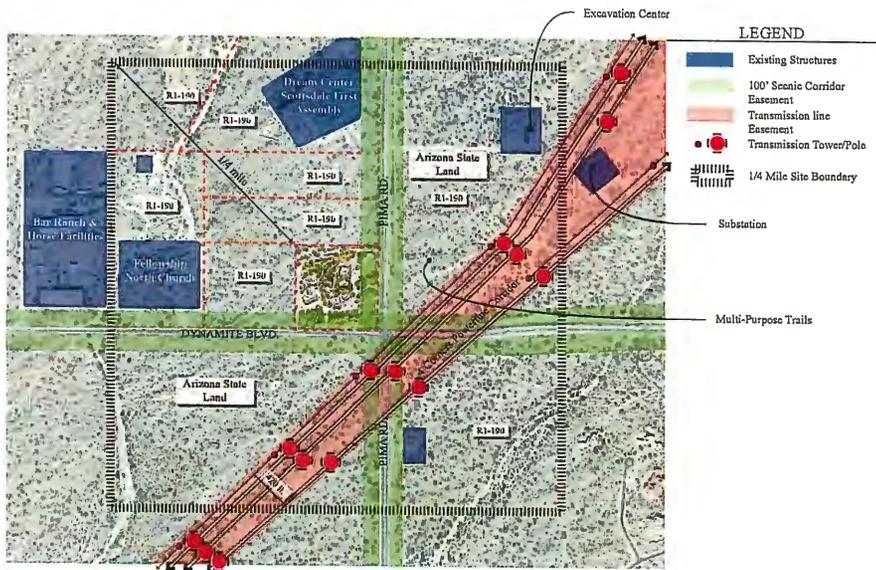
SCOTTSDALE, ARIZONA

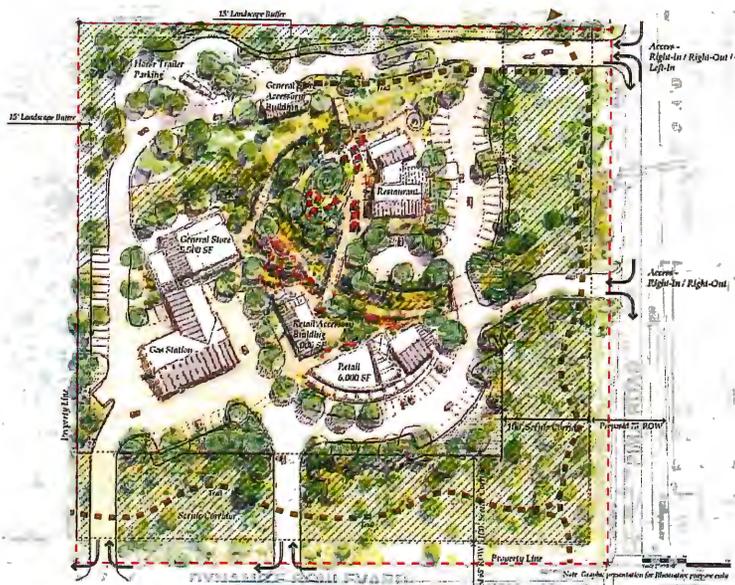
DECEMBER 1, 2015



SWABACK PARTNERS pllc
Architecture • Planning • Interior Design







Legend

-  Disturbed + Replanted NAOS
-  Undisturbed NAOS
-  Property Boundary
-  Unpaved Trail
-  Ingress/Egress



