

**BERRY RIDDELL & ROSENSTEEL LLC**

Michele Hammond  
Principal Planner  
(480) 385-2753 Direct  
mh@brrlawaz.com

client no: 00452.0002

February 15, 2013

**Via Email**

Brad Carr  
City of Scottsdale - Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251

***Re: Alta Scottsdale 6-GP-2012/11-ZN-2012  
Continuance Request***

Dear Mr. Carr:

Please accept this letter on behalf of our client, Wood Partners, at the request of a group of neighbors for a continuance of the City Council hearing regarding the above referenced case to the March 19, 2013 City Council hearing. This will allow us to continue our outreach efforts with the neighborhood. We will endeavor to notify the neighbors of this request prior to the City Council hearing on February 26th.

Please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,



Michele Hammond  
Principal Planner

cc: Todd Taylor, via email  
Patrick Trask, via email  
Susan Bitter Smith, via email

# CITY COUNCIL REPORT



Meeting Date: February 26, 2013  
 General Plan Element: *Land Use*  
 General Plan Goal: *Maintain a balance of land uses*

## ACTION

**Alta Scottsdale**  
**6-GP-2012 & 11-ZN-2012**

### Request to consider the following:

1. Adopt Resolution No. 9324 approving a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Map from Commercial to Mixed-Use Neighborhoods on a 6.5 +/- acre site located at 4141 N. Granite Reef Road.
2. Adopt Ordinance No. 4070 approving a zoning district map amendment from Planned Neighborhood Center (PNC) zoning to Planned Unit Development (PUD) zoning, including amended development standards for Building Setbacks and Building Envelope and approve the Development Plan, finding that the Planned Unit Development (PUD) criteria have been met, and determining that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 6.5 +/- acre site located at 4141 N. Granite Reef Road, subject to the attached stipulations.
3. Adopt Resolution No. 9329 declaring "Alta Scottsdale Development Plan," as a public record.

## OWNER

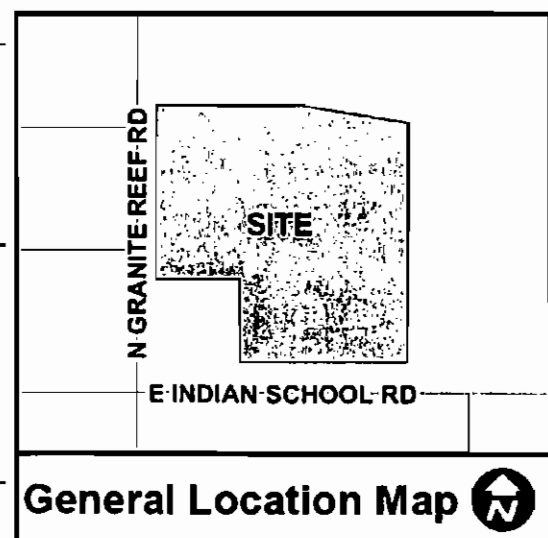
Rural Metro Corporation  
 480-606-3224

## APPLICANT CONTACT

John Berry  
 Berry, Riddell & Rosensteel, LLC  
 480-385-2727

## LOCATION

4141 N. Granite Reef Road



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element currently designates the property as Commercial. 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.

### **Character Area Plan**

The Southern Scottsdale Character Area Plan defers the land use map portion of the plan to the land use map of the General Plan. As noted above, the property is currently designated Commercial in the General Plan.

### **Zoning**

The site is currently zoned Planned Neighborhood Center (PNC). The PNC zoning district is intended to provide a hub of activity and a focal point for a given neighborhood by providing a group of professional offices, services and retail sales to meet the daily needs of the neighborhood.

### **Context**

The subject property is located near the northeast corner of E. Indian School Road and N. Granite Reef Road. The site is surrounded by existing multi-family residential developments on its north and east sides and single-family residential homes to the west across N. Granite Reef Road. A small commercial development abuts the property to its southwest, while an existing office building is located further south of E. Indian School Road. Please refer to context graphics attached.

### **Key Items for Consideration**

- Allows for residential on the subject site.
- Proximity of proposed Mixed-Use designation to existing residentially-designated properties
- Long-term viability of site
- Implementation of mixed-use land use designation for this area Southern Scottsdale
- Compatibility with surrounding development
- Redevelopment of soon-to-be vacant office site
- Conformance with the Scottsdale General Plan and Southern Scottsdale Character Area Plan
- Planning Commission heard this case on January 23, 2013, and recommended approval with a unanimous vote of 7-0

### **Other Related Policies, References:**

- 2010 Southern Scottsdale Character Area Plan
- Scottsdale General Plan 2001, as amended
- 2010 City-wide Economic Analysis and Forecast by Applied Economics
- Zoning Ordinance

## **APPLICANTS PROPOSAL**

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### **Goal/Purpose of Request**

The applicant's request is for a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Map from Commercial to Mixed-Use Neighborhoods and for a zoning district map amendment from Planned Neighborhood Commercial (PNC) zoning to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for Building Setbacks and Building Envelope. The applicant is making these requests to permit the proposed multi-family residential project on the site.

### **Development Information**

- Existing Use: Office use
- Proposed Use: Multi-family residential
- Parcel Size: 5.65 net acres (6.5 gross acres)
- Building Size: 185,657 square feet
- Floor Area Ratio Allowed: 0.8 FAR (for commercial uses)
- Floor Area Ratio Proposed: None
- Building Height Allowed: 48 feet
- Building Height Proposed: Varies – no more than 48 feet plus allowable mechanical equipment screening
- Parking Required: 318 spaces
- Parking Provided: 319 spaces
- Open Space Required: 35,361 square feet / 0.81 acres
- Open Space Provided: 49,856 square feet / 1.14 acres
- Density Allowed: Density determined by Development Plan
- Density Proposed: 34.3 dwelling units per gross acre (223 units)

## **NON-MAJOR GENERAL PLAN AMENDMENT ANALYSIS**

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### **General Plan**

#### **Land Use Element**

Goals in the General Plan Land Use Element involve providing a variety of land uses that create synergy within mixed-use neighborhoods; maintaining a balance of land uses needed to support the community; and supporting Scottsdale's role as a major regional economic and cultural center. To this end, the General Plan encourages land uses that contribute to community character, supporting the jobs/housing balance in mixed-use centers, and promoting development patterns consistent with surrounding uses and character. Also discussed is maintaining a citywide balance of land uses that support changes in community vision/dynamics over time. Finally, the land use element encourages the transitions between different land uses and intensities through the use of gradual land use changes.

Upon review of the City of Scottsdale 2001 General Plan Land Use Map, the applicant's proposal is a Non-Major General Plan Amendment. The Change in Land Use Category table identifies that a change from Commercial Land Use designation (Group E) to a Mixed-Use Neighborhoods Land Use designation (Group E) does not constitute a Major General Plan Amendment. Furthermore, the Area of Change Criteria states that a change in land use designation at this location (Planning Zone A1) with a gross area of 10 acres or more would constitute a Major General Plan Amendment. The request to amend the land use designation on the approximately +/- 6.5 acre property is consequently a Non Major Amendment not having met this criterion. The Character Area Criteria requires that any change in the land use category comply with the guidelines and standards embodied within an approved character area plan, this application has done so by aligning itself with the goals and policies of the Southern Scottsdale Character Plan. Lastly, the Water/Wastewater Infrastructure Criteria and its application in this proposal has been determined that it will not result in an increase that would classify the proposal as Major Amendment.

#### Economic Vitality Element

The General Plan Economic Vitality Element seeks to sustain the long-term economic well-being of the city through redevelopment and revitalization efforts. General Plan suggested approaches include encouraging quality redevelopment in employment areas and supporting the reuse of underutilized or vacant parcels/buildings/shopping centers. However, the Economic Vitality Element also encourages the maintenance and development of neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations and support for the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

#### Character and Design Element

The first goal of the General Plan Character and Design Element stresses the appropriateness of a development proposal based on community goals, surrounding areas character, and the specific context of the surrounding neighborhood. The Character Type for the area surrounding this proposal is Suburban, which contains medium-density neighborhoods that include a variety of commercial and employment centers and resorts.

#### Housing Element

Two goals in the General Plan Housing Element involve encouraging housing options that meet socioeconomic needs of people who live and work in Scottsdale and encouraging housing that provides for "live, work, and play" relationships. General Plan suggested approaches include encouraging a variety of housing densities in areas of major employment to offer greater live-work choices, exploring opportunities for new housing to serve the employment base, and working to adjust the housing mix based on changing demographics and economics of the city.

#### Neighborhoods Element

The Neighborhoods Element provides guidance to help create livable neighborhoods and sustain or enhance the quality of existing neighborhoods. That includes General Plan suggested approaches that guide revitalization, redevelopment and infill development to ensure that such development efforts are context-appropriate to the surrounding neighborhood and encouraging new development efforts towards existing developed areas of Scottsdale. In addition, the General Plan suggested approaches promoting the use of existing infrastructure as an incentive to encourage

more infill development within the community. Finally, the Element speaks to fostering long term housing and neighborhood sustainability through preservation, enhancement, rehabilitation, and revitalization of the city's mature neighborhoods.

#### **Growth Areas Element**

The Growth Areas Element approaches growth management from a perspective of identifying those areas of the community that are most appropriate for development focus. Having certain "growth areas" allows an increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity. In addition, by focusing development to established development areas, existing infrastructure can be further utilized to support new development reducing potential impacts on natural resources and open space areas.

#### **Community Mobility Element**

The General Plan Community Mobility Element includes a goal emphasizing live, work, and play land use relationships to reduce strain on regional and local/neighborhood transportation systems. In addition, other goals promote development and redevelopment in established areas of the city to help improve air quality, reduce traffic congestion and enhance quality of life and the environment. General Plan suggested approaches include encouraging redevelopment of areas that support a balance of land use relationships and alternative modes of transportation that reduce automobile reliance and encouraging mixed-use developments that incorporate residential, shopping and work environments and place strong emphasis on connectivity.

#### **Southern Scottsdale Character Area Plan**

The site is located within the boundaries of the Southern Scottsdale Character Area Plan, which was adopted in October 2010. One of the overarching themes of the plan is to encourage redevelopment and revitalization of the Southern Scottsdale area as well as providing neighborhood-serving entertainment and shopping opportunities.

The following goals and policies in the Southern Scottsdale Character Area Plan relate to this proposal:

#### **Land Use Chapter**

- Encourage new residential development and revitalization that complements the established urban form.
- Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

#### **Character & Design Chapter**

- New and redeveloped residential housing should respect existing neighborhood character and design.
- Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

#### **Economic Vitality Chapter**

- Support reinvestment that updates and/or replaces aging commercial properties.

- Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

**Housing Chapter**

- Embrace a wide range of housing options.
- Facilitate the assembly of larger building sites for significant residential housing projects to act as catalysts for redevelopment.
- Support and enhance the existing single and multi-family housing mix located in Southern Scottsdale.

**Neighborhood Revitalization Chapter**

- Encourage residential neighborhoods and nearby commercial properties to engage in property and building beautification and/or improvement projects.

**Open Space & Recreation Chapter**

- Develop, improve, maintain, and enhance the quality of Southern Scottsdale's open space environments.

**Preservation & Environmental Planning Chapter**

- Promote conservation and sustainability within neighborhoods.
- Encourage compact development to reduce auto dependency and parking requirements, encourage multi-modal transportation options, provide open space, and facilitate pedestrian mobility.

**2007 Southern Scottsdale Strategic Recommendations by Gruen Gruen + Associates**

In 2007, Gruen Gruen + Associates completed an assessment and forecast report on behalf of the City of Scottsdale. The report summarized the assessment and forecast of the market for retail and office uses in the Southern Scottsdale area. The report states that increased residential uses in the area, including multi-family residential, will appeal to major employers and the local labor force needed for such employers. "Improving the linkages between locations of jobs and housing opportunities and the resulting shorter commute potential will improve the competitive position of Southern Scottsdale as an office location." The process rezoning obsolete uses to higher-density housing will ultimately help in providing for a wider employment base as well as provide for more patrons to Southern Scottsdale retail and restaurant uses.

**2010 Citywide Development Forecast by Applied Economics**

In 2009, the City of Scottsdale contracted with Applied Economics to perform forecasts for future development for all of Scottsdale. The study examined Scottsdale in three geographic areas—south, central and north Scottsdale. The South Sub-Area is generally bounded by Indian Bend Road to the north, City of Phoenix & the Town of Paradise Valley to the west, Pima Road and the Salt River Pima-Maricopa Indian Community to the east and its southern boundary being McKellips Road and the City of Tempe.

According to the study, the South Sub-Area is projected to absorb another 166 acres of residential land area by 2030, and more than 80% being in urban residential development alone. This projection for development/redevelopment will "likely be driven by the conversion of non-

performing retail and rental residential properties into higher density, urban residential housing.”

The full Development Forecast text can be found at:

[http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/Development\\_Forecasts\\_2010.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/Development_Forecasts_2010.pdf)

### **Land Use Impact Model**

Long-Range Planning Services uses a land use impact model to generally assess the impacts of potential changes in land use designations. The application of the model on the subject property as Mixed-Use indicates that the change in land use classification would result in an increase in resident population of 616 people and an increase of 238 residential units. The model indicates an increase of 110 school-aged students across grades K-12 and an increase of 252 workers. Water usage will increase by 30.4 million gallons per year more than the existing Office designation. Traffic, according to the model, could increase by 1,347 vehicle trips per day. Because the existing land use designation allows for a considerable range of use types, the actual increases in measured categories are at best an estimate and should not be considered conclusive.

### **Policy Implications (Non-Major General Plan Amendment)**

The proposed amendment includes several policy implications:

- Supports a shift from a suburban office setting, to more of an urban, mixed-use environment, a goal of the Character Area Plan.
- Issues of site plan and massing compatibility with adjacent land uses in the area including existing single-family residential west of the site, to mitigate issues.
- Reinvestment in underutilized/vacant property in the Southern Scottsdale area with good access to regional transportation.

### **Proposed 2014 General Plan Update**

The existing 2001 General Plan is currently in the midst of a state-mandated update process. When the document is adopted by the City Council and ratified by a vote of residents, the proposed Non-Major General Plan Amendment, if adopted, will be incorporated into the 2014 update document.

## **ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS**

### **Land Use**

The proposed zoning district map amendment would allow for additional multi-family residential in the area and potentially for a mix of uses on the site in the future. The proposed multi-family residential project would add additional residential units to the area, which benefits from good access to local and regional transportation networks. The proposed project has been designed to integrate with the existing character of the surrounding neighborhood by utilizing increased setbacks from the roadways surrounding the site and concentrating building mass and height away from the single-family residences west of the site. The applicant has provided several enhancements to the existing pedestrian circulation of the area to encourage an increase in pedestrian circulation of the area.

The following table compares development standards for the existing Planned Neighborhood Center (PNC) zoning and the proposed Planned Unit Development (PUD) zoning:



Development Standard	Planned Neighborhood Center (PNC)	Planned Unit Development (PUD)
Floor Area Ratio (FAR)	0.3	0.8
Open Space	15% of net lot area plus additional 0.5% for every foot over 12' in height	10%
Building Height	36 feet	48 feet
Setbacks	80' when adjacent to residential	20' when adjacent to residential
Residential Density	4 dwelling units per gross acre	Maximum determined by DP

### **PUD Findings**

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
  - The proposed development promotes the revitalization of the area by redeveloping the existing underutilized site into a use that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by expanding the diversity of land uses in the Southern Scottsdale area, by providing usable open space as part of the development and by providing pedestrian connections to existing developments in the surrounding area.
- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
  - The site is currently zoned Planned Neighborhood Center (PNC). The proposed development would not be permitted under the existing PNC zoning designation.
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
  - The site of the proposed project is located within a larger area containing a mixture of uses ranging from retail and office to multi-family and single-family residential uses. The proposed multi-family development will be compatible with those adjacent uses and promotes the stability and integrity of those uses by introducing a residential use to the area that will help sustain existing retail business while employing appropriate on-site transitions to existing adjacent land uses.
- d. There is adequate infrastructure and city services to serve the development.
  - City staff has determined that there are adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries nor within the boundaries of the Downtown Area.

- The proposed development is not located within an area zoned ESL or within the boundaries of the Downtown Area.
- ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
  - The proposed development fronts onto both a minor arterial street and minor collector street, as defined by the Transportation Master Plan.

### **Amended Development Standards**

To encourage sensitivity to site conditions and provide flexibility in planning, an application for the PUD district may request to amend development standards of the PUD district, other than maximum building height. The applicant is requesting to utilize this provision for the following development standards:

1. **Building Setbacks – Minimum Setback.** The applicant is requesting an amendment to modify language regarding how the minimum setback requirement is measured. That language requires the minimum setback to be measured from the curb lines, including the curb line of bus bays and turn lanes. The applicant is requesting to remove the requirement as it applies to bus bays and turn lanes.
  - The applicant states that a strict application of the development standard does not account for pre-existing conditions on infill sites such as the subject site. The site currently has an existing bus bay and deceleration turn lanes located on both street frontages. The applicant is requesting to exclude the bus bays and turn lanes from the calculations for setback in order to provide a more consistent architectural design along both street frontages. In addition, the DP is providing a greater setback along Granite Reef Road than what is required to create a buffer to existing single-family residences west of the site.
2. **Building Setbacks – Average Setback (E. Indian School Road).** The applicant is requesting an amendment to eliminate the Average Setback requirement for the site's E. Indian School Road frontage.
  - The existing setbacks of the subject property and other adjacent properties have created a character that is inconsistent with the requirements of the PUD zoning district. In an effort to maintain that character, the applicant is requesting the Average Setback requirement be eliminated for the subject site's E. Indian School Road frontage. By eliminating the requirement, the proposed buildings can be located farther away from the road, consistent with existing developments east and west of the site. The increased setback will also allow the applicant to create a public space adjacent to the roadway.
3. **Building Setbacks – Minimum Setback and Average Setback (N. Granite Reef Road).** The applicant's proposed amendment would allow for increased building setbacks along N. Granite Reef Road.
  - The proposed amendment would allow increased building setbacks along N. Granite Reef Road in an effort to create a larger buffer to existing single-family residences located west of the site. The increased setback is also in character with existing setbacks for the site and other buildings in the area. Finally, the increased setback would allow for a more

enjoyable pedestrian experience along the roadway as it would allow increased landscaping adjacent to the building.

4. **Building Envelope.** The applicant is requesting an amendment to this section to clarify the application of the building envelope requirement. As currently stated, the requirement applies when any type of residentially-zoned property abuts the subject site. The applicant would like to add a paragraph that modifies the requirement for a site that has multi-family residential zoning adjacent to the site.
  - The requirement, as currently written, does not account for those projects that may abut a multi-family residential district. While the proposed amendment does allow for a more vertically-stacked building mass at the setback line, the applicant is not requesting to reduce the required setback for the project, which is 20 feet. The required setback will allow adequate separation between existing multi-family development to the north of the site and the proposed buildings.

### **Traffic/Trails**

The Transportation Department has reviewed the proposed development, including revised access points and pedestrian circulation. The applicant has submitted a detailed traffic impact study for the proposed development. The study estimates a total of 3,257 weekday vehicle trips generated by the site under the current PNC zoning conditions. Additionally, the study estimates a total of 1,529 weekday vehicle trips to be generated under the proposed development condition, or an overall reduction of 1,728 weekday vehicle trips daily. There are currently no trails located adjacent to the proposed development. There are no traffic impacts anticipated as a result of the proposed development.

### **Water/Sewer**

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **Public Safety**

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services for the proposed use. No impacts are anticipated as a result of the proposed Non-Major General Plan Amendment and rezoning requests.

### **School District Comments/Review**

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposal.

### **Open Space**

The proposed development will be providing nearly 40% more open space than is required for the project. The applicant has chosen to provide increase building setbacks for the buildings fronting on both E. Indian School Road and N. Granite Reef Road in context with the existing building setbacks of adjacent properties. In addition, the proposed development will be providing private outdoor living space adjoining each unit that meets or exceeds the requirements of the Zoning Ordinance.

### **Policy Implications (Zoning District Map Amendment)**

The Planned Unit Development (PUD) District is intended as a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, usually within one development parcel. However, the intent of the PUD district was also to promote a mix of uses within a broader context of development, including development located on multiple adjacent parcels. Approval for the proposed zoning district map amendment would allow for the integration of the residential component of the overall mixed-use development for this site and the surrounding area.

### **Community Involvement**

The applicant notified all property owners within 750 feet of the site and held an open house to present the requests on November 27, 2012. A copy of the applicant's Citizen Involvement Report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received one e-mail and several phone calls in opposition to the proposed request and three inquiries with general questions regarding the request.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

The Development Review Board reviewed the proposed zoning district map amendment case at their January 3, 2013 hearing to make a recommendation to the Planning Commission regarding design compatibility, environmental responsiveness, solar shading, connectivity, open space and proposed amended development standards of the project. The Board voted 5-0 to forward a favorable recommendation of the proposed project to the Planning Commission.

### **Planning Commission**

Planning Commission heard this case on January 23, 2013, and recommended approval with a unanimous vote of 7-0.

### **Staff Recommendation to Planning Commission**

Staff recommended that the Planning Commission:

1. Recommend that the City Council approve a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Map from Commercial to Mixed-Use Neighborhoods on a 6.5 +/- acre site located at 4141 N. Granite Reef Road.
2. Find that the Planned Unit Development (PUD) criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommend that the City Council approve the Development Plan and a zoning district map amendment from Planned Neighborhood Center (PNC) zoning to Planned Unit Development (PUD) zoning, including amended development standards for Building Setbacks and Building Envelope, on a 6.5 +/- acre site located at 4141 N. Granite Reef Road.

## **OPTIONS & STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Adopt Resolution No. 9324 approving a Non-Major General Plan Amendment to the Scottsdale General Plan Land Use Map from Commercial to Mixed-Use Neighborhoods on a 6.5 +/- acre site located at 4141 N. Granite Reef Road.
2. Adopt Ordinance No. 4070 approving a zoning district map amendment from Planned Neighborhood Center (PNC) zoning to Planned Unit Development (PUD) zoning, including amended development standards for Building Setbacks and Building Envelope and approve the Development Plan, finding that the Planned Unit Development (PUD) criteria have been met, and determining that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 6.5 +/- acre site located at 4141 N. Granite Reef Road, subject to the attached stipulations.
3. Adopt Resolution No. 9329 declaring "Alta Scottsdale Development Plan," as a public record.

## **RESPONSIBLE DEPARTMENTS**

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### **Planning, Neighborhood and Transportation**

Current Planning Services

Long Range Planning Services

## **STAFF CONTACTS**

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Brad Carr, AICP

Senior Planner

480-312-7713

E-mail: [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov)

Taylor Reynolds

Associate Planner

480-312-7924

E-mail: [treynolds@ScottsdaleAZ.gov](mailto:treynolds@ScottsdaleAZ.gov)

**APPROVED BY**

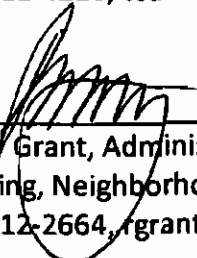
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Brad Carr, AICP, Report Author

2.7.2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

2/8/2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

2/11/13  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Resolution No. 9324  
Exhibit 1. General Plan Map (proposed)
2. Ordinance No. 4070  
Exhibit 1. Stipulations  
Exhibit 2. Zoning Map
3. Resolution No. 9329
4. Alta Scottsdale Development Plan
5. Additional Information
6. Applicant's Narrative
7. Context Aerial
- 7A. Aerial Close-Up
8. General Plan Map (existing)
9. Citizen Involvement
10. City Notification Map
11. January 23, 2013 Planning Commission Minutes

RESOLUTION NO. 9324

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, FROM COMMERCIAL LAND USE DESIGNATION TO MIXED-USE NEIGHBORHOODS LAND USE DESIGNATION ON A 6.5 +/- ACRE SITE LOCATED AT 4141 N. GRANITE REEF ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a hearing on January 23, 2013 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on February 26, 2013, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element Conceptual Land Use Map for the City of Scottsdale, for the property located at 4141 N. Granite Reef Road from Commercial Land Use Designation to Mixed-Use Neighborhoods Land Use Designation.

Section 2. That the above amendment is described in Case No. 6-GP-2012 (relating to zoning case 11-ZN-2012) and on Exhibit 1 attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 North Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 26<sup>th</sup> day of February, 2013.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney

## Proposed General Plan Land Use Map

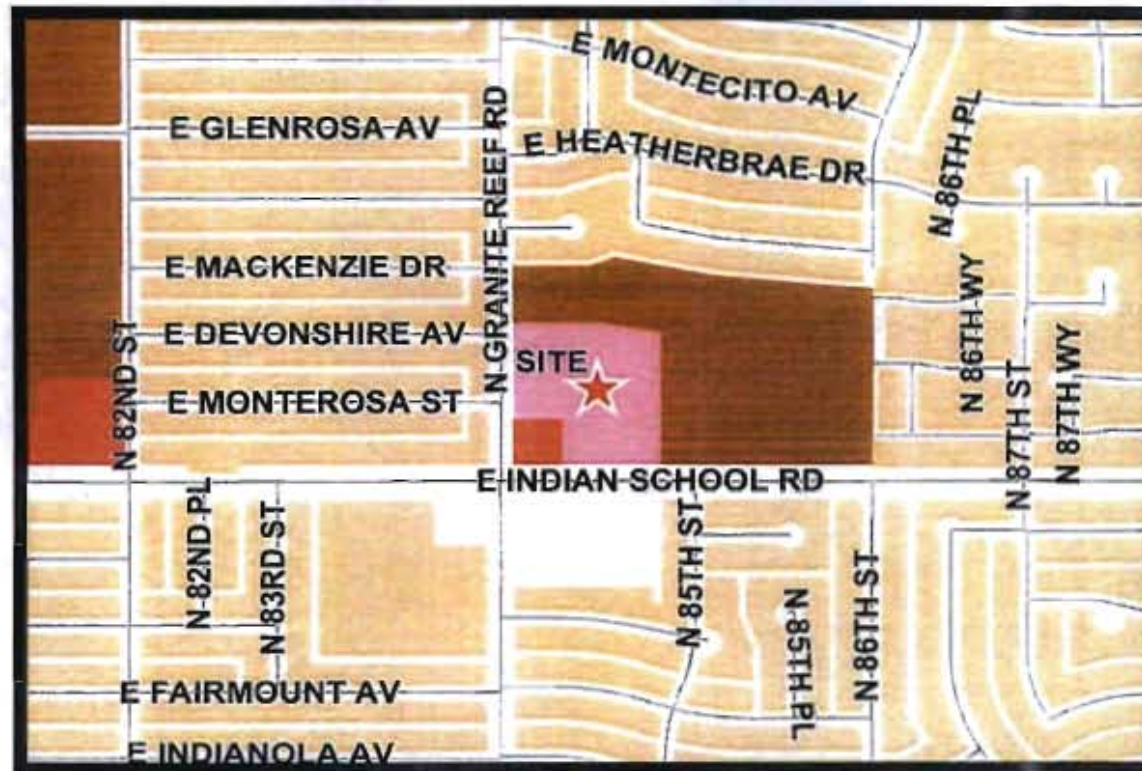


Exhibit 1  
Resolution No. 9324



6-GP-2012



**ORDINANCE NO. 4070**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 11-ZN-2012 FROM PLANNED NEIGHBORHOOD CENTER (PNC) TO PLANNED UNIT DEVELOPMENT (PUD) WITH AMENDED DEVELOPMENT STANDARDS AND APPROVAL OF A DEVELOPMENT PLAN ON A 6.5 +/- ACRE SITE LOCATED AT 4141 N. GRANITE REEF ROAD.**

WHEREAS, the Development Review Board made a recommendation to the Planning Commission and Planning Commission held a public hearing on January 23, 2013 and made the required recommendations; and

WHEREAS, the City Council held a public hearing on February 26, 2013; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 11-ZN-2012.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the PUD district and the Council also finds:

- A) The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines;
- B) The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning;
- C) The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods;
- D) There is adequate infrastructure and city services to serve the development;
- E) The proposal meets the following location criteria:
  - 1. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.

2. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a on a 6.5 +/- acre site located at 4141 N. Granite Reef Road, marked as "Site" (the Property) on the map attached as Exhibit 2, to rezone from Planned Neighborhood Center (PNC) to Planned Unit Development (PUD) with amended Development Standards and approval of a Development Plan upon a finding that the amended development standards achieve the purpose of the PUD better than the existing standards and by incorporating that certain document entitled "Alta Scottsdale Development Plan," declared a public record by Resolution No. 9329, into this ordinance by reference as if fully set forth herein.

Section 3. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 26<sup>th</sup> day of February, 2013.

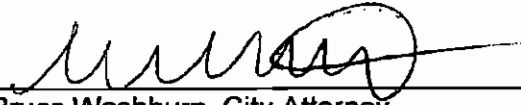
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney

## **Stipulations for the Zoning Application:**

### **Alta Scottsdale**

### **Case Number: 11-ZN-2012**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### **SITE DESIGN**

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan submitted by Wood Partners with the city staff date of 11/16/2012, entitled "Alta Scottsdale Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 9329 and incorporated into these stipulation and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **MAXIMUM DENSITY.** Maximum density shall be as indicated on the Land Use Budget Table below.

Parcel	Gross Acres	Zoning	Max DU/AC
173-55-002G	6.5	Planned Unit Development (PUD)	35 DU/Gross Acre

#### **INFRASTRUCTURE AND DEDICATIONS**

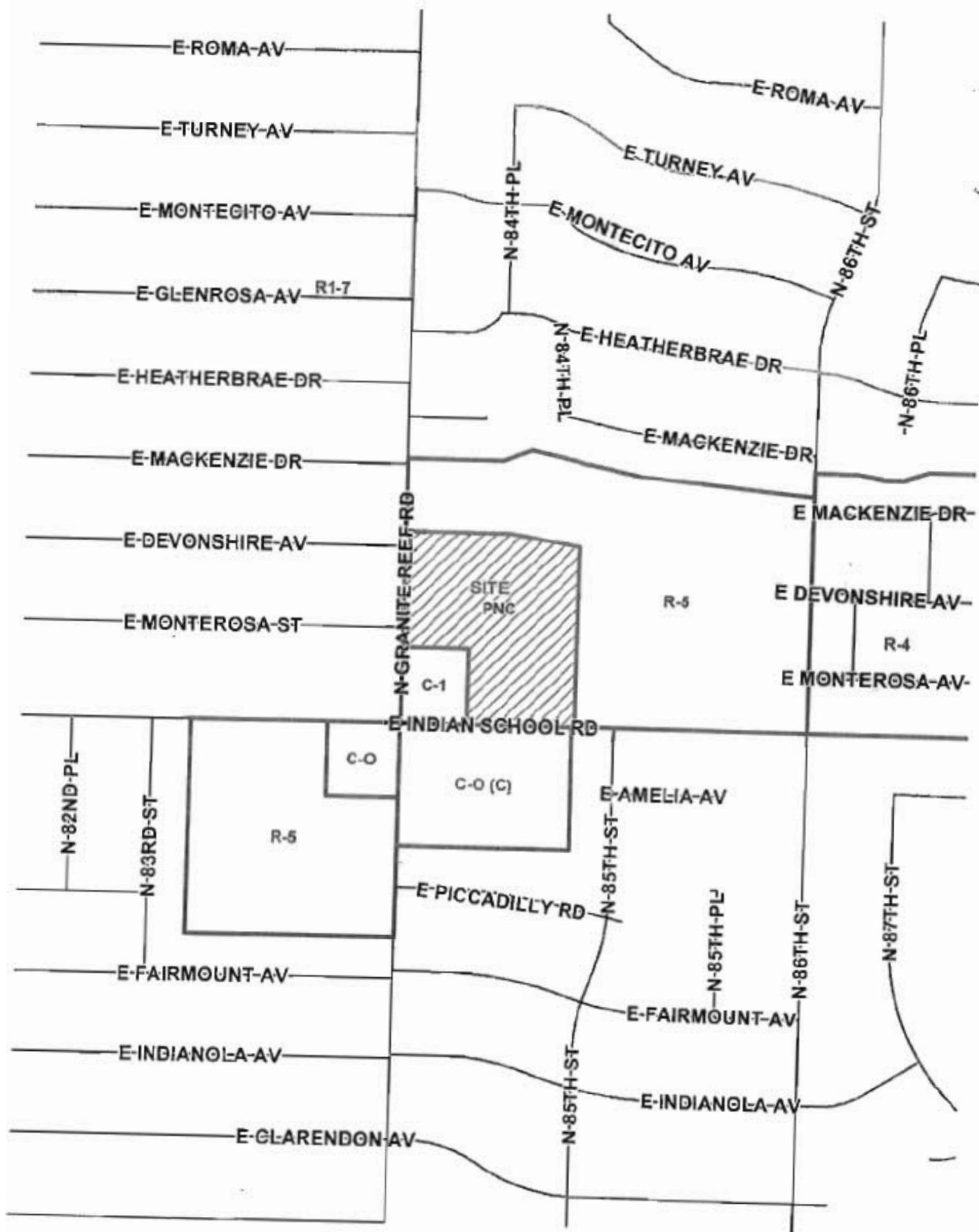
4. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
  - a. **STREETS.** Construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Indian School Road	Minor Arterial	65' right-of-way (existing half-street)	Remove western driveway and a portion of deceleration lane. Construct a deceleration lane for eastern site driveway. Reconstruct driveway, sidewalk, curb and gutter	a.1. a.2. a.3.
N. Granite Reef Road	Minor Collector	40' right-of-way (existing half-street)	Driveway, sidewalk	a.2. a.4.

- a.1. The owner shall remove existing western site driveway with a portion of existing deceleration lane on E. Indian School Road and shall construct an 8-foot sidewalk and vertical curb. The sidewalk shall be separated from the curb by a minimum of 8 feet, and transition to back of curb at the locations of deceleration lanes. A portion of the existing deceleration lane shall remain to serve the adjacent property to the west.
- a.2. With the Development Review Board submittal, the owner shall submit conceptual designs for all off-site street improvements, including new deceleration lane, closure of existing deceleration lane and public sidewalks, for review and approval by City of Scottsdale Transportation Engineering staff.
- a.3. The owner shall construct a deceleration lane at the eastern driveway entrance on E. Indian School Road. Due to the proximity of the adjacent neighboring driveway to the east, the deceleration shall be modified to have a shorter length than the standards deceleration lane design.
- a.4. The owner shall construct an 8-foot sidewalk along the site's N. Granite Reef Road frontage. The sidewalk shall be separated from the back of curb by a minimum of 8 feet and transition to back of curb along the bus bay.
- b. **VEHICLE NON-ACCESS EASEMENT.** The owner shall dedicate a 1-foot wide vehicular non-access easement on the site's E. Indian School Road and N. Granite Reef Road frontages, except at the approved street entrances.
- c. **PUBLIC NON-MOTORIZED ACCESS EASEMENT.** The owner shall dedicate a public non-motorized access easement over any portion of the public sidewalk along the site's E. Indian School Road and N. Granite Reef Road frontages that is not located within the public right-of-way.
5. **ACCESS RESTRICTIONS.** Access to the site shall conform to the following restrictions:
  - a. The driveway on N. Granite Reef Road shall be reconstructed at the existing driveway location to type CL-1, consistent with City of Scottsdale Standard Detail #2256.
  - b. The western driveway on E. Indian School Road shall be removed and closed. The

owner shall provide type CH-1 driveway, consistent with City of Scottsdale Standard Detail #2257 at the existing driveway location adjacent to the east property line.

- c. The owner shall provide a minimum 24.5-foot turning radius for passenger vehicles entering the gated entrance on E. Indian School Road. A 10-foot minimum space shall be provided for vehicle parking in the parking stall adjacent to the security gate to access the turn-around area.
6. **PEDESTRIAN CONNECTIONS.** The owner shall provide a minimum 6-foot wide internal sidewalk to connect the site buildings to the sidewalks along E. Indian School Road and N. Granite Reef Road. A sidewalk shall be provided on at least one side of both site driveways. The sidewalk at the N. Granite Reef Road driveway shall be located on the south side of the driveway to provide direct/perpendicular crossing connection into the site.



**11-ZN-2012**

Exhibit 2  
Ordinance No. 4070  
Page 1 of 1



RESOLUTION NO. 9329

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "ALTA SCOTTSDALE DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Alta Scottsdale Development Plan," three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 26<sup>th</sup> day of February, 2013.

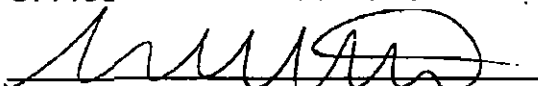
ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

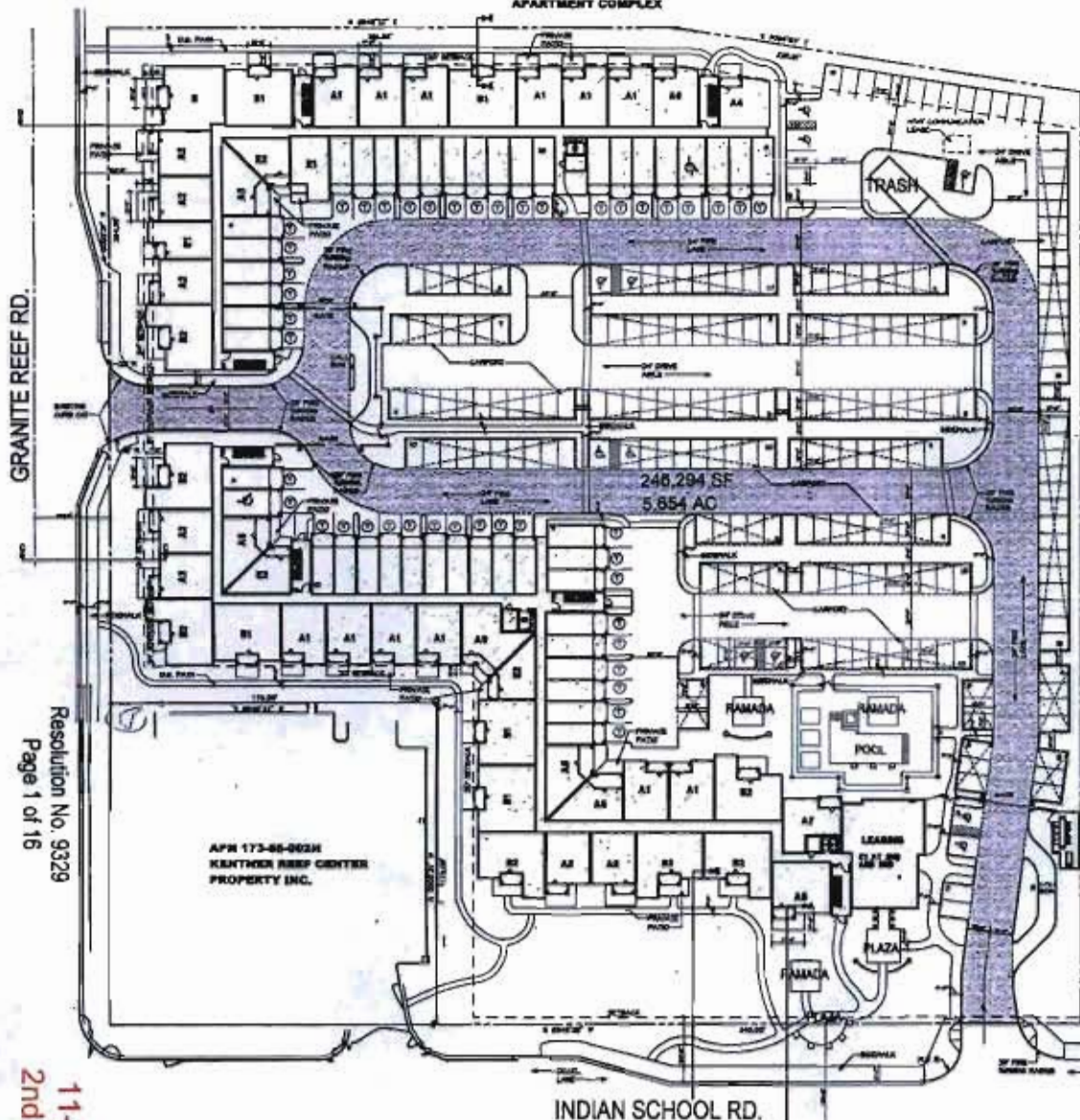
  
Bruce Washburn, City Attorney

By: Sherry R. Scott, Deputy City Attorney

# Alta Scottsdale Development Plan



APH 173-55-002K  
ORANGE TREE VILLA  
APARTMENT COMPLEX



01 CONCEPT SITE PLAN



APH 173-55-704  
ORANGE TREE TERRACE LTD

CARTIA REAL TOWNHOMES

### GENERAL NOTES

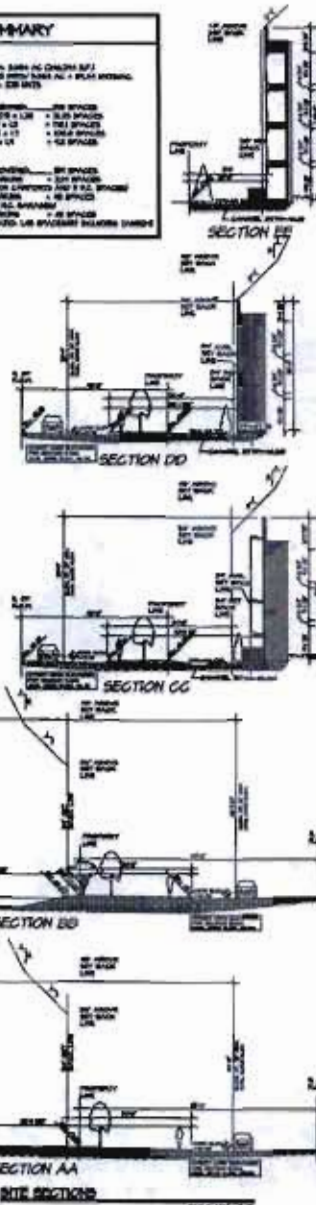
1. REMOVAL TRASH WILL BE COLLECTED AT LATE DUSK BY MANAGEMENT.
2. SITE ACCESS DRIVE ON E. GRANITE REEF RD. IS THE EXISTING DRIVE.
3. EXISTING PARKING SPACES SHOWN AS "X" MARKS OF 10' BY 20' DIMENSIONS. ACCESSIBLE PARKING SPACES ARE SHOWN AS "X" MARKS OF 10' BY 20' DIMENSIONS AND A "P" MARK ACCESSIBLE.
4. ALL WATER SYSTEMS SHALL BE SUPPLIED WITH PRESSURE REGULATION PER CITY OF PHOENIX 2010.
5. ALL BUILDINGS SERVING FOUR STORY BUILDINGS SHALL BE STRETCHER SIZE.
6. FIRE LINES SHALL BE 2" OUT OF FIVE AND INDICATED BY "F" PATTERNS.
7. FOUR STORY PORTION OF BUILDING ARE INDICATED BY "F" PATTERNS.
8. ACCESSIBLE PARKING SPACES INDICATED BY "P".
9. EXISTING PARKING SPACES INDICATED BY "X".

### OPEN SPACE CALCULATIONS

COURT YARD SPACE REQUIRED: 10' X 10' (100 SF) = 100 SF  
COURT YARD SPACE PROVIDED: 100 SF (100%)  
PARKING LOT LANDSCAPE REQUIRED: 10' X 10' (100 SF) = 100 SF  
PARKING LOT LANDSCAPE PROVIDED: 100 SF (100%)  
PARKING LOT LANDSCAPE PROVIDED: 10' X 10' (100 SF) = 100 SF  
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### SITE SUMMARY

AREA: 246,294 SF (5.854 AC)  
TOTAL AREA: 246,294 SF (5.854 AC)  
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02 SITE SECTIONS

NOT TO SCALE  
INCOMPLETE

Project No. 1000  
Drawn By: [Name]  
Scale: 1/8" = 1'-0"

Womack + Hampton  
ARCHITECTS, L.L.C.  
1111 N. 1ST AVE., SUITE 100  
PHOENIX, AZ 85004

Alta Scottsdale  
SCOTTSDALE, ARIZONA  
WOOD PARTNERS

Womack + Hampton  
ARCHITECTS, L.L.C.  
1111 N. 1ST AVE., SUITE 100  
PHOENIX, AZ 85004



A1.1  
SITE



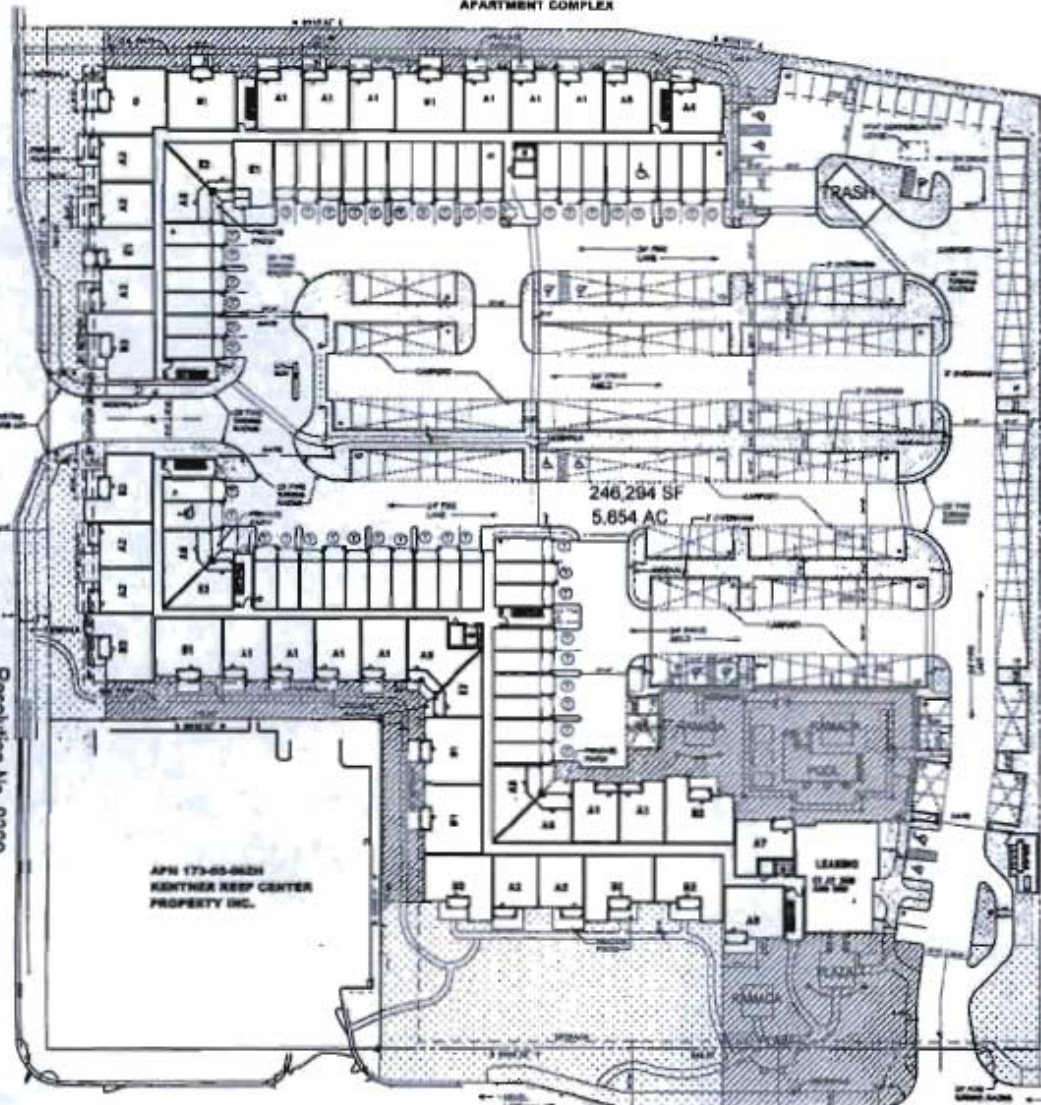




GRANITE REEF RD.

Resolution No. 9329  
Page 3 of 16

APH 173-88-002N  
ORANGE TREE VILLA  
APARTMENT COMPLEX



246,294 SF  
5.854 AC

APH 173-88-002N  
KENTNER REEF CENTER  
PROPERTY INC.

INDIAN SCHOOL RD.

01 SITE PLAN WORK SHEET



LEGEND	
	COVERED PRIVATE OPEN SPACE 8,000 SF TOTAL
	COVERED LANDSCAPED SPACE 8,000 SF TOTAL
	COVERED PARKING LANDSCAPED SPACE 8,000 SF TOTAL
	COVERED PRIVATE OUTDOOR LIVING SPACE 11,000 SF TOTAL

OPEN SPACE CALCULATIONS	
COVERED OPEN SPACE REQUIRED	8,000 SF
COVERED OPEN SPACE PROVIDED	8,000 SF
COVERED OPEN SPACE DEFICIT	0 SF
COVERED LANDSCAPED SPACE REQUIRED	8,000 SF
COVERED LANDSCAPED SPACE PROVIDED	8,000 SF
COVERED LANDSCAPED SPACE DEFICIT	0 SF
COVERED PARKING LANDSCAPED SPACE REQUIRED	8,000 SF
COVERED PARKING LANDSCAPED SPACE PROVIDED	8,000 SF
COVERED PARKING LANDSCAPED SPACE DEFICIT	0 SF
COVERED PRIVATE OUTDOOR LIVING SPACE REQUIRED	11,000 SF
COVERED PRIVATE OUTDOOR LIVING SPACE PROVIDED	11,000 SF
COVERED PRIVATE OUTDOOR LIVING SPACE DEFICIT	0 SF

CASITA REAL TOWNHOMES

APH 173-88-002N  
ORANGE TREE TERRACE LTD

NOT TO SCALE  
INCOMPLETE  
NOT FOR CONSTRUCTION

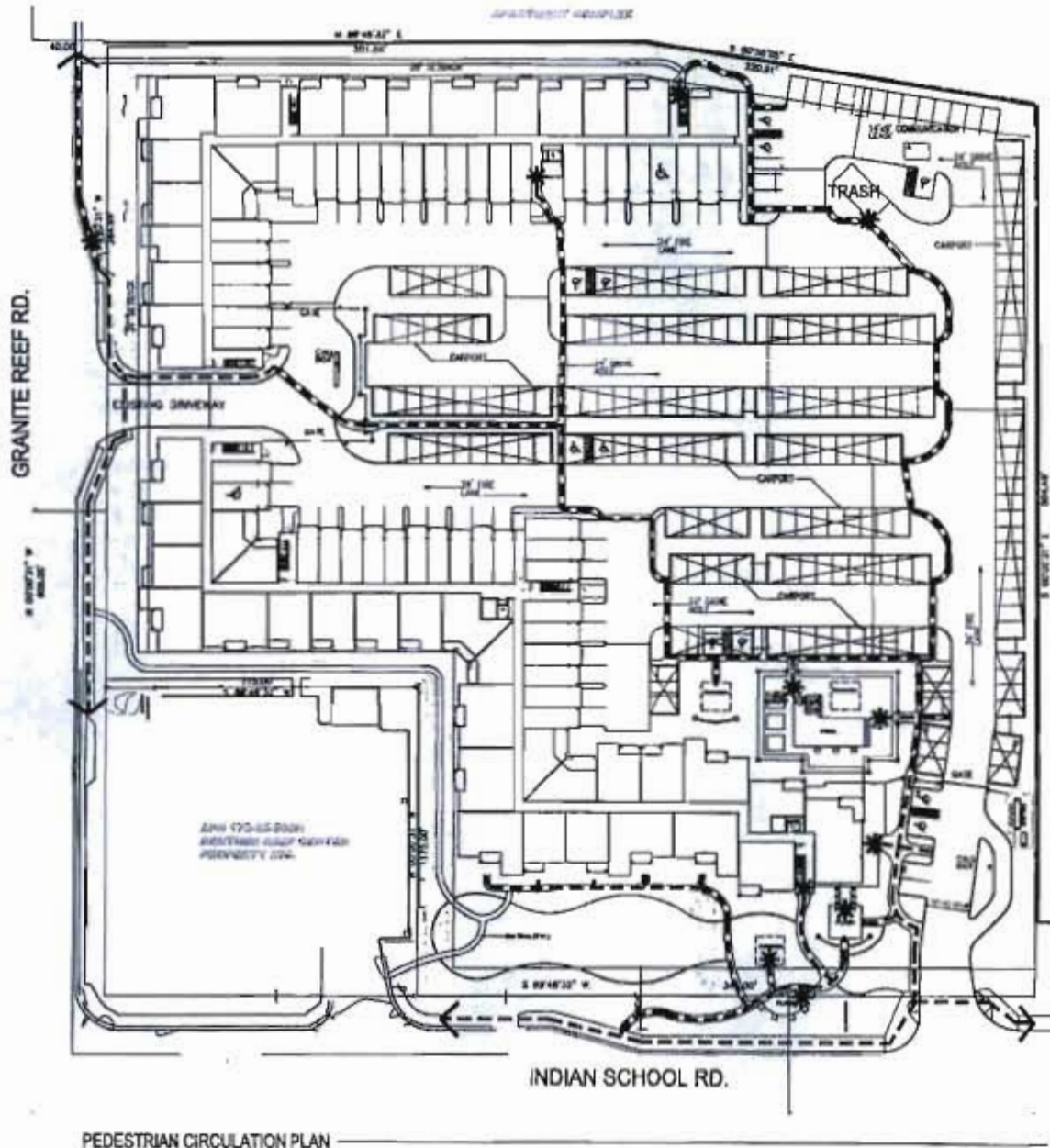
Project No. 10000  
Sheet No. 10000  
Scale: 1/8" = 1'-0"

Alta Scottsdale  
SCOTTSDALE, ARIZONA  
WOOD PARTNERS

Womack+Hampton  
ARCHITECTS, L.L.C.  
SCOTTSDALE, ARIZONA



A1.2  
SITE  
WORK SHEET



PEDESTRIAN CIRCULATION PLAN

PEDESTRIAN CIRCULATION PLAN



**bilform landscape architecture group, inc.**  
15151 N. 15TH AVE., SUITE 100  
SCOTTSDALE, ARIZONA 85258  
PH: 480.350.0000 FAX: 480.350.0001



Engine: 10990  
OFFICE OF SCOTTSDALE APARTMENTS  
The undersigned hereby certifies that the undersigned is a duly licensed Professional Engineer in the State of Arizona, and that the undersigned is the author of the design and construction of the project shown on this plan, and that the undersigned is not providing any other services to the project shown on this plan, and that the undersigned is not providing any other services to the project shown on this plan.

**ALTA - Scottsdale APARTMENTS**  
7875 North Hayden Road, A-103, Scottsdale, AZ 85258  
PH: 480.350.0000 FAX: 480.350.0001

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/16/12
2	REVISED	11/16/12
3	REVISED	11/16/12
4	REVISED	11/16/12
5	REVISED	11/16/12
6	REVISED	11/16/12
7	REVISED	11/16/12
8	REVISED	11/16/12
9	REVISED	11/16/12
10	REVISED	11/16/12

PC 1.1

© 2012 BILFORM LANDSCAPE ARCHITECTURE GROUP, INC.



11-ZN-2012  
2nd: 11/16/12

Resolution No. 9329  
Page 5 of 16



Indian School Rd. Elevation



Granite Reef Rd. Elevation

## Concept Elevations

Prepared For:



Eight Greenway Plaza, Suite 600  
Houston, TX 77046  
Phone 713.439.7900  
www.woodpartners.com

**Alta Scottsdale**  
Scottsdale, Arizona

Prepared By: Job No. 11032 November 16, 2012



**Womack + Hampton**  
Architects, L.L.C.  
4211 Oak Laurel Avenue, Suite 60  
Dallas, Texas 75219  
TEL 214.262.9000 FAX 214.262.9000  
www.womackhampton.com

**Sec. 5.5002. - Application requirements—Development Plan (DP).**

A. An application for the PUD District shall comply with the submittal requirements of Article I Administration and Procedures of this zoning ordinance.

B. An application for the PUD District shall be accompanied by a DP, the elements of which shall include the following:

1. Character statements, including environmental response, design principles, architectural character, site development character, and landscape character;
2. A master site plan, with a land use budget tabulation, showing the location of development components, the intensity of development, residential density, and building heights;
3. An open space plan;
4. An architectural concepts and design standards plan;
5. Basis of design reports for storm water drainage, water service, and waste water disposal; and
6. Any additional information as necessary to process the DP such as:
  - a. A view shed analysis plan;
  - b. A pedestrian circulation plan;
  - c. A hardscape plan;
  - d. A landscape plan;
  - e. A lighting plan; and/or
  - f. A signage plan.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(F)(h) (45), 11-9-10)

**Sec. 5.5003. - Approvals required.**

A. *PUD Zoning District approval criteria.*

1. As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.

- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
- d. There is adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
  - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

**B. Amended development standards.**

- 1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005, excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.

**C. Development Plan (DP).**

**1. Approval.**

**a. Development review board considerations.**

- i. The development review board shall review the DP elements and make a recommendation to the planning commission, based on the following considerations:
  - (1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.
  - (2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
  - (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
  - (4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

- b. Upon receiving a recommendation from the development review board, the planning commission shall make a recommendation to the City Council for consideration of the DP.

**2. Amendments.**

**a. Minor amendments to achieve a more suitable development plan.**

**i. Minor amendments are allowed:**

(1) For a maximum of ten (10) percent of any individual DP Plan Element.

(2) To adjust the location of uses shown on the DP.

ii. Minor amendments do not include an increase above the building height(s) or exception to building height, or residential density, or commercial intensity.

iii. Minor amendments to the City Council approved DP may be approved by the Zoning Administrator as an administrative action.

**b. Major amendments.**

i. Major amendments are those that increase the building height(s), residential density, commercial intensity, and/or that exceed ten (10) percent of any individual DP plan element.

ii. Approval of any major amendments will require a public hearing in accordance with Article I of the zoning ordinance by the Planning Commission and the City Council. If the design elements are affected by the request to amend the DP, a public hearing by the Development Review Board shall be required. Upon receiving a recommendation from the Development Review Board, the Planning Commission shall make a recommendation to the City Council for consideration of the major amendment DP.

D. No structure or building shall be built or remodeled upon land in the PUD District until development review board approval has been obtained as outlined in Section 1.900 of Article I of the Zoning Ordinance, and applicable permits have been obtained.

(Ord. No. 3854, § 3. 6-9-09; Ord. No. 3920, § 1(Exh. § 49). 11-9-10)

**Sec. 5.5004. - Use regulations.**

A. *Permitted uses.* All permitted uses of the Commercial Office (C-O) District and the Planned Regional Center (PRC) District, shall be permitted in the PUD District with horizontal and/or vertical combinations of mixed-uses. Residential uses shall be limited to multi-family dwellings and townhouses.

B. *Uses subject to conditional use permit.* Subject to the approval of a conditional use permit, as specified in Article I, all uses subject to a conditional use permit of the Commercial Office C-O, excluding medical marijuana use, and the Planned Regional Center PRC,



excluding a big box development greater than seventy-five thousand (75,000) square feet, may be permitted in the Planned Unit Development PUD District.

C. Where there is a conflict between the Commercial Office (C-O) District and the Planned Regional Center (PRC) District provisions, the less restrictive provision shall apply.

(Ord. No. 3654 § 3, 6-8-09; Ord. No. 3923 § 1(Exh. § 5) 1-25-11; Ord. No. 3932 § 1(Res. No. 8902, Exh. A. § 5), 1-10-12)

## **Sec. 5.5005. - Development standards.**

### **A. PUD development area.**

#### **1. Gross acreage.**

a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

### **B. Density and intensity.**

1. The overall density of residential uses shall be established by the approved DP.

2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.

3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:

a. The proposed DP provides improved dedicated public open space.

b. The proposed DP provides a public parking facility(ies).

c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

### **C. Allowable building height.**

#### **1. Building height:**

a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

### **D. Exception to building height.**

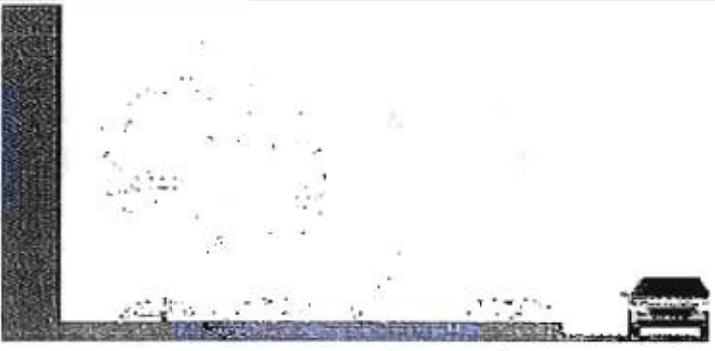
1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.

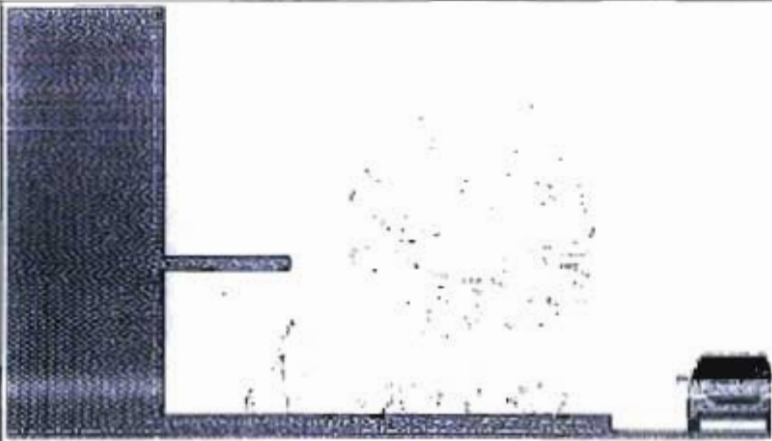
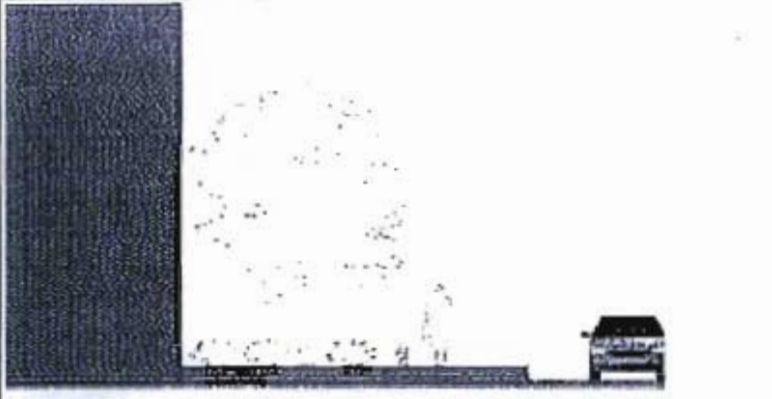
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.

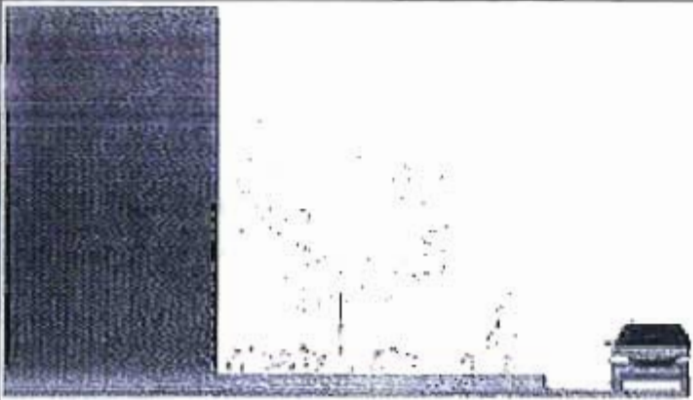
3. Roof top garden structures may exceed the building height up to five (5) feet.

**E. Building setbacks.**

1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including **EXCLUDING** the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

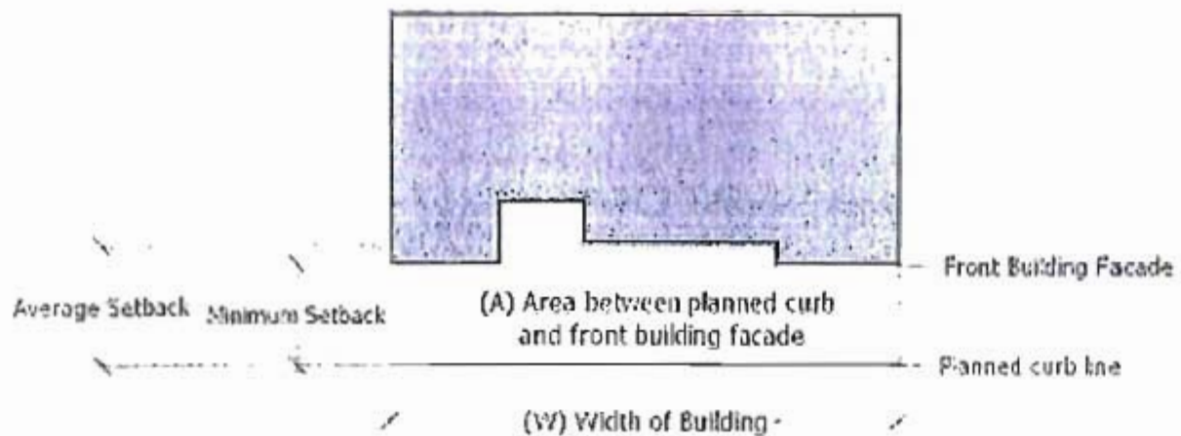
TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	Minimum Setback	Average Setback	Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet N/A	

Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	25 feet 34 FEET	30 feet 39 FEET	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	
---	---------	---------	--

2. *Average setback.* The front building facade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building facade divided by the width of the front building facade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.



$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

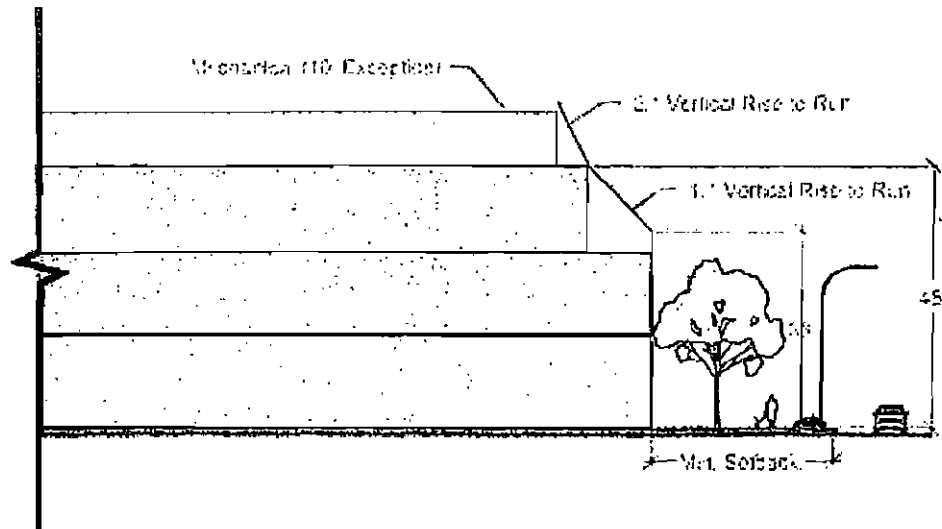
*F. Building envelope.*

1. Starting at a point thirty-six (36) feet above the minimum building setback line the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

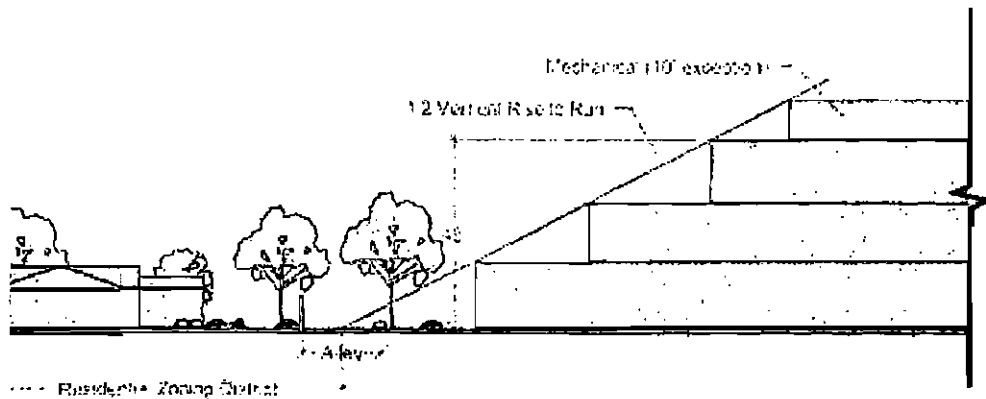
2. PUD Developments abutting or adjacent to a **R1** residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3.

**3. PUD DEVELOPMENTS ADJACENT TO MULTIFAMILY RESIDENTIAL ZONING DISTRICTS SHALL HAVE A BUILDING ENVELOPE INCLINE PLANE STARTING AT A POINT FORTY-EIGHT (48) FEET ABOVE THE MINIMUM BUILDING SETBACK LINE, SLOPING UPWARDS AT A 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN).**

**BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.**



**BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.**



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the

Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

**G. *Encroachment beyond the building envelope.***

1. A maximum encroachment of fifteen (15) feet may be allowed for:
  - a. Architectural ornaments and similar features, and
  - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

**H. *Setback abutting a residential zoning district.***

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.

**I. *Required open space.*** Open space is only required for developments that include residential uses.

1. Private outdoor living space.
  - a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.
  - b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
2. Common open space.
  - a. Minimum: 0.10 multiplied by the total gross site area of the development.
  - b. Common open space is not required if the overall residential density of the development is less than five (5) dwelling units per acre.

**J. *Landscape improvements.*** The provisions of Article X. Landscaping requirements shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. 5§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 153), 4-3-12)

**Sec. 5.5006. - Off-street parking and loading.**

- A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.
- B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an

underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 4005, § 1(Res. No. 8947, Exh. A. § 160), 4-3-12)

#### **Sec. 5.5007. - Signs.**

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.

(Ord. No. 3854, § 3, 6-9-09)

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#### **FOOTNOTE(S):**

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<sup>(89)</sup> *Editor's note--Ord. No. 3253, § 1, adopted Oct. 5, 1999 amended § 5.2100 in its entirety. Formerly said section pertained to similar subject matter. See the Code Comparative Table. (Back)*



## **Additional Information for:**

**Alta Scottsdale**

**Case: 11-ZN-2012**

### **PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES.** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - d. major stormwater management systems, and
  - e. signage.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EXISTING EASEMENTS.** The owner shall coordinate with all utility companies prior to Development Review Board approval to determine need, access and possible relocation of any existing easements and utilities.
5. **DRAINAGE REPORT.** The drainage requirements, as outlined in the approved conceptual drainage report and these stipulations, shall be incorporated into the site design at the time of the Development Review Board submittal.
6. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
7. **FEEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

# **Alta Scottsdale**

## **NEC of Indian School & Granite Reef**

### **Project Narrative**

**Prepared for:**

**Wood Partners**

**Prepared by:**

**Berry & Damore, L.L.C.**

John V. Berry, Esq.  
Michele Hammond, Principal Planner

6750 East Camelback Road  
Suite 100  
Scottsdale, Arizona 85251  
480-385-2727

## **I. Property Information**

**Location:** 8418 E. Indian School Road, NEC of Indian School Road & Granite Reef Road

**Property Size:** 5.65 (+/-) acres

## **II. Property Zoning:**

- **Current:** PNC (Planned Neighborhood Center)
- **Proposed:** PUD (Planned Unit Development)

### ***Surrounding Uses:***

- **North:** R-5, Multifamily Residential
- **East:** R-5, Multifamily Residential
- **South:** C-O, Office
- **West:** R1-7, Single Family Residential
- **Southwest:** C-1, Retail

The Property is surrounded by a range of zoning districts/uses including commercial retail (the Property borders a C-1 parcel at the hard corner), commercial office (C-O to the south), multi-family residential (R-5 to the north and east) and single-family residential (R1-7 to the west and surrounding neighborhood). The Property is located ½ mile away from a commercial core including a grocery store, gas station and multiple restaurants/services at the intersection of Hayden and Indian School.

## **III. Project Overview**

### ***Request:***

The request is for a non-major General Plan Amendment (“GPA”) from the Commercial land use category to the Mixed Use land use category and a rezoning from PNC (Planned Neighborhood Center) to PUD (Planned Unit Development) on a 5.65+/-gross acre site located at the northeast corner of Indian School and Granite Reef (the “Property”); commonly referred to as the Rural Metro call center, which Rural Metro will be moving to another location. The Neighborhood Commercial (C-1) property with existing retail at the hard corner of Indian School and Granite Reef will remain and is not part of this request. Within the PUD district, the developer intends to create a unique multi-family community of approximately 223+/- residential units with on-site amenities bringing revitalization to Southern Scottsdale and filling a demand for new housing in the area.

The Property originally was occupied by a grocery store that was renovated to house the Rural Metro functions in 1996. The proposal is to redevelop the 5.65+/- acre site to allow for 223+/- residential units consistent with the PUD ordinance with an overall density of 39.5+/- dwelling units/acre. The buildings will be a combination of 3 and 4-stories with associated “tuck under” parking garages and surface parking. The site is ideal for residential dwelling units due to its close proximity to retail, office, services, the Indian Bend Wash, Downtown Scottsdale (large employment core), and convenient access to the Loop 101. Additionally, the integration of additional residential units in this location will strengthen the nearby existing retail and commercial businesses, as well as maintain the City’s goals and policies set forth in the Southern Scottsdale Character Area Plan (SSCAP).

There is a lack of rental units in this neighborhood, in particular due to the conversion of over 6,400 rental units to condominiums during 5 year period between 2002-2007. There has been no new apartment development within a 3 mile radius of the site in the past 12 years (most recent includes: Colonial Grand at 64<sup>th</sup> & Thomas in 2000; Paladium at Indian School & Drinkwater in 2000) and the average age of the apartment stock in Southern Scottsdale is nearly 30 years old. The proposed residential community will offer market rate, high-end apartments that will be compatible with the surrounding neighborhood and will offer lower rental rates than Downtown Scottsdale. The additional dwelling units will bring economic benefit to the nearby Scottsdale businesses and revitalization to an underutilized, functionally obsolete site.

#### ***About the Design:***

The Project will consist of 223+/- luxury dwelling units, designed in one, two and three bedroom configurations, averaging approximately 838 square feet each. Each dwelling unit will have an outdoor patio or balcony living area to provide direct exposure to the outdoor spaces. The dwelling units will be provided with either an enclosed garage or a covered carport space. The carports will consist of contemporary steel framed structures with pitched fabric awnings and will be lighted. All of the units will have access to the Project’s full amenity package which will include a swimming pool, clubroom with cyber café and a state of the art fitness facility. The developer intends to incorporate sustainable design elements into the building design and plans to construct the property in accordance with one of the nationally recognized “Green Building Programs”.

The buildings and site plan have been designed to engage Indian School Road and Granite Reef Road in a manner that embraces the surrounding neighborhood environment. The buildings along Granite Reef Road have been lowered to three stories in an effort to address the concerns and sensitivities of the residential neighbors located on the west side of Granite Reef Road while also satisfying the City’s undulating building setback requirements. The bus lane and entrance driveway into the property on Granite Reef remain in exactly the same position as the current development as requested by the City. The remainder of the building heights are four stories. The buildings facing Indian School Road have been set further back from the curb line than that outlined in the City’s setback requirements to be compatible with the existing building facades, located on either side of the Property, while maintaining the

majority of the existing drainage facilities along Indian School Road. Pedestrian circulation both on-site and internally within buildings is an important feature of the project, as numerous retail, employment, and entertainment uses are within walking distances from this site. Multiple pedestrian portals will be provided along Indian School and Granite Reef Roads to provide easy access to the neighborhood amenities.

The exterior building design theme will consist of a “Southwestern” design concept with “Mediterranean” accents. The predominant exterior wall material will be two toned sand finish stucco with shaped foam accent bands. The roof construction will consist of a flat parapet roof, at varying heights, to conceal rooftop mechanical equipment. The primary exterior colors will consist of warm desert earth tone colors accented with a deeper earth toned stone veneer base. The elevations also incorporate the use of metal balcony rails, shade arbors, louvered shutters, metal canopies, and recessed windows to provide architectural interest.

Exterior lighting elements will be provided to serve pedestrians and vehicular access. All light fixtures, whether pole or building structure mounted, will be shielded and designed to cut-off the light source at the property line and shall meet “dark sky” requirements. Landscaping will consist of a predominately “Sonoran” perimeter landscape design, transitioning into a lush palette as one enters the project’s interior spaces. All plant materials will be selected from the City’s approved low water use list.

#### **IV. Planned Unit Development (PUD)**

*The purpose of the Planned Unit Development district is to promote the goals of the General Plan, area plans, and design guidelines in areas of the City that are designated by the General Plan for a combination of land uses in a mixed- use development pattern of the either horizontal or vertical design...*

*...Commercial, employment, hospitality, multi family, residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities.*

The 5.65+/- acre Property is part of the larger SSCAP which has a range of uses and land use types. The integration of multifamily along this minor arterial adjacent to existing commercial uses will fulfill the goals and policies set forth in the SSCAP. The integration of a residential community on the subject site contributes towards the mixed-use sustainable character planned for this character area and complements the existing urban fabric of the surrounding area.

This application includes a range of exhibits (site plan, elevations, landscape plan, cross-section) which demonstrate the character and design proposed for this site. The buildings have been designed in a manner that provides a hierarchy of forms and sensitivity to the existing single family homes to the west as well as appropriate scale and connectivity for the pedestrian. The development encourages alternative modes of transportation by focusing on a

pedestrian network that encourages interaction with the surrounding context and existing sidewalk connections along Granite Reef and Indian School Road, further tying into the Indian Bend Wash which is located approximately ½ mile to the west.

***PUD Criteria:***

**Section 5.5003** of the Zoning Ordinance states that the development proposals shall comply with the following criteria:

***A. PUD Zoning District Approval Criteria,***

- 1. As part of the approval or modified approval of an application for a PUD district, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:***
  - A. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, Area Plans and Design Guidelines.***

**Response:** The proposed development accomplishes a range of goals including the revitalization of an underutilized property (vacant office building), bringing high quality, vibrant architecture and site planning to the area, and creating onsite pedestrian synergy that will tie into the existing pedestrian connectivity. The proposed development meets the goals and policies of the General Plan and SSCAP as highlighted in Section VI. of this project narrative.

- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.***

**Response:** The proposed development would not be allowed under the existing PNC zoning designation.

- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.***

**Response:** The proposed development is compatible with adjacent land uses by creating onsite transitions to existing adjacent land uses, and maintaining the integrity of the SSCAP by providing a balance of land uses found in the area. It will help stabilize the area by replacing a nearly vacant development and reinvesting a significant amount of capital (\$32 million) into the area.

- D. That there is adequate infrastructure and City services to serve the development.***

**Response:** There are currently adequate infrastructure and City services to serve the development.

*E. That the proposal meets the following location criteria:*

*The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.*

**Response:** The Property is not located within the ESL area or within the boundaries of the Downtown Plan.

*The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.*

**Response:** The proposed development fronts Indian School Road, a minor arterial.

**PUD Development Plan - Section 5.5003. C. 1.a.**

***(1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.***

**Response:** As an infill redevelopment project, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, 3-story transitioning to 4-story massing, human-scale and landscaping buffers. The architectural character of the proposed residential community is complementary of the surrounding context.

The exterior building design theme will consist of a "Southwestern" design concept with Mediterranean accents. The predominant exterior wall material will be two toned sand finish stucco with shaped foam accent bands. The roof construction will consist of a flat parapet roof, at varying heights, to conceal rooftop mechanical equipment. The roof height variation along Granite Reef is 39', 38' and 34'. The roof height variation along Indian School is 50', 48', 45' and 43'. The primary exterior colors will consist of warm desert earth tone colors accented with a deeper earth toned stone veneer base. The elevations also incorporate the use of metal balcony rails, shade arbors, louvered shutters, metal canopies, and recessed windows to provide architectural interest inspired by the surrounding neighborhood.

***(2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.***

**Response:** The development will emphasize sustainable strategies and building techniques to minimize environmental impact and reduce energy consumption. The developer intends to

incorporate sustainable design elements into the building design and plans to construct the property in accordance with one of the nationally recognized “Green Building Programs”. The development is consistent with Scottsdale’s Sensitive Design Principles.

***(3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.***

**Response:** The development will not significantly increase solar shading of adjacent land uses in comparison to the development that could occur on site under PNC zoning with a building height of 36 feet.

***(4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.***

**Response:** The development promotes connectivity (see pedestrian circulation plan) internally and between adjacent development and abutting parcels. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

The development provides a vast amount of open space visible from the public right-of-way and provides ample useful common open space amenities for its residents including the internal pool area, common areas and large plaza gathering space on the south side of the leasing building. The developer has given special consideration to the pedestrian by creating a network of sidewalks both internal and along the perimeter of the Property. The developer understands the importance of providing connectivity and embracing the collection of uses (retail, office, services) along Indian School to promote mixed-use development and provide a link to the Indian Bend Wash public open space amenity which is approximately ½ mile west of the Property.



## **V. Amended Development Standards**

The proposed amended development standards are outlined below. A legislative draft of the amended developments standards has been provided with the application.

**Request 1:** We request this paragraph to be modified as follows due to the existing bus bay and deceleration lane condition.

### ***Section 5.5005-E***

#### ***1) Minimum setback.***

*Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, ~~including~~ EXCLUDING the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005E.Table a. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Scottsdale Transportation Master Plan and the Design Standards and Policies Manual.*

**Justification:** This is an infill property. As such, the developer has inherited a series of existing conditions such as the bus bay and angled curb on Granite Reef (existing driveway to be maintained with redevelopment) and the deceleration lanes along Indian School Road. The application is requesting that the minimum setback standard exclude bus bays and turn lanes to allow for better, more consistent architectural design along the street frontages. The developer is providing a greater setback along Granite Reef than what is typically required to create a better buffer and sensitive edge condition adjacent to the single family residential across Granite Reef. The minimum setback is not a concern along Indian School because the developer is greatly exceeding the setback due to the existing retention basin, which is to be maintained with the redevelopment.

**Request 2:** We request Table A be modified to eliminate the Average Setback requirement for the Indian School Road (minor arterial) side of the Project due to the existing drainage considerations and existing building setbacks established east and west of the site.

### ***Section 5.5005-E***

#### ***Table A: Building Setback from Back of the Planned Curb along Streets***

Street Classification	Minimum Setback	Average Setback
Major and Minor Arterial Residential on First Floor Adjacent to the Street	34 feet	40-feet N/A

**Justification:** Because this is an infill property, the developer has inherited a series of existing conditions such large retention area along Indian School. In an effort to maintain these areas as part of the redevelopment and also set the buildings back consistent with the established building setbacks along Indian School Road, the developer is proposing to far exceed the minimum setback of 34 feet but is asking to remove the 40 feet average

setback requirement. The developer is proposing an enhanced pedestrian realm space adjacent to the leasing office to create a unique and inviting pedestrian setting for the residents to enjoy.

**Request 3:** We request Table A be modified increase the requirements for the Granite Reef Road (a minor collector) side of the Project due to the existing drainage considerations and building setbacks established east and west of the site.

Major and Minor Collector	<del>25 feet</del>	<del>30 feet</del>
Residential on First Floor	<b>34 FEET</b>	<b>39 FEET</b>
Adjacent to the Street		

**Justification:** The site plan has been designed to the arterial road setback standards along Granite Reef providing a greater setback from the curb that what is called for with a minor collector. Typically, a 25' minimum setback is required along a minor collector with an average setback of 30'. The proposal is for a minimum setback of 34' and an average of 39'. This will provide a greater landscape setting for the buildings and additional separation from the single family. The existing standards for minor collector create a very tight space for the pedestrian along Granite Reef. The proposed design is more comfortable for the pedestrian and consistent with existing building setbacks found in the area.

**Request 4:** We request that paragraph an additional paragraph be added to this Section for the buildings adjacent to the north property line.

#### ***Section 5.5005-F***

##### ***Building Envelope***

###### ***F. Building envelope.***

1. Starting at a point thirty-six (36) feet above the minimum building setback line the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a R1 residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3.
3. **PUD DEVELOPMENTS ADJACENT TO MULTIFAMILY RESIDENTIAL ZONING DISTRICTS SHALL HAVE A BUILDING ENVELOPE INCLINE PLANE STARTING AT A POINT FORTY-EIGHT (48) FEET ABOVE THE MINIMUM BUILDING SETBACK LINE, SLOPING UPWARDS AT A 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN).**

**Justification:** The current building envelope standards do not differentiate between single family and multifamily. This project is adjacent to two multifamily developments and the developer is requesting that the northern building be given relief on the building envelope inclined stepback plane development standard. The proposed elevations provide undulation and movement, private outdoor living spaces and architectural interest to articulate the northern building edge consistent with the overall architectural concept. The buildings will be setback the required 20 feet and the development plan provides for a dense landscape buffer along the north perimeter. The existing condition of the multifamily north of the Property has building setbacks that range from 14-17 feet.

## **VI. General Plan/Southern Scottsdale Character Area Plan (SSCAP)**

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” (*emphasis added*) It is with this inherent flexibility in mind that the proposed non-major GPA not only meets but exceeds the goals and approaches established by the City in the General Plan.

### ***General Plan - Six Guiding Principles:***

This request is for a non-major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. Per the City’s 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. *Value Scottsdale’s Unique Lifestyle & Character*
2. *Support Economic Vitality*
3. *Enhance Neighborhoods*
4. *Preserve Meaningful Open Space*
5. *Seek Sustainability*
6. *Advance Transportation*

The current 2001 General Plan land use designation for the site is Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population and retail and businesses that also serve a larger community and regional need. Specific zoning categories determine specific building height and setbacks.

The proposed Mixed Use category is designed for areas with strong access to multiple modes of transportation and regional access with a focus on pedestrian linkages and human scale.

These areas could accommodate higher density housing combined with complementary office and/or retail uses.

The requested GPA is a non-major GPA based on the criteria set forth in the General Plan (page 20 of the City of Scottsdale General Plan 2001). The “Change in Land Use Category” from Commercial (Group E) to Mixed Use (Group E) does not trigger a major GPA. Also, the “Area of Change Criteria” does not trigger a major GPA based on property size of 5.65+/- gross acres which does not exceed the 10 acre threshold for Planning Zone A.

#### ***Southern Scottsdale Character Area Plan:***

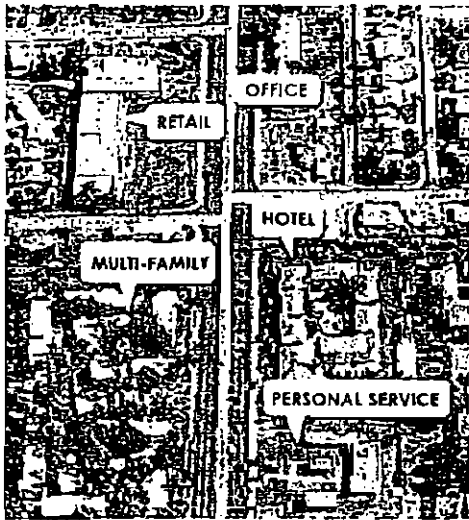
As a result of City Shape 2020, Scottsdale implemented “Character-based General Planning” which includes three distinct levels of planning: 1. City-wide Planning, 2. Character Planning and 3. Neighborhood Planning. Character Plans speak specifically to the goals and policies of an identifiable area of the City. Character Plans ensure that the quality of development and character of the built environment are consistent with the overarching goals of the General Plan while highlighting the goals of distinct areas of town, ie: Aipark, Downtown, Southern Scottsdale.

The City Council adopted the SSCAP in October 2010. The proposed development is not only consistent with the SSCAP but upholds the goals and policies established in this document. The public outreach process for the SSCAP identified five community priorities which are listed below:

- 1. Develop a strong economic core with community gathering places*
- 2. Focus on local mobility and walkability*
- 3. Maintain and enhance existing neighborhoods and identity*
- 4. Balance growth*
- 5. Promote well designed architecture and sustainability*

From its inception, this proposed project utilized these five priorities as guiding principles to the overall design and architectural character. Bringing new residential living opportunities to the Southern Scottsdale will strengthen the economic core of the area and enhance the existing character of the surrounding neighborhoods.

The proposed multifamily community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is a component of the kind of horizontal mixed use development envisioned in the SSCAP (see graphic below) by providing a mix of housing types with existing, and future, freestanding commercial uses. The Property is immediately surrounded by office, retail and an existing pedestrian network.



Southern Scottsdale Character Area Plan  
October 26, 2010

Below are the applicable goals and policies identified in the SSCAP that apply to the proposed development (Land Use, Character & Design, Economic Vitality, Housing, Community Mobility and Open Space & Recreation):

### **LAND USE**

#### ***Goal LU 1***

*Promote residential reinvestment and revitalization through regulatory flexibility.*

- ***Policy LU 1.1***

*Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.*

- ***Policy LU 1.2***

*Encourage new residential development and revitalization that complements the established urban form.*

- ***Policy LU 1.3***

*Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.*

**Response:** The proposed development meets this land use goal by revitalizing an underutilized, functionally obsolete site and redeveloping the site with a residential land use that will bring additional housing opportunities to the Indian School corridor. The requested PUD zoning provides the flexibility needed to develop the site in a sensitive manner by providing appropriate buffering to the existing single family residential to the west and respecting the built environment along Indian School Road. Integrating residential in this

location will strengthen the live, work, play land use concept and bring synergy to the collection of established land uses along the Indian School Road corridor.

The developer has taken special consideration with the site plan by providing a layout and building design that is sensitive to the existing single-family residential to the west with 3-story buildings along Granite Reef and utilizing complementary building architecture and finishes. The site location is ideal for multifamily residential development with close proximity to retail, office, the Indian Bend Wash, the employment core in Downtown Scottsdale, and convenient access to the Loop 101. Additionally, the integration of additional residential in this location, with adjacent commercial land uses, will increase the economic stability of the nearby existing retail and commercial businesses along Indian School Road.

***Goal LU 3***

*Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.*

**• *Policy LU 3.4***

*Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.*

**Response:** The PUD Ordinance was adopted by City Council in June 2009 with the purpose of providing a development district to promote the goals and policies of the General Plan, character areas plans and design guidelines encouraging mixed use development. Rezoning the subject Property to PUD will not only allow redevelopment of the site, but will bring development that more closely aligns the goals set forth by the City by integrating quality residential development in Southern Scottsdale.

The proposed PUD zoning is an appropriate zoning designation for the existing mixed use land use category and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will tie into and celebrate the existing pedestrian connection to Indian Bend Wash and Indian School Park.

The amended standards requested under this application are outlined above in Section V. and focus specifically on setbacks to address the unique site constraints of this infill Property.

***Goal LU 8***

*Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.*

**• *Policy LU 8.2***

*Encourage properties that redevelop adjunct to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location near this amenity.*

- **Policy LU 8.3**

*Support the inclusion of workforce housing in mixed use developments located in proximity to the Indian Bend Wash.*

**Response:** The revitalization of a 5.65+/- acre Property with new residential housing options in Southern Scottsdale upholds the above policies by contributing towards the “dynamic range of land uses” within close proximity (½ mile) to the Indian Bend Wash. This open space amenity will provide recreation and connectivity via alternative modes of transportation such as bicycling, walking, jogging, rollerblading, to the residents of Alta Scottsdale.

### **CHARACTER & DESIGN**

#### **Goal CD 1**

*New and redeveloped residential housing should respect existing neighborhood character and design.*

- **Policy CD 1.1**

*New and redeveloped residential development should be compatible in terms of established neighborhood housing proportions, size, mass and height.*

- **Policy CD 1.2**

*Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.*

**Response:** As an infill redevelopment project, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, 3-story transitioning to 4-story massing, human-scale and landscaping buffers. The architectural character of the proposed residential community is complementary of the surrounding context.

The exterior building design theme will consist of a Southwestern design concept with Mediterranean accents. The predominant exterior wall material will be two toned sand finish stucco with shaped foam accent bands. The roof construction will consist of a flat parapet roof, at varying heights, to conceal rooftop mechanical equipment. The primary exterior colors will consist of warm desert earth tone colors accented with a deeper earth toned stone veneer base. The elevations also incorporate the use of metal balcony rails, shade arbors, louvered shutters, metal canopies, and recessed windows to provide architectural interest.

#### **Goal CD 4**

*Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate*

- **Policy CD 4.1**

*Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.*

- **Policy CD 4.2**

*Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.*

- **Policy CD 4.3**

*Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.*

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Indian School and Granite Reef. A low-water use plant palette will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

**Goal CD 6**

*Promote, plan, and implement design strategies that are sustainable.*

- **Policy CD 6.4**

*Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

**Response:** Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to construct the property in accordance with one of the nationally recognized “Green Building Programs”.

**Goal CD 7**

*Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.*

- **Policy CD 7.1**

*Encourage architecture and design transitions between new development and existing development.*



- **Policy CD 7.3**

*Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

**Response:** This application includes a range of exhibits (site plan, elevations, landscape plan, and cross-sections) which demonstrate the character and high-level of design proposed for this site. The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the existing single family homes to the west as well as appropriate scale adjacent to the existing multifamily to the north and east. The proposed development includes all surface parking and single level garages for individual units integrated with the building architecture; no above grade parking structure is proposed.

## **ECONOMIC VITALITY**

### ***Goal EV 1***

*Support reinvestment that updates and/or replaces aging commercial properties.*

- **Policy EV 1.1**

*Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.*

**Response:** This redevelopment request will result in a \$32 million investment, replacing an aging, underutilized commercial property in the heart of Southern Scottsdale with residential housing fulfilling a demand for residential units in the area. There is real demand for rental units in this neighborhood largely due to the conversion of over 6,400 rental units to condominiums during the housing boom of 2002-2007. Additionally, there has been no new apartment development within a 3 mile radius of the site in the past 12 years (most recent includes: Colonial Grand at 64<sup>th</sup> & Thomas in 2000; Paladium at Indian School & Drinkwater in 2000) and the average age of the apartment stock in South Scottsdale is nearly 30 years old. The proposed residential community will offer market rate, high-end apartments that will be compatible with the surrounding neighborhood and will offer lower rental rates than Downtown Scottsdale. The additional dwelling units will bring economic benefit to the nearby Scottsdale businesses and revitalization to an underutilized, functionally obsolete site.

In 2010 the City of Scottsdale entered into contract with Applied Economics as a consultant to perform a citywide economic study. The City was broken in to three subdistricts (south, central and north) for the purposes of analyzing economic development, land use and fiscal impacts. The study demonstrates the lack of available vacant land in the south subdistrict and the potential for redevelopment to stabilize the economic future of Scottsdale.

*The final market condition factor considered in the analysis was the possibility for redevelopment in the City of Scottsdale. Since the supply of available vacant land is very limited in the south subarea, and is becoming constrained in the central subarea, examining the potential for redevelopment was an important part of preparing development forecasts. Our knowledge of Scottsdale indicates that there are areas in both the south and central subareas that could become targets for redevelopment over the next twenty years.*

## **HOUSING**

### ***Goal H 2***

*Embrace a wide range of housing options.*

- ***Policy H 2.1***

*Promote change to ordinances, policies, and standards that support a greater mix of housing sizes, styles, types, and range of pricing throughout Southern Scottsdale.*

- ***Policy H 2.3***

*Provide regulatory, policy, and design considerations that focus on accommodating new housing typologies in Southern Scottsdale.*

### **Response:**

The PUD Ordinance was adopted by City Council in June 2009 with the purpose of providing a development district to promote the goals and policies of the General Plan, character areas plans and design guidelines in areas appropriate for mixed use development. Rezoning the subject Property to PUD will not only allow redevelopment of the site, but will bring development that more closely aligns the goals set forth by the City by integrating quality residential development in Southern Scottsdale.

The requested PUD zoning provides the flexibility needed to develop the site in a sensitive manner by providing appropriate buffering to the existing single family residential to the west and respecting the built environment along Indian School Road. Integrating residential will increase the range of housing options for the residents of Scottsdale and strengthen the live, work, play land use concept.

## **COMMUNITY MOBILITY**

### ***Goal CM 1***

*Increase the range of mobility options available to the area residents and businesses.*

- ***Policy CM 1.1***

*Develop an effective range of safe, reliable, and where feasible, less congested mobility systems for Southern Scottsdale.*

- ***Policy CM 1.3***

*Provide continuous pedestrian and bicycle pathway access between Regional Centers and Activity Areas, Corridors, park and open spaces and transit systems.*

**Response:** The existing network of mobility options associated with this Property make it ideal for residential redevelopment. Indian School Road is a minor arterial providing a direct east-west connection to Loop 101 and Downtown Scottsdale, which has a significant concentration of employment and entertainment land uses. Additionally, Valley Metro Route 41 traverses Indian School Road from the site west through Downtown Scottsdale and into Phoenix. The site is also approximately ½ mile east of Indian Bend Wash, the City's most predominate open space corridor with a network of continuous pedestrian and bicycle pathways. Developing housing near employment/entertainment cores with established multi-modal transportation options reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents.

The anticipated traffic counts for the proposed residential development with 223+/- dwelling units is significantly less than the counts associated with the existing PNC zoning designation for the site (see Trip Generation Report by EPS Group, Inc).

## **OPEN SPACE & RECREATION**

### ***Goal OSR 1***

*Develop, improve, maintain and enhance the quality of Southern Scottsdale's open space environments.*

#### **• Policy ORS 1.2**

*Protect mature vegetation while encouraging indigenous and adaptive plant materials to inhabit open and recreational spaces, streetscapes and private development landscaping throughout Southern Scottsdale.*

**Response:** To maintain Scottsdale's aesthetic values and environmental standards, the perimeter streetscapes and internal landscape improvements will provide continuity through the cohesive use of mature desert landscaping and hardscape design elements for the proposed residential community. The established streetscape improvements (hardscape, lighting, landscaping) along Indian School Road will be maintained and extended along the frontage of Alta Scottsdale. The plaza area adjacent to the leasing office will provide a gathering space for residents and will link directly into pedestrian pathways leading both east and west of the site.

### ***Goal OSR 3***

*Continue to maintain and enhance Indian Bend Wash as a primary open space resource that provides for community and regional needs.*

- **Policy ORS 3.3**

*Create new and improve existing access between neighborhoods and the Indian Bend Wash.*

**Response:** The integration of additional housing options for the residents of Scottsdale on this 5.65+/- acre infill Property located only ½ mile east of the Indian Bend Wash upholds the above goals and policies embracing this unique public open space amenity which provides recreation and connectivity via alternative modes of transportation such as bicycling, walking, jogging, rollerblading, to the residents of Alta Scottsdale.

## **VII. Conclusion**

In summary, the applicant is seeking a non-major GPA and rezoning on a 5.65+/- acre site to create a unique multifamily community with approximately 223+/- residential units. Redevelopment of this parcel will revitalize an underutilized functionally obsolete office building and provide additional housing opportunities for the Southern Scottsdale community. It will contribute to the live, work, play land use balance promoted by the SSCAP. Incorporating new residential land use is essential to the success of Southern Scottsdale and the mix of uses along Indian School Road. The site is an ideal location for professionals to live close to Downtown Scottsdale, Indian Bend Wash, and major transportation corridors such as the Loop 101. The proposed PUD zoning is an appropriate zoning designation that will accomplish a range of goals including the integration of high quality, vibrant architecture and site planning to an underutilized site, and promoting pedestrian synergy that will tie into the existing pedestrian connectivity in nearby Indian Bend Wash.





Alta Scottsdale





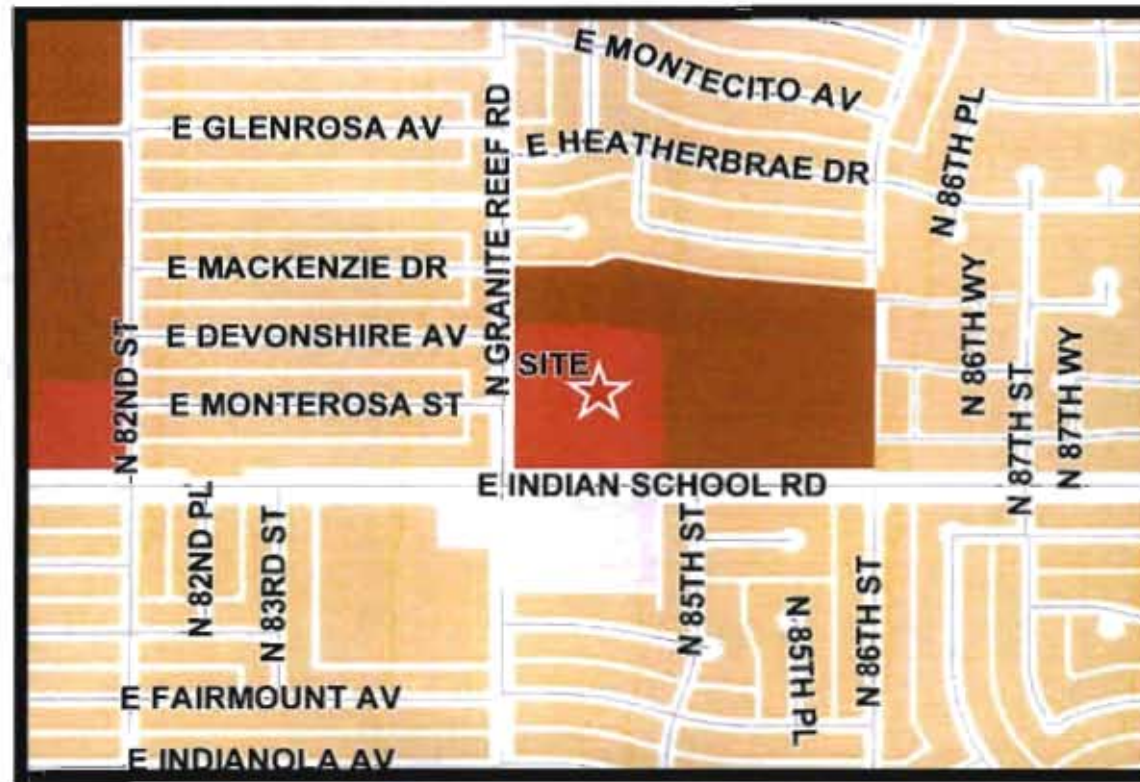
Alta Scottsdale

6-GP-2012 &  
11-ZN-2012

ATTACHMENT #7A



## Existing General Plan Land Use Map



**6-GP-2012**

ATTACHMENT #8



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Northeast Corner of Indian School Road & Granite Reef Road**  
**Alta Scottsdale**  
November 28, 2012

**Overview**

This citizen outreach and neighborhood involvement report is being performed in association with a zoning request for the redevelopment of approximately 5.6 gross acres located on the northeast corner of Indian School Road and Granite Reef Road. The design team has created a project that is architecturally striking and sensitive to neighboring properties. As part of the request, this citizen review and neighborhood involvement report has been drafted and will be ongoing throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

**Community Involvement**

The project team has been busy conducting outreach into the community to date. Door-to-door work and smaller meetings with homeowners and interested parties has begun and will continue throughout the process. Adjustments to the submittal have already been made based on comments from neighbors. Concerns about traffic have been raised as well. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.

