

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 9-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4180 approving the zoning map amendment from the Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning district designation to the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning district designation, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan for approximately 10.2 +/- acres located at 10424 E. Jomax Road.

Key Items for Consideration

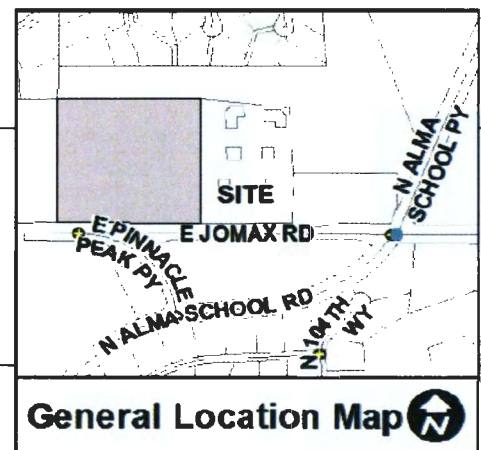
- 2001 General Plan
- 2008 Transportation Master Plan
- Subject rezoning case in conjunction with major General Plan amendment, case 2-GP-2014
- Subject rezoning case associated with proposed abandonment, case 7-AB-2014
- Subject rezoning case includes 10+/- acres, of a 27-acres site, previously approved through case 14-ZN-2008
- Subject site has existing Development Agreement, 2009-040-COS (Capella), approved for the above mentioned 27 acres
- Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 7-0.

OWNER

Michael Lieb
 Torino Holdings, LLC.
 602-870-9741

APPLICANT CONTACT

John Berry
 Berry, Riddell, and Rosensteel
 480-385-2753



LOCATION

10424 E Jomax Rd (Pinnacle Peak Patio Site)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial (Attachment 5). 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. The owner/applicant has an associated major General Plan amendment case for this subject site, requesting to change the land use designation from Commercial to Rural Neighborhoods on the subject 10.75 +/- acre site. This rezoning case is dependent on the approval of the associated major General Plan amendment case.

Character Area Plan

Although there is currently no adopted Character Area Plan for this area, the Pinnacle Peak Area Plan and the Reata Pass/Troon Character Area plan have historically guided development in this area. This area has served as a destination for visitors to the City, provided a diverse mix of upscale housing, and offers a western desert character which is a significant component of Scottsdale's image.

Zoning

The site is zoned within the Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning district designation. The Central Business District allows for a wide range of retail, service and office uses, hotels, and some residential uses.

The subject site was annexed into the City in December of 1981, through Ordinance No. 1432. In May of 1982, the site was rezoned from the County designation, to Central Business District, Hillside District Overlay (C-2 HD), to be in conformance with the, then, Interim General Plan Amendment for the Pinnacle Peak Area and the Pinnacle Peak Area Plan. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted to replace the Hillside District. The current ESL overlay took effect in 2004. The ESL ordinance categorized this site within its most current zoning: Residential Single-Family, Environmentally Sensitive Lands, (C-2 ESL).

In May of 2009, the City Council approved a Zoning Map amendment (14-ZN-2008), and associated conceptual site plan, that included this subject site, and the neighboring 17 acres to the west, currently owned by the State Land Department. The approval included a signed development agreement (2009-040-COS). The terms of the Development Agreement included: 80-100 resort/hotel rooms, 120 Pinnacle Peak Park trailhead parking spaces (31 on "the park" site and 89 within a parking structure), easements, street dedication, street improvements, parking prohibitions, development fee and permit waivers, and expedited city processes.

Since the time of this agreement and the Capella case approvals, ownership of approximately 17 acres out of the 27-acre project site has reverted back to the State Land Department, and the easternmost 10 acres (the Pinnacle Peak Patio site) is being proposed with a different site plan with the requested rezoning. The site plan and amenities approved with Capella will no longer be provided. At the time that the State Land is sold a new site plan for the adjacent 17 acres will be

required.

Context

The subject property is located north of the intersection of E. Jomax Road and E. Pinnacle Peak Parkway. The subject parcel is the site of the Pinnacle Peak Patio restaurant and retail site. It includes property to the north of the restaurant building that has been used for parking and storage. The site is located approximately half-mile from Pinnacle Peak itself.

Although there is an approved hotel/resort use on the property, as part of the larger planned development that includes the adjacent 17 acres to the west. The Pinnacle Peak Patio restaurant is still operating on these ten acres. The restaurant is located at the E. Jomax Road and the historic N. Alma School Parkway alignment intersection.

Adjacent Uses and Zoning

- North: Open Space, Environmentally Sensitive Lands, zoned O-S/ESL; Crescent Moon Ranch Homeowner Association Open Space.
- South: Central Business District, Environmentally Sensitive Lands, zoned C-2/ESL; internal storage, office, retail, and restaurant Uses.
- East: Central Business District, Environmentally Sensitive Lands, zoned C-2/ESL; Villages at Pinnacle Peak - restaurant, and office uses.
- West: Central Business District, Environmentally Sensitive Lands, zoned C-2/ESL; vacant State Lands – some disturbance due to historical area uses.

Other Related Policies, References:

Ordinance No. 1432, 32-ZN-1982, 87-ZN-1987, 87-ZN-1987#A, 11-TA-2000#3, 14-ZN-2008, 1-GP-2004, Development Agreement 2009-040-COS (Capella), 7-AB-2014, and 2-GP-2014

2001 City of Scottsdale General Plan

2004 Scenic Roadway Designations

2004 Trails Master Plan

2004 Environmentally Sensitive Lands Ordinance

2008 Transportation Master Plan

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to rezone the subject 10+/- acre-site from the Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning district designation, to the Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning category. The request is to allow the development of 50 residential units on the 10+/- acres.

The currently proposed Zoning Map amendment, and conceptual site plan, is not in conformance with the existing approved zoning case and approved site plan. The proposed rezoning case and conceptual site plan, if approved, will require the existing development agreement to be extinguished, and the remaining 17 acres, located to the west, to seek a rezoning map amendment in the future to allow any further development of the property. Staff has not received any communication from the State Land Department in regards to the support or opposition of the

proposed rezoning application. Approval of the proposed request would also effectively nullify the previously approved “Capella” site plan and development agreement.

The rezoning request is in conjunction with a major General Plan amendment case, 2-GP-2014, and abandonment case, 7-AB-2014. The major General Plan amendment request seeks to amend the 2001 General Plan from the Commercial Land Use category, to the Suburban Neighborhoods Land Use designation. The proposed abandonment seeks to abandon a portion of the E. Pinnacle Peak Parkway and E. Jomax Road intersection alignments. The rezoning request is dependent on the approval of the associated major General Plan amendment.

Development Information

- Existing Use: Pinnacle Peak Patio Restaurant (Resort/hotel and 93 casitas/units)
- Proposed Use: Multi-family Residential
- Parcel Size: 10.2+/- acres
- Building Height Allowed: 18 feet, 24 feet, and 28 feet (14-ZN-2008 – “Capella”)
- Building Height Proposed: 28 feet (Proposed Townhouse District zoning (R-4/ESL)
- NAOS Required: 2.7 acres
- NAOS Provided: 4.2 acres (with 1.5 acres accepted at 200% credit)
- Density Allowed: 9.3 du/ac (14-ZN-2008 – “Capella”)
- Density Proposed: 4.9 du/ac (Proposed Townhouse Residential (R-4/ESL) zoning)

IMPACT ANALYSIS

Land Use

The proposed zoning application seeks to transform the existing Pinnacle Peak Patio restaurant site into a 50-unit townhouse community. The site is designed to have the proposed open space centrