

CITY COUNCIL REPORT



Meeting Date: December 1, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

THE RESERVE AT PINNACLE PEAK PATIO 2-GP-2014

Request to consider the following:

1. Adopt Resolution No. 9942 approving a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway.

Key Items

- General Plan Goals and Policies
- The proposed zoning (9-ZN-2014) is consistent with the requested General Plan land use designation of Suburban Neighborhoods
- Single-family development plan
- Amount of available General Plan designated Commercial land uses both citywide, and within the northern portion of Scottsdale
- Desert Scenic Roadway
- Planning Commission heard this case on October 22, 2014 and recommended approval with vote of 7-0.

OWNER

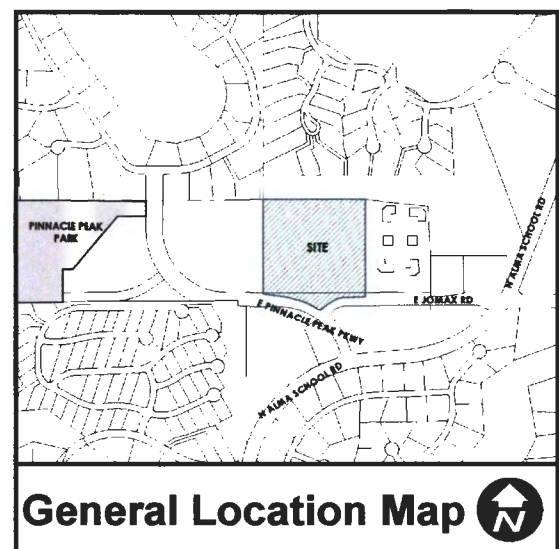
Torino Holdings, LLC
 602-870-9741
 (Michael Lieb)

APPLICANT CONTACT

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

LOCATION

10424 E. Jomax Road



BACKGROUND

Context

The subject property, composed of Pinnacle Peak Patio restaurant and retail site, is located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway. It is adjacent to commercial uses to the south and east, single-family residences to the north, northwest, and southwest, and vacant land to the west.

In the larger context, the subject property is located east of Pinnacle Peak Park, southeast of the Estancia residential community/golf course, and south of the Four Seasons Resort (Attachment 3).

General Plan

The General Plan Land Use Element designates the property as Commercial (Exhibit 1). This category includes areas designated for commercial centers providing goods and services to the surrounding residential population, and retail businesses, major single users, and shopping centers which serve both community, and regional needs.

Adjacent General Plan Land Uses

- North Natural Open Space, and Resorts/Tourism
- Northwest Suburban Neighborhoods (Estancia, developed at approximately 1 unit/acre (45-ZN-1990#2) which falls within the more than one, but less than eight units per acre as specified by the General Plan Suburban Neighborhoods definition)
- South Commercial
- Southwest Suburban Neighborhoods (Desert Highlands Parcel D&F, developed at approximately 2 units/acre (53-ZN-1993) which falls within the more than one, but less than eight units per acre as specified by the General Plan Suburban Neighborhoods definition)
- East Commercial
- West Commercial

Character Area Plan

There is currently no adopted Character Area Plan for this area.

Related Policies, References:

- 2001 City of Scottsdale General Plan
- 1-GP-2004, Scenic Roadway Designations
- 9-ZN-2014, The Reserve at Pinnacle Peak Patio, associated rezoning request for this property
- 7-AB-2014, Pinnacle Peak Patio, associated abandonment case
- 14-ZN-2008, Pinnacle Peak Resort (Capella)
- 2009-040-COS, Development Agreement (Capella)

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is a major amendment to the Scottsdale General Plan 2001 to change the land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site, located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway which is required in order to rezone and develop the property to the proposed single-family residential land use (Case 9-ZN-2014).

GENERAL PLAN ANALYSIS

City of Scottsdale General Plan 2001

The applicant is requesting a major amendment to the City of Scottsdale General Plan 2001 from the Commercial land use designation to the Suburban Neighborhoods land use designation on a 10.75 +/- acre site located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway. The applicant's request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category criteria (Criteria #1) within the Land Use Element. The Change in Land Use Category table identifies that a change from the Commercial land use designation (Group E) to the Suburban Neighborhoods land use designation (Group B) constitutes a major General Plan amendment.

The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as areas within the community that include *medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. Preservation of environmental features is a key consideration and in the past has often been accommodated through master-planned communities or clustering.*

The proposal conforms to the General Plan description of Suburban Neighborhoods. The applicant proposes a single-family, "luxury patio home" project that will include approximately 5.0 dwelling units per acre. The density range considered appropriate under the Suburban Neighborhoods land use designation is more than one and less than eight units per acre. The development site is located between established commercial uses to the south and east as well as established General Plan designated Suburban Neighborhoods single-family residential to the northwest and southwest that are developed at approximately 1.0 and 2.0 dwelling units per acre. Furthermore, the applicant proposes preserving "undisturbed native vegetation, connected wildlife habitat, and scenic view corridors" onsite (Attachment 2).

Element and Policy Implications

One of the Six Guiding Principles, established through CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods". This guiding principle acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing

existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions, including rezoning, must meet the needs of the neighborhoods in the context of broader community goals. Finally the 2001 General Plan recognizes the need for maintaining a citywide balance of land uses that support changes in the community vision and dynamics over time.

Character and Design Element

The Character and Design Element stresses that appropriate development in Scottsdale will strike a balance that respects the natural desert setting and the surrounding neighborhood context with the objectives and needs of future generations. Goals in this element seek to determine the appropriateness of all development in terms of community goals, surrounding character and specific neighborhood context.

The Character Type for the area surrounding the subject property is Resort Villages, which are concentrations of resort facilities, including compatible residential neighborhoods, such as the one proposed by the applicant under the Suburban Neighborhoods land use category (Attachment 2).

The Character and Design Element also seeks to protect significant historic buildings and settings through goals and approaches that encourage the identification, preservation, and conservation of Scottsdale's historic resources. Pinnacle Peak Patio restaurant and retail site has been located on the subject property for approximately 57 years, opening in 1957 as a general store and rest stop and eventually adding dining services. Although the existing development and use has been a mainstay of this area of the City for a significant amount of time, the City's Historic Preservation Commission has not formally designated the property as historic on the local, state, or national registers.

Land Use Element

The General Plan Land Use Element is intended to ensure a variety of living, working and leisure opportunities through different land uses, vital neighborhoods, thriving business and resort communities, and open spaces for people to recreate, reflect and enjoy. Goals in this element involve recognizing Scottsdale's role as a major regional economic and cultural center; encouraging the transition of land uses from more intense areas to less intense neighborhoods; and maintaining a balance of land uses needed to support the community.

To this end, the proposed change in land use from Commercial to Suburban Neighborhoods accomplishes the following General Plan Land Use Element approaches: promoting land uses such as the residential patio homes proposed under the Suburban Neighborhoods land use designation that accommodate a resort-like lifestyle; encouraging transitions between different land uses, as accomplished through the proposal by buffering existing neighborhoods from more intense Commercial uses south and east of the subject site (Exhibit 1); providing an interconnected open space system, through the proposed development of an onsite trail connection that will provide residents with access to the existing public trail network; and promoting a land use pattern consistent with surrounding uses (Exhibit 1).

Economic Vitality Element

The General Plan Economic Vitality Element states that Scottsdale will be regionally competitive and attract businesses that offer employment to Scottsdale citizens, provide essential services, respect the desert environment, complement Scottsdale's tourism industry and bolster the tax base. In addition, the element seeks to strengthen Scottsdale's position as a premier tourism destination and resort community.

The proposed change in General Plan land use designation supports this element's approaches through the reuse of the subject site and by promoting residential revitalization to maintain housing land use commensurate with the surrounding context.

Housing Element

The Housing Element encourages a diversity of housing options that blend with the character of the surrounding community. The proposed change in General Plan land use designation supports this element's approaches by implementing compatible land use relationships that allow for housing development similar to surrounding properties built under the General Plan Suburban Neighborhoods land use category.

Neighborhoods Element

The Neighborhoods Element promotes and encourages context-appropriate, new development in established areas of the community. The proposed change in General Plan land use designation supports this element's approaches, including: utilizing redevelopment to positively impact the visual and aesthetic value of an area by complementing the surrounding Suburban Neighborhoods to the north and southwest with the same land use designation; and fostering context-appropriate redevelopment through the proposed low-profile residences that integrate into the surrounding area.

Open Space and Recreation Element

The Open Space and Recreation Element promotes the conservation of natural and recreational resources for the enjoyment of all citizens while meeting the needs of an evolving community. The subject property fronts Jomax Road, a Desert Scenic Roadway as designated by Goal 1 of the Open Space Element, and is recognized as a "Natural Streetscape" on the Streetscapes Map. Desert Scenic Roadways are intended to preserve views, native vegetation, and to provide a more rural and open feel by maintaining and enhancing open space along roadways within Environmentally Sensitive Lands ESLO areas. Setbacks of Desert Scenic Roadways vary based on topography and specific site conditions, resulting in a meandering open space corridor without strict dimension. These roadways rely on the placement of Natural Area Open Space (NAOS) and zoning setbacks to achieve an open space corridor along the road. Natural Streetscapes are intended to be compatible with the natural desert.

The applicant proposes maintaining a Desert Scenic Roadway dedication similar to the commercial developments to the east of the subject site, including an average setback of approximately 54 feet along Pinnacle Peak Parkway and Jomax Road, with an approximate buffer area of 39,410 square feet (Attachment 2).

Preservation and Environmental Planning Element

The Preservation and Environmental Planning Element states that Scottsdale will be a community that offers residents and visitors a healthy, safe, clean and sustainable environment. This element seeks to enhance the quality of life in Scottsdale by safeguarding the natural environment. The proposed change in General Plan land use designation supports this element's approaches, including safeguarding the natural environment and native plants by enhancing the subject site through natural revegetation and the retention of mature, native plants (Attachment 2).

Community Mobility Element

The General Plan Community Mobility Element seeks to maintain Scottsdale as a community that safely, conveniently, and efficiently moves people, goods, and information by providing access and mobility choices that match the character and lifestyle of different areas of the community. The applicant's proposal supports this element's approach in terms of maintaining Scottsdale's high aesthetic values in the city's transportation system through the proposed perimeter streetscaping that will provide continuity between new and existing native landscaping, and constructing a development that is compatible with citywide corridor functions by including sidewalk and trail connections to help integrate the proposed residential use with adjacent uses (Attachment 2).

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The North Sub-Area is generally bounded by Deer Valley Road to the south, and the City's boundary to the north, east and west.

According to the study, the North Sub-Area is projected to absorb approximately +/-3,577 acres of residential land area by 2030, and about 4% (+/- 162 acres) is projected to be suburban residential development. Consequently, the proposed change in General Plan land use category to Suburban Neighborhoods is in keeping with the projected increase in residential development anticipated in this area of the community.

The full Development Forecast text can be found at:

[http://www.scottsdaleaz.gov/Assets/Public+Website/water/Rates+\\$/26+Fees/LUAR2013.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/water/Rates+$/26+Fees/LUAR2013.pdf)

Land Use Impact Model

Long-Range Planning Services uses a land use impact model to generally assess the impacts of potential changes in General Plan land use designations.

Per the model, a change from Commercial to Suburban Neighborhoods on the site would result in an increased resident population estimated at 130 people and an approximate increase of 23 school-aged students across grades K-12. The modeling results associated with the elimination of the Commercial land use designation on the site indicates a decrease of 417 potential commercial jobs. However, potential labor force as a result of the new residential dwelling units is projected at 53 workers. With the proposed land use change, water usage is anticipated to increase by 3.4

million gallons per year and wastewater generation by approximately 2.5 million gallons per year. The estimated impact this proposal will have on vehicle trips per day would be a reduction from 3,150 daily trips, associated with the Commercial land use designation, to 476 daily trips (Suburban Neighborhoods land use).

Because the existing land use designation allows for a considerable range of land use types, the actual increases/decreases in the modeled categories are at best, an estimate, and should not be considered conclusive.

Policy Implications

Economic Development

Commercial Land Use

The City of Scottsdale, through the 2001 General Plan goals and approaches, generally seeks to maintain and enhance the existing commercial land use designations in the city in order to maintain economic drivers. In this case, however, the conversion of Commercial land use to Suburban Neighborhoods may be appropriate considering the property's context—just south of a major resort, The Four Seasons, surrounded by other designated commercial land, and in close proximity with the requested land use designation, Suburban Neighborhoods.

Citywide, General Plan Commercial land use designations account for 1106+/- acres (roughly 1% of the City's area). The requested change from Commercial to Suburban Neighborhoods represents an approximate 1% reduction in the total commercially designated land within the City of Scottsdale. Within the north area of the City, (north of Deer Valley Road to the City's northern boundary) the Commercial General Plan land use designations that exist account for 365+/- acres (roughly 33% of the City's total General Plan Commercial land use designations). The requested change totals an approximate 3% reduction in the commercially designated land within the north area of the City.

The applicant has submitted a current market analysis that demonstrates a weak demand for commercial occupancy in the general area surrounding the subject property. More specifically, the analysis states the vacancy of retail/office in both a three and five mile radius of the subject property to be 23.30% and 17.60 % respectively (Attachment 8).

Arizona State Statute allows for General Plans to be legally amendable; thus, Scottsdale's General Plan 2001 was created as a "broad, flexible document that changes as the community needs, conditions, and direction change." Consequently, amendment requests do vary over time - typically with the change in market trends. Thus, the 2-GP-2014 requested change from Commercial to Suburban Neighborhoods as well as the two other requests for major General Plan amendments to change the Commercial General Plan category (Cases 3-GP-2014 and 4-GP-2014) to residential designations are a reflection of the current underperforming commercial market trend in northern Scottsdale.

Community Involvement

The applicant held a neighborhood open house on Thursday, June 5, 2014 at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 to 6:00 p.m. Per the applicant, 12 neighbors attended the open house and “attendees were generally supportive of the project with two people raising concerns regarding density and traffic.” A subsequent meeting with neighborhood leaders of Privada and Estancia was held by the applicant on July 17, 2014 to answer questions about building height and traffic access (Attachment 9).

A city-sponsored open house was held on September 3, 2014 at Copper Ridge School from 5:00 to 8:00 p.m. A total of 84 people attended, dispersed among the 4 major General Plan amendment cases (2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2014). Major comments received at the Open House specific to this case included:

- Concerns regarding the requested density of the applicant’s associated zoning case: 9-ZN-2014; and,
- Concerns regarding impacts the amendment and associated zoning case may have on Pinnacle Peak Park.

Per State Statute requirements for major General Plan amendments, the Planning Commission held a remote public hearing for this application on Wednesday, September 10, 2014 at Copper Ridge School. Residents in attendance submitted written comments and spoke in regard to the application. Major comments received at the hearing included:

- General support for the major General Plan amendment request for a change from Commercial to Suburban Neighborhoods, with concerns expressed about the proposed building height and density of the applicant’s associated zoning case: 9-ZN-2014
- Traffic and infrastructure concerns as a result of the proposed development associated with the applicant’s associated zoning case (9-ZN-2014); and,
- Loss of the perceived historical significance of Pinnacle Peak Patio.

Case 2-GP-2014 was originally scheduled for consideration by Planning Commission on October 8, 2014. By request of the applicant, a continuance was granted by Planning Commission to allow the major General Plan amendment and its associated zoning case (9-ZN-2014) to be heard on the same night.

Staff has received calls and e-mails regarding this application. Public comment cards and e-mails received as of the drafting of this report are attached (Attachment 6).

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 7-0.

Staff Recommendation to Planning Commission

1. Recommend to City Council, the approval of Case 2-GP-2014, a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway.

OPTIONS & STAFF RECOMMENDATION

Staff Recommended Approach:

1. Adopt Resolution No. 9942 approving a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site located north of the intersection of East Jomax Road and East Pinnacle Peak Parkway.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Long Range Planning Services

STAFF CONTACT

General Plan


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Planner


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APPROVED BY


Taylor Reynolds, Planner / Report Author

11/5/14
Date


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11-05-2014
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/7/14
Date

ATTACHMENTS

1. Resolution No. 9942
Exhibit 1. Existing/Proposed General Plan Conceptual Land Use Map
2. Applicant's Narrative
3. Context Aerial
4. Aerial Close-Up
5. Zoning Map
6. Public Correspondence Received
Exhibit A. General Correspondence Received Prior to Open House
Exhibit B. Open House Comments Received
Exhibit C. Remote Planning Commission Hearing Comment Cards
Exhibit D. Correspondence Received Post Remote Planning Commission Hearing
Exhibit E. Planning Commission Recommendation Hearing Comment Cards
7. City Notification
8. Applicant's Commercial Market Information
9. Applicant's Citizen Involvement Report
10. October 22, 2014 Planning Commission minutes

RESOLUTION NO. 9942

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM COMMERCIAL TO SUBURBAN NEIGHBORHOODS ON A 10.75 +/- ACRE SITE LOCATED NORTH OF THE INTERSECTION OF E. JOMAX ROAD AND E. PINNACLE PEAK PARKWAY.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council 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 remote public hearing at Copper Ridge School on September 10, 2014 and a recommendation hearing on October 22, 2014 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on December 1, 2014, 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 Conceptual Land Use Map for the City of Scottsdale, for the property located north of the intersection of E. Jomax Road and E. Pinnacle Peak Parkway for 10.75 +/- acres from a Commercial Land Use Designation to a Suburban Neighborhoods Land Use Designation.

Section 2. That the above amendment is described in Case No. 2-GP-2014 (relating to zoning case 9-ZN-2014), 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 1st day of December, 2014.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

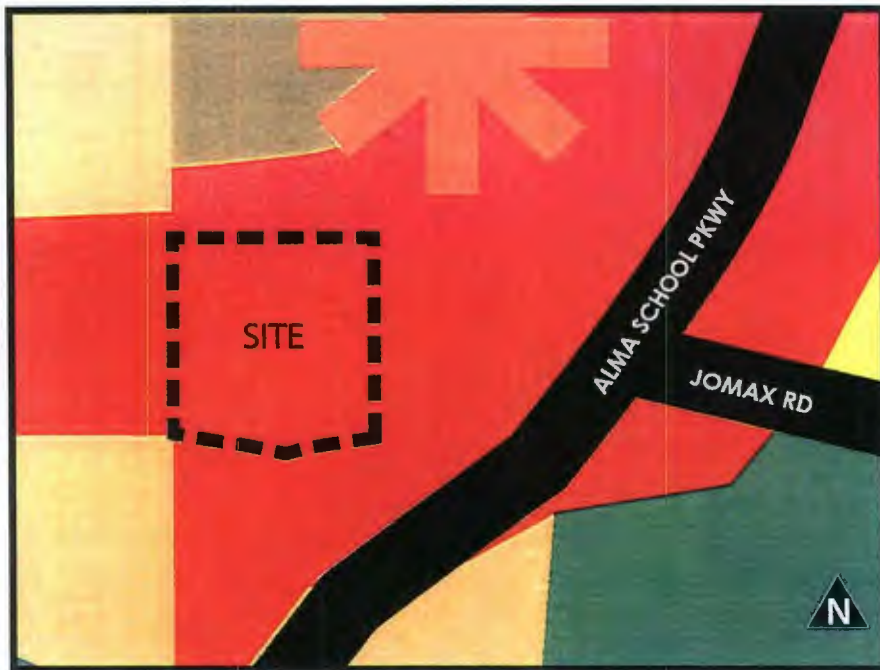
APPROVED AS TO FORM:

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

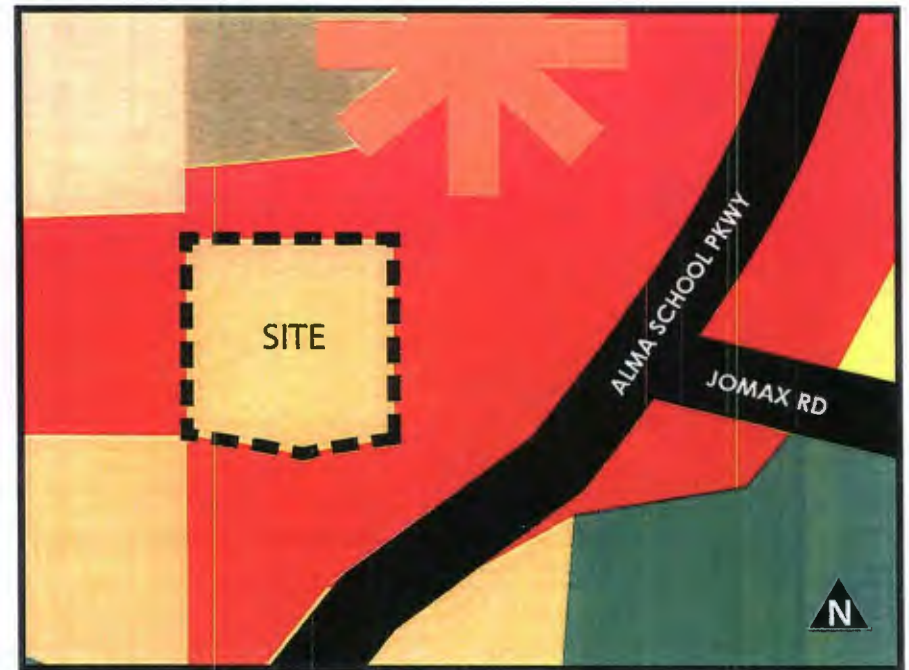
Case: 2-GP-2014

The Reserve at Pinnacle Peak Patios













From Land Use Designation:
Commercial



To Land Use Designation:
Suburban Neighborhoods



Conceptual Land Use Map Legend

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
			Developed Open Space (Golf Courses)
			Cultural/Institutional or Public Use

ATTACHMENT #2

Applicant's Narrative

2-GP-2014: The Reserve at Pinnacle Peak Patios

*The Reserve at
Pinnacle Peak Patios*

Project Narrative

2-GP-2014

9-ZN-2014

Resubmittal: 08/29/14

Location:

10424 E. Jomax Road

**Request for a Major General Plan Amendment
from Commercial to Suburban Neighborhoods**

&

Rezoning from C-2 ESL to R-4 ESL

Prepared for:

Torino Holdings, LLC

Pinnacle Peak Patio

Prepared by:

**Berry, Riddell & Rosensteel, LLC
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85258**

2-GP-2014

8/29/2014

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I. Request

The request is for a Major General Plan Amendment ("GPA") from the Commercial land use category to the Suburban Neighborhoods land use category on approximately 10.75+/- gross acres located north of the intersection of Jomax Road and Pinnacle Peak Parkway at 10424 E. Jomax Road (the "Property") filed under case 2-GP-2014. The Property is the site of Pinnacle Peak Patio restaurant.

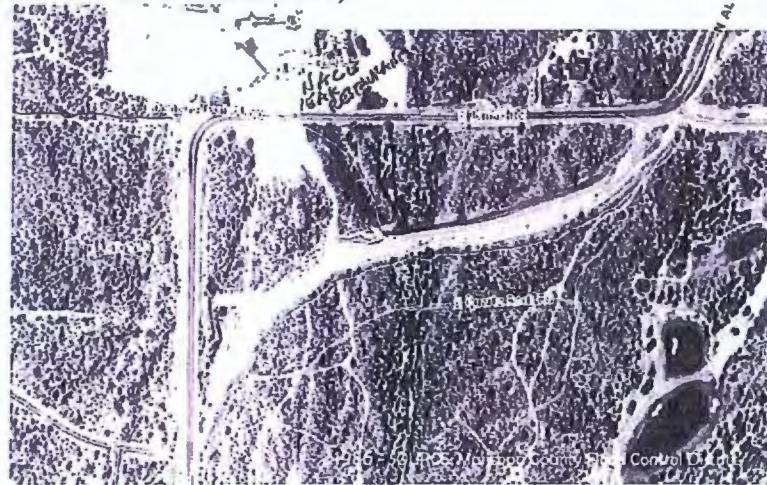
The companion rezoning request is to modify the existing C-2 ESL (Central Business District, Environmentally Sensitive Lands) zoning to R-4 ESL (Townhouse Residential District, Environmentally Sensitive Lands) zoning on approximately 10.0+/- gross acres as identified above to allow the development of *The Reserve at Pinnacle Peak Patios*, a 50-unit luxury patio home community. The associated Abandonment request is for the vacant triangle parcel along the south boundary of the site where Pinnacle Peak Parkway and Jomax Road intersect. This additional area will be incorporated into the overall site plan primarily as open space, serving to address stormwater retention and will improve the overall aesthetics of this intersection as a gateway to the Pinnacle Peak trailhead. Setbacks adjacent to Jomax Road will be in conformance with the Desert Scenic Roadway designation and the applicant will work with staff to establish a minimum average open space setback along the south frontage of 40 feet.

II. Existing Improvements/History

The site, which is zoned Central Business District (C-2 ESL) was originally zoned by Maricopa County in the late 1950s or early 1960s. The property has been the home of Pinnacle Peak Patio restaurant for approximately 50 years. The economics no longer support a restaurant at this location and it will close regardless of the outcome of this case. Pinnacle Peak Patio, originally owned by Bill and Dottie DePew, opened on a nearby site (east of Alma School Road) in 1957. The DePew's relocated their business across the road to the present site at the foot of Pinnacle Peak a few years later. At that time the Pinnacle Peak area was a remote, dusty, desert outpost and Pinnacle Peak Patio mainly catered to fishermen and others on their way to Bartlett Lake, Horseshoe Lake and the Verde River.

In the late 1960s and early 1970s, the restaurant and accessory "cowboy" tourist uses became a tourist destination for Scottsdale and Paradise Valley hotel and resort guests. As described in the book "Pinnacle Peak" by Les Conklin and the Greater Pinnacle Peak Association, "A newspaper advertisement from 1969 advised their guests to 'check their guns at the bar'. Up until the 1980s, all the cooks and managers carried loaded guns to 'handle' people who walked out without paying their bills." The restaurant increased its fame and unique western ambience by cutting off customer's neckties and then hanging the ties from the ceiling rafters. The Property was annexed into the City of Scottsdale in the early 1980s.

Historical aerials show that prior to the mid-1980s the site was located on a major road at the 'bend' of Alma School (previous alignment) and Jomax. Over the next decade, the curved Alma School Parkway alignment to the east of the site was completed having a negative impact on the viability of this commercial Property, which no longer fronted an arterial (see 1986 MCFCD aerial below).



Post annexation, the character of the surrounding area began to change. The Pinnacle Peak area saw the development of multiple upscale residential communities and golf courses. In 1985, Troon Village, a 2,655-acre community located just east of the Property and anchored by Troon Golf and Country Club, began development. It was soon joined by Desert Highlands, located just south and west of the Property.

In 2008, the Pinnacle Peak Patio site was combined for zoning purposes with two parcels of Arizona State Land (ASLD) located immediately to the west to form a proposed resort development known as "Capella at Pinnacle Peak". The Capella case (14-ZN-2008) was approved by City Council on May 5, 2009 for a 27+/- acre resort, which included the 17-acre ASLD property as well as the 10-acre subject Property. Both parcels were zoned C-2 in the early 1980s prior to the time that adjacent residential subdivisions (Desert Highlands, Estancia) were platted. The Capella resort was never built and the ASLD property is not part of this application. Current entitlements on the subject Property include 90 resort units and 3 homes for a total of 93 units or 9.3 du/ac (on the 10+/- acre portion of the Capella Resort plan). In addition, the approved site plan included a parking garage located at the northeast corner of the Property. The allowed building height on the western portion of the Capella site is 30' and permitted three-story buildings. The subject Property is currently allowed a building height of 36' with its existing commercial zoning category.

Much of the subject site has been scarred or graded. A review of LandisCor historic aerial photographs reveals that a significant portion of this 10.75-acre Property was already scarred or mass graded in 1971. By 1980, some additional portions of the Property had been graded. 1986 aerials show that the majority of the Property was mass

graded, which reflects the current condition of the site. Only small portions of the site along the north, east and west property lines and a small wash near the northeast corner of the property retain native vegetation (see context photographs/aerials of native vegetation in wash).

III. Project Overview

Context:

- Crescent Moon Ranch community and Four Seasons resort to the north /northeast.
- Small retail/office center (Villages at Pinnacle Peak) to the east.
- Retail/office uses to the south and Desert Highlands community to the southwest.
- Vacant commercially-zoned State Land to the west.
- Scottsdale's Pinnacle Peak Park and trailhead located approximately ¼ mile to the west.

The Property originally had continuous frontage on Jomax Road along its southern perimeter. Due to subsequent road realignments, it no longer has any arterial road frontage. The associated abandonment request is for the vacant triangle parcel along the south boundary of the site at the intersection of Pinnacle Peak Parkway and Jomax Road.

Project:

The Reserve at Pinnacle Peak Patios is a residential patio home development and contains no commercial land uses. The following provides a summary of the proposal:

- Fifty single-family homes are proposed at a density of 5.0 dwelling units per acre
- The residences will be luxury patio homes
- The homes are expected to sell from \$650,000 to \$900,000.

The Reserve at Pinnacle Peak Patios will provide several benefits for its neighbors:

- The property is presently zoned C-2 Commercial, which would allow commercial uses.
- As part of this project, the property will be downzoned from C-2 to R-4.
- The residential uses proposed will result in a reduction in traffic of 82%, compared to the current restaurant use or potential commercial uses.
- Noise from traffic, outdoor entertainment, live music and events will be eliminated.
- The developer has agreed to let Pinnacle Peak Patio operate (rent free) until construction begins, while city approvals, construction documents and permits are being processed.

The 2009 development approval for the "Capella at Pinnacle Peak" project included the closing and demolition of Pinnacle Peak Patio restaurant and associated tourist facilities to make way for the proposed resort uses. Pinnacle Peak Patio was eliminated as part of this 2009 approval; it was not incorporated into the approved resort. The 2009 approval of Ordinance 3844 approved a site plan on this property for resort use with buildings at

24' to 30' in height, with three-story buildings along the north property boundary.

Note: The Pinnacle Peak Patio property is currently allowed a building height of 36' with its existing commercial zoning.

IV. General Plan Overview

Criteria for a Major Amendment to the General Plan

The Reserve at Pinnacle Peak Patios was evaluated using the four criteria identified in the General Plan's Land Use Element as described below:

1. Change in Land Use Category

This criterion is described as a change in the land use category on the land use plan that changes the land use character from one type to another. The 10.75-acre site is classified as a "Commercial" land use in **Group E** whereas the proposed land use is "Suburban Neighborhoods", which is located in **Group B**. Based on this criterion, the proposed land use change qualifies as a Major General Plan Amendment (MGPA).

2a. Area of Change Criteria

This criterion is described as a change in the land use designation that includes the following gross acreages:

- * Planning Zones A1, A2, B - 10 acres or more
- * Planning Zones C1, C2, C3, D, E1, E2, and E3 - 15 acres or more

The subject site is located within Planning Zone "E1" where the threshold indicated above is 15 acres or more. The proposed land use change in this case is 10.75 acres and therefore, does not qualify as a MGPA.

2b. Acreage Criteria Overriding Incentives

Certain exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. There are four conditions associated with this criteria related to decreased density, additional Natural Area Open Space (NAOS), public or cultural uses and proposals in the Downtown area. These conditions are not applicable to the proposed amendment on the subject property. As a result, this proposal is a MGPA.

3. Character Area Criteria

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. This criterion is intended to ensure compliance with certain

standards and guidelines contained in approved character area plans. The subject property is located between two character area plans: the Desert Foothills Plan and Dynamite Foothills Plan. As the requested amendment does not fall within an approved character area, this criterion does not apply and would not be considered a MGPA.

4. Water/Wastewater Infrastructure Criteria

This criterion is related to a land use change that places premature increased demand on master planned water transmission or sewer collection facilities. The proposed land use change will result in decreased intensity and demand for water and wastewater infrastructure. Under this criterion the proposal is not considered a MGPA.

Conclusion: Based on evaluation of this proposal against the four criteria above, this request (2-GP-2014) is for a Major General Plan Amendment (MGPA) to the land use category and map contained in the Land Use Element of the General Plan. This request meets the criteria for a MGPA as it proposes a change from a Group E land use (Commercial) to a Group B land use Suburban Neighborhoods) as described on page 62 of the City's 2001 General Plan.

General Plan - Six Guiding Principles:

Per the 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**

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "Goals And Approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City's General Plan.

As described in Section V of this narrative, the Reserve at Pinnacle Peak Patios is consistent with the Plan's Guiding Principles and the Goals and Approaches contained in the following Elements.

V. The Elements of the General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide 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." It is with this inherent flexibility in mind that the proposed Major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a Major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

Character and Design Element

The Character and Design Element states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life." This Element indicates that Scottsdale Values:

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people's sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

Response: The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and topography. The site is relatively flat and devoid of significant topographic features or quality NAOS, with the exception of the perimeter and northeast corner of the property. The proposed site plan for the patio home community will include natural NAOS, re-vegetated NAOS and

developed open space. It will be designed to blend with the desert landscape palette on the adjoining residential and commercial properties.

- The development will incorporate quality design concepts that enhance the design character of the area and promote sustainability. The redevelopment of the Pinnacle Peak Patio property with luxury residential patio homes will complement and enhance the quality of the existing neighborhood. The architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout the Pinnacle Peak Resort Village. The applicant's intent is to restore the true desert character of this site commensurate with the intent of the Environmentally Sensitive Lands Ordinance (ESLO). Native desert landscaping and design elements will be incorporated with the development of this community both internally and along the perimeter streetscape.
- The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features, including Pinnacle Peak. Previous development extensively scarred and graded the site. The proposed development not only intends to dedicate required NAOS and to maintain the integrity of the ESLO through site design, architectural character and landscaping, but will provide additional, quality developed open space as well.

The development plan will provide linkage to adjacent development and promote social interaction. The site plan provides convenient connections for residents to access the adjoining commercial uses and the existing trailhead at Pinnacle Peak Park. There is an adjacent trail along the Property's north property line that connects to the nearby Pinnacle Peak Park trailhead. A planned connection to this trail will provide as an excellent recreational amenity for future residents. Similarly, the project proposes a sidewalk or improved trail connection to the existing sidewalk along Jomax Road at the southeast corner of the site. This will provide safe and convenient access to the adjoining commercial uses.

This Major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

Character and Design Goals and Approaches

1. Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

- Respond to regional and citywide contexts with new and revitalized development in terms of:
 - Scottsdale as a southwestern desert community.

- Relationships to surrounding land forms, land uses and transportation corridors.
- Contributions to city wide linkages of open space and activity
- Zones.
- Consistently high community quality expectations.

Response: The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and supporting commercial land uses. Careful and sensitive project design meets high community quality expectations. The proposal is consistent with this Goal and Approach.

- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Response: Although the project site has been extensively graded in the past, this project will maintain the existing natural wash features that remain as well as the existing mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating trail and sidewalk connections.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.
 - Suburban/Suburban Desert Character Types** contain medium- density neighborhoods that include a variety of commercial and employment centers and resorts.
 - Resort Villages** are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

Response: The Character Types Map of the General Plan designates the Property as a Suburban/Suburban Desert Character Type within a Resort Village (Pinnacle Peak Resort Village). These character areas contain medium density neighborhoods that include a variety of commercial centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding properties were designated as part of the Resort Village due to their proximity to Pinnacle Peak, the Four Seasons resort and the variety of high quality retail and restaurant opportunities in this area. The proposed luxury patio home community and residential land use not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of uses with a compatible high amenity residential neighborhood. The upscale nature of the Reserve at Pinnacle Peak Patios will complement surrounding residential, commercial, resort and recreational uses and with its open space and trail connections will be seamlessly integrated into the fabric of the Resort Village. The proposal is consistent with and furthers this Goal and Approach.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The redevelopment of the Pinnacle Peak Patio property with luxury residential patio homes will complement and enhance the quality of the existing neighborhood. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Pinnacle Peak Resort Village.

The proposed development will be low profile and will maintain views to nearby natural environmental features. It is important to note that the site is devoid of any significantly Natural Area Open Space (NAOS) and with the proposed development the NAOS will be enhanced and re-vegetated, bringing back the true desert character commensurate with the intent of the Environmentally Sensitive Lands Ordinance (ESLO). The small amount of existing NAOS on site will be protected in conformance with the ESLO.

Previous development extensively scarred and graded the site. The proposed development not only intends to dedicate required NAOS and to maintain the integrity of the ESLO through site design, architectural character and landscaping, but will provide additional, quality developed open space as well. Much of the developed open space areas will use desert-adapted plant materials that will blend into the surrounding desert setting. The proposal is consistent with this Goal and Approach.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

- Apply the **Scenic Corridor** designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.
- Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.
- Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.

Response: Scottsdale has established Scenic Corridors and Buffered Roadways and associated Design Guidelines. In addition, Case 1-GP-2004 identified Scenic Roadways/Designations including a third "Desert Scenic Roadways" level. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands (ESLO) overlay-zoning district that are not already designated as a Scenic Corridor or Buffered Roadway.

As noted by Scottsdale Long-Range Planning staff, both Pinnacle Peak Parkway and Jomax Road are subject to the Desert Scenic Roadway policy. Given the status of these roads the Reserve at Pinnacle Peak Patios plans to preserve views and enhance native vegetation along these frontages to provide a more rural and open feel in conformance with the city policy. As described in the policy, the objectives of the desert scenic roadway will be accomplished primarily through NAOS (natural and revegetated) and zoning setback application. The setback will vary based on specific site conditions, including previous development, and topography of the parcel.

Based on our review of the Villages at Pinnacle Peak development to the east a buffered roadway setback of 20 to 35 feet appears typical. A review of the office use at the southwest corner of Jomax and Alma School roads indicates a much narrower setback from Jomax Road. The project site plan shows about 700 lineal feet of street frontage, with an approximate buffer area of 38,000 sq. ft. The proposed average setback behind the right-of-way along the south edge is approximately 54 feet. The proposal is therefore consistent with this Goal and Approach.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.
- Encourage the retention of mature landscape plant materials.

Response The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site in the wash and along the perimeter will be retained with the proposed site plan. The proposal is therefore consistent with this Goal and Approach.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.
- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Response: Lighting will be designed in an appropriate manner and respectful of the nearby single-family residential developments, minimizing glare and promoting the City's dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

Land Use Element

The Land Use Element embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The Land Use Element Vision Statement reads: *"Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically."*

This General Plan amendment will add to the diversity of land uses in the Pinnacle Peak area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states "Neighborhoods" focus on a range of mostly residential classifications and "residential land uses should be designated to accommodate a mix of dwelling types and densities for the a variety of neighborhood and environmental conditions." The proposed Reserve at Pinnacle Peak Patios is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.

This Major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

Land Use Goals and Approaches

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.

Response: The proposed luxury patio home community is compatible with and will support the regional tourism-related land uses and activities within the Pinnacle Peak Resort Village. It is likely that future residents will patronize and support the nearby commercial uses that have clustered around the unique resort and recreational uses in the neighborhood. The proposal is therefore consistent with this Goal and Approach.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available

Response: The surrounding mix of land uses in the Pinnacle Peak Activity Area includes a range of commercial, residential and special use zoning districts and a range of residential densities. The immediate Pinnacle Peak area surrounding the subject Property contains properties zoned C-2, S-C, R-4R, O-S, R1-18 and R1-10 ESL or ESL HD. The Property is bookended by vacant and developed commercial land uses, but single-family residential, resort/townhouse uses and recreational uses are located nearby.

The Reserve at Pinnacle Peak Patios is a higher density residential use that fits well within this evolving mixed-use area. It provides an excellent and gradual transition from

the more intense Commercial land uses located to the east and south to the Residential uses and the open space corridor it borders to the north.

Across the north property boundary is open space and single-family Crescent Moon Ranch neighborhood. The Villages at Pinnacle Peak center provides retail and restaurant opportunities to the east. There are additional commercial uses located to the south of Jomax Road. Immediately to the west is the vacant ASLD commercial property. The location of these vacant parcels off a major arterial street frontage, due to the realignment of Alma School in the late 1980s, will be a serious constraint to future commercial development. The Pinnacle Peak Park trailhead located west of the State Land is zoned Special Campus and was intended for the original Desert Discovery Center concept.

The proposed luxury patio home community will provide an aesthetic character and density commensurate with the surrounding context and will provide a logical transition from the variety of more intense land uses at and near the near corner of Alma School Road and Pinnacle Peak Parkway to the single-family residential neighborhoods to the north, northwest and northeast. The proposal is consistent with this Goal and Approach.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

Response: Locating the proposed patio home community within the Resort Village on an underutilized commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide a more affordable housing option to the larger lot single-family homes in the vicinity.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.
- Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.

Response: The proposed development is well situated to offer greater choices for local mobility. The project proposes sidewalk connections along the segments of Jomax Road and Pinnacle Peak Parkway bordering the southern perimeter of the site. The sidewalk along Jomax will connect pedestrians to the existing sidewalk at the Villages at Pinnacle Peak retail and office center. This improvement will physically integrate the proposed residential use with adjacent retail uses, resulting in fewer automobile trips as called for in the General Plan.

This project also proposes a trail connection to the public 7/8-mile Four Seasons Connector Trail located along its northern perimeter. Scottsdale Parks & Recreation and Transportation Planning staffs have communicated the importance of this trail network to residents in this neighborhood. If deemed necessary by the City, the developer is willing to grant a reasonable easement at the northwest corner of this site to improve trail connectivity at this common property line.

With the proposed onsite trail connection, it will be unnecessary for residents of the Reserve at Pinnacle Peak Patios to drive to the nearby Pinnacle Peak Park trailhead. They will have a convenient link to the existing public trail and will benefit from this interconnected open space system. Residents will have excellent pedestrian and bicycle access to the recreational opportunities afforded by Pinnacle Peak Park and will thus be able to participate in the active neighborhood lifestyle that this neighborhood provides. The proposal is therefore consistent with this Goal and Approach.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems

Response: The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural flat topography and preserves view corridors. Further, the relatively small areas of existing natural open space, including a small wash will be maintained within the proposed residential community and new re-vegetated and developed interior open spaces and amenities will be incorporated with the design. The neighborhood sensitive development goals proposed for this project all contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character. The proposal is consistent with this Goal and Approach.

Economic Vitality Element

The Economic Vitality Guiding Principle and General Plan Element are both intended to secure Scottsdale's future as a desirable place to live, work, play and visit based on the

foundation of a dynamic, diversified and growing economic base that complements the community.

This Major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

Economic Vitality Goals and Approaches

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

Response: The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The Property is not ideal or even attractive for commercial use due to its location off the Alma School Road frontage as a result of the realignment in the late 1980s.

This General Plan goal and approach encourages the renovation and reuse of underutilized or vacant parcels. This is one of the goals of the proposed The Reserve at Pinnacle Peak Patios. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the Pinnacle Peak Resort Village and revitalizing an underutilized commercial use that has struggled economically in recent years by providing more rooftops that will support the existing area retail and support services. The proposed patio home community will provide additional quality housing options in this desirable and developing area of the community. The proposal is consistent with this Goal and Approach.

Community Involvement Element

Community Involvement Goals and Approaches

This Major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

1. Seek early and ongoing involvement in project/policy-making discussions.

Response: Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that encourages citizen involvement and public participation. The development team for The Reserve at Pinnacle Peak Patios has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the

surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, a public open house meeting is scheduled for Thursday June 5th at the nearby Four Seasons Resort. Citizens will be notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report will be provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report)

Housing Element

The Housing Element Vision Statement reads: *"Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert."*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City's natural surroundings. The Reserve at Pinnacle Peak Patios will add to the variety of housing opportunities in the core of the mixed-use Pinnacle Peak area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a more affordable, low-maintenance resort lifestyle. This project will assist in achieving the City's stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This Major GPA is consistent with the following goals and approaches contained within the Housing Element:

Housing Goals and Approaches

2. Seek a variety of housing options that blend with the character of the surrounding community.

- Maintain Scottsdale's quality-driven development review standards for new housing development.
- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Response: This proposal offers a medium density patio home community (50 dwellings at 5.0 dwelling units/acre), which fits appropriately within the range of residential densities and intensity already developed in the area. The proposed patio home product, its architectural style low scale will harmonize with and complement the surrounding

neighborhood context and Sonoran desert character. By limiting building height to 28' the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been graded and scarred.

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors. The proposal is consistent with this Goal and Approach.

4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Work to adjust the housing mix based on changing demographics and economics of the city.

Response: The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near activity centers, such as the Pinnacle Peak Resort Village. The development of the subject Property as a distinctive Scottsdale patio home community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan. The proposal is therefore consistent with this Goal and Approach.

Neighborhood Element

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This Major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

Neighborhood Goals and Approaches

4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

- Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.
- Improve and maintain the current landscape, sign, and design standards throughout the community.

Response: The Reserve at Pinnacle Peak Patios will achieve this goal by connecting the development to the existing and planned sidewalk system on adjoining commercial properties and to the existing Four Seasons Connector trail system. The project will create an important link to adjacent natural open spaces and the trail system connecting the Four Seasons Resort to Pinnacle Peak Park. The project will maintain and enhance the existing native desert landscape and will establish high-quality sign and architectural design standards that complement this unique neighborhood. The proposal is consistent with this Goal and Approach.

5. Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding suburban neighborhoods to the north and southwest, the commercial uses to the east, and the park to the west of the site.

This proposed MGPA for **Suburban Neighborhood land use** represents a significant improvement over the **Commercial land use** and the approved “Capella at Pinnacle Peak” project (14-ZN-2008) for the following reasons:

- 1) The proposal will reduce the unit count and density on the property from 93 units at 9.3 DU/Acre to 50 units at 5.0 DU/Acre. As such it will better complement existing development in the vicinity.
- 2) The reduction in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area.
- 3) The approved site plan included a parking garage at the northeast corner of the site to accommodate projected parking demand. A large, visually intrusive parking garage is unnecessary with the current proposal, as parking will be better integrated with the dwelling units.

- 4) A patio home project helps achieve the stated General Plan goal of "context-appropriate" new development due to the smaller building footprint associated with this housing and the smaller amount of surface parking and paved accessways needed to serve the development.
- 5) Proposed two-story homes with 28' building height will have less visual impact than the three-story, 30'-36' building height allowed under the existing zoning and development plan.
- 6) The low-profile patio home community will employ sensitive design techniques related to siting and orientation of buildings that will be more sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Additionally, The Reserve at Pinnacle Peak Patios will respect the historic uses on the Property by incorporating Pinnacle Peak Patio design elements in the proposed community (gates and building elements). For all of the reasons noted above the proposal is consistent with this Goal and Approach and will implement it better than the approved non-residential use.

Open Space and Recreation Element

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. By maintaining connected open space corridors, such as trail systems, the continuous visual and functional linkages within and between local neighborhoods serves to reinforce the regional open space network.

This Major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

Open Space & Recreation Goals and Approaches

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
- Provide access areas of sufficient size and with adequate facilities for public use and open space system access.
- Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.
- Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

- Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Response: The Property contains a small amount of undisturbed NAOS in a wash corridor that runs from the north property line southeasterly through the eastern portion of the site. There are also small clusters of natural desert open space at the northeast corner of the site and along the northern and eastern property line. These open space areas, although small and fragmented, provide an opportunity for people to experience and enjoy the native Sonoran Desert through the preservation of the natural wash and native vegetation. Preserving open space also contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that on the approved Capella plan, which located a perimeter entry road and parking ramp along the northern and eastern perimeter of the site.

Proposed perimeter open space along the north property line will be seamlessly integrated with the adjoining Four Seasons Resort open space corridor. The Reserves at Pinnacle Peak Patio will also provide a trail connection to the existing public 7/8-mile Four Seasons Connector Trail located along its northern perimeter. In addition to maintaining visual and functional neighborhood trail connectivity and wildlife corridors, this open space and trail connection will provide excellent opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation as called for in this goal and approach. As the Property will not be walled, people as well as wildlife will have no impediments to accessing adjoining open spaces.

As noted previously under the Character and Design Element, both Pinnacle Peak Parkway and Jomax Road are subject to the City's Desert Scenic Roadway policy. As described in the policy, the setbacks along these mile and half-mile roadways will vary based on topography and specific site conditions. The project proposes an average Buffered Roadway Setback of approximately 54 feet along these Desert Scenic Roadways, resulting in an approximate buffer area of 38,000 sq.ft. along the subject property's 700 feet of lineal frontage. This compares favorably to the 20 to 35 feet typical for properties located immediately to the east.

The proposed Buffered Roadway Setback will be planted in native and desert-adapted landscaping and designed to provide a more rural and open feel. This setback will create a buffer for the residential use from the roadways and will maintain views to Pinnacle Peak and other nearby mountain features. The proposal is therefore consistent with this Goal and Approach.

Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

"Scottsdale is a community that embraces conservation and preservation of the environment. The city's decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it."

As noted earlier, The Reserve at Pinnacle Peak Patios development will restore native vegetation where it has been degraded. The project's landscape designers will also recreate the contour of the existing wash where it currently runs underneath the restaurant patio and strive to match native plant densities.

This Major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

Preservation and Environmental Planning Goals and Approaches

2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.

- Retain Scottsdale's image and heritage of the Sonoran Desert.
- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: As previously mentioned, the proposed residential community will preserve undisturbed native vegetation, connected wildlife habitat, and scenic view corridors inherent to Scottsdale's vision for ESL properties. The developer also intends to significantly enhance through revegetation, a large portion of the site, which has been graded and is currently devoid of vegetation. The portion of the existing wash corridor that is piped under the large restaurant patio will be restored to provide a more natural wash feature. Project design standards will incorporate native Sonoran desert vegetation throughout the site and the low profile buildings will maintain scenic views to nearby natural features, including Pinnacle Peak. This development proposal is consistent with this Goal and Approach.

9. Protect and conserve native plants as a significant natural and visual resource.

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.
- Retain and preserve native plants to retain a Sonoran desert character.

- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.
- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.

Response: Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and significantly enhanced with the redevelopment of this site and strong efforts will be made to salvage native vegetation wherever possible. Mature native plants will be retained within the natural wash corridor onsite and within perimeter buffer areas. Where the wash corridor has been piped under the restaurant patio, it will be restored using natural contouring and native plant materials to maintain stormwater flows across the site.

The developer proposes to revegetate the denuded site to provide a meaningful, connective NAOS pattern consistent with the surrounding context. The proposed residential community will maintain a low-water use plant palette that will be integrated with the existing desert vegetation. The proposal is therefore consistent with and furthers this Goal and Approach.

Public Services and Facilities Element

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Reserve at Pinnacle Peak Patios development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This Major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

Public Services and Facilities Goals and Approaches

10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

- Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.

Response: The proposed residential development will develop a trail connection to the existing public 7/8-mile Four Seasons Connector Trail located along its northern perimeter. This will provide residents with convenient access to the existing public trail network and an important public recreational facility, Pinnacle Peak Park. As noted

previously, the developer is willing to grant a reasonable easement at the northwest corner of this site if deemed necessary by the City to improve trail connectivity at this common property line. The proposal is consistent with this Goal and Approach.

Community Mobility Element

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This MGPA is consistent with the following goals and approaches contained within the Community Mobility Element:

Community Mobility Goals and Approaches

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

Response: The Property has no frontage on Scottsdale's arterial street system. Jomax Road and Pinnacle Peak Parkway are both collector streets with non-standard cross-sections. These frontages will be improved to provide pedestrian facilities that reduce the distance and frequency of automobile trips as directed by the City.

Due to its location in the Resort Village, it will provide housing opportunities for some people engaged in the hospitality industry as well as the larger community. Clustering housing near commercial, recreational and resort uses 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 (50 dwelling units) are substantially less than the counts associated with the existing commercial land use designation and the Capella resort development approved for the site.

The proposal is consistent with this Goal and Approach.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

Response: The perimeter and internal streetscapes will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system. The project proposes an average Buffered Roadway Setback of approximately 54 feet along Joimax Road and Pinnacle Peak Parkway in conformance with the City's Desert Scenic Roadways policy. The design of the project will ensure that all infrastructure for the movement and parking of vehicles will be sensitively integrated into the natural and/or physical settings. The proposal is therefore consistent with and furthers this Goal and Approach.

VI. Conclusion

The Reserve at Pinnacle Peak Patios will provide a luxury patio home community within the Pinnacle Peak Resort Village and revitalize an underutilized commercial site, Pinnacle Peak Patio, which has been struggling financially for years. The owners filed for bankruptcy in 2008. The economics no longer support a restaurant at this location and it will close regardless of the outcome of this case. The R-4 ESL zoning district allows up to 8.3 dwelling units/acre. However, the proposal for 50 units equates to a lower density of 5.0 dwelling units/acre designed in a manner that blends with the surrounding environment and existing development. The proposed two-story residential patio home community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the commercial uses to the south and east to the single-family residential neighborhoods and recreational uses to the north and west.

The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and revitalizing an underutilized commercial use that has struggled economically in recent years by providing more rooftops that will support the existing area retail, office and support services. The proposed patio home community will provide additional quality housing options in this desirable and developing area of the community.

This downzoning from C-2 ESL to R-4 ESL and Major GPA from Commercial to Suburban Neighborhoods will cluster housing near existing commercial, recreational and resort uses reducing the number and distance of automobile trips, improving air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (50 dwelling units) are substantially less than the counts associated with the existing commercial land use designation and the resort development approved for the site.

The development will preserve existing NAOS and provide significant revegetated NAOS, provide additional community open space and a trail connection, maintain view corridors, preserve existing wildlife and drainage patterns, and uphold Scottsdale's Sensitive Design Principles through context appropriate southwestern architecture, building techniques and landscape design.

EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN



Subject to engineering and City review and approval.

LVA urban design studio
land planning • landscape architecture

120 south oak avenue
trapeze, arkansas 72401
phone: 401.946.0994

4007 • paradise hills dr, #210
trapeze, arkansas 72412
phone: 502.261.2994

www.lva-design.com

THE RESERVE AT PINNACLE PEAK PATIOS

GENERAL PLAN LAND USE - EXISTING VS. PROPOSED

SCALE: 1" = 100'

Date: 6/10/14
Project No: 1409
Drawn By: PE
Revised: 06/16/14

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2-GP-2014
8/29/2014



THE RESERVE at PINNACLE PEAK PATIOS

Conceptual Site Plan

GROSS SITE AREA:	10.2 AC
NET SITE AREA:	9.7 AC
CURRENT ZONING:	C-2 ESL
PROPOSED ZONING:	R-4 ESL
PROPOSED # OF UNITS:	50
GROSS DENSITY:	4.9 DU/AC
MAXIMUM BUILDING HEIGHT:	28' / 2 STORY
BUILDING SETBACKS:	
	<ul style="list-style-type: none"> WEST: 30' NORTH: 20' EAST: 0' SOUTH: 20'
REQUIRED N.A.O.S. = 0.0 AC*	
* AFTER APPLICATION OF E.S.L. SCARRING CREDIT OFFSET	
PROVIDED N.A.O.S. = 2.7 AC (28% OF SITE)	
Subject to engineering and City review and approval.	

SCALE: 1" = 50'



NORTH



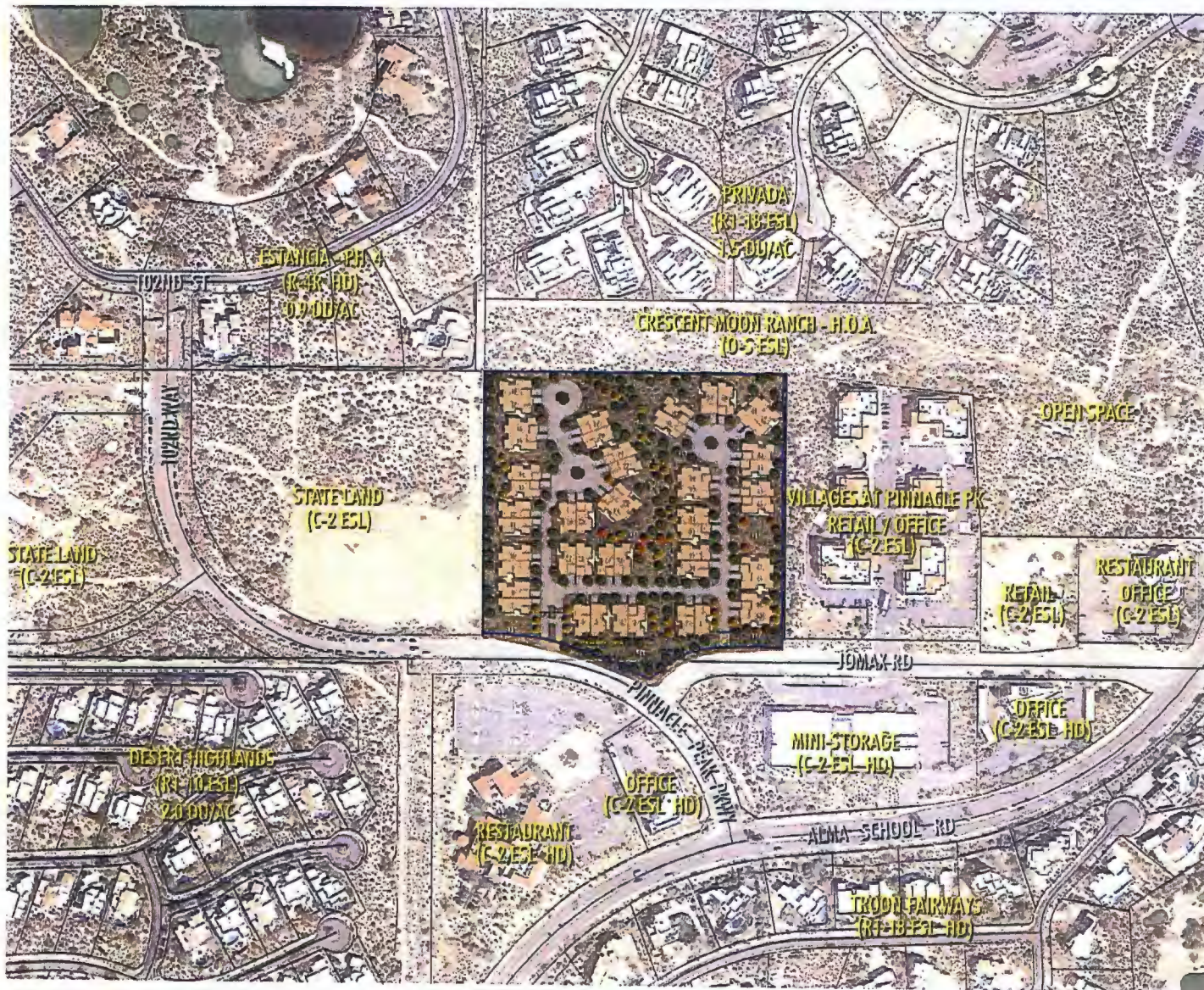
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Date: 6/4/14

Project No. 1499

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THE RESERVE at PINNACLE PEAK PATIOS

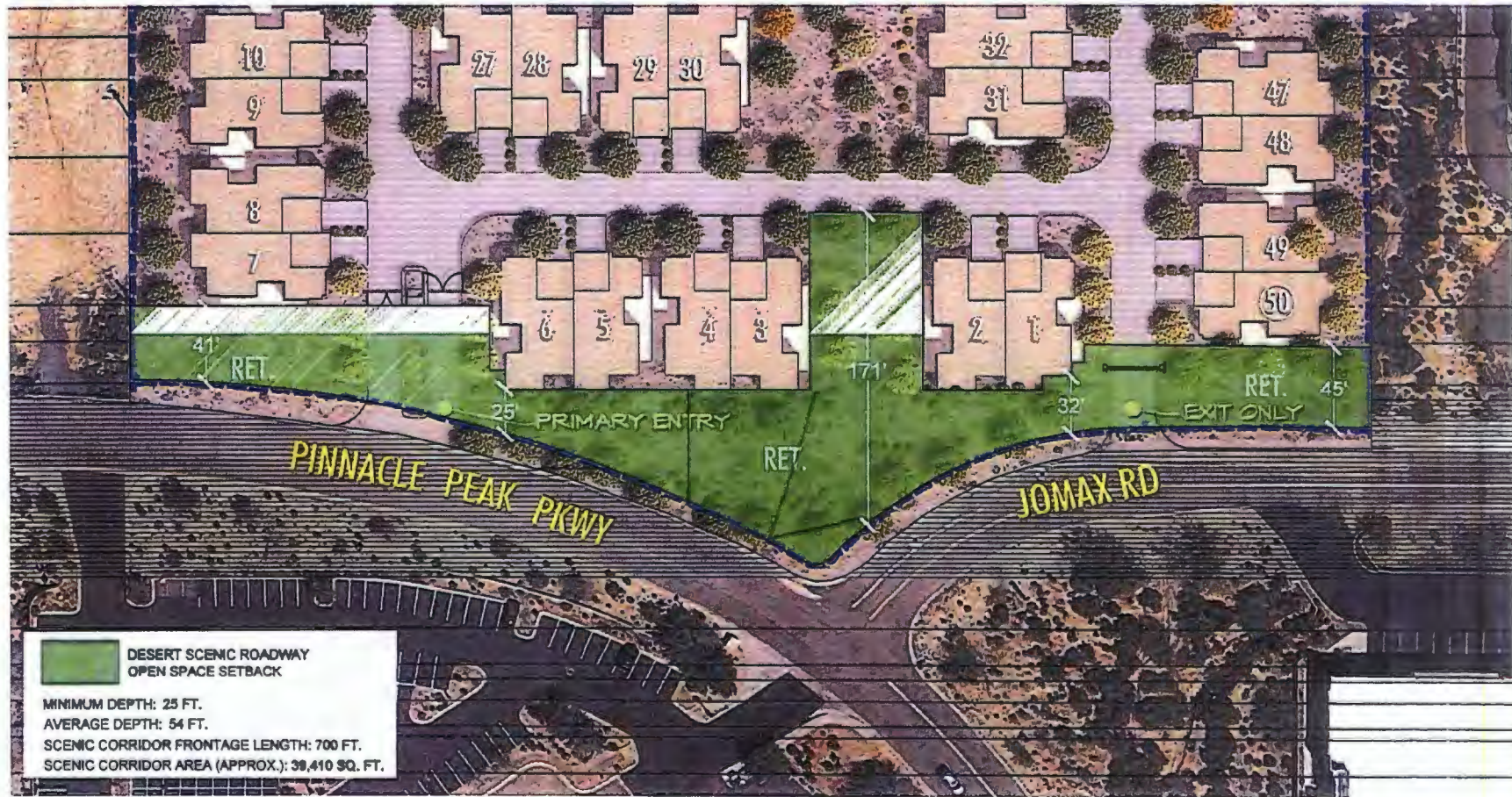
CONTEXT AERIAL W/ SITE PLAN

GROSS SITE AREA:	10.2 AC
NET SITE AREA:	9.7 AC
CURRENT ZONING:	C-2 ESL
PROPOSED ZONING:	R-4 ESL
PROPOSED # OF UNITS:	50
GROSS DENSITY:	4.9 DU/AC
MAXIMUM BUILDING HEIGHT:	28' / 2 STORY
BUILDING SETBACKS:	
• WEST:	30'
• NORTH:	20'
• EAST:	0'
• SOUTH:	20'
REQUIRED N.A.O.S. = 0.0 AC*	
* AFTER APPLICATION OF E.S.L. SCARRING CREDIT OFFSET	
PROVIDED N.A.O.S. = 2.7 AC (28% OF SITE)	
Subject to engineering and City review and approval.	

SCALE: 1" = 100'	NORTH
PRELIMINARY - NOT FOR CONSTRUCTION	COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 6/26/14	Project No. 1409

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2-GP-2014
8/29/2014



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 120 south oak avenue • tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK PATIO

DESERT SCENIC ROADWAY OPEN SPACE SETBACK

SCALE: 1" = 50'
 DATE: 8/29/14
 PROJECT NO: 2-GP
 DRAWN BY: AG
 CHECKED BY: AG

NOTES

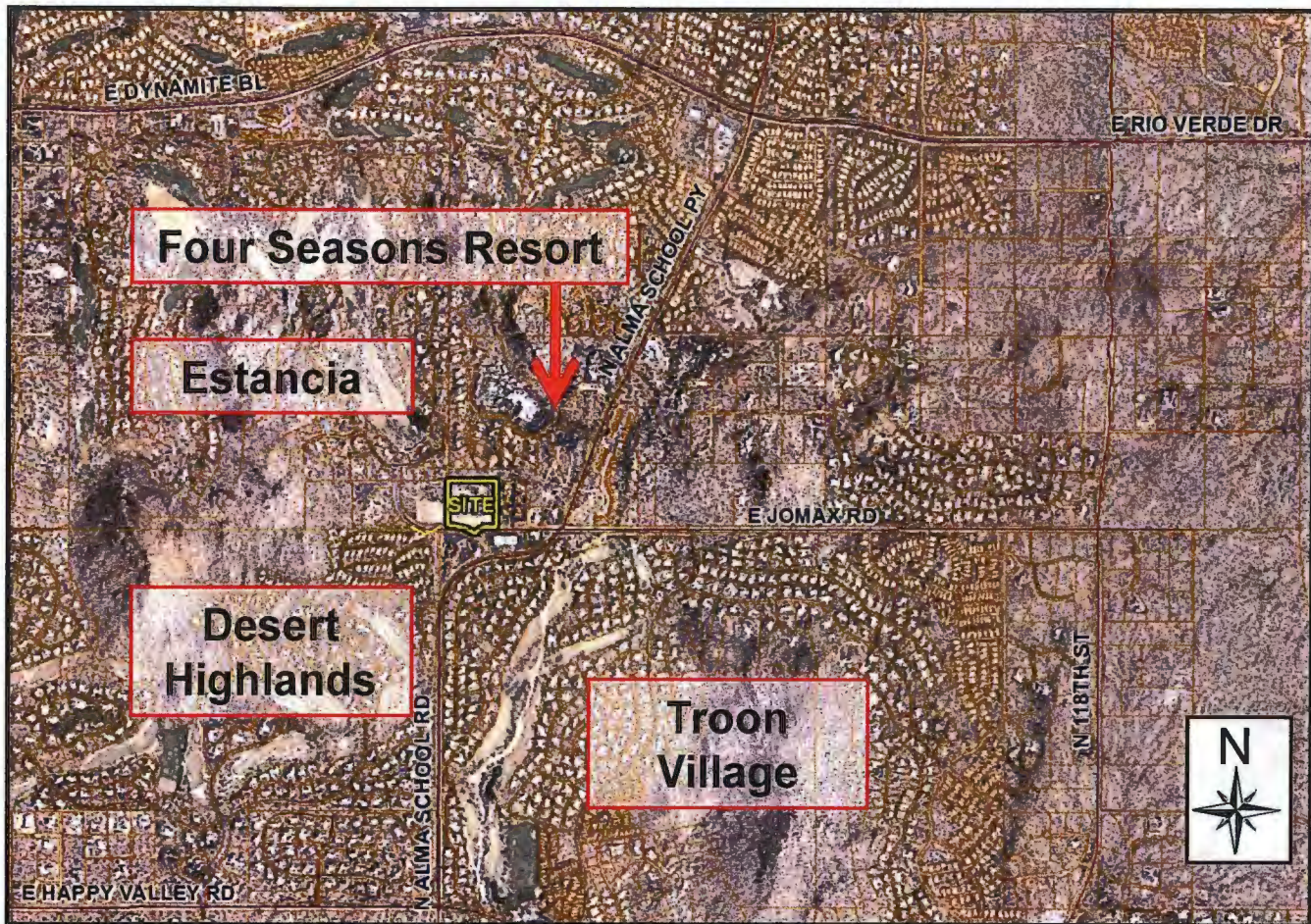
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2-GP-2014
 8/29/2014

ATTACHMENT #3

Context Aerial

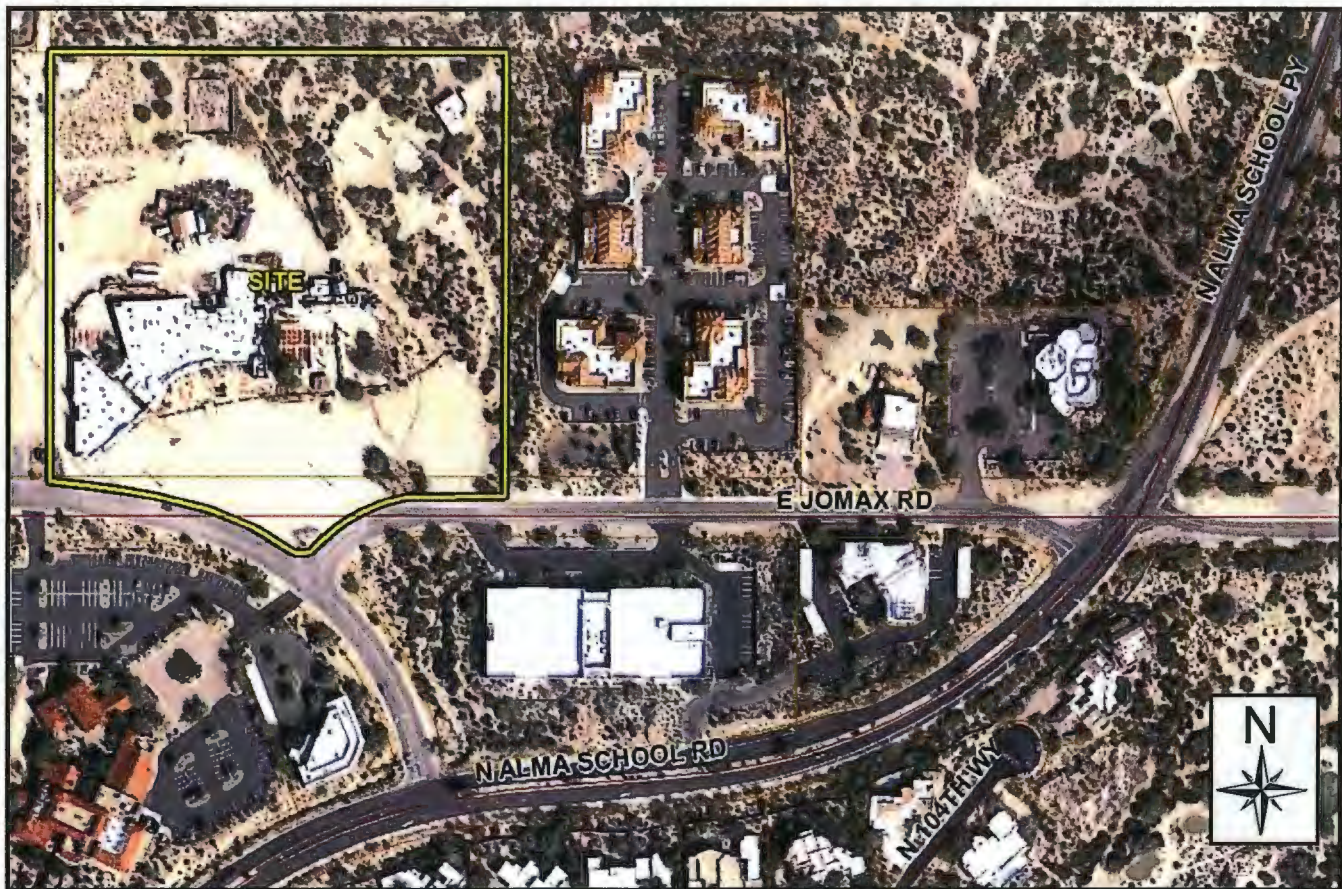
2-GP-2014: The Reserve at Pinnacle Peak Patios



ATTACHMENT #4

Aerial Close-Up

2-GP-2014: The Reserve at Pinnacle Peak Patios

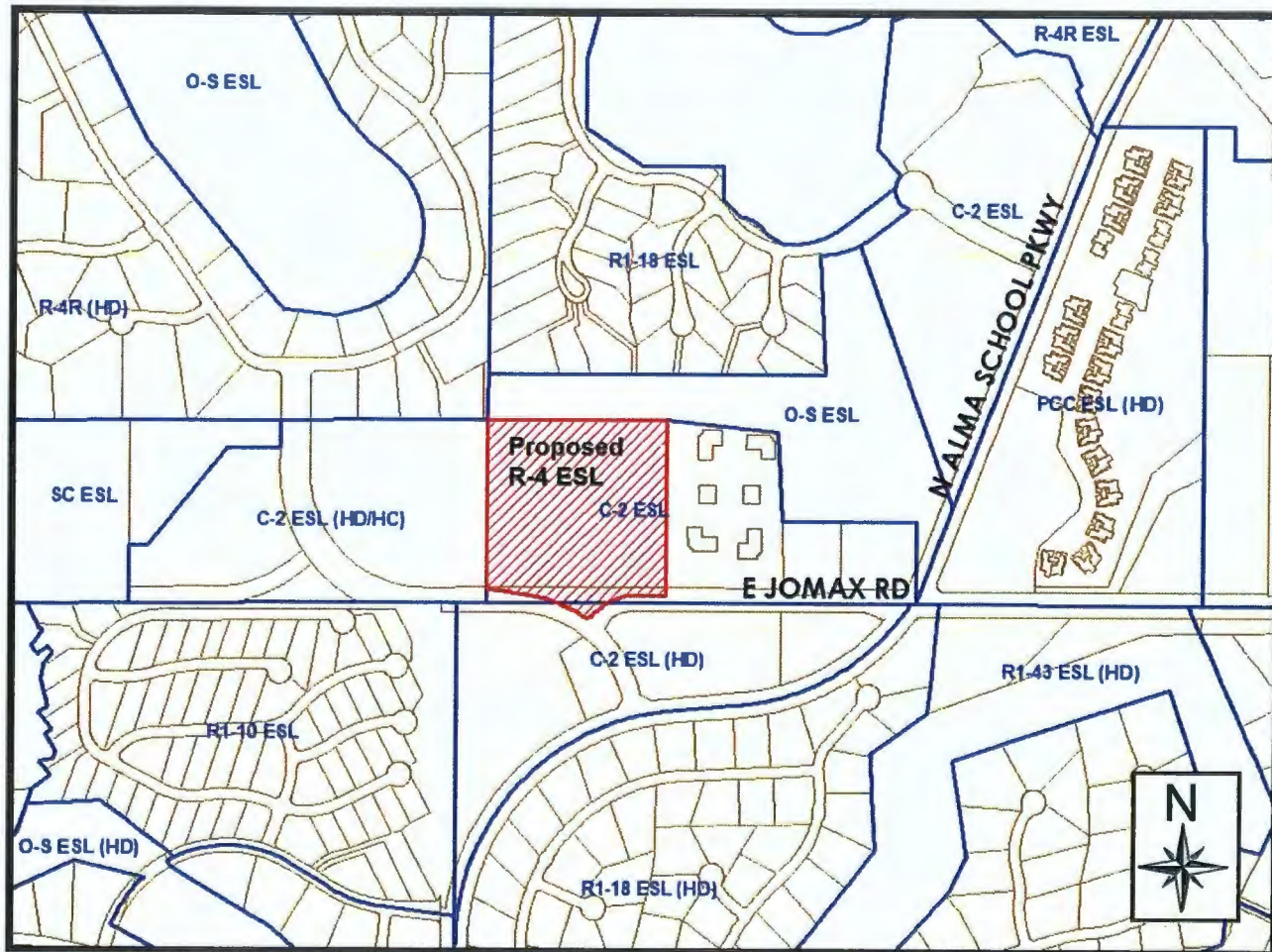


ATTACHMENT #5

Zoning Map

2-GP-2014: The Reserve at Pinnacle Peak Patios

Site proposed as R-4 ESL



Attachment 6
Public Correspondence Received
2-GP-2014: Reserve at Pinnacle Peak Patios

- **Exhibit A. General Correspondence Received Prior to Open House**
- **Exhibit B. Open House Comments Received**
- **Exhibit C. Remote Planning Commission Hearing Comment Cards**
- **Exhibit D. Correspondence Received Post Remote Planning Commission Hearing**
- **Exhibit E. Planning Commission Recommendation Hearing Comment Cards**

Exhibit A
General Correspondence Received Prior to Open House
2-GP-2014: The Reserve at Pinnacle Peak Patios



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds
City of Scottsdale
Long Range Planning Department
7447 East Indian School Road, Suite #105
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (2-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (2-GP-2014) to change the land use designation from Commercial to Suburban Neighborhoods on a 10-acre site located at the northeast corner of Pinnacle Peak Parkway and Jomax Road. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or tricia.gomes@phoenix.gov if you require any additional information.

Sincerely,

Alan Stephenson
Acting Planning and Development Director

c: Tricia Gomes, Planner III

Reynolds, Taylor

From: Garthright, Phillip (CONTR) <Garthright@WAPA.GOV>
Sent: Monday, July 07, 2014 12:55 PM
To: Yaron, Adam; Reynolds, Taylor
Subject: RE: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)
Attachments: dopdfmap11x17.pdf

Attention Adam Yaron & Taylor Reynolds:

Thank you for providing the Western Area Power Administration (Department of Energy), "Western" the opportunity to receive and comment on those proposed City of Scottsdale, 2014 Major General Plan Amendments. After reviewing your package of information which was received on June 24, 2014 and the accompanying "four" proposed, Major General Plan Amendments, generally in the northerly areas of Scottsdale proper; Western has concluded that the proposals as they currently exist, do not impact any Western facilities or right-of-ways.

The nearest corresponding transmission lines in these areas of North Scottsdale are the Flagstaff-Pinnacle Peak Transmission Lines (FLG-PPK 1&2, 345kV) and the Pinnacle Peak-Rogers (PPK-RGS 1&2, 230kV) Transmission Lines (please see the attached for general reference). All of these Transmission Lines are generally located about one to several miles to the north, northwest, south and southwest of these proposed Major General Plan Amendments, and once again do not have any impact on Western facilities or right-of-ways.

We thank you again for the opportunity to comment and will retain scanned copies of these proposals for future reference.

Phil Garthright, AICP, MRED

Realty Specialist
NorthStar Technology, Contractor
U.S. Dept of Energy / WAPA
615 S. 43rd Ave.
Phoenix, AZ. 85009
garthright@wapa.gov
Work....(602) 605-2580
Mobile..(480) 225-5135

Reynolds, Taylor

From: erikfilsinger <erikfilsinger@siteconsultants.net>
Sent: Wednesday, May 28, 2014 11:30 AM
To: Curtis, Tim; Grant, Randy
Cc: Yaron, Adam; Murillo, Jesus; Reynolds, Taylor
Subject: RE: Pinnacle Peak Patio - redevelopment case

Thanks, Tim.

We will review and follow-up with Jesus and Taylor if we have any further questions or comments.

From: Curtis, Tim [<mailto:tcurtis@scottsdaleaz.gov>]
Sent: Wednesday, May 28, 2014 10:50 AM
To: 'erikfilsinger'; Grant, Randy
Cc: Yaron, Adam; Murillo, Jesus; Reynolds, Taylor
Subject: RE: Pinnacle Peak Patio - redevelopment case

Erik,

This Major GP case has been submitted (case 2-GP-2014) and can be viewed on the City website. The associated ZN case has not been submitted yet. You'll see that the proposal only includes a residential project on the easternmost 10 acres where the restaurant now exists, does not include the State Land properties, and has no provisions for public parking.

Taylor Reynolds and Jesus Murillo are the staff contacts.

Let us know if you have any more questions or wish to expand on your concerns.

Sincerely,

Tim Curtis

From: erikfilsinger [<mailto:erikfilsinger@siteconsultants.net>]
Sent: Wednesday, May 28, 2014 5:46 AM
To: Grant, Randy; Curtis, Tim
Cc: 'erikfilsinger'
Subject: Pinnacle Peak Patio - redevelopment case

Hi Randy and Tim,

I'm writing as the Land Advocacy Chair of the Arizona Mountaineering Club (AMC) concerning a potential land use and development case that may be submitted to the City. Paul Diefenderfer, of the Friends of Pinnacle Peak, told me that the City made a presentation to his group recently about the sale and redevelopment of the Pinnacle Peak Patio parcel and potentially that of the State Land adjoining the Pinnacle Peak Park.

As you may recall, the AMC is the oldest and largest rock climbing club in the State and has been involved with Pinnacle Peak Park since before it existed and played a role in its founding and development. There are significant rock climbing resources in the Park and it is a major destination for club members, as well as in-state and out-of-state rock climbing visitors.

When the Capella case for a resort on the same site was brought through the City for approval, the AMC worked hard to maintain sufficient public access and parking. At the time, there was a commitment to include at least 200 public parking spots in the overall redevelopment plan. That level of parking was identified as having been part of the original plan that included street parking as well as the parking lot in Pinnacle Peak Park itself.

If a new case is brought forward the AMC will want to monitor it closely to ensure that continued and equal if not better levels of public access and parking are maintained.

Can you please put me on the list of stakeholders interested in this case and give me the name of the City Planning Staff contact for it?

I will be looking forward to working with your department to ensure protection of this wonderful resource.

Sincerely,

Erik Filsinger
Land Advocacy Chair, AMC
602.469.4241

Exhibit B
Open House Comments Received
2-GP-2014: The Reserve at Pinnacle Peak Patios



**Planning and Development Services
Long Range Planning Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Chair Grant and Members of the Planning Commission
From: Adam Yaron, Planner & Taylor Reynolds, Planner
Through: Erin Perreault, AICP, Long Range Planning Manager
Date: September 5, 2014
Re: 2014 Major General Plan Amendment Cases
9/3/14 City Sponsored Open House Citizen Comments:
2-GP-2014, 3-GP-2014, 4-GP-2014, 5-GP-2014

This memo is to provide the Planning Commission with the citizen comments received at the Wednesday September 3, 2014 City Sponsored Open House relating to this year's major General Plan amendment cases:

- 2-GP-2014, The Reserve at Pinnacle Peak Patio
- 3-GP-2014, El Regalo
- 4-GP-2014, Cavalliere Flat
- 5-GP-2014, Greasewood Flat

At the September 3, 2014 City sponsored Open House, the public was invited to review and comment on the four proposed 2014 major General Plan amendment cases. The open house took place from 5 to 8 p.m. at Copper Ridge School, located at 10101 E. Thompson Peak Parkway. There were 84 community members that signed in as participants at the open house.

Open House Participation Map
September 3, 2014 City Sponsored Open House

JENNY LEE RD.

CIRCLE MOUNTAIN RD.

HONDA BOW RD.

ROCKAWAY HILLS RD.

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LOVE MOUNTAIN RD.

DOOLEY DR.

DYAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PIRIACLE PEAK RD.

DEER VALLEY RD.

LOOP 101

UNION HILLS DR.

BELL RD./FRANK LLOYD WRIGHT BLVD.

GREENTWAY PKWY.

THUNDERBOLT RD.

CACTUS RD.

SHEA BLVD.

DOUBLETREE RANCH RD.

MCCORMICK PIKE.

INDIAN BEACH RD.

LINCOLN DR.

MCDONALD DR.

CHAPARRAL RD./CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

MCDOWELL RD.

LOOP 202

MCKELLIPS RD.

Town of Cave Creek

Town of Carefree

BARILETT DAM RD.

Tonto National Forest

Maricopa County

McDowell Mountain Regional Park

Fort McDowell Yavapai Nation

Fountain Hills

City of Phoenix

Town of Paradise Valley

Salt River Pima-Maricopa Indian Community

City of Phoenix

City of Mesa

City of Tempe

September 3, 2014 Open House

- Open House Participant*
- ☆ Major General Plan Amendment Subject Site
- Streets
- McDowell Sonoran Preserve



0 1 2 3 Miles

54th ST.

64th ST.

SCOTTDALE RD.

WATSON RD.

PIMA RD.

LOOP 101

94th ST.

104th ST.

112th ST.

120th ST.

128th ST.

134th ST.

142nd ST.

PALSADES BLVD.

BUCKINGHAM HWY. (89)

*Although 84 total individuals participated in the Open House, not all individuals participated in the 'pin map' exercise.

Open House Participant Sign-In Sheets
September 3, 2014 City Sponsored Open House



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	JOHN ROBINSON		Business Name	
Address & Zip	11806 E. PARKVIEW LN 85255	Phone	480-473-9032	E-mail jdr11806@cox.net
Name	RICHARD BOURKE		Business Name	N/A
Address & Zip	9455 E. WHITEWING DR 85252	Phone	480 994-3859	E-mail RBourke@cox.net
Name	WALTER KARK		Business Name	
Address & Zip	11766 E. MANIPAL GLENDALE	Phone	480 473 3780	E-mail WKARK@cox.net
Name	BRAD L ZIKER		Business Name	
Address & Zip	24764 N 117th ST, 85255	Phone	614-460-0921	E-mail BZIKER@AOL.COM
Name	Carol Shuler		Business Name	
Address & Zip	60226814 N. 1102 85202	Phone	602.332.3809	E-mail carol@riverdenaturalists.com
Name	LES CONKLIN		Business Name	
Address & Zip	27225 N 71st Pl	Phone	480 585 0630	E-mail LESCONKLIN@gmail.com
Name	Kathy Littlefield		Business Name	
Address & Zip	8926 E. Sheena DR.	Phone	480 - 951-2549	E-mail kathy@kathylittlefield.com

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <u>JANE PABINEALX</u>		Business Name	
Address & Zip <u>27820 N. 108th Way</u>		Phone <u>480 710 1401</u>	E-mail <u>JANE@PINNACLEPEAKLOCAL.COM</u>
Name <u>Keith Colombik</u>		Business Name	
Address & Zip <u>1713 E. Mariposa Grande</u>		Phone <u>480-517-7668</u>	E-mail <u>itskcb9@hotmail.com</u>
Name <u>Susan B. Her Smith</u>		Business Name <u>Tech Solution</u>	
Address & Zip <u>4316 E. Camelback</u>		Phone <u>602-957-3434</u>	E-mail <u>sbsmith@techsolution.com</u>
Name <u>Chase Emerson</u>		Business Name	
Address & Zip <u>3755 E Fairmont Ave 85018</u>		Phone <u>602-315-9988</u>	E-mail <u>chase@finalplat.com</u>
Name <u>NORM COCANOUR</u>		Business Name	
Address & Zip <u>7501 E Thompson Peak Pkwy</u>		Phone <u>480-596-6305</u>	E-mail <u>Twitchens@cox.net</u>
Name <u>Joe Manalli</u>		Business Name	
Address & Zip <u>11540 E. Whispering Will</u>		Phone <u>480-502-9320</u>	E-mail <u>jmanalli@cox.net</u>
Name <u>Tom Dusek</u>		Business Name	
Address & Zip <u>2500 E Boulders #30 444</u>		Phone <u>831 238 4302</u>	E-mail <u>tomdusek@sbcglobal.net</u>

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <u>RICH COCHRAN</u>		Business Name	
Address & Zip <u>12042 N. 134th PL</u>	Phone <u>480-244-7545</u>	E-mail <u>richcochran@cox.net</u>	
Name <u>CAROLYN/MURRAY NELSON</u>		Business Name	
Address & Zip <u>11298 E Desert Vista Dr</u>	Phone <u>480-563-5217</u>	E-mail <u>nelsonmb-cn@cox.net</u>	
Name <u>MARVIN RICHMAN</u>		Business Name	
Address & Zip <u>8132 E VIA DE LUCA DR</u>	Phone <u>480 664-6961</u>	E-mail <u>marvinrichman@yahoo.com</u>	
Name <u>CHARLES & SANDY JONKOSKY</u>		Business Name	
Address & Zip <u>11447 E. Buckskin Trail</u>	Phone <u>480 299 4006</u>	E-mail <u>SANDY JONKOSKY@COX.NET</u>	
Name <u>Norbert/Teresa Kleiner</u>		Business Name	
Address & Zip <u>24867 N. 119th Pl.</u>	Phone <u>480 991-9004</u>	E-mail <u>no.kleiner@cox.net</u>	
Name <u>Charles Kelley</u>		Business Name	
Address & Zip <u>11722 E Whispering Will Dr</u>	Phone <u>480-585-9737</u>	E-mail <u>CEK99999@Cox.net</u>	
Name <u>ROBERT S. WALKER</u>		Business Name	
Address & Zip <u>11609 E QUARTZ ROCK RD</u>	Phone <u>480-585-7587</u>	E-mail <u>WBPLAZA1@QUESTOFFICE.NET</u>	

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name PAUL STATER		Business Name	
Address & Zip 20262 N 102nd Pl, 85255		Phone 312-813-1260	E-mail pstater@sbglobal.net
Name Keith McLendon		Business Name	
Address & Zip 24767 N. 117th St. 85255		Phone 480-513-2817	E-mail CKMCLEN@COX.NET
Name Karen Adamczyk		Business Name	
Address & Zip 11618 E. Cavevale Dr 85262		Phone 480 734-5670	E-mail Czyk4@aol.com
Name VIM DAVIS		Business Name	
Address & Zip 27488 N 103 RD WAY 85262		Phone 480-299-1815	E-mail jldavis@mba1965.hbs.edu
Name BRYLYNDA BLUMENTHAL		Business Name	
Address & Zip 11044 E. DESERT TROON LN		Phone 480 361 5678	E-mail bw66100@aol.com
Name SCOTT BLUMENTHAL		Business Name	
Address & Zip 11752 DIAMOND CATALA DR		Phone 480-361-5678	E-mail SCOTMBLUMENTHAL@GMAIL.COM
Name Ann Martin		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name IAN PERCY		Business Name	
Address & Zip 1558 E BUCKSKIN TR.		Phone 480 502 3898	E-mail
Name NEIL DEMPSTER		Business Name	
Address & Zip 24573 N 119TH PL 85255		Phone 602-697-9435	E-mail NEIL@CVPTeam.com
Name DAVE FLEMING		Business Name	
Address & Zip 7550 E GOMINO SOLIDA DEL SOL		Phone 480-459-6366	E-mail DW_FLEMING@COX.NET
Name ALICE COLSTON KELLEY		Business Name	
Address & Zip 11722 E WHISPERING WIND DR		Phone 480-585-9737	E-mail COLSTON1@COX.NET
Name ABTIN & CHERYL ZARRAB		Business Name	
Address & Zip 11759 E. DIAMOND CHOLLA DR		Phone 480-710-6092	E-mail AZARRAB1@COX.NET
Name Eissa Karn		Business Name	
Address & Zip 11766 E. Mariposa Grande		Phone 480-473-3780	E-mail ekarn04@cox.net
Name Mr & Mrs Robert Karn		Business Name	
Address & Zip 10040 E. HAPPY VALLEY RD. SCOTTSDALE, AZ		Phone 480-580-4455	E-mail SONNIA@AOL.COM

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name Al + Sonia Leavy		Business Name	
Address & Zip 11513 E JUAN TABORA		Phone 480 585 9263	E-mail al.leavy@cox.net
Name Patrick FLYNN		Business Name	
Address & Zip 28803 N 115th PL 85255		Phone 480-818-3765	E-mail patrick@cox.net
Name James Hauswirth		Business Name	
Address & Zip 25875 N 115th Way 85255		Phone 480-473-8736	E-mail
Name Nanci Arizer		Business Name	
Address & Zip 25875 N 115th Way 85255		Phone	E-mail nanciarizer@gmail.com
Name Rocco WANDA Christofano		Business Name	
Address & Zip 8627 E. Cactus Wren Circle		Phone 480 268 7433	E-mail ROCNWAN@COX.NET
Name CON ENGLEHORN		Business Name	
Address & Zip 25229 N ROPING RD		Phone 480-563-4609	E-mail
Name Bonnie Hall		Business Name	
Address & Zip		Phone	E-mail bonnie-hall@msn.com

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	Robert Cappel	Business Name	Winfield HOA; Greater Pinnacle Peak Assn.
Address & Zip	33600 N. 79th Way, 85266	Phone	480-595-1805
E-mail	R-CAPPEL1@msn.com		
Name	Douglas Reich	Business Name	
Address & Zip	11818 E. Parkview Lane	Phone	480-585-5833
E-mail	DGRCH@cox.net		
Name	CLEBE BEST	Business Name	
Address & Zip	24720 N 117th ST	Phone	480 585 1944
E-mail	cbest1@cox.net		
Name	SANDY LAMBERT	Business Name	
Address & Zip	26073 N. 115th Way	Phone	480 342-9225
E-mail	SLAMBERT@COX.NET		
Name	MARK R. KUNKEL	Business Name	ESTANCIA COMMUNITY ASSOC.
Address & Zip	7801 E. DYNAMITE BLVD	Phone	480-342-9174
E-mail	MKUNKEL@ESTANCIAHOA.COM		
Name	Marna McLendon	Business Name	
Address & Zip	24767 N. 117th St. Scottsdale	Phone	480-513-2817
E-mail	marnamc@cox.net		
Name	Linda + Dennis Desiray	Business Name	
Address & Zip	11506 E. CAVEDALE DR	Phone	480 584-6651
E-mail	lldesiray@yahoo.com		

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name Mr & Mrs W.J. Tabinske	Business Name	
Address & Zip 11323 E Desert Vista Rd	Phone 480 419 8004	E-mail JAZWIT@cox.net
Name Keith Miller	Business Name	
Address & Zip 11437 N. 1st Way	Phone 480-390-1324	E-mail
Name Theresa Thraen	Business Name	
Address & Zip 30734 N 156th St	Phone 480-528-9148	E-mail T2Thraen@aol.com
Name Mike Nolan	Business Name	
Address & Zip 16935 N. Scottsdale Rd. 85254	Phone 480-998-7971	E-mail
Name Shari Cofonck	Business Name	
Address & Zip 11773 E. Mariposa Blvd	Phone 480-330-9500	E-mail ShariN az@hotmail.com
Name MARK STRATMAN	Business Name	
Address & Zip 10693 E SKINNER DR	Phone 480-275-5491	E-mail MX STRATMAN@COX.NET
Name Dee Lyn Greter	Business Name	
Address & Zip 11334 E. White Feather Ln	Phone -	E-mail -

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name Colleen Sanger - Dave DeBusk		Business Name	
Address & Zip 11465 E. CAJONAL Dr.		Phone 480 209 8006	E-mail ColleenSanger@gmail.com
Name DAVE De BUSK		Business Name	
Address & Zip 11465 E. CAJONAL Dr.		Phone 480 502 7714	E-mail djdin Arizona@cox.net
Name Steven Ravnitzky		Business Name	
Address & Zip 12050 E. Chama Rd		Phone 480 602 549-5647	E-mail Steve.Raven@Cox.net
Name Scottsdale, AZ 85255		Business Name	
Address & Zip		Phone	E-mail
Name Howard Myers		Business Name	
Address & Zip 6631 E. Horned Owl Tr.		Phone 980-473-0109	E-mail howard.myers@cox.net
Name Maha Kapageridis		Business Name	
Address & Zip 11743 N. 125th Place, Scottsdale		Phone 480 529 0938	E-mail mahadeanondbackreality.com
Name Nancy Cantor		Business Name Cindy Hill Election Campaign	
Address & Zip		Phone 480-516-4666	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>JOHN MCENROE</i>		Business Name	
Address & Zip <i>7705 E. VISTA BOULEVARD, SCOTTSDALE, AZ 85255</i>		Phone <i>480-515-2171</i>	E-mail <i>johnmcmroe@earthlink.net</i>
Name <i>JESSICA TURVEY</i>		Business Name	
Address & Zip <i>24573 N 119th PL</i>		Phone <i>480-460-0927</i>	E-mail <i>Jessica@CVPTeam.com</i>
Name <i>JIM WICHTERMAN</i>		Business Name	
Address & Zip <i>11565 E. CAVERNE DR</i>		Phone <i>480-656-0499</i>	E-mail <i>JIM-BULLC@COX.NET</i>
Name <i>Jim Christensen</i>		Business Name	
Address & Zip <i>11583 East Camelback Dr</i>		Phone <i>480-621-5449</i>	E-mail <i>Jim Christensen 326@gmail.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>Jim Heather</i>		Business Name <i>Scottsdale Coalition</i>	
Address & Zip <i>6732 E. Sheridan</i>		Phone	E-mail
Name <i>Harry Walters</i>		Business Name	
Address & Zip <i>13502 E. Jomax 85262</i>		Phone <i>480 575 9605</i>	E-mail <i>hwaltp96@desertnet.com</i>
Name <i>Brad Larsen</i>		Business Name	
Address & Zip <i>PO Box 13863 85267</i>		Phone	E-mail <i>brad.larsen@aps.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name LONA KESNICK		Business Name	
Address & Zip 11358 EPINAY DR		Phone 480-419-4311	E-mail LRP13@AOL.COM
Name NORMAN KESNICK		Business Name	
Address & Zip SAME		Phone SAME	E-mail SAME
Name Sally Bell-Sarlitto		Business Name	
Address & Zip 11598 E Juan Tabo, Scottsdale		Phone 480-296-8309	E-mail sallybellsarlitto@me.com
Name George Williams		Business Name	
Address & Zip 13405 E Rio Verde Dr.		Phone 480-535-3598	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 – 8:00pm

Name <i>DAVID HAY</i>		Business Name	
Address & Zip <i>7209 E McDONALD DRIVE #46, SC 85250</i>		Phone <i>602-229-8423</i>	E-mail <i>david@haylandgroup.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>Don</i>	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name <i>ALL</i>	Business Name <i>Projects</i>		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	

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2014 Major General Plan Amendment

Open House

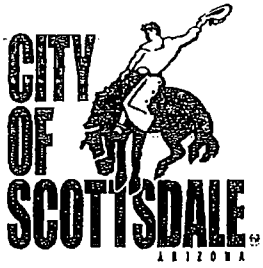
September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

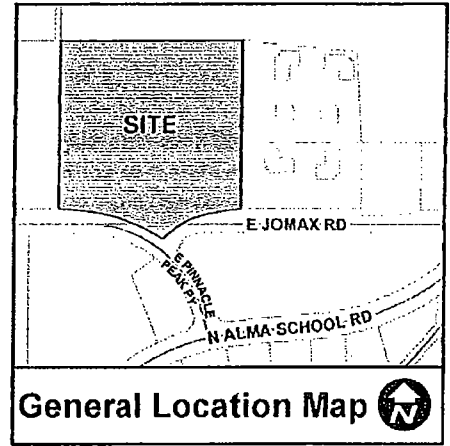
Name <i>Pow</i>	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name <i>ALL</i>	Business Name <i>Projects</i>		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name <i>GRE</i>	Business Name <i>CRAP</i>		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	

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2-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



2-GP-2014
The Reserve at Pinnacle Peak
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Taylor Reynolds no later than September 12, 2014 at

treynolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME JIM WICHTERMAN

ADDRESS 11565 E. CAVERDALE DRIVE

DAYTIME PHONE 480-656-0499 E-MAIL JIM-BWLLC@COX.NET

COMMENTS I AM OPPOSED TO 50 UNITS BEING
BUILT HERE. 1/2 THAT NUMBER WOULD
BE THE MAX I COULD SUPPORT

THANKS,

Jim Wichter

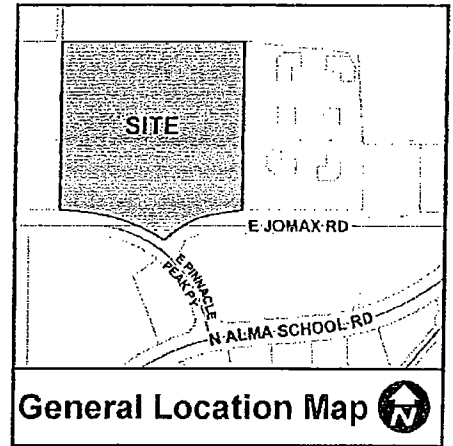


2-GP-2014

The Reserve at Pinnacle Peak
Major General Plan Amendment

Open House

COMMENT FORM



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treyolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME NORMAN AND IONA RESNICK

ADDRESS 11358 E. PIONEER DR., SCOTTSDALE, AZ 85262

DAYTIME PHONE (480) 419 4311 E-MAIL NRES104045@AOL.COM

COMMENTS 50 TOWN HOMES ON 10 ACRES

MEANS THEY WILL BE TIGHTLY SHOVED & FITTED
AGAINST EACH OTHER. THIS IS AN OVERSATURATION
AND POOR PLAN. IF THE IDEA IS TO CHANGE
FROM COMMERCIAL ZONING, GET A PLAN THAT
IS FAIR AND REASONABLE. THIS ONE IS
DEEPLY FLAWED & SHOULD BE REJECTED.
THERE IS A NEED TO HAVE A MASTER OR
GENERAL PLAN - FOLLOW IT!

THANK YOU -

[Signature]

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See Letter ATTACHED Best!

To the Planning Commission, City of Scottsdale:

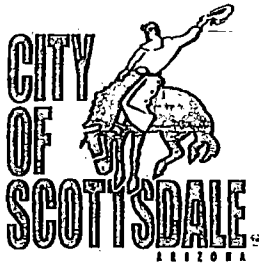
We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.
2. If it is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.
3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.
 - The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
 - Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
 - Atalon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
 - All of this will significantly impact our limited water resources in the future.
4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.
5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AZ, 85262

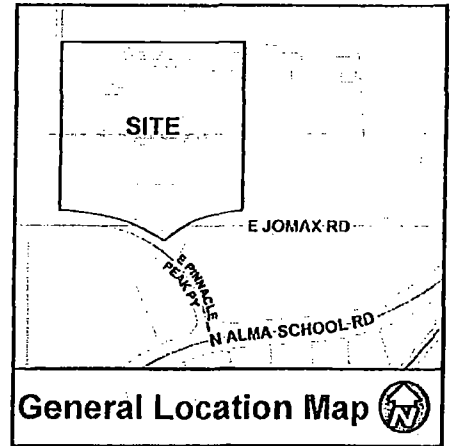


2-GP-2014

The Reserve at Pinnacle Peak
Major General Plan Amendment

Open House

COMMENT FORM



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treynolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Davis

ADDRESS

27483 N 103RD WAY 85262

DAYTIME PHONE

480-299-1815

E-MAIL

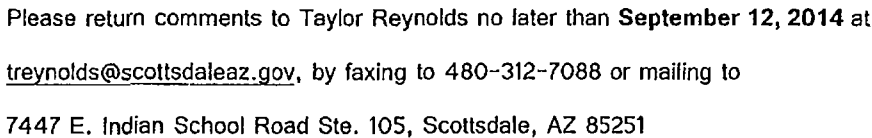
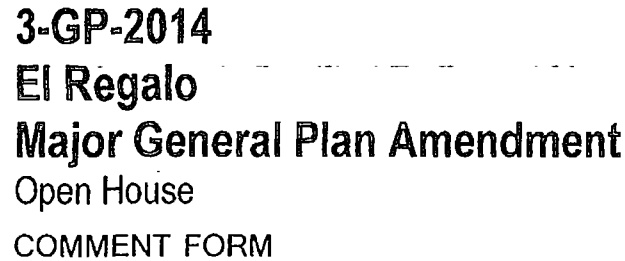
jdavis@mba1965.hbs.edu

COMMENTS

APPROVAL OF THIS MAP AMENDMENT
NEEDS TO PROVIDE RESTRICTIONS, PARKING,
AND ADDRESS OTHER IMPACTS THE AMENDMENT
MIGHT HAVE ON THE 18 AC OF STATE LAND
IMMEDIATELY WEST OF THIS PROPERTY -

AS WAS DONE WHEN THE CAPPELLA
RESORT CHANGES WERE APPROVED

3-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



DAYTIME PHONE 4802687433 E-MAIL FOCNIWAN@cox.net

COMMENTS Very close to the road - Scottsdale Rd.
I hope there is enough set back?
doesn't ruin the look. Concerned about
the density in the whole development.

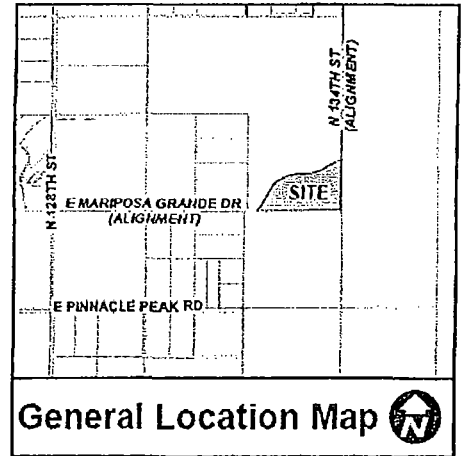
4-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



46P 2014

~~5-GP-2014~~

Cavalier
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than September 12, 2014 at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

NORMAN & ILONA RESNICK

ADDRESS

11358 E. Pion Dr. Scottsdale, AZ 85262

DAYTIME PHONE

(480) 419 4311

E-MAIL

NRES104045@AOL.COM

COMMENTS

THIS PLAN IS SEVERELY FLAWED!

ALMA SCHOOL ROAD IS GOING TO BE FLOODED WITH TRAFFIC; PUTTING 1/4 LOTS NEXT TO 1 ACRE LOTS IS RIDICULOUS. GOING FROM COMMERCIAL TO RESIDENTIAL MAY SOUND GOOD, BUT THIS PLAN IS A DISASTER WAITING TO HAPPEN! NOISE, TRAFFIC, OVER BUILDING, DESTROYING MORE DESERT, ETC. BACK TO THE DRAWING BOARD!

AND THE BEST IS UNACCEPTABLE WHERE IT IS PROPOSED

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See Attached Letter!

To the Planning Commission, City of Scottsdale:

We live in the Desert Summit Community at Jomax Road and 115th Street.

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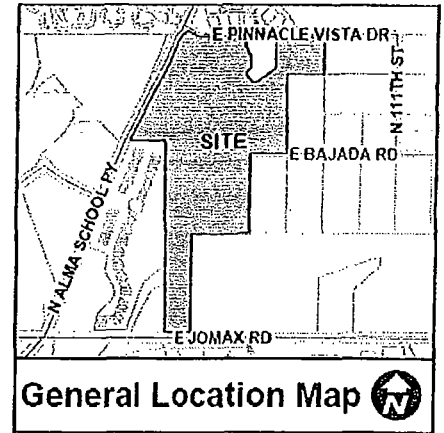
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Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AZ, 85262



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

ROBERT VAINO

ADDRESS

10070 E Harry Vaukey Rd, Scottsdale, AZ 85255

DAYTIME PHONE

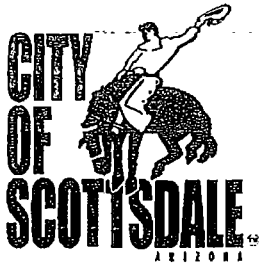
580-4463

E-MAIL

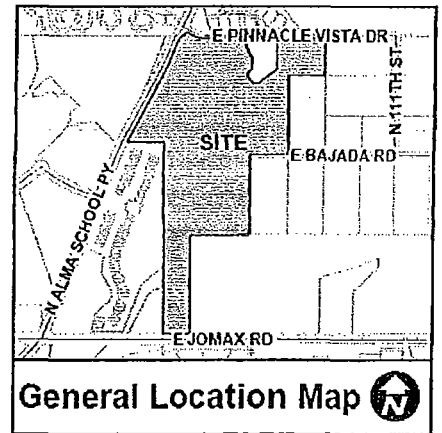
SONORANREADS.COM

COMMENTS

THE WRONG PLACE FOR A DEVELOPMENT (COMMERCIAL).



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than September 12, 2014 at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

STPATRICK R FLYNN

ADDRESS

25803 NO 115th PLACE

DAYTIME PHONE

480-818-3765

E-MAIL

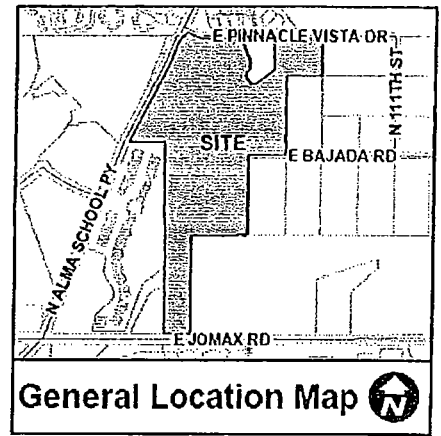
peflynn@cox.net

COMMENTS

INCREASED traffic on Alma School Rd.
We must know the # (number of homes)
patio - condo etc. that is proposed.
All 2 to 4 people per unit all additional
vehicles.



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



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7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

JIM WICHTERMAN

ADDRESS

11565 E. CAURANA DRIVE

DAYTIME PHONE

480 656-0499

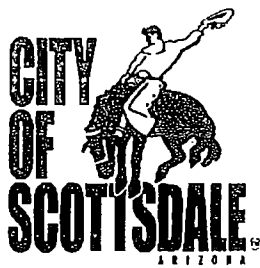
E-MAIL

JIM-BWILL@COX.NET

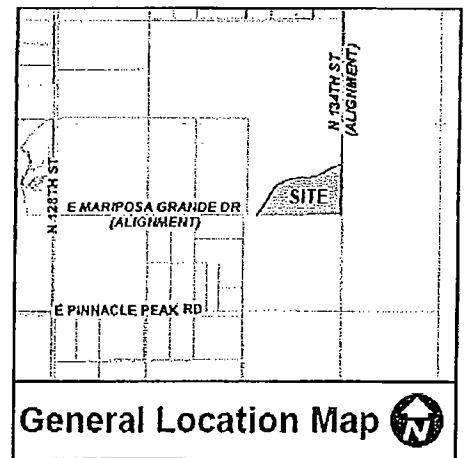
COMMENTS

I STRONGLY OPPOSE THE HIGH
DENSITY PORTION OF THIS PROJECT
1 ACRE LOTS IS THE MINIMUM
I COULD SUPPORT.

5-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

James Vairo

ADDRESS

10040 E. Happy Valley Rd.

DAYTIME PHONE

E-MAIL

COMMENTS

It is not a good move to put Greasewood Flats so near to the Preserve. It was supposed to be large lots, no commercial.

Cavaliere Ranch rezoning will increase density 3 times noise, traffic

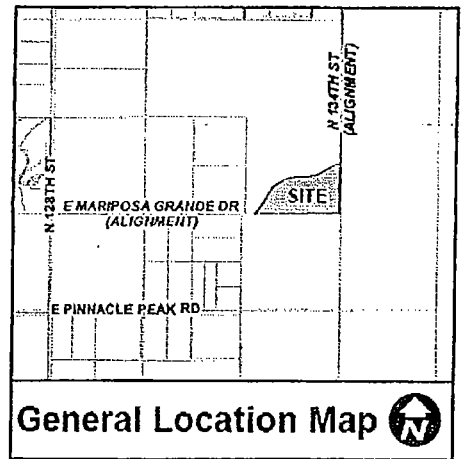
Pinnacle Peak patio changes, too dense, 3 stories high on north boundary.

See 3 projects not a good idea

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Davis

ADDRESS

27483 N 103 RD A14 85262

DAYTIME PHONE

480-299

E-MAIL

jdavis@mba1965.hbs.edu

1813

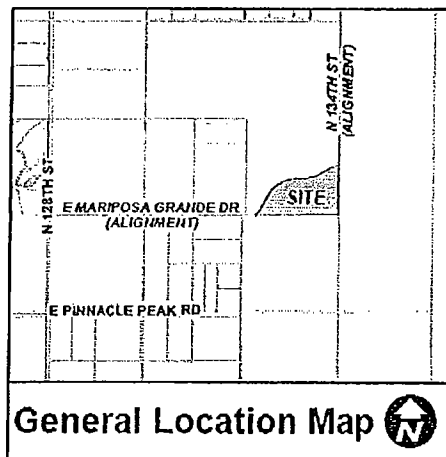
COMMENTS

Greasewood Flats does not belong
in the middle of a residential com-
munity and next to "The Preserve".

The noise lights & traffic are not
appropriate for these existing
users.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

ROBERT S WALKER

ADDRESS

11609 E QUARTZ ROCK RD

DAYTIME PHONE

480-585-7587

E-MAIL

WB PLAZA 1 @ RWESTOFFICE.NET

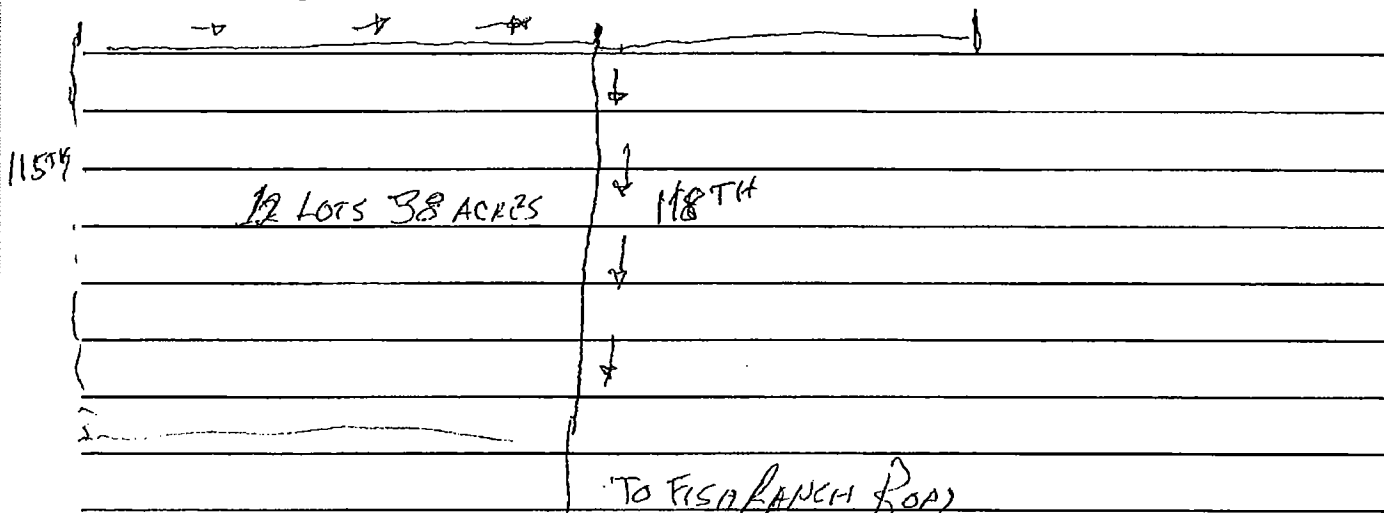
FROM THE NORTH

COMMENTS

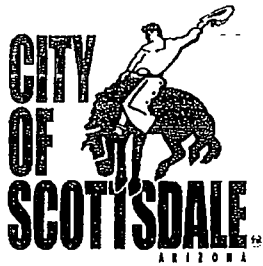
TRAFFIC WILL COME UP JOWAY STOP @ 115 TO 118TH STOP

TURN RIGHT ON 118TH AHEAD SOUTH NOISE FROM MOTOR CYCLES ALL
HOURS OF THE DAY AND NIGHT DEVALUES MY PROPERTY

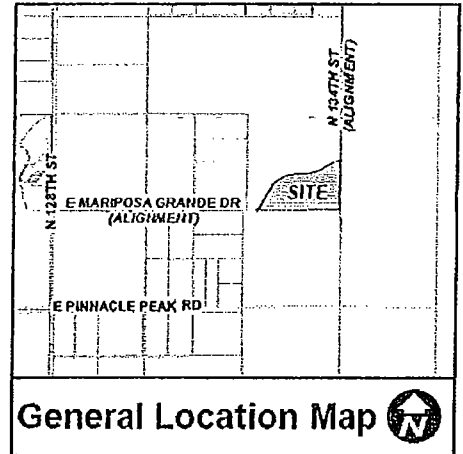
JO



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5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME DAVID HAY

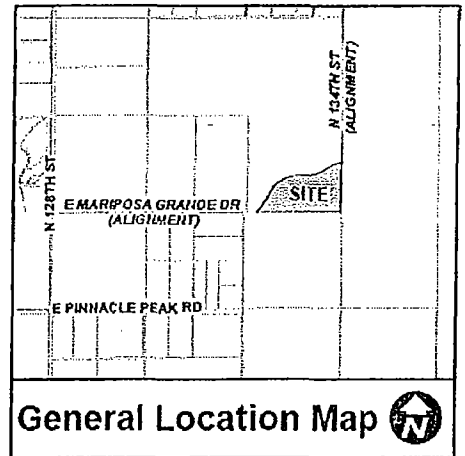
ADDRESS 7209 E. MC DONALD DRIVE #46, SCOTTSDALE 85250

DAYTIME PHONE 480-229-0423 E-MAIL David @ hayland group.com

COMMENTS I AM ABSOLUTELY 100% AGAINST THIS IL-CONCEIVED
RELOCATION OF AN ICONIC SCOTTSDALE INSTITUTION, WHICH I SUPPORT, BUT
NOT IN THIS LOCATION, A STONE'S THROW AWAY FROM THE TOWN'S
THUMB TRAILHEAD AND TRAILS IN THE NARROW GOOSENECK PORTION OF
THE PRESERVE. THE PROPOSED ACTIVITIES AT GREASEWOOD FLAT AND
THE SUBSTANTIAL FLOW OF TRAFFIC TO IT ARE AT ODDS WITH THE
SERENITY VISITORS TO THE TRAILHEAD AND USERS OF THE TRAILS
WOULD REASONABLY EXPECT.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME CAROLYN/MURRAY NELSON

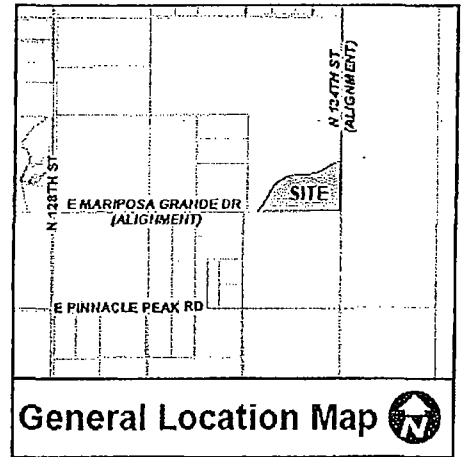
ADDRESS 11298 E DESERT VISTA DR.

DAYTIME PHONE 480-563-5217 E-MAIL nelsonmb-n@cox.net

COMMENTS Absolutely oppose this amendment
due to increase traffic
in area



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Christensen

ADDRESS

11583 East Cavedale Drive

DAYTIME PHONE

480-621-5449

E-MAIL

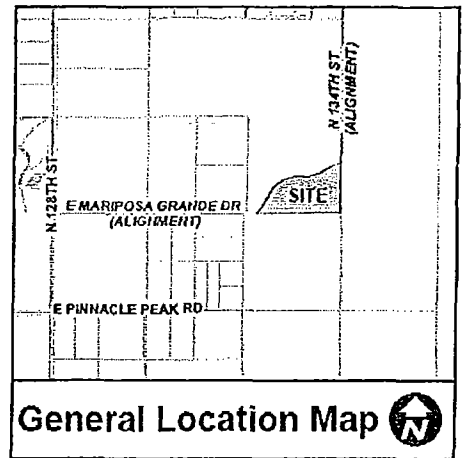
JimChristensen32@gmail.com

COMMENTS

I strongly disagree to expand the ~~res~~ movement of both the Greasewood Flats business + the addition of heavy density housing. The added traffic on Jomax + noise will greatly reduce the living quality that currently exists.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

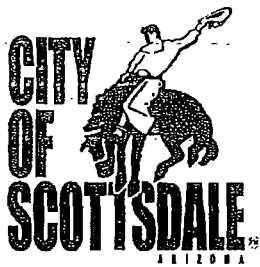
7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Keith McLendon

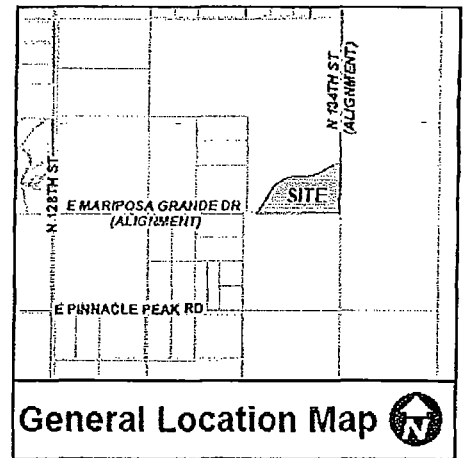
ADDRESS 24767 N. 117th St. 85255

DAYTIME PHONE 480-513-2817 E-MAIL CKMcLENDON@COM.NET

COMMENTS Noise pollution, light pollution and excessive increase in
traffic are unacceptable. This will become a
private nuisance that can be enjoined by
legal action. Tell your council to review
the law of nuisance. Our property values
will be greatly diminished as well as our
enjoyment of our private property



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Charles Kelley

ADDRESS

11722 E Whispering Wind Dr.

DAYTIME PHONE

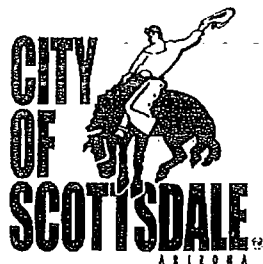
480-585-9731

E-MAIL

cek99999@cox.net

COMMENTS

Terrible idea. Putting a bar in a quiet neighborhood. Increased traffic, noise not being next to a preserve in the Sonoran Desert. It won't even be the real Greasewood. It may use the old sign name but building codes dictate that the old one is gone. The tax paying citizens will suffer for the benefit of a few. If this goes through, a few will get rich but the people will lose with lower property values and dealing with a nuisance.



560

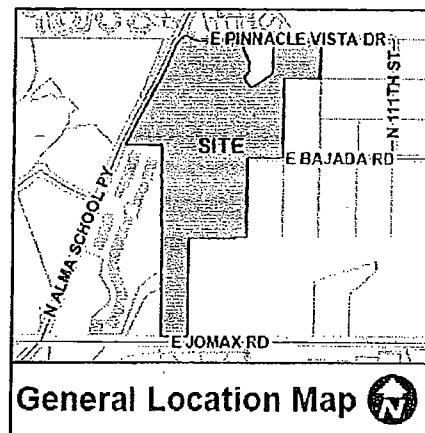
GP-2014

Cavalliere Flat

Major General Plan Amendment

Open House

COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

JANE BABINEAUX

ADDRESS

27820 N. 108th Way

DAYTIME PHONE

480 710-1401

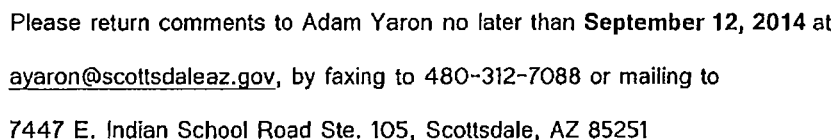
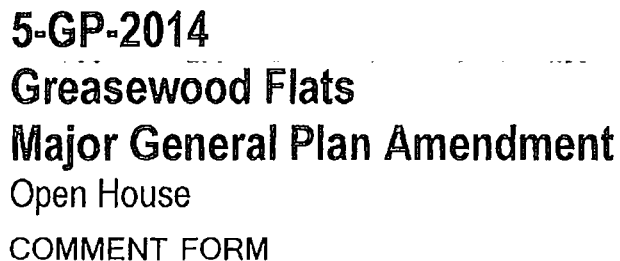
E-MAIL

JANE@PINNACLEPEAKLOCAL.COM

RE: PRESERVING GREASEWOOD FLAT

COMMENTS

We've lived across the street from GREASEWOOD FLAT FOR 14 YEARS. There is NOT A PROBLEM WITH TRAFFIC OR MOTORCYCLE NOISE. PER GOOGLE EARTH, WE ARE 138 YARDS FROM ALMA SCHOOL & there just isn't AN ISSUE. ALSO, GREASEWOOD IS NOT THE "BUILDINGS", IT'S A PLACE WHERE THE COMMUNITY CAN GATHER. Once this history of the CAVALIERE family is GONE, it's GONE. ALL WE WILL HAVE IS A ~~gated~~ gated generic locale. Also, I hike & bike in the preserve. A SCARED DOWN GREASEWOOD IS NOT A THREAT to the 30,000+ ACRES of the PRESERVE. SAVE GREASEWOOD FLAT!!!



JIM + DR DONALD WICHTERMAN

11565 E. CAVEDACH DRIVE

480-656-0499

JIM-BW LLC © COX, NEF

SEE ATTACHED

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

To the Planning Commission, City of Scottsdale:

We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.

2. It is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.

3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.

- The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
- Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
- A talon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
- All of this will significantly impact our limited water resources in the future.

4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.

5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AS, 85262

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Colleen Sanger

Desert Summit Resident / 480-209-8006

To the Planning Commission, City of Scottsdale:

We live in Desert Summit - a Community located at Jomax Road and 115th Street.

Our entire community is very concerned about the following re-zoning proposals being evaluated by the city council. Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead, BOTH pose to greatly threaten the unique balance of our urban and desert environment in North Scottsdale.

As a direct result of the re-zoning approvals already awarded by the city to the new Toll Brothers Atalon project and Sereno Canyon; construction traffic has already greatly increased on Jomax tenfold. The TROON "No Trucks" ordinance (adopted in 2016) with city signage posted at Happy Valley and Alma School - prohibits ALL construction vehicles from entering TROON, thus forcing ALL construction trucks, supply vehicles and heavy equipment to be routed 100% east and west bound on Jomax.

This quiet, predominately two lane – dead end street should NOT be forced to bear the burden of "progress" traffic all on its own. As stated above; the already approved new home construction sites have immensely added to the noise, speeding, and increased traffic flow, on what was a quiet local street; while TROON remains unaffected. We are respectfully requesting that the burden of progress be shared equally between Happy Valley, Jomax and even 118th. With the opening of Atalon (Toll Brothers Project) whose entrance is on 118th – It is also my opinion that 118th should be paved over to Rio Verde, allowing for one more traffic flow option through these north end communities.

Although we may not be able to convince you, (the council planners) that it is in the best interest of both the City of Scottsdale and it's north end residents to oppose the projects referenced above; (Greasewood Flats and McDowell Mountain Preserve Project) – we do hope that at the very least you WILL support allowing ALL construction traffic to flow eastbound and westbound on BOTH Happy Valley and Jomax.....all in the name of progress and change that is impacting both neighborhoods!

Thank You for taking this request under consideration.

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Thank You for taking this request under consideration.

Dave DeBusk - 480-502-7714

11465 East Cavedale Drive Scottsdale, Arizona 85262

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We live in the Desert Summit Community at Jomax Road and 115th Street.

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Dave DeBusk / 480-502-7714

11465 East Cavedale Drive Scottsdale AZ 85262

Exhibit C
Remote Planning Commission Hearing Comment Cards
2-GP-2014: The Reserve at Pinnacle Peak Patios



REQUEST TO SPEAK

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.



NAME (print) Robert Cappel MEETING DATE Sept. 10, 2014

NAME OF GROUP/ORGANIZATION (if applicable) G-PRA & Winfield HOA

ADDRESS 33600 N. 79th Way ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) R-CAPPEL1@msa.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 1 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT" * CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

Reserve @ Pinnacle Peak



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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Win Billingsley MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10585 East Crescent Moon Drive #28 ZIP 85262

HOME PHONE 480-349-2124 WORK PHONE —

E-MAIL ADDRESS (optional) CWin.Billx@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 1 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING IGP-2014
Pinnacle Peak Patio

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REQUEST TO SPEAK

1

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jim Davis MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) N/A - Resident

ADDRESS 27483 N 103RD WAY ZIP 85262

HOME PHONE 480-299-1912 WORK PHONE 480-299-1912

E-MAIL ADDRESS (optional) jdavis@mba1965.hbs.edu

☒ I WISH TO SPEAK ON AGENDA ITEM # 1 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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Cards for designated speakers and the person(s) they represent must be submitted together.

1-4

NAME (print) Kerry Kilbride MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11454 E. TRON VISTA DR ZIP 85255

HOME PHONE 818-421-1685 WORK PHONE same

E-MAIL ADDRESS (optional) KerryKILBRIDE@GMAIL.COM

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Myers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

1-4

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) LINDA AMERSE MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. Hayden Rd. ZIP 85266

HOME PHONE 480-502-9858 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Myers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) KAREN Bishop MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Self

ADDRESS 11780 E. SAND HILLS Rd ZIP 60195

HOME PHONE _____ WORK PHONE 641-7538 (847)

E-MAIL ADDRESS (optional) KmBishop8@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Meyer

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print)

Jerome Allan LANDAN

MEETING DATE

9-10-14

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 28700 N. Hayden Road

ZIP

85266

HOME PHONE

480.203.9903

WORK PHONE

480.203-9903

E-MAIL ADDRESS (optional)

☐ I WISH TO SPEAK ON AGENDA ITEM # _____



I WISH TO DONATE MY TIME TO

Howard Myers or
Assignee

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Bonnie Hall MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 24000 N. 112th way ZIP 85255

HOME PHONE 602-524-8475 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Myers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

1-4

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) LINDA H. NEMAN MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10001 E Happy Valley Rd #139 ZIP 85255

Cell HOME PHONE 49-304-7981 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Meyers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

Request to Speak cards must be submitted to City Staff BEFORE public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Donna Wool MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 10799 E. LA JUNTA RD. ZIP 85255

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO Howard Kevins

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

1-4

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DENNA SANFILIPPO MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11475 E. La Justa ZIP 85255

HOME PHONE 630-606-4196 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Meyer

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

1-4

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Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property owners' Assoc

ADDRESS 6631 E. Horned owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) howard.myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

9 cards



REQUEST TO SPEAK

14

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned Owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) howard.myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

1-4

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned Owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) Howard.Myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.



NAME (print) Vin Davis MEETING DATE 7/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 27483 N 103RD Way ZIP 85262

HOME PHONE 480-299-1813 WORK PHONE 480-299-1813

E-MAIL ADDRESS(optional) jdavis@msb1965-hds-edu

AGENDA ITEM # 1 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) CHANGE FROM Com 2 ->
RESIDENTIAL - OK, PROPOSED DEVELOPMENT
TOO DENSE, TOO HIGH, TOO MUCH PRESSURE ON
INFRASTRUCTURE, UTILITIES, STREETS, TRAFFIC
CONSIDERING ALL OF THE PROPOSED DEVELOP-

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

impact on the Happy Valley - Denhamite
Community

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.



NAME (print) SANDRA LAMBERT MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 26073 N. 115th Way SCOTTSDALE ZIP 85255

HOME PHONE 480 342-9228 WORK PHONE _____

E-MAIL ADDRESS (optional) SJ LAMBERT@COX.NET

ITEM/ AGENDA ITEM # 2-GP-2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) TOO DENSE, BLDGS TOO TALL

This card constitutes a public record under Arizona law.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1

This card is used to submit written comments to the Board or Commission.
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NAME (print) Dennis DeSirey MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11506 E. Cavedale Dr ZIP 85262

HOME PHONE 480 584 6651 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Appendix 3 ^{Cumulative} ^{Patio} and Pinnacle ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) What prevents the developer from doing
something other than what's proposed? Eg. build more homes or increase
the density

This card constitutes a public record under Arizona law.

This image shows a single sheet of bright yellow paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1

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NAME (print) Dennis DeSirey MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11506 E. Cavedale Dr ZIP 85262

HOME PHONE 480 584 6651 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Pinnacle Patio ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Why would you even consider letting a
developer destroy the majesty of Pinnacle Peak? One of the 2 most
notable landmarks in the valley

This card constitutes a public record under Arizona law.

This image shows a single sheet of bright yellow paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

113

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Dennis DeSirey MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11506 E. Cavedale Drive ZIP 85262

HOME PHONE 480-584-6651 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Pinnacle Patio
Cavalliere ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) ① How is the requirements that a percentage of
NIAOS being handed? Isn't 30-50% of acreage in N. Scottsdale supposed to be
dedicated to NIAOS.

② If you tried to farm near Alpa Subst would you want this next to you?

This card constitutes a public record under Arizona law.

This image shows a single sheet of bright yellow paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

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NAME (print) LINDA TUCKER MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10596 E YEARLING DR ZIP 85255

HOME PHONE 480 585 6816 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back)

RELOCATION OF GREASEWOOD FLATS BAR IN
A RURAL RESIDENTIAL NEIGHBORHOOD

OPPOSED TO BAR TRAFFIC IN RESIDENTIAL
NEIGHBORHOODS NO INCREASED DENSITY!

This card constitutes a public record under Arizona law.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

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NAME (print) LINDA AMBRESE MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. Hayden Rd. ZIP 85266

HOME PHONE 480-502-9858 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 1, 2, 3, 4 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back)

What is the point of having our General Plan
~~Amendment~~ if we continue to let developers desecrate
& amend our Plan!? John Berry makes the argument
these 4 areas designated as "Commercial" would not
be sustainable because there aren't enough rooftops
So his answer is to allow more building of excess

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rooftops!?! Ridiculous argument he also gives is we'd get more tax revenue from residential vs. commercial, but he fails to mention the increased & costly infrastructure needed from such increased density!!

Finally, what about such density in these areas? How can all these density increments be taken care of, even w/ new added infrastructure? The ratio of square miles to population increments is not balanced, & in fact, very skewed, to the detriment of the neighborhoods already in place. How is this fair to all the Scottsdale residents in this neighborhood who have followed the rules & paid their taxes???

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

* Please, reconsider & be steadfast in finding better plans w/ less density - Negotiate! Thank You!



WRITTEN COMMENTS

1-4

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NAME (print) Jerome Allan LANDAU MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. HAYDON ROAD ZIP 85266

HOME PHONE 480-203-9902 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 2-GP-2014, 3-GP-2014, 4-GP-2014, 5-GP-2014
☐ SUPPORT ☒ OPPOSE ALL

COMMENTS (additional space is provided on the back) This is Scottsdale - we do not need to

bring any more residential dwellings than set forth in the existing

General Plan - which took a very, very long time to create.

Another John Berry series of clients who always seem to get their way.

Do not need Mono Rafter Consultants can be hired/bought to

find in favor of whatever position is retained them.

We know what we were doing when original G.P. established.

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Whoever bought the commercial zoned property are business persons who knew what they were doing - Please - do NOT help these business investors make more money by changing the General Plan - If G.P. permitted residential it was commensurate with that designated for commercial - has all the residential been built-out? If not - no additional residential is needed. If built-out, give commercial time to be developed - otherwise ultimately will be back to commercial after existing approved residential gets built-out.

Once again we are faced with request from investors to make them "more money" - NOT the City's Job

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva. DON'T STOP THE CITIZENS WHO VOTED FOR THE General Plan.



WRITTEN COMMENTS

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

1-4

NAME (print) ROBERT WENZ MEETING DATE 09-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11415 E PEAKS ROAD ZIP 85262

HOME PHONE 602-606-8827 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # PUBLIC COMMENT ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) AFTER A THOUGHTFUL REVIEW
OF THE POSSIBLE ACCESS ROUTES AND ENTRANCES TO THE TOLL
BROTHER DEVELOPMENT (BETWEEN JOMAX & DYNAMITE AT 118TH ST),
IT IS QUITE OBVIOUS TO ME (AND SHOULD BE OBVIOUS TO ANYONE
WHO UNDERSTANDS TRAFFIC FLOW & CONTROL) THAT THE ONLY SAFE

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Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

AND RESPONSIBLE ACCESS EAST OF PIMA ROAD IS ALONG
DYNAMITE/RIO VENDE TO 118TH STREET) - THESE ROADS ARE
FOUR LANES WITH A CENTER DIVIDER, WIDE SHOULDERS
(FOR DISABLED CARS + TRUCKS) AND A SIDEWALK (FOR SAFE
PASSAGE BY PEDESTRIANS). THE ALTERNATIVE ACCESS ALONG
HAPPY VALLEY (TWO LANES ONLY) + ALMA SCHOOL (DANGEROUS CURVE)
+ JOYMAX (TWO NARROW LANES ONLY) IS A DANGER TO ALL
RESIDENTS IN THE AREA FROM CONSTRUCTION VEHICLES
(FOR THE NEXT 9-10 YEARS) AND THE INCREASED PASSENGER
VEHICLE TRAFFIC AS A RESULT OF HIGH ~~DEVELOPMENT~~ DENSITY
DEVELOPMENT BY TOLL BROTHERS.

DRIVE THESE ROADS AND THE ABOVE WILL BE ABUNDANTLY
CLEAR TO YOU - MANY THANKS, RZ Wong

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Noana Resnick MEETING DATE 10 Sept 2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11358 E. LINDA DR. SCOTTSDALE ZIP 85262

HOME PHONE ~~800~~ 480 620 0622 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # A11 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

I WANT THE PLANNERS TO LOOK AT THE TOTAL
IMPACT ALL OF THESE PROPOSED AMENDMENTS TO THE
GENERAL PLAN - IN TOTAL THEY WILL OVERWHELM THE
QUADRANT OF SCOTTSDALE THAT IS BEING AFFECTED.

This card constitutes a public record under Arizona law.

OVER →

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

There will be over building (10,000 sq. ft lots),
unbearable traffic, pollution, noise, lower
property values for those who live here already, etc.
Back to the Planning Board. These proposals
are going to destroy the Geneva Park.
Think of all the residents & taxpayers you will
hurt for ever. Vote No!

Thank you.

A. Rasmussen

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

Exhibit D
Correspondence Received Post Remote Planning Commission Hearing
2-GP-2014: The Reserve at Pinnacle Peak Patios

Reynolds, Taylor

From: Julie Frank <jmfintegra@aol.com>
Sent: Wednesday, September 10, 2014 9:31 AM
To: Yaron, Adam; Reynolds, Taylor; Murillo, Jesus
Subject: 2-GP-2014 / 9-ZN-2014 Major General Plan Amendment & Zoning Hearing Schedule
Comment Form

David Johnson & Julie Frank
10801 E Happy Valley Rd, #110
Scottsdale, AZ 85255
480-563-7474; jmfintegra@aol.com

GP-2014 The Reserve at Pinnacle Peak Major General Plan Amendment & Zoning Hearing

We are against the proposed general plan amendment and zoning hearing for the high-density Reserve at Pinnacle Peak project. Troon Village was originally designed as a master-planned golf community with room between homes as well as communities. A high density project will increase traffic on Happy Valley Road as well as decrease surrounding property values. It goes against the ideology of Troon Village and adds nothing to the beautification of the Sonoran desert and surrounding communities. We built in this area years ago to get away from the higher density neighborhoods and feel this project is in direct opposition to the values of our existing communities.

Exhibit E
October 22, 2014 Planning Commission Hearing Comment Cards
2-GP-2014: The Reserve at Pinnacle Peak Patios

REQUEST TO SPEAK



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Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Howard Myers MEETING DATE 10/22/2014
NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc
ADDRESS 6631 E. Horned Owl Tr ZIP 85266
HOME PHONE 480-473-0109 WORK PHONE _____
E-MAIL ADDRESS (optional) Howard.Myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 839 ☐ I WISH TO DONATE MY TIME TO _____
☐ I WISH TO SPEAK DURING "PUBLIC COMMENT" * CONCERNING _____

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REQUEST TO SPEAK



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8

NAME (print) Jim CHRISTENSEN MEETING DATE 10-22-14
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 11583 EAST CAVEDALE DRIVE ZIP 85262
HOME PHONE 480-621-5419 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 8 ☒ I WISH TO DONATE MY TIME TO Jim WICHTERMAN

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

9

NAME (print) JAMES WICHTERMAN MEETING DATE 10/22/14
NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit HOA
ADDRESS 11565 E. CAVEDALE DRIVE ZIP 85262
HOME PHONE 480-656-0495 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



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Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

8

NAME (print) Robert Cappel MEETING DATE Oct. 22, 2014
NAME OF GROUP/ORGANIZATION (if applicable) Winfield HOA & Greater Pinnacle Peak Ass'n.
ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266
HOME PHONE 480-595-1805 WORK PHONE _____
E-MAIL ADDRESS (optional) R-CAPPEL1@msn.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 849 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

8

NAME (print) Jim Davis MEETING DATE 10/22/14
NAME OF GROUP/ORGANIZATION (if applicable) Estancia HOA
ADDRESS 27483 N 103rd Way ZIP 85262
HOME PHONE 480-686-9026 WORK PHONE 480-299-1813
E-MAIL ADDRESS (optional) j.davis@mba1965.hbs.edu

☒ I WISH TO SPEAK ON AGENDA ITEM # 8 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

8

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JAMES NICHTERMAN MEETING DATE 10/22

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit HOA

ADDRESS 11565 E. CAVEDALE DRIVE ZIP 85262

HOME PHONE 480-656-0490 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) TOO MANY UNITS Proposed
IN THE ALLOTTED SPACE. THIS WILL POSE
A MAJOR TRAFFIC PROBLEM AT JAMES +
ALMA SCHOOL

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

8

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JIM CHRISTENSEN MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 EAST CAVEDALE DRIVE ZIP 85262

HOME PHONE 480-621-5449 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) TOO much traffic + congestion

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

8

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Anne Christensen MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 E. Cavedale Dr ZIP 85262

HOME PHONE 480-621-5449 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

8

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) DEBORAH WICHTERMAN MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) PORT SUMMIT

ADDRESS 11505 E. Cavedale SCF ZIP 85262

HOME PHONE 480-656-0499 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) too many units - traffic

impact @ Alma School & Jomax

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) VIM DAVIS MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) ESTANCIA HOME OWNERS ASSOC

ADDRESS 27483 N 103RD WAY ZIP 85262

HOME PHONE 480-686-9026 WORK PHONE 480-299-185

E-MAIL ADDRESS(optional) _____

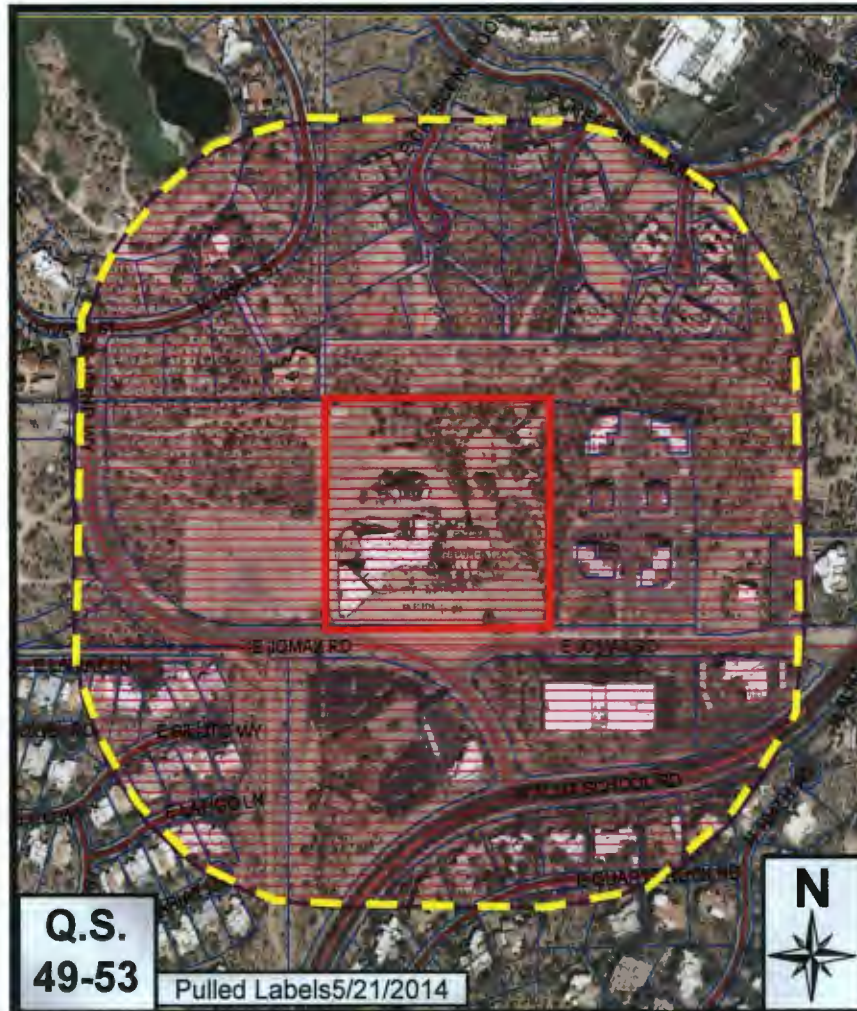
AGENDA ITEM # 8 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) PLEASE SEE WRITTEN COMMENTS

ATTACHED

This card constitutes a public record under Arizona law.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

116 – HUP Postcards

116 – PC Postcards

116 – CC Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Pinnacle Peak Patio

2-GP-2014

ATTACHMENT #7

ATTACHMENT #8

**Applicant's Commercial Market Information
2-GP-2014: The Reserve at Pinnacle Peak Patios**



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REAL ESTATE SERVICES

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Anaheim
Commerce
Irvine
Inland Empire
Las Vegas
Los Angeles
Newport Beach
Phoenix
Reno
Sacramento
San Diego
San Jose

Pinnacle Peak Patio Market Study **10426 E. Jomax Rd. Scottsdale, AZ 85255**

Created for:

John V. Berry
Berry Riddell & Rosensteel LLC

Darren Tappen
Senior Vice President
Voit Real Estate Services

Tel: 602.952.8642
Dir: 602.513.5112
Fax: 602.952.8649
www.voitco.com
Broker License: #SA510719000
e-mail: dtappen@voitco.com

2-GP-2014
8/29/2014

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- Eleven offices serving the southwestern region
- 133 selling professionals, supported by 125 staff members
- Leading market research & forecast trends

Services

- Industrial brokerage
- Office brokerage
- Retail brokerage
- Investment brokerage
- Project management
- Asset management
- Development
- Distressed asset workouts
- Research & market trends
- Note sales



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10426 E. Jomax Rd. Market Survey

10426 E. Jomax Rd. Market Survey

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REAL ESTATE SERVICES



10426 E. Jomax Rd. Market Survey

Subject Property



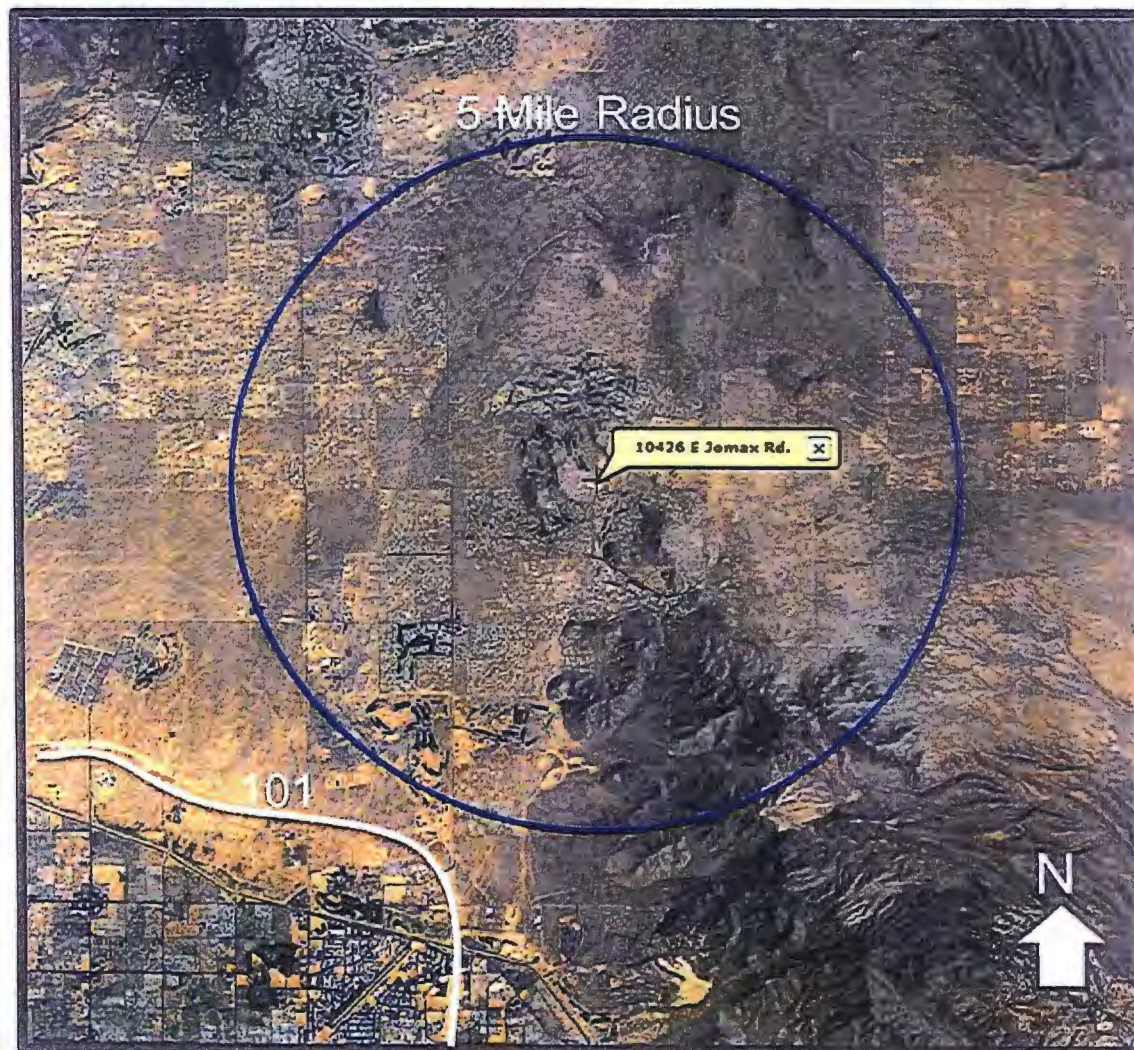
Voit

REAL ESTATE SERVICES



10426 E. Jomax Rd. Market Survey

Subject Property

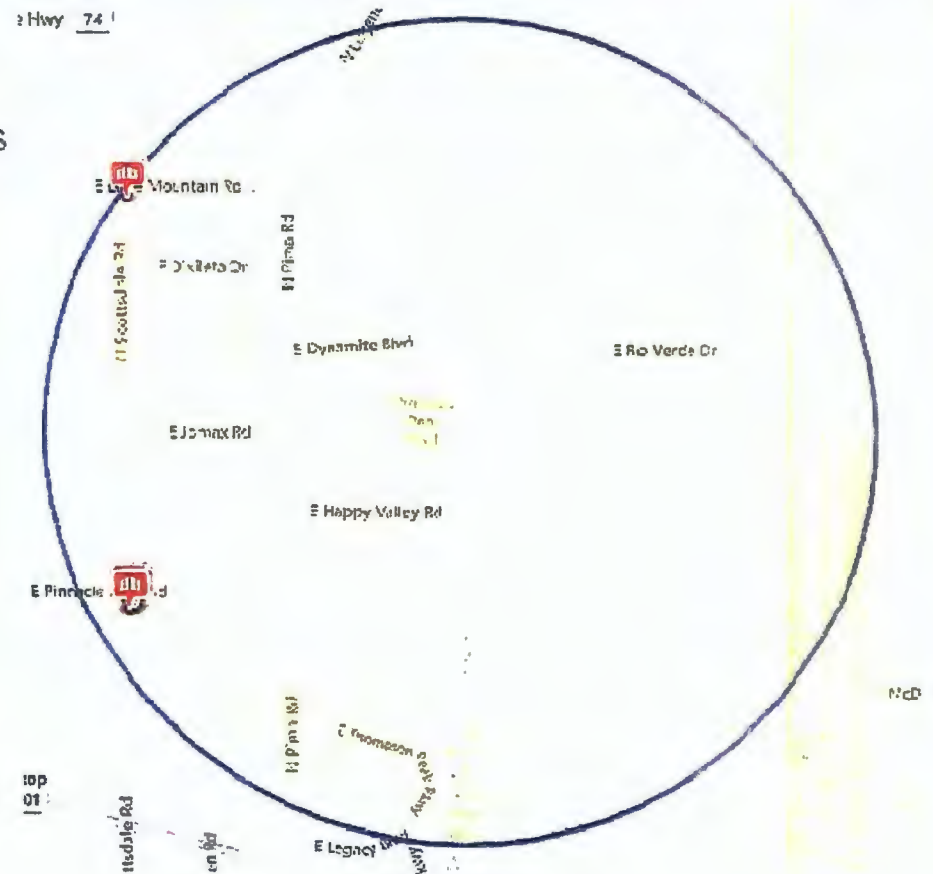




10426 E. Jomax Rd. Market Survey

Retail Proposed & Under Construction:

- Within a 5 mile radius there are no properties under construction.
- There are 10 proposed properties for construction, with a total additional RBA of 90,505. With 24,944 SF going to a supermarket the rest are un-leased.

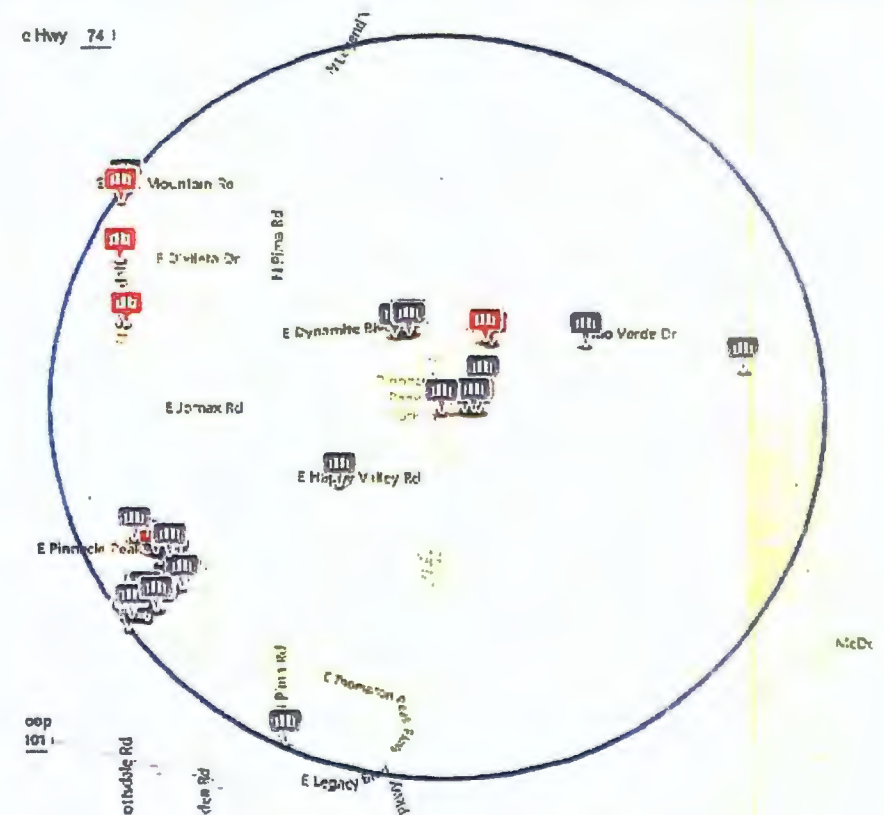


Source: ESRI



10426 E. Jomax Rd. Market Survey

- 39 land parcels are zoned for commercial use with in a 5 mile radius. Totaling 15,067,944 SF or 345.9 acres.



Source: CoStar

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10426 E. Jomax Rd. Market Survey

Commercial Developments/ Commercial Zoned Land

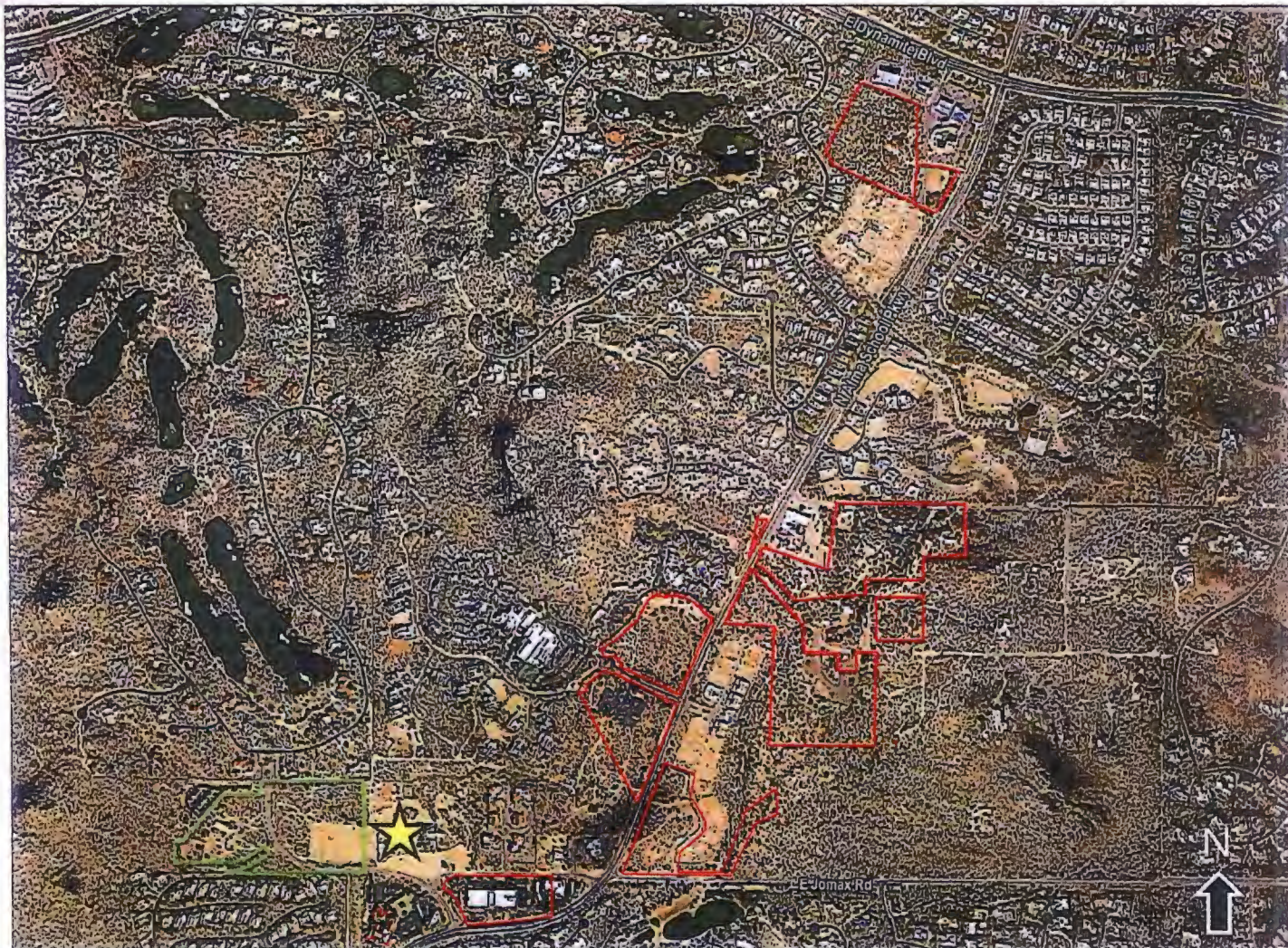
Voit

REAL ESTATE SERVICES



Overview Aerial of Land Developments and Zoned Land

10426 E. Jomax Rd. Market Survey



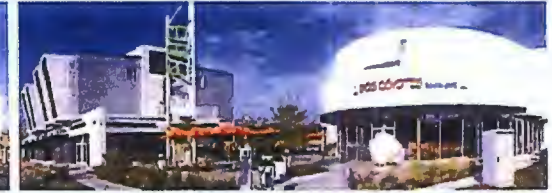


Alma School & Dynamite

Land @ the center of Troon North (2 land pieces)

- Land- 8.6AC / 374,616 SF
 - PAD zoning (city of Scottsdale)
- PAD Site- 1.6 AC / 69,696 SF
 - Zoned allowing drive-thru
 - PCC zoning (city of Scottsdale)
- Parcel # 216-81-380
& 216-81-381
- Currently for Sale
On market for 1,684 days (as of 4/14/2014)
- Property has sale condition/
ground lease





10426 E. Jomax Rd. Market Survey

10661 E Crescent Moon Dr.

- Land (2 parcels)
 - Land Totaling 6.34AC / 276,148 SF
 - C-2 zoning (city of Scottsdale)
 - Parcel # 216-80-013B & 216-80-013D



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10426 E. Jomax Rd. Market Survey

NEC Alma School & Jomax Rd.

- Commercial Land (Vacant/ Raw Land)
- Land: 6.32AC / 275,299 SF
 - PCC zoning (city of Scottsdale)
 - Parcel # 216-80-002R
- Ownership:
John & Karren Green



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10426 E. Jomax Rd. Market Survey

Vacancy Rates

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10426 E. Jomax Rd. Market Survey

Villages at Pinnacle Peak
(Jomax & Alma School Pkwy)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy- 25.80%



Source: CoStar



REAL ESTATE SERVICES



10426 E. Jomax Rd. Market Survey

The Center at Troon North
(SWC Alma School pkwy & Dynamite Blvd)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy: 18.59%

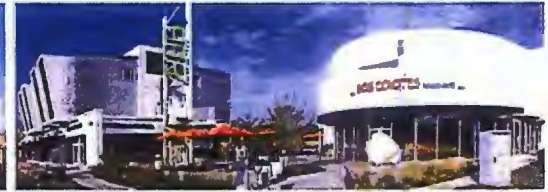


La Mirada (NEC Pinnacle Peak Rd & Pima Rd)
Total RBA: 98,707 SF
8852-8936 E Pinnacle Peak Pky.
Scottsdale, AZ 85255

Vacancy: 31.91%



Source: CoStar

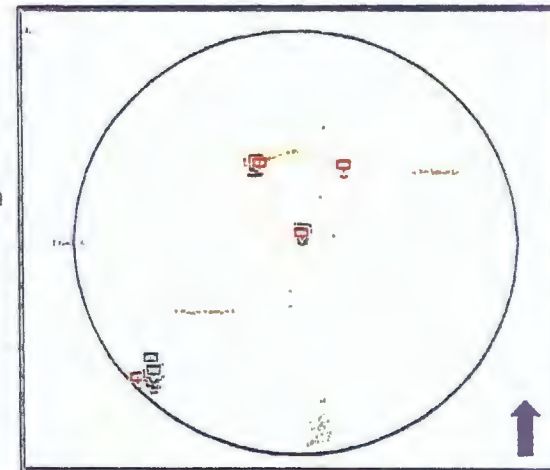


10426 E. Jomax Rd. Market Survey

3 mile radius vacancy retail/office properties

Total RBA- 579,568 SF

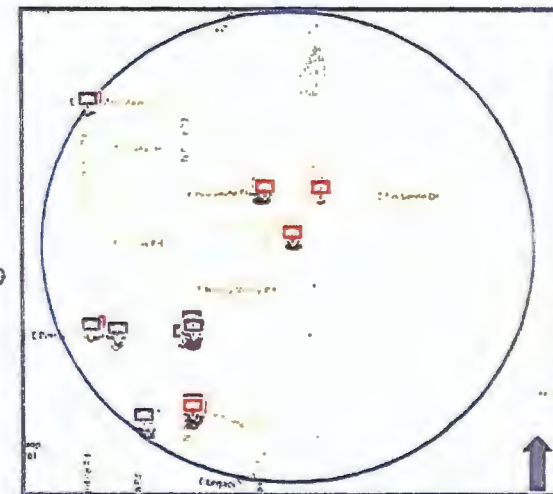
Vacancy – 23.30%



5 mile radius retail/office properties

Total RBA- 1,210,691 SF

Vacancy- 17.60%



ATTACHMENT #9
Applicant's Citizen Involvement Report
2-GP-2014: The Reserve at Pinnacle Peak Patios



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
10424 E. Jomax Road
The Residences at Pinnacle Peak Patios
August 27, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a major general plan amendment and rezoning request for the redevelopment of approximately 10+/- gross acres located at 10424 E. Jomax Road (the site currently houses the Pinnacle Peak Patio restaurant). The request is for a Major General Plan Amendment from the Commercial land use category to the Suburban land use category and a rezoning from C-2 ESL to R-4 ESL for the purpose of creating a for-sale residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated 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 began in March of 2014 with outreach into the community focusing on the surrounding property owners, larger neighborhood advocacy groups such as COGS, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. 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 zoning 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 took place on Thursday, June 5th, 2014 for anyone who wished to learn more about the request. This Open House was held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m. 12 interested neighbors attended the Open House. Attendees were generally supportive of the project with two people raising concerns regarding density and traffic.

A meeting with neighborhood leaders from Privada and Estancia was held on July 17th, 2014 to answer questions about height and traffic access. A subsequent meeting is scheduled for August 28th, 2014 on site to insure accurate information on the residential development height is communicated to both neighborhoods.

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

Sign-in sheets

Comment Cards

Affidavit of posting

Early Notification of Project Under Consideration

Nighborhood Open House Meeting

Date: 06/05/2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Drive)

Site Address: 10424 E. Jomax Rd.

Project Overview:

- **Description of Request:** For a Major General Plan Amendment and Rezoning of a 10+/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL to R-4ESL and the GPA would modify the current Commercial designation to Suburban. Additionally, there is an abandonment request for the vacant triangle parcel on the southern boundary where Pinnacle Peak Pkwy and Jomax intersect.

■ **Site Acreage:** 10 +/-

■ **Site Zoning:** C-2 ESL

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

City Contacts: Jesus Murillo
Phone number: 480-312-7849

Case Number #: 444-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 05/23/2014 – Penalty for removing or defacing sign prior to date of last hearing
– Applicant Responsible for Sign Removal

23-05-2014



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

Copper Ridge School - Cafeteria
10101 E. Thompson Peak Parkway, Scottsdale, AZ 85255
[www.ScottsdaleAZ.gov/projects/Projects in Process](http://www.ScottsdaleAZ.gov/projects/Projects%20in%20Process)

REMOTE PLANNING COMMISSION: 5:00 P.M., 09/10/2014

REQUEST: for a Major General Plan amendment to change the City of Scottsdale 2001 General Plan land use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site.

LOCATION: North of the intersection of Jomax Road and Pinnacle Peak Pkwy.

Case Number: 2-GP-2014

Applicants Contact: John Berry

Phone number: 480-385-2727

Case File Available at City of Scottsdale: 480-312-7000

Posting Date: 8/21/2014

- Penalty for removing or defacing sign prior to date of last hearing
- Applicant Responsible for Sign Removal

08/22/2014 10:32



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number:

444-PA-2014

Project Name:

Four Season Resort

Location:

10424 East Jomax Road, Scottsdale AZ

Site Posting Date:

5/23/2014

Applicant Name:

John Berry

Sign Company Name:

Scottsdale Sign A Rama

Phone Number:

480-994-4000

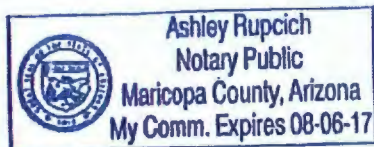
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephanie Kshel
Applicant Signature

5-23-2014
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 23rd day of May 2014



Ashley Rupcich
Notary Public

My commission expires: 8-6-17

City of Scottsdale -- Current Planning Division

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

The Reserve at Pinnacle Peak Patios
Neighborhood Input Card

PRINT NAME HOWARD LEIN
ADDRESS 12726 N. 98TH R. CITY SCOTTSDALE ZIP 85260
PHONE 480-346-5352 EMAIL HOWARD2468@AOL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

VERY SUPPORTIVE OF THE
DOWN ZONING OF THE PROPERTY
GOOD PLAN!

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

The Reserve at Pinnacle Peak Patios
Neighborhood Input Card

PRINT NAME Jose Vailo
ADDRESS 10040 E. Happy Valley Rd CITY Scottsdale ZIP 85255
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

The project is much too dense.
Think of parking for Pinnacle
Peak trail and of the
additional traffic in day
time too.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**The Reserve at Pinnacle Peak Patios
Neighborhood Input Card**

PRINT NAME Robert Vairs
ADDRESS 10040 E Grand Avenue CITY Scottsdale ZIP 85255
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Too Devil - Proscenium Parking - with a Reserve
24 Hours per lot.

**The Reserve at Pinnacle Peak Patios
Neighborhood Meeting Sign-In Sheet
Thursday, June 5, 2014**

[illegible]

**The Reserve at Pinnacle Peak Patios
Neighborhood Meeting Sign-In Sheet
Thursday, June 5, 2014**

[illegible]

The Reserve at Pinnacle Peak Patios
Neighborhood Meeting Sign-In Sheet
Thursday, June 5, 2014

[illegible]

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
26546 NORTH ALMA SCHOOL LLC	PO BOX 28670	SCOTTSDALE	AZ	85255	USA	21702008U
93158 HOLDINGS LTD	BOX 30 STE 12 R R 9	CALGARY	AB	T2J 5G5	CANADA	21680097
AMATO CHARLES J	10460 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702636
AMY J STEFANIK REVOCABLE TRUST	338 GALE AVE	RIVER FOREST	IL	60305	USA	21680239
ARIZONA STATE OF	1616 W ADAMS	PHOENIX	AZ	85007	USA	21684306A
ARIZONA STATE OF	1275 W WASHINGTON ST	PHOENIX	AZ	85007	USA	21684307
BAKER DAREN	26872 N 102ND ST	SCOTTSDALE	AZ	85262	USA	21684233
BAUER LINDA J/DAW BRIAN J	10456 E QUARTS ROCK RD	SCOTTSDALE	AZ	85255	USA	21702635
CAIN ROBERT M/CYNTHIA L	10200 N 82ND ST	SCOTTSDALE	AZ	85258	USA	21702673
CALLAHAN JOHN R/DARLENE G	26348 N 104TH WY	SCOTTSDALE	AZ	85255	USA	21702670
CAMERON DONALD R/SALLY S	222 CLARE DR	WASHINGTON	PA	15301	USA	21702675
CARMICHAEL GREGORY D/SARAH J	3 ABBINGTON RIDGE RD	CINCINNATI	OH	45242	USA	21680246
CARTER ANDREW/PALESTRINA	8924 E PINNACLE PEAK RD STE G5303	SCOTTSDALE	AZ	85255	USA	21684235
CGCMT 2006 C5 JOMAX RETAIL LLC	1601 WASHINGTON AVE STE 700	MIAMI BEACH	FL	33139	USA	21680144
CHARLES W SR AND RICHIE MAXINE S BILLINGSLEY	10585 EAST CRESCENT MOON DR UNIT 28	SCOTTSDALE	AZ	85262	USA	21680247
CHATTERJEE ASOKE/UMA	10 RAINTREE RD	CHADDS FORD	PA	19317	USA	21684216
CHODOCK JAY/NANCY TR/MARC	10040 E HAPPY VALLEY RD UNIT 2028	SCOTTSDALE	AZ	85255	USA	21703525
CITIBANK NA	6400 LAS COLINAS BLVD	IRVING	TX	75039	USA	21703530
CONTINUA L L C	7625 GAINEY RANCH RD	SCOTTSDALE	AZ	852581624	USA	21702008W
COOK BETTY J TR	6433 CLOISTER GATE DR	BALTIMORE	MD	21212	USA	21703522
CRESCENT MOON RANCH COMMUNITY ASSOCIATION	PO BOX 39262	PHOENIX	AZ	85069	USA	21680018
DAVID J LASKY TRUST	2512 THE STRAND	NORTH BROOK	IL	60062	USA	21703549
DAVID KATZIN SEPARATE PROPERTY TRUST/YAU YIN	10040 E HAPPY VALLEY RD UNIT 280	SCOTTSDALE	AZ	85255	USA	21680094
DERKACHT GREGORY D TR	19007 111TH PL	SNOHOMISH	WA	98290	USA	21702672
DESERT HIGHLANDS ASSOCIATION	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255	USA	21703562
DUNE WEST LLC	585 BANK LN	LAKE FOREST	IL	60045	USA	21680083
EGAN BRIAN/DENISE	10464 QUARTZ ROCK RD	SCOTTSDALE	AZ	852550000	USA	21702637
ESTANCIA CLUB INC	27998 N 99TH PL	SCOTTSDALE	AZ	85255	USA	21684211D
ESTANCIA COMMUNITY ASSOCIATION INC	9801 E DYNAMITE BLVD	SCOTTSDALE	AZ	85255	USA	21684239
FARAJI FAMILY TRUST	10452 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702634
FARNER GLENN E/DEBORAH	9586 E CHUCK WAGON	SCOTTSDALE	AZ	85262	USA	21684217
FRULIO FRANK/SALLY	20750 N 87TH ST NO 1093	SCOTTSDALE	AZ	85255	USA	21680095
GARR WILLIAM/DONNA	10484 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702642
GEE THOMAS R/ANN	35 TEMARADE DR	LITTLETON	CO	80127	USA	21680250
GEWEKE DARYL/OPAL	10476 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702640
GUDMUNDSON CURTIS O/PAMELA H	18155 3RD AVE NORTH	MINNEAPOLIS	MN	55447	USA	21703550
HARTMAN MICHAEL A/SUSAN R	119 BENTLEY CT	DEERFIELD	IL	60015	USA	21703548
HOWARD LEIN DEVELOPEMENT LLC	10458 E JOMAX RD STE 101	SCOTTSDALE	AZ	85262	USA	21680149
HUGHES BRIAN R	10330-178TH ST	EDMONTON	AB	T5S1J2	CANADA	21680084
JJM LIVING TRUST	10585 E CRESCENT MOON DR UNIT 26	SCOTTSDALE	AZ	85262	USA	21680245
JOSEPH AND RANA SCHWARTZ TRUST	10040 E HAPPY VALLEY RD NO 2032	SCOTTSDALE	AZ	85254	USA	21703529

KALUPSKI FRANK S/MARLENE	10472 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702639
KAREUS LEROY P/JULIANA	26379 N 104TH WY	SCOTTSDALE	AZ	85255	USA	21702647
KAUTZ JEFFREY RONALD/JODI J	21 S FOREST AVE	NAPERVILLE	IL	60540	USA	21684126
KIRKPATRICK DON/ONEAL/LISA ANN	10040 E HAPPY VALLEY RD UNIT 2023	SCOTTSDALE	AZ	85255	USA	21703520
KRAUSS KURT F	123 N VALLEY DR	GRANTS PASS	OR	97526	USA	21680085
LANG GREG T	10469 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702674
LESLIE GREGORY/ALLISON-LESLIE SHAWNA	11001 W 125TH PL	OVERLAND PARK	KS	66213	USA	21702643
LIEBERMAN HOWARD/KAREN	9460 SE 52ND ST	MERCER ISLAND	WA	980400000	USA	21703552
LIES INVESTMENTS LP	17 STONEBRIDGE CIR	WICHITA	KS	67230	USA	21703521
LIN CHRISTINE C/QUANG RONALD	10481 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702671
LITTLE KIDS INVESTMENT LLC	10500 E JOMAX RD	SCOTTSDALE	AZ	85262	USA	21680079
LYNDE MICHAEL/HOLLE LYNDE CHERYL K	47137 272ND ST	SIOUX FALLS	SD	57108	USA	21702644
M AND J SCHWING TRUST	10040 E HAPPY VALLEY RD UNIT 2054	SCOTTSDALE	AZ	85255	USA	21703551
MANN JAMES M/MARLA J	3643 MAPLE AVE	NORTHBROOK	IL	60062	USA	21703526
MAY LAURENCE M/LAURIE H TR	10040 E HAPPY VALLEY RD NO 2056	SCOTTSDALE	AZ	85255	USA	21703553
MCCONAUGHY BENNET A/DAWN T	8174 W MERCER WAY	MERCER ISLAND	WA	98040	USA	21684215
MCCULLOUGH WILLIAM H JR/KATHLEEN F TR	10040 E HAPPY VALLEY RD UNIT 2031	SCOTTSDALE	AZ	85255	USA	21703528
MCLACHLAN JAMES ETAL	121 GALLEON	MARINA DEL REY	CA	902920000	USA	21702646
MINER JONATHAN S/PAMELA J	600 QUEENSLAND LN NORTH	PLYMOUTH	MN	55447	USA	21684236
MOHAWK PARTNERS LLC	8269 EAST DEL CADENA DR	SCOTTSDALE	AZ	85258	USA	21680148
OLCINA LUIS FRANCISCO MARTIN/NEVAREZ SARA L M	10585 E CRESCENT MOON DR UNIT 12	SCOTTSDALE	AZ	85262	USA	21680093
PATHFINDER TRF FOUR LLC	21 E 6TH ST STE 706	TEMPE	AZ	85281	USA	21680004
PEARSON ANGELA M TR	15370 WINFIELD RD	WHEATON	IL	60189	USA	21680082
PLUMMER BENJAMIN/HOLLY	10040 E HAPPY VALLEY RD NO 2030	SCOTTSDALE	AZ	85255	USA	21703527
PRIVADA COMMUNITY ASSOCIATION LLC	PO BOX 39242	PHOENIX	AZ	85069	USA	21680261
PTARMIGAN PROPERTIES AND DEVELOPMENT	6336 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253	USA	21680150
R & N K HOLDINGS L L C	9638 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255	USA	21680078
RAUCH CLYDE R/KAY E	10585 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680096
RAVICH JEANNE A	4545 IDS CENTER 80 S 8TH ST	MINNEAPOLIS	MN	55402	USA	21703532
ROGERS DEAN/ALLYSON	1000 CORDOVA PL STE 455	SANTA FE	NM	87505	USA	21680241
SAMLOFF HAROLD/JUDY TR	10040 E HAPPY VALLEY RD NO 2026	SCOTTSDALE	AZ	85255	USA	21703523
SCHNEIDER KITZMILLER SIMONSON L L C	10114 E CALLE DE LAS BRISAS	SCOTTSDALE	AZ	85255	USA	21702008T
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD #205	SCOTTSDALE	AZ	85251	USA	21684305
SEARCY POSSUM KINGDOM TRUST	3123 AVONDALE AVE	FORT WORTH	TX	76109	USA	21680248
SETON PROPERTIES INC	10585 E CRESCENT MOON DR NO 6	SCOTTSDALE	AZ	85262	USA	21680087
SIMARD TIMOTHY J/HEATHER A	920 PROSPECT AVE SW	CALGARY	AB	T2T 0W5	CANADA	21684234
SNYDER JEFF/DONNA	3745 SAN ANTONIO RD	YORBA LINDA	CA	92886	USA	21680237
SNYDER JEFFREY E/DONNA K	10585 E CRESCENT MOON DR NO 18	SCOTTSDALE	AZ	85262	USA	21680244
SOVA GARY L TR	10585 E CRESCENT DR NO 9	SCOTTSDALE	AZ	85262	USA	21680090
SPENSA ARIZONA III LLC	10446 N 74TH ST STE 150	SCOTTSDALE	AZ	85258	USA	21702008V
STADHEIM ROLF/KATHERINE	400 N MICHIGAN AVE STE 2200	CHICAGO	IL	60611	USA	21684128
STAVROPOULOS NICKOLAS/PATRINA M	1 WOODBURY LN	NATICK	MA	1760	USA	21680086

STERLING LOT PARTNERSHIP THE	10040 E HAPPY VALLEY RD NO 2034	SCOTTSDALE	AZ	85255	USA	21703531
STEVENS LIVING TRUST	10040 E HAPPY VALLEY RD 2036	SCOTTSDALE	AZ	85255	USA	21703533
SWANSON PARTNERSHIP	547 HARRINGTON RD	WAYZATA	MN	55391	USA	21684127A
TROON FAIRWAYS HOMEOWNERS ASSOCIATION	16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260	USA	21702725A
UGLEM BRUCE A/JONAL M	13919 17TH NE	HATTON	ND	58240	USA	21680240
ULEWICZ GREGORY/KATHLEEN F	10480 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702641
VALERIO FAMILY NEVADA LLC	PO BOX 1376	ASPEN	CO	81612	USA	21684125
WALTON CMR INVESTORS II LLC	17787 N PERIMETER DR STE 105	SCOTTSDALE	AZ	85255	USA	21680091
WALTON PR HOTEL III LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680080A
WEAVER JAMES T/ROXANNE L	10468 E QUARTZ ROCK	SCOTTSDALE	AZ	85255	USA	21702638
WISE JOHN F JR/ELLEN D	2388 S MAIN ST	MANSFIELD	PA	16933	USA	21703524
YABBA DABBA DOO LLC	8086 S YALE STE 130	TULSA	OK	74136	USA	21680092



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

WEDNESDAY, OCTOBER 22, 2014

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair
Matt Cody, Commissioner
David Brantner, Commissioner
Ali Fakhri, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner

STAFF:	Tim Curtis	Taylor Reynolds
	Sherry Scott	Ross Cromarty
	Bryan Cluff	Jesus Murillo
	Keith Niederer	Doris McClay
	Kira Wauwie	Meredith Tessier
	Adam Yaron	Brandon Lebovitz

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* 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

MINUTES REVIEW AND APPROVAL

1. Approval of October 8, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 8, 2014 REGULAR MEETING MINUTES, INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

WITHDRAWN

2. 5-GP-2014 Greasewood Flat
3. 11-ZN-2014 Greasewood Flat

EXPEDITED

4. 3-TA-2014 Service Residential (S-R) Text Amendment
5. 5-AB-2014 Cochise Estates
6. 12-GP-2013 Graythorn
7. 21-ZN-2004#2 Graythorn

ITEM NO'S. 4 - 7; RECOMMENDED CITY COUNCIL APPROVE CASES 3-TA-2014, 5-AB-2014, 12-GP-2013 & 21-ZN-2004#2, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS FINDING THAT THE PLANNED COMMUNITY (P-C) DISTRICT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT, TEXT AND ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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REGULAR

8. 2-GP-2014 The Reserve at Pinnacle Peak Patio

9. 9-ZN-2014 The Reserve at Pinnacle Peak Patio

ITEM NO'S 8 & 9; RECOMMENDED CITY COUNCIL APPROVE CASES 2-GP-2014 AND 9-ZN-2014, MOTION BY COMMISSIONER KUSH, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMIOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Jim Davis, Anne Christensen, Debra Wichterman, James Wichterman and Jim Christensen had written comments regarding these items.

Jim Davis, Robert Cappel, James, Wichterman, Jim Christensen, Howard Myers and Ewin Billingsley spoke regarding these items.

10. 3-GP-2014 El Regalo

11. 10-ZN-2014 El Regalo

ITEM NO'S 10 & 11; RECOMMENDED CITY COUNCIL APPROVE CASES 3-GP-2014 AND 10-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, FINDING THAT THE PLANNED COMMUNITY (PC) DISTRICT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Robert Cappel spoke regarding these items.

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- 12. 4-GP-2014 Cavalliere Flat
- 13. 12-ZN-2014 Cavalliere Flat

ITEM NO'S 12 & 13; RECOMMENDED CITY COUNCIL APPROVE CASES 4-GP-2014 AND 12-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER MINNAUGH. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Jim Christensen, Anne Christensen, James Wichterman and Fares Alzubidi Had written comments.

Robert Cappel, Jim Christensen, James Wichterman, Deborah Wichterman and Howard Myers spoke regarding these items.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:02 p.m.

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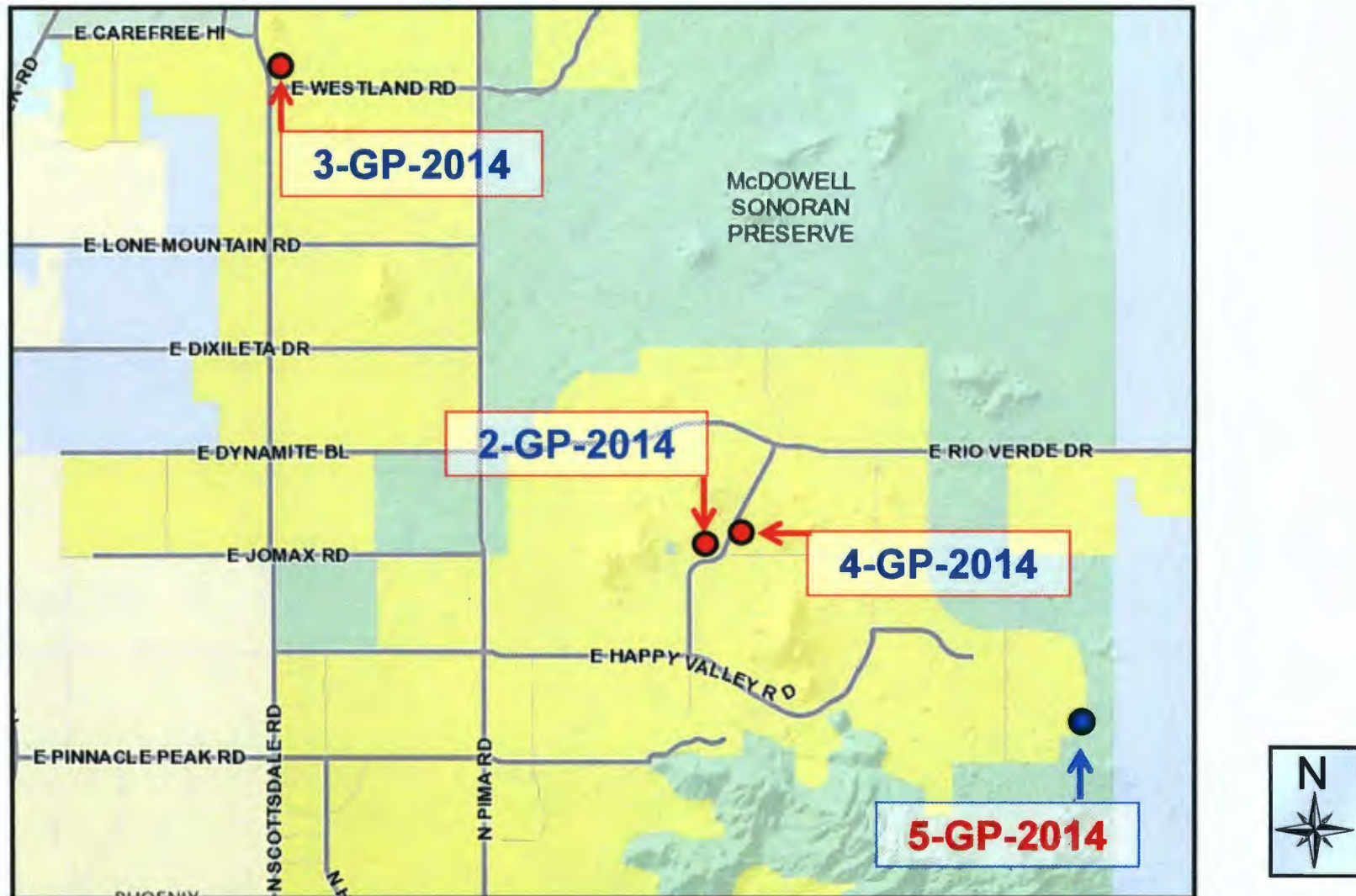
2014 Major General Plan Amendments

City Council
Adoption Hearing
December 1, 2014

Presentation Overview

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

2014 Major General Plan Amendments - 4 Private Requests



Major Amendment Criteria

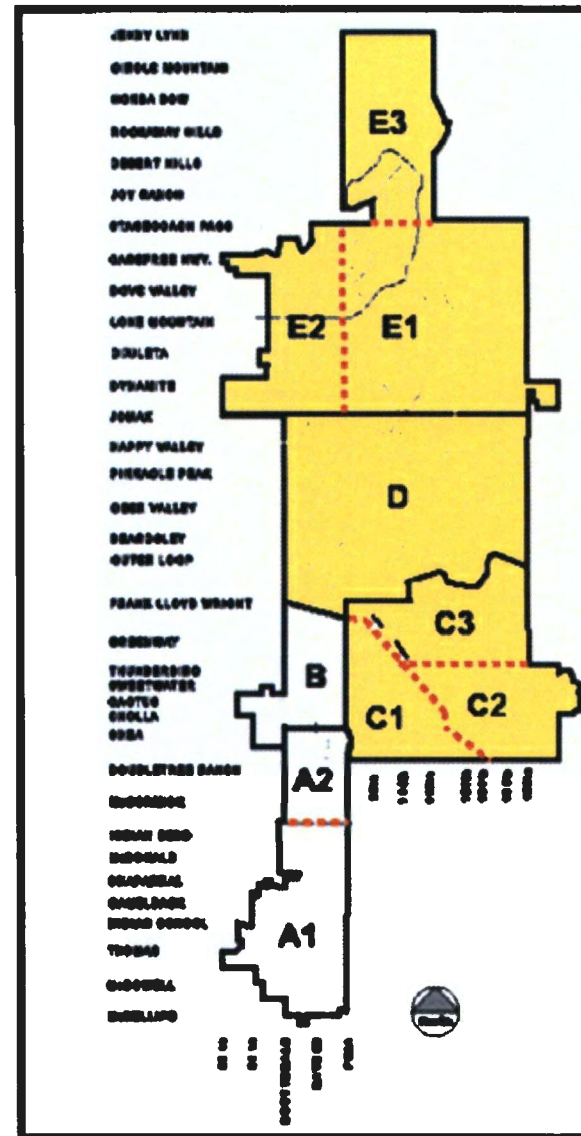
- An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:
 1. Change in Land Use Category
 2. Area of Change (Acreage)
 3. Character Area Criteria
 4. Water/ Wastewater Infrastructure Criteria

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

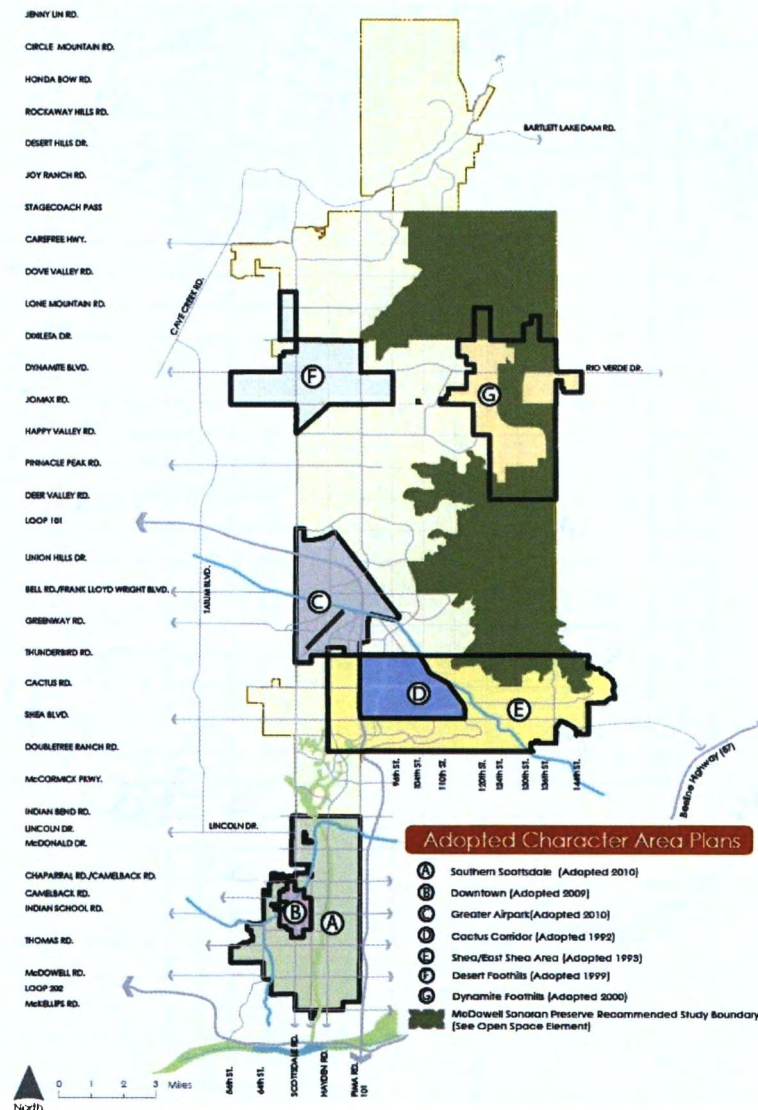
2. Area of Change Criteria

- A change in the land use category that includes the following gross acreages:
 - Planning Zones A and B (White):
10 or more acres
 - Planning Zones C, D and E (Yellow):
15 or more acres



3. Character Area Criteria

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



4. Water/ Wastewater Infrastructure Criteria

- If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

Major General Plan Amendment Process

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

Amendment Timeline

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

2-GP-2014 / 9-ZN-2014

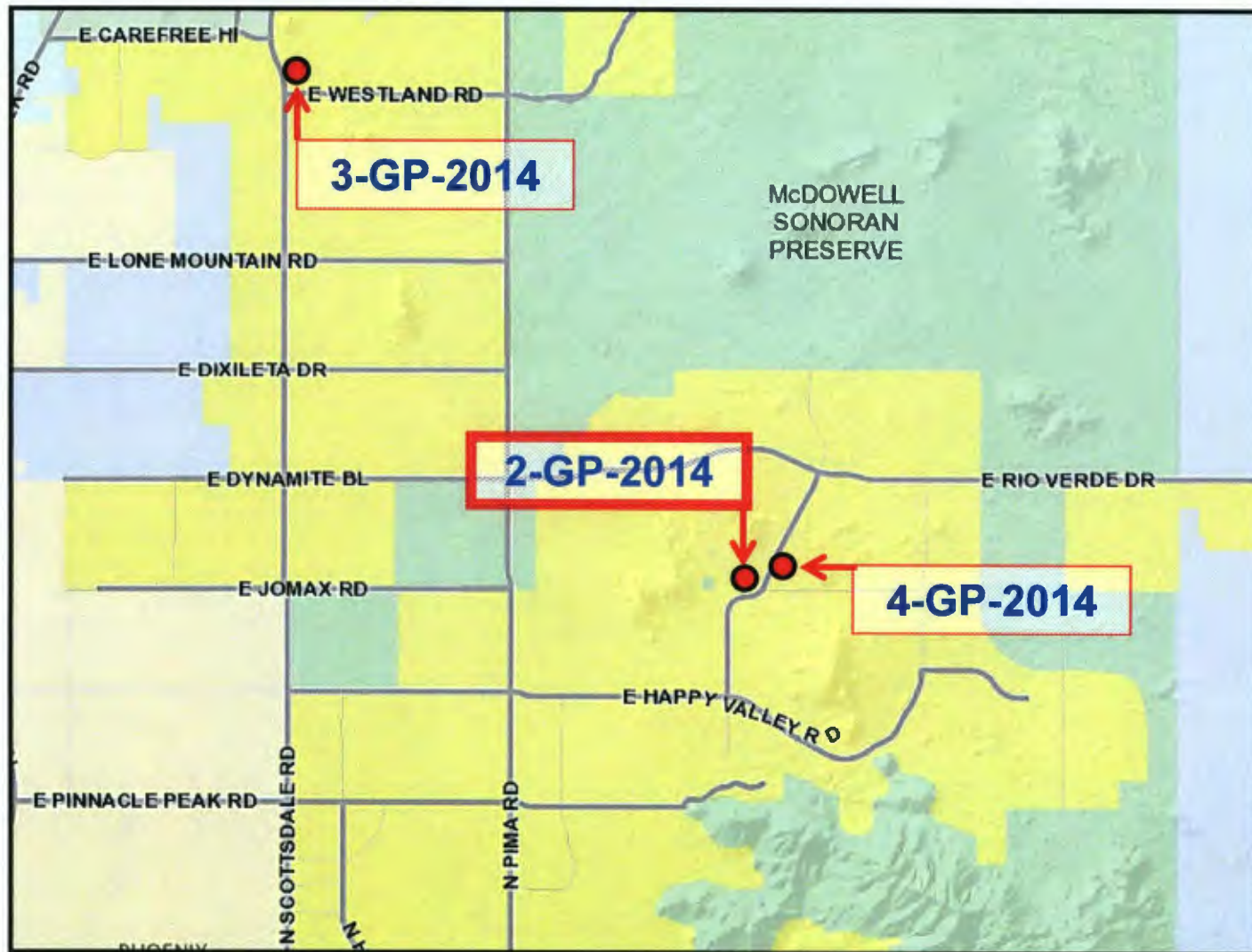
The Reserve at
Pinnacle Peak Patio

City Council

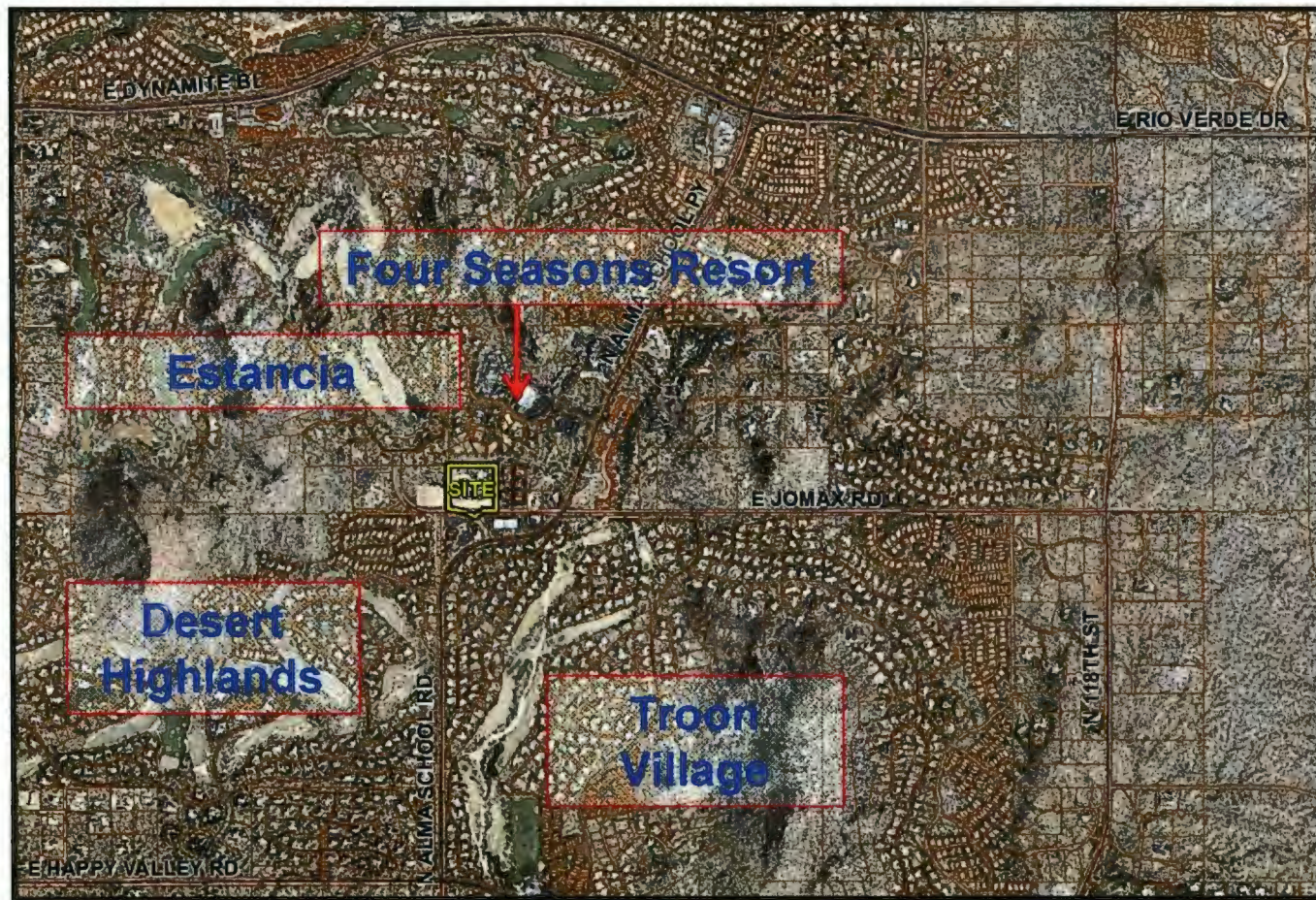
Adoption Hearing

December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests



2-GP-2014: The Reserve at Pinnacle Peak Patio



CONTEXT AERIAL

2-GP-2014

2-GP-2014: The Reserve at Pinnacle Peak Patio



CLOSE AERIAL

2-GP-2014

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

1. Change in Land Use Category

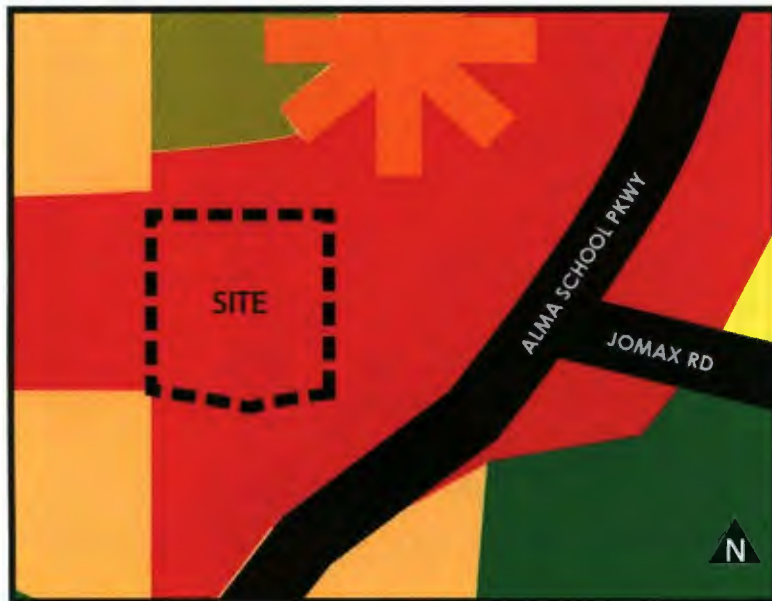
Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Commercial to
Suburban
Neighborhoods.

Applicants Request: 2-GP-2014

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

Applicants Request: 2-GP-2014

Existing Land Use Designation:
Commercial



Proposed Land Use Designation:
Suburban Neighborhoods



Land Use Map Legend



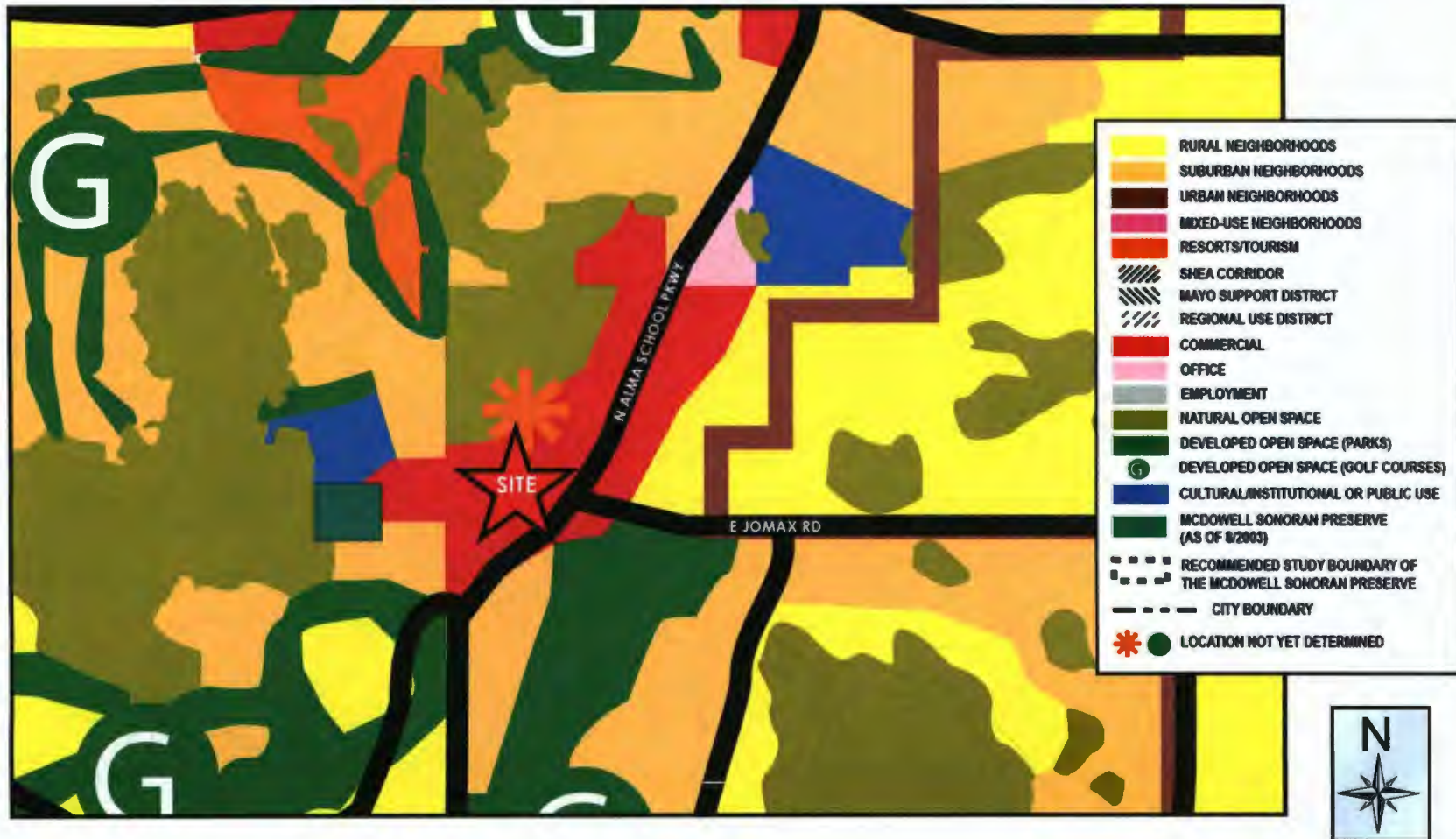
Applicant's Request:

A proposal for a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the Land Use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site.

Key Considerations

- Compatibility with the surrounding land uses (Suburban Neighborhoods and Commercial).
 - Surrounding residential densities
- The conversion of approximately eleven (10.75 +/-) acres of Commercial designated land to Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale.
 - Commercial market study
- Desert Scenic Roadway provided

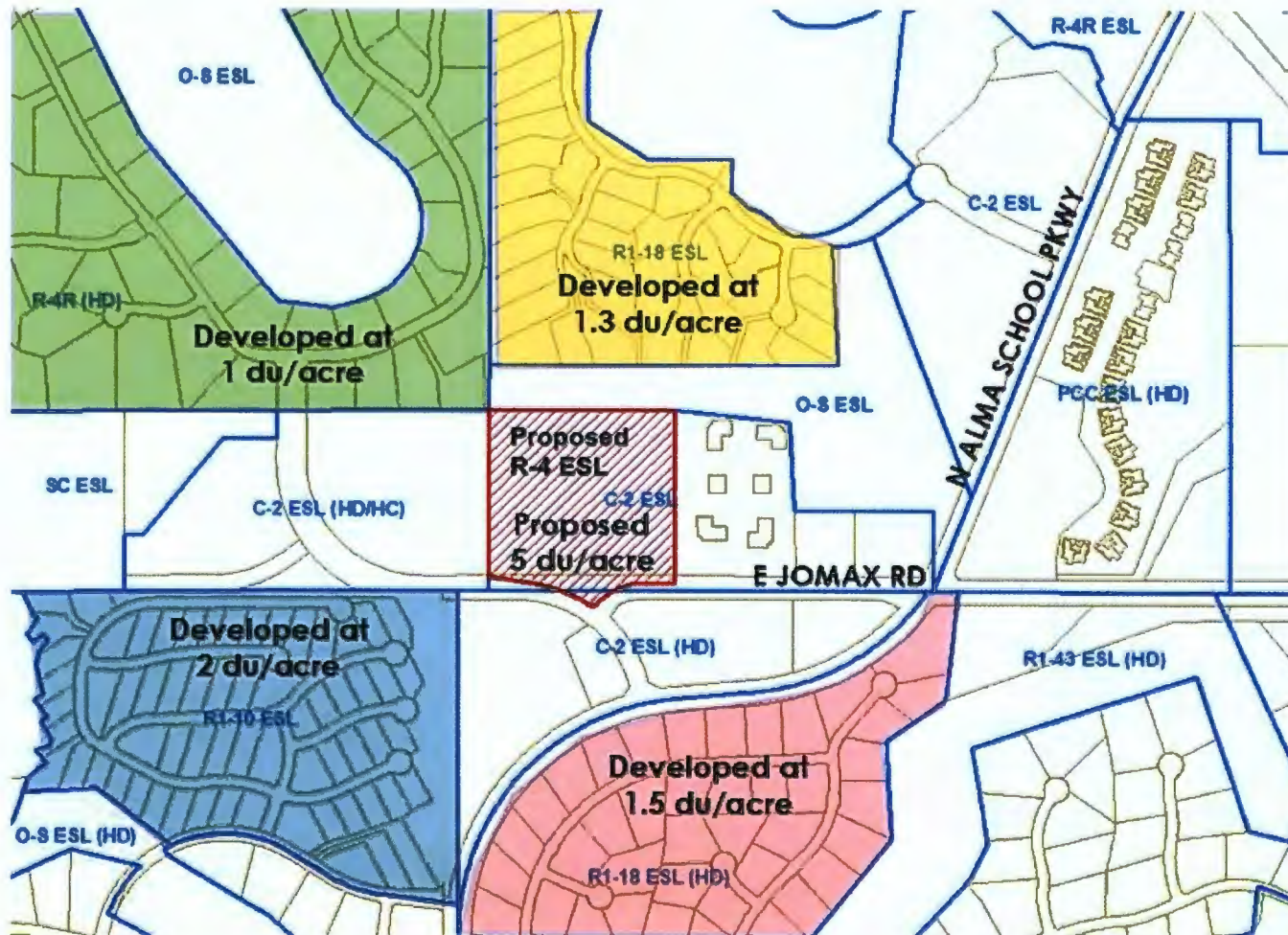
2001 General Plan Conceptual Land Use Map - CONTEXT



EXISTING LAND USE

2-GP-2014

Surrounding Residential Densities



Commercial Land Use

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY

LONE MOUNTAIN

DIKILETA

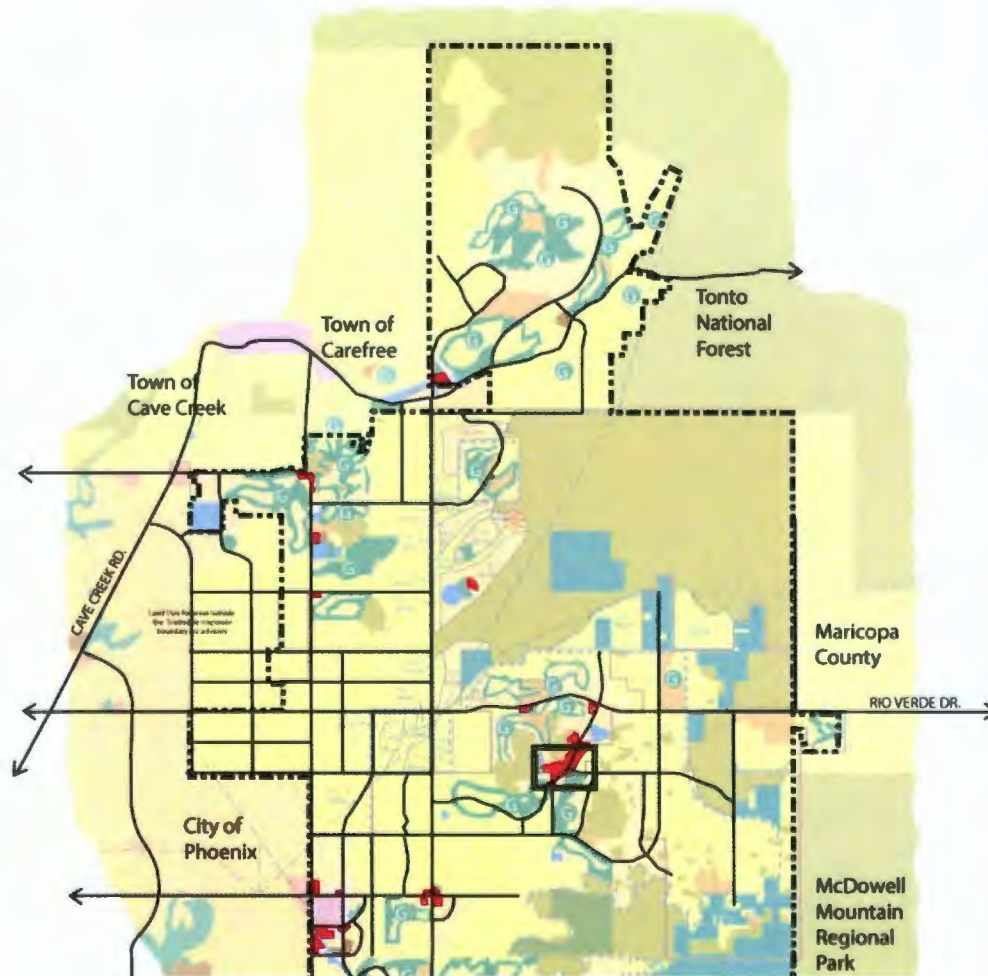
DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

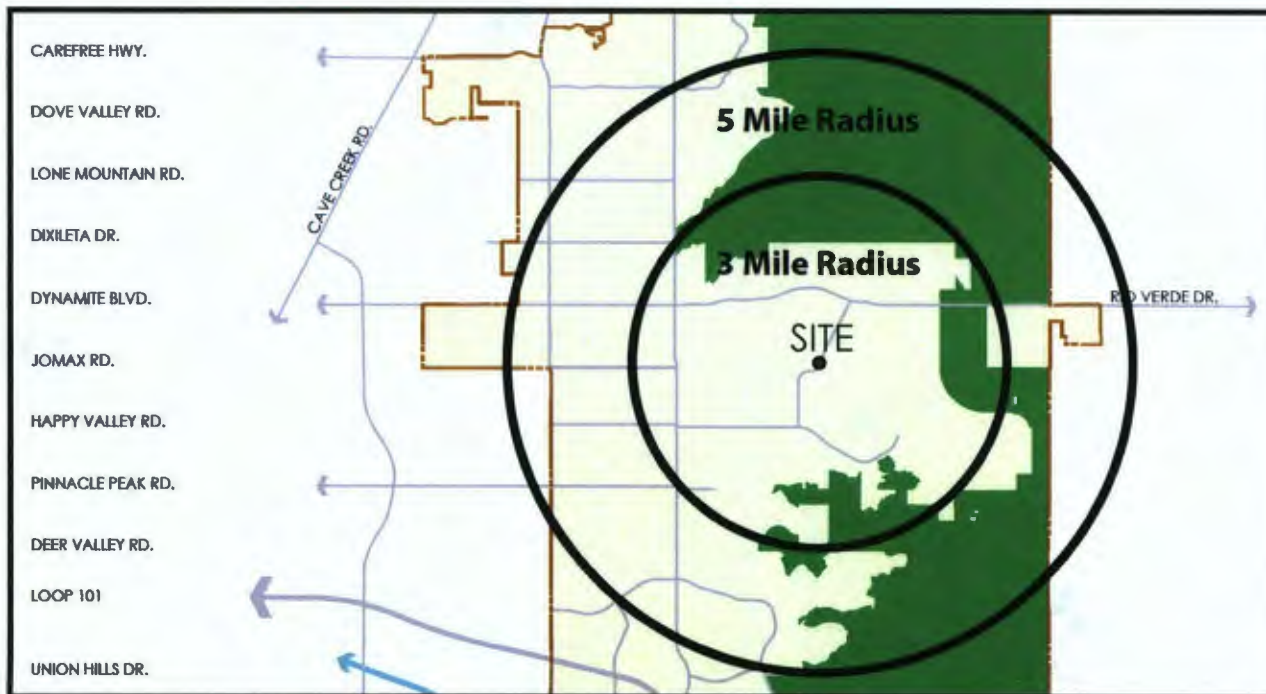
DEER VALLEY



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

Land Use & Market Study

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



Desert Scenic Roadway

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



Community Involvement

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

*Accounts for all Major General Plan Amendments.



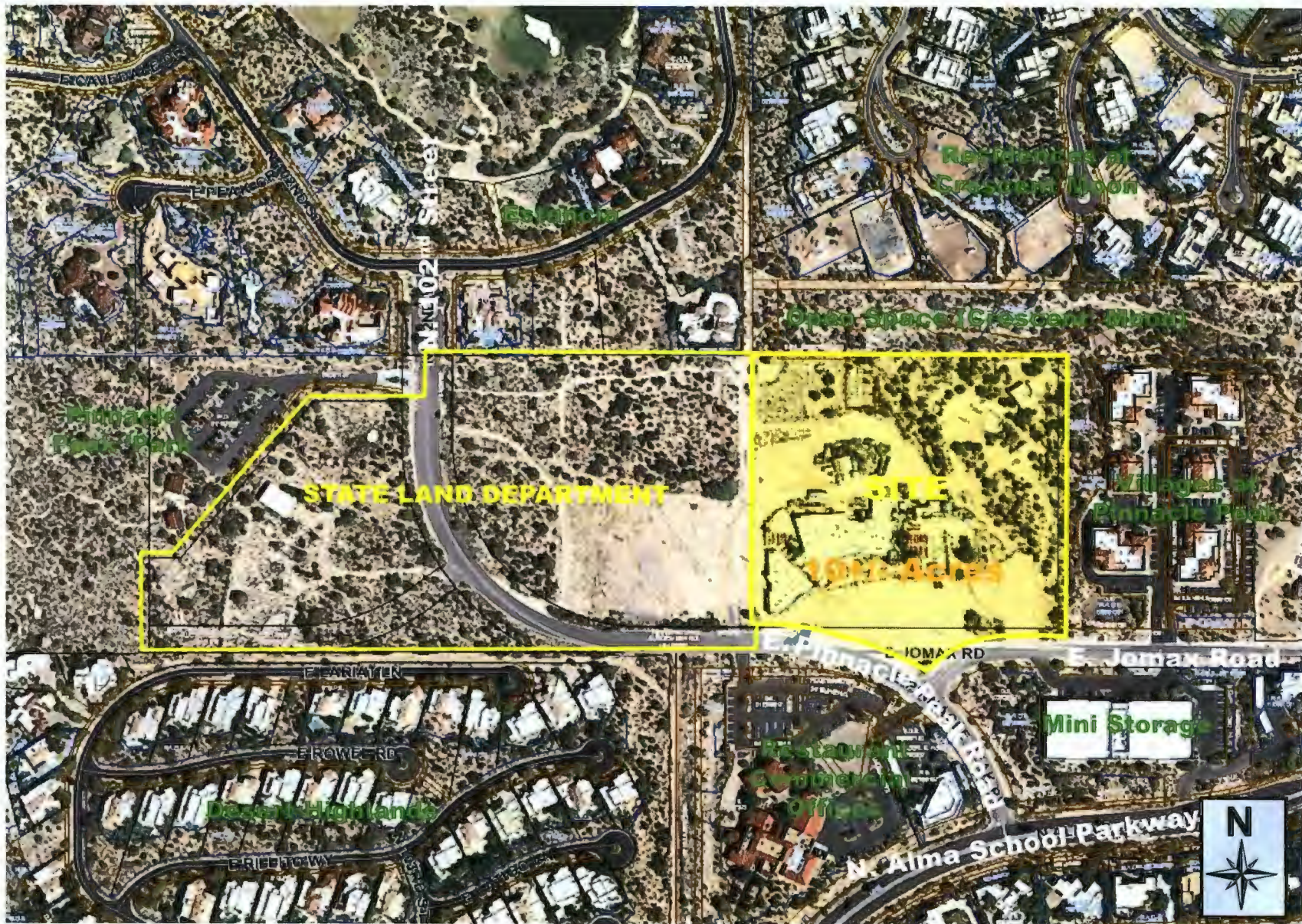
EXISTING ZONING

9-ZN-2014



PROPOSED ZONING

9-ZN-2014



CONTEXT AERIAL

9-ZN-2014



CAPELLA SITE PLAN

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



CAPELLA SITE PLAN

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



CONTEXT AERIAL

9-ZN-2014



CLOSE-UP AERIAL (PROPOSED SITE PLAN)

9-ZN-2014



NAOS PLAN

9-ZN-2014



TRAILS EXHIBIT

9-ZN-2014



SITE PLAN

9-ZN-2014



Existing Use
Proposed Use

Commercial
Multi-Family

Net Lot Area

10.+/- acres

Net Lot Area

10.75 acres

Density Allowed

9.3 du/ac

Density Provided

4.9 du/ac

NAOS Required

2.7 acres

NAOS Provided

4.2 acres (2.7)



CLOSE-UP AERIAL (PROPOSED SITE PLAN)

9-ZN-2014

Items 2 & 3

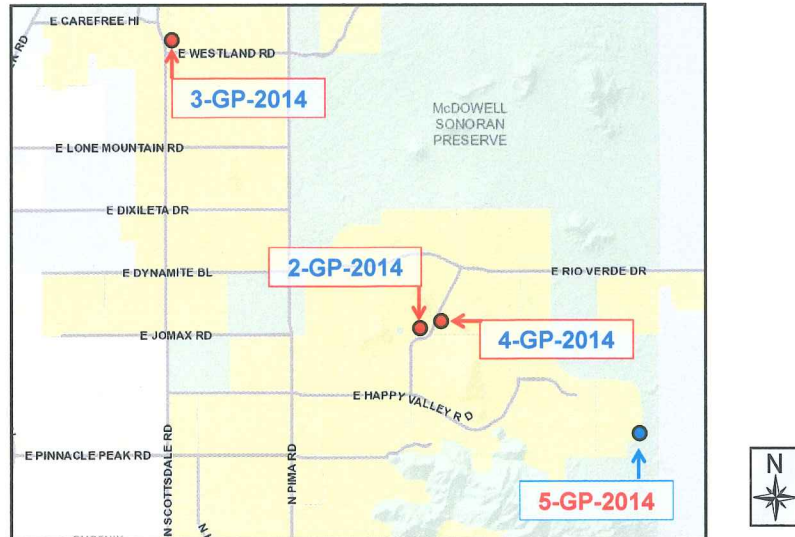
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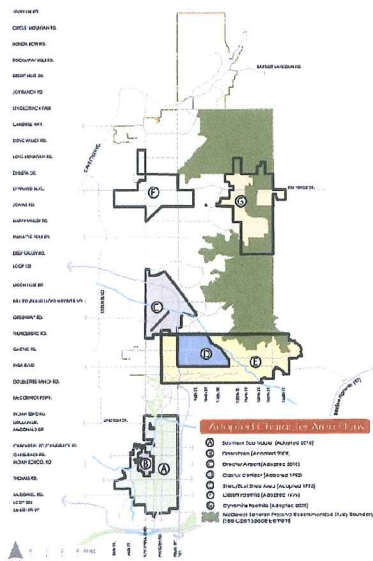
2014 Major General Plan Amendments - 3 Private Requests



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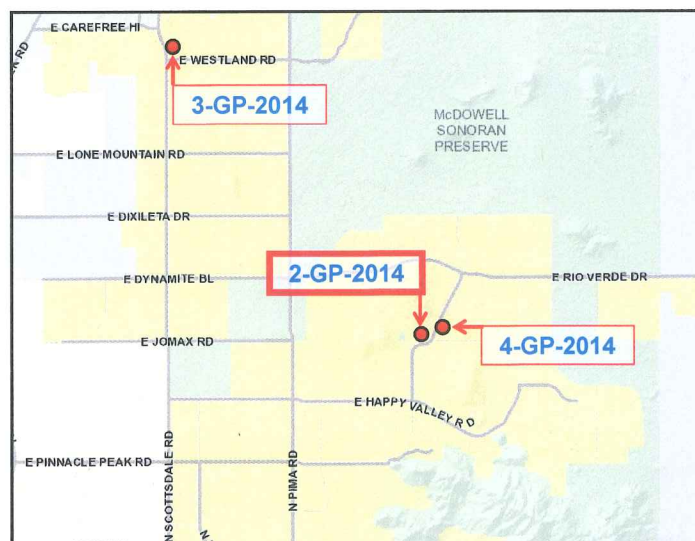
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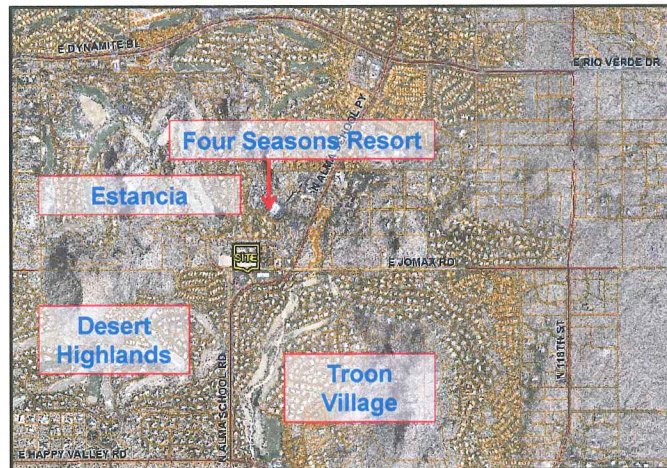
2-GP-2014 / 9-ZN-2014 The Reserve at Pinnacle Peak Patio

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments – 3 Private Requests



2-GP-2014: The Reserve at Pinnacle Peak Patio



CONTEXT AERIAL



2-GP-2014

2-GP-2014: The Reserve at Pinnacle Peak Patio



CLOSE AERIAL



2-GP-2014

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
	Natural Open Space					
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space					
	Cultural/ Institutional or Public Use					
Group C	Urban Neighborhoods	Yes				Yes
	Resorts/Tourism					
Group D	Neighborhood Commercial	Yes	Yes			Yes
	Minor Office					
	Minor Employment					
Group E	Commercial	Yes	Yes			
	Office					
	Employment					
	Mixed Use					
	Regional Use Overlay					

1. Change in Land Use Category

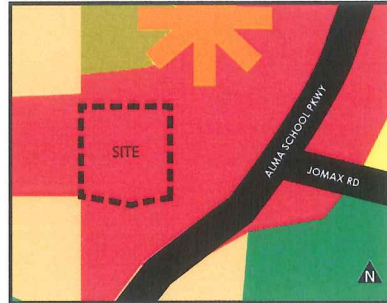
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 - Abandonment: 7-AB-2014

Applicants Request: 2-GP-2014

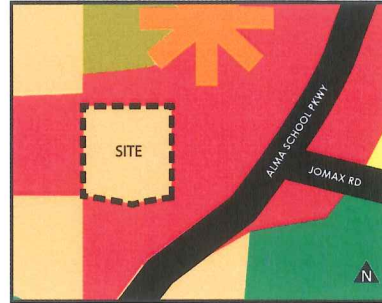
Existing Land Use Designation:
Commercial



Land Use Map Legend



Proposed Land Use Designation:
Suburban Neighborhoods



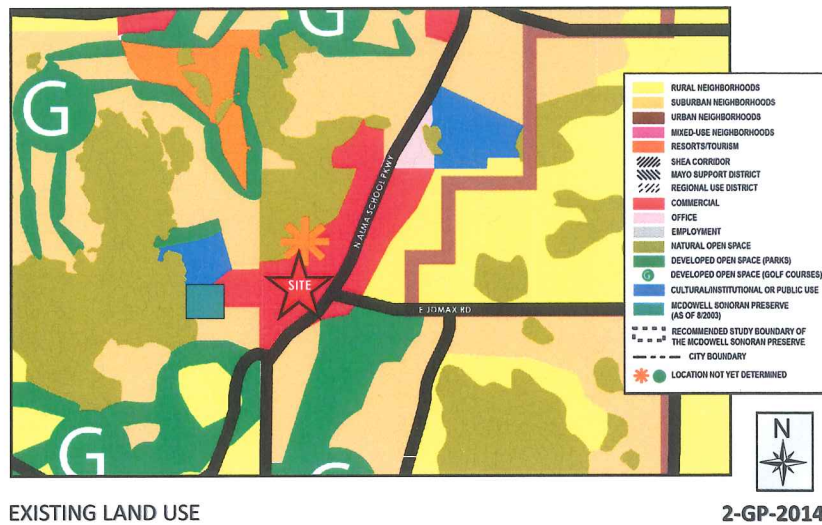
Applicant's Request:

A proposal for a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the Land Use designation from Commercial to Suburban Neighborhoods on a 10.75 +/- acre site.

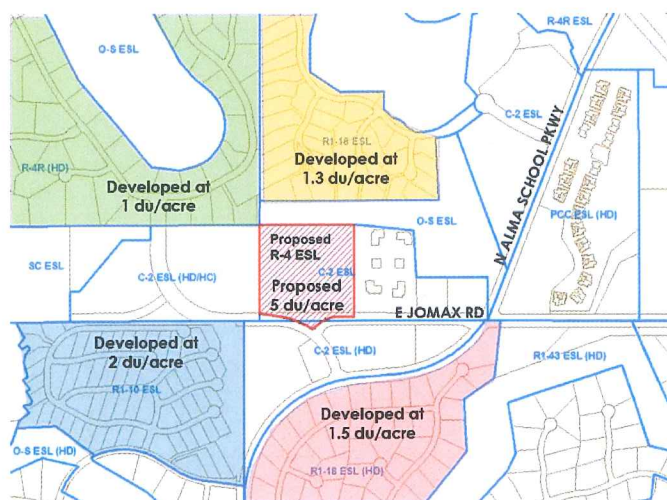
Key Considerations

- Compatibility with the surrounding land uses (Suburban Neighborhoods and Commercial).
 - Surrounding residential densities
- The conversion of approximately eleven (10.75 +/-) acres of Commercial designated land to Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale.
 - Commercial market study
- Desert Scenic Roadway provided

2001 General Plan Conceptual Land Use Map - CONTEXT

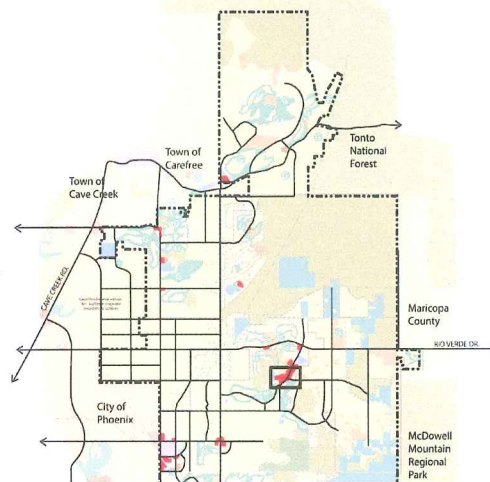


Surrounding Residential Densities



Commercial Land Use

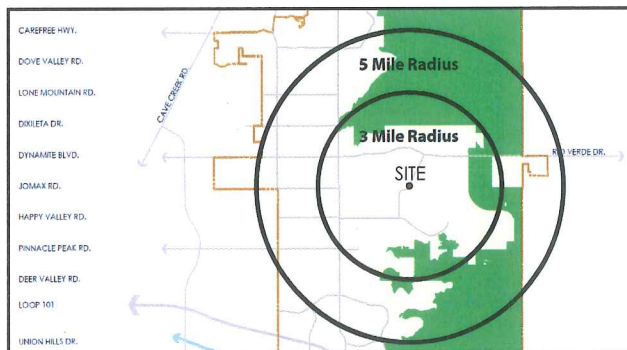
JENNY LYNN
CIRCLE MOUNTAIN
HOKDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXLETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY



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

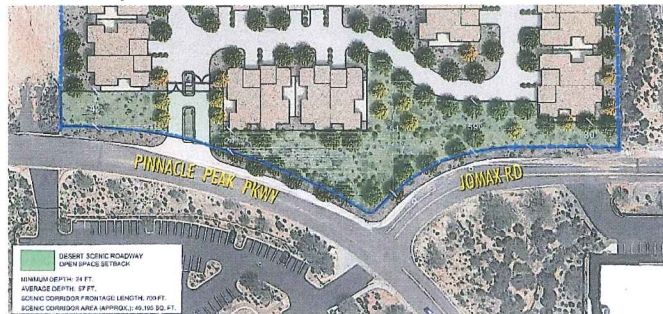
Land Use & Market Study

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



Desert Scenic Roadway

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

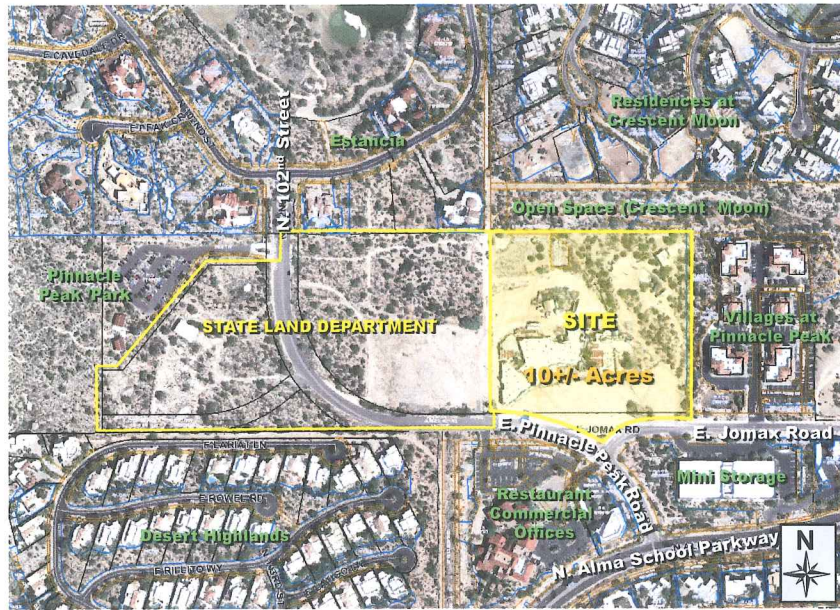


Community Involvement

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

*Accounts for all Major General Plan Amendments.





CONTEXT AERIAL

9-ZN-2014



CAPELLA SITE PLAN

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



CAPELLA SITE PLAN

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



CONTEXT AERIAL

9-ZN-2014



CLOSE-UP AERIAL (PROPOSED SITE PLAN)



NAOS PLAN



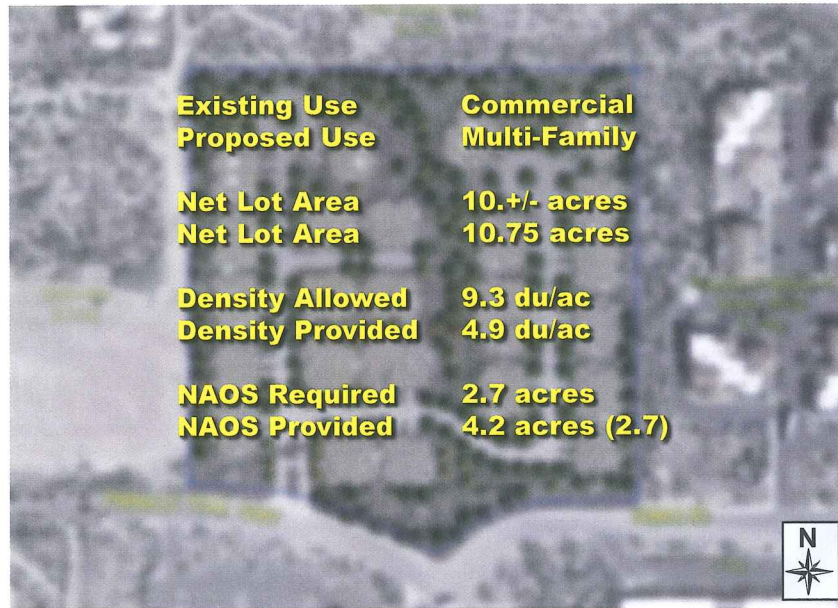
TRAILS EXHIBIT

9-ZN-2014



SITE PLAN

9-ZN-2014



Existing Use
Proposed Use

Commercial
Multi-Family

Net Lot Area
Net Lot Area

10.+/- acres
10.75 acres

Density Allowed
Density Provided

9.3 du/ac
4.9 du/ac

NAOS Required
NAOS Provided

2.7 acres
4.2 acres (2.7)

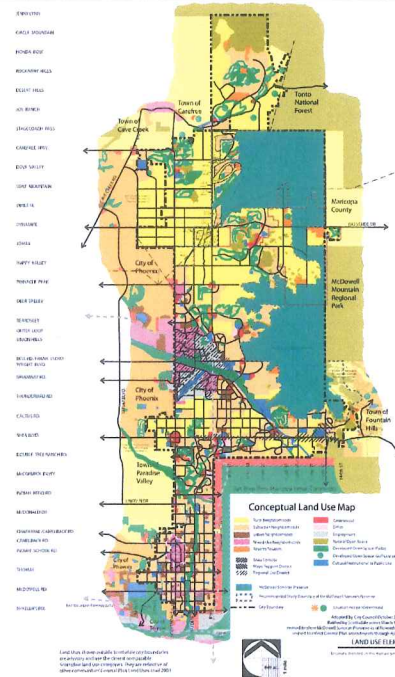


CLOSE-UP AERIAL (PROPOSED SITE PLAN)

9-ZN-2014

SUPPLEMENTAL SLIDES

2001 Land Use Map



Land Use Element

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Commercial Land Use Definition



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

OFFICE: The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Major office uses generate low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building height and setbacks). Street development and landscaping requirements will protect adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

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

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

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Suburban Neighborhoods Land Use Definition

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

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

MURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre or (more) land. Native desert vegetation predominates among areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes grasslands, shrublands, and grassy woodlands protected by several washes. Grading often requires extra care to work with moderate slopes. Chiseling is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Existing uses and privileges may exist in these areas, but they are usually not large enough to require special engineering development permits. The south of the C & P Canal, these neighborhoods take on a rural, exurban character when compared to surrounding areas that have smaller, suburban lots.

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

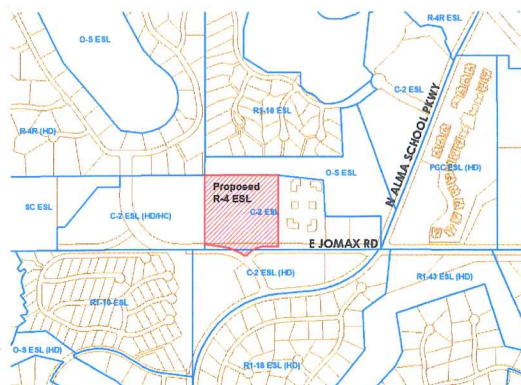


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Scottsdale 2001 General Plan

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

Existing Zoning

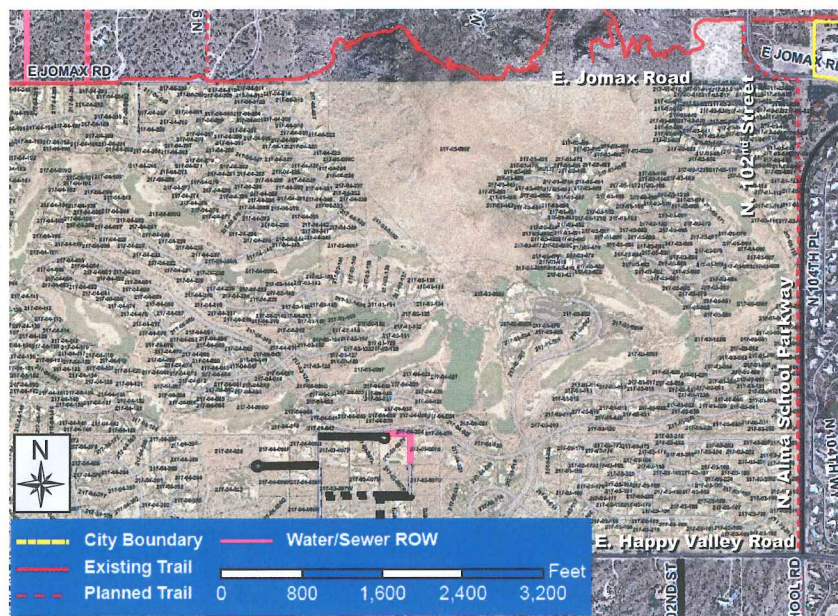


Applicants Proposal:
Zoning Map
Amendment from
C-2 ESL to R-4 ESL



TRAILS PLAN

9-ZN-2014



LAIPs PLAN

9-ZN-2014