Surrounding property owners and other interested parties were noticed via first class mail regarding the request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that was held for anyone who wanted to learn more about the request.



This Open House was held on Tuesday, November 27<sup>th</sup> at Navajo Elementary School (4525 N. Granite Reef Road) in Scottsdale. The site and time of the Open House were posted on the Early Notification sign in accordance with the City ordinance. Five neighbors attended the Open House (see sign-in sheets). Most of the attendees were supportive of the project with two neighbors expressing concerns about traffic and privacy issues.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

Notification letter

Notification list

Affidavit of posting

Sign-in sheets



November 16, 2012

Dear Neighbor:

We are pleased to inform you of a proposed multi-family residential community on a 5.65+/- acre parcel located on the northeast corner of Indian School Road and Granite Reef commonly referred to as the Rural Metro call center building, which Rural Metro will be moving to another location. The Neighborhood Commercial (C-1) property with existing retail at the hard corner of Indian School and Granite Reef will remain and is not part of this request. This proposal will include a non-major General Plan Amendment from the Commercial land use category to the Mixed Use land use category and a change in zoning from its current Planned Neighborhood Development (PNC) commercial zoning designation to Planned Unit Development (PUD). The residential buildings will be a combination of 3 and 4-stories with associated parking garages and surface parking. The site is ideal for residential due to its close proximity to retail, office, the Indian Bend Wash, Downtown Scottsdale, and convenient access to the Loop 101.

We are pleased to invite you to attend an open house to discuss this proposal. The open house will be held in the cafeteria of Navajo Elementary School located at 4525 N. Granite Reef Road in Scottsdale, from 5:00 p.m. to 6:00 p.m. on Tuesday, November 27<sup>th</sup>, 2012.

In the meantime, if you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Brad Carr, who can be reached at 480-312-7713.

Sincerely,

Paul Smith  
President

October 16, 2012

Dr. Jeffrey Peterson, Supervisor  
Scottsdale Unified School District  
101 N. 4th Street  
Scottsdale, AZ 85261

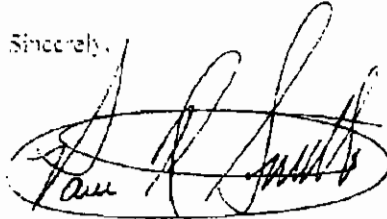
Dear Dr. Peterson:

Your letter regarding your permit application to City of Scottsdale Zoning Dept. (City) for  
Site 55, 101 N. 4th Street, Scottsdale, Arizona, dated 10/10/12, is received. City and  
Scottsdale Planning

Please be advised that we are applying for a rezoning request for changing the residential  
zoning classification resulting in a greater residential density allowed on the subject  
property. The property is currently zoned PNC, which allows for 22 residential units per  
acre (maximum allowed in area for lots of 26' and larger lots, which is an increase of 25% over

Enclosed please find a detailed project narrative, site map, site plan, and the  
Detention Pond Plan required by the City per the above Ordinance. If you have any  
questions I can be reached at 602-957-3433.

Sincerely,



Paul Smith  
Technical Solutions

CC: City of Scottsdale Current Planning Services



## SCHOOL DISTRICT

### Determination of Adequate Facilities

City of Scottsdale Project Number: 541 -PA- 2012

Project name: Alta Scottsdale

Project Location: NEC of Indian School and Granite Reef

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@BerryDamore.com Fax: (480) 385-2757

School District: Scottsdale Unified

I, \_\_\_\_\_ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or,

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Affidavit of Sign Posting

☒ Project Under Consideration Sign (White) ☐ Public Hearing Notice Sign (Red)

Case Number: 6-GP-2012, 11-ZN-2012  
Project Name: Alta Scottsdale  
Location: 8418 East Indian School Road  
Site Posting Date: 11-16-2012  
Applicant Name: John Berry  
Sign Company Name: Scottsdale Sign A Rama  
Phone Number: 480-994-4000

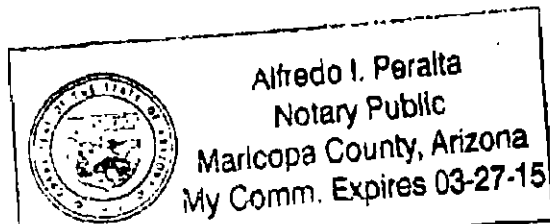
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

11-16-2012  
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator

Acknowledged before me this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

**Planning, Neighborhood & Transportation Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: 11/27/2012

Time: 5:00 – 6:00 PM

Location: 4525 N. Granite Reef Rd

**Site Address: 8418 E. Indian School Rd**

### Project Overview:

- **Description of Request:** Request for a non-major General Plan Amendment from the Commercial land use category to the Mixed Use land use category and a rezoning from PNC (Planned Neighborhood Center) to PUD (Planned Unit Development) on a 5.65 +/- acre site located at the northeast corner of Indian School and Granite Reef
- **Site Acreage:** 5.65 +/-
- **Site Zoning:** Planned Neighborhood Center (PNC)

Applicants Contact: John Berry  
Phone number: 480-385-2727

City Contacts: Brad Carr  
Phone number: 480-312-7713

Case Number #: 6-GP-2012, 11-ZN-2012 Available at The City of Scottsdale: 480-312-7000  
After submittal, project information is available at: [www.scottsdaleaz.gov/projects/ProjectsInProcess](http://www.scottsdaleaz.gov/projects/ProjectsInProcess)

Posting Date: 11/16/2012 –Penalty for removing or defacing sign prior to date of last hearing  
–Applicant Responsible for Sign Removal

Alta Scottsdale  
Neighborhood Meeting Sign-In Sheet  
Tuesday, November 27, 2012

[illegible]



**Alta Scottsdale  
Neighborhood Meeting Sign-In Sheet  
Tuesday, November 27, 2012**

[illegible]

**Carr, Brad**

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**Subject:** Case Name: Alta Scottsdale; Case Number: 61 DR 2012

**From:** Sondra Francis [mailto:[smmfrancis@cox.net](mailto:smmfrancis@cox.net)]

**Sent:** Thursday, December 27, 2012 10:12 AM

**To:** Curtis, Tim; Hadder, Don; Venker, Steve

**Subject:** Case Name: Alta Scottsdale; Case Number: 61 DR 2012

Dear Mr. Curtis, Mr. Hadder & Mr. Venker:

Subject: Case Name: Alta Scottsdale  
Case Number: 61 DR 2012

We received the letter of November 16, 2012 regarding the proposed multi-family residential community on the 5.6+/- acres parcel located on the northeast corner of Indian School Road & Granite Reef Road.

Although we were unable to attend the meeting, we feel compelled to share our opinion.

This residential community towering over 3 and 4 stories is a very bad idea.

Although this area is close to the 101 and newly and beautifully improved Indian School Road, it is also within a small and tightly packed community.

The proposed residential community will overpopulate the living space, overwhelm the already highly congested traffic pattern and thus exponentially increase noise and air pollution.

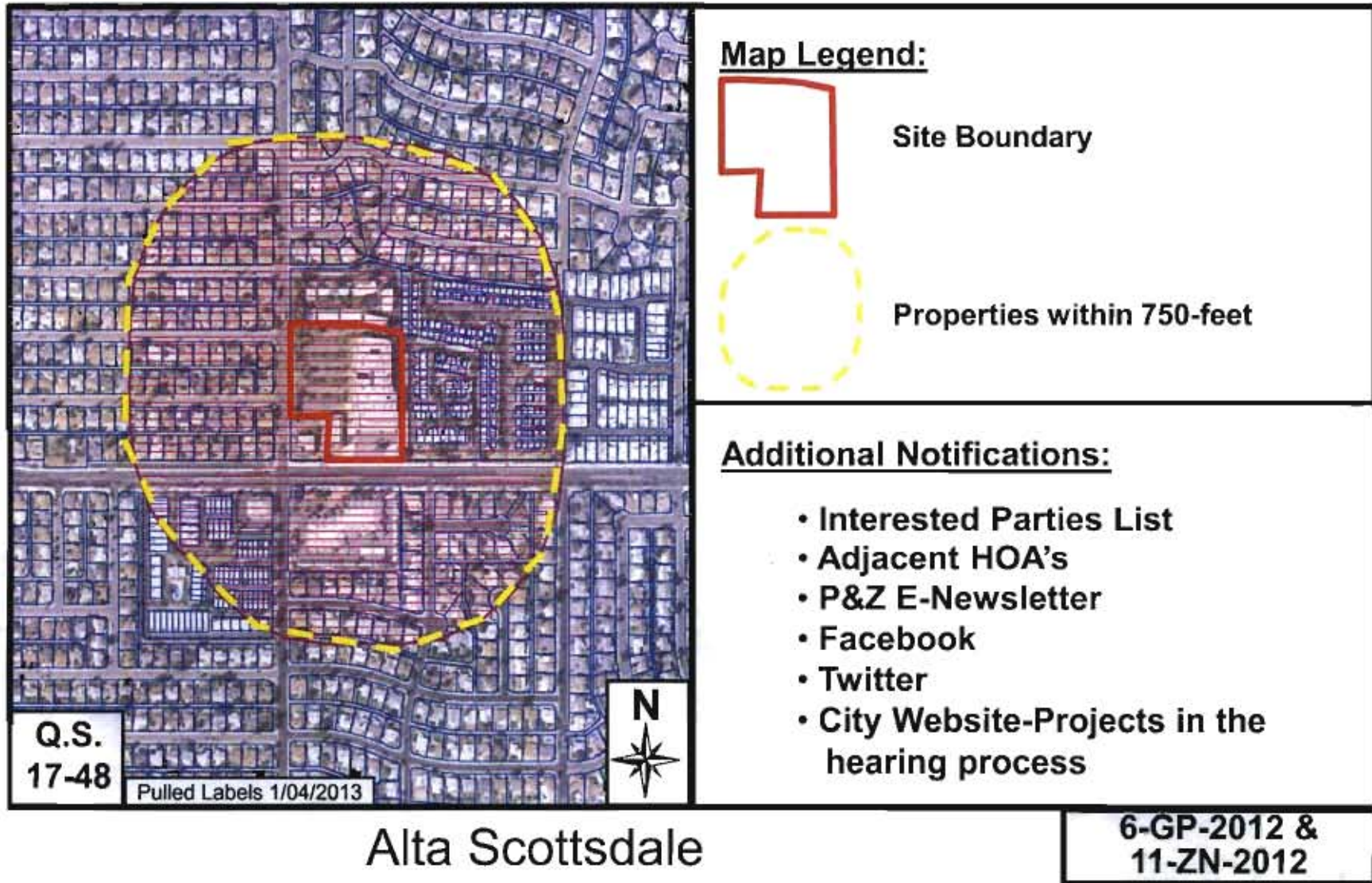
And, with overpopulation comes the possibility of increased crime. As for the stated "large employment core" – my question is "where in this lovely City of Scottsdale is this vast employment?"

Again, this is a small community with limited space. Building a massive residential community of +/- 223 units will include 1 to 5 cars per unit adding to these small side streets at the very least 450 cars, SUV's and trucks and thus exponentially increasing noise and air pollution.

If our votes count for anything **Please reject and deny the construction project** of this massive residential community and retain this area as a business center. There is just simply not enough residential space in this small and cramped community.

Thank you for your kind consideration,  
Sondra Francis  
Sonja Kidder  
4010 N Granite Reef Road

## City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, JANUARY 23, 2013**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael D'Andrea, Chairman  
Ed Grant, Vice-Chair  
Erik Filsinger, Commissioner  
David Brantner, Commissioner  
Matt Cody, Commissioner  
Jay Petkunas, Commissioner  
Michael Edwards, Commissioner

**STAFF:** Tim Curtis  
Sherry Scott  
Brad Carr  
Keith Niederer  
Jesus Murillo  
Erin Perreault  
Adam Yaron

**CALL TO ORDER**

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

### **ROLL CALL**

A formal roll call was conducted confirming members present as stated above.  
Vice-Chair Grant left at 5:55 p.m.

### **MINUTES REVIEW AND APPROVAL**

1. Approval of January 9, 2013 Regular meeting Minutes including Study Session.

**COMMISSIONER BRANTNER MOVED TO APPROVE THE JANUARY 9, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### **EXPEDITED AGENDA**

2. 23-UP-2012 (Verizon PHO Sundown)

Chris Schaffner provided comments.

3. 19-UP-2012 (El Ranchero)

Jane Bertram and Juan Daniel Ramirez provided comments.

4. 7-AB-2012 (Cochise Manor GLO Abandonment)

**COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASES 23-UP-2012, 19-UP-2012 AND 7-AB-2012, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER PETKUNAS.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

**REGULAR AGENDA**

5. 6-GP-2012 (Alta Scottsdale)

6. 11-ZN-2012 (Alta Scottsdale)

**COMMISSIONER CODY MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 6-GP-2012 AND 11-ZN-2012, INCLUDING THE DEVELOPMENT PLAN, PER THE STAFF RECOMMENDED STIPULATIONS AFTER DETERMINING THAT THE PLANNED UNIT DEVELOPMENT FINDINGS HAVE BEEN MET, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

Thomas B. Re', Eric Brown, Pat Cruse, Jack Stein provided comments.

7. 5-GP-2012 (CVS Pharmacy – Scottsdale & McDonald)

8. 10-ZN-2012 (CVS Pharmacy – Scottsdale & McDonald)

**COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 5-GP-2012 AND 10-ZN-2012 PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0). CHAIR D'ANDREA RECUSED HIMSELF.**

Terry O'Neill, Leo Bauman, Patricia Ramsey, Andrew McLaren, Anthony Lanzo, Lanny Van Eman, Kay Pinckard-Hansen, Natalie Licciardi, Gary Meyers provided comments.

Lisa Marshall, Thomas Lucas, Robert McShane, Caryn McShane, Michael Marshall, Gary Shapiro, Catherine Robertson provided written comments.

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:45 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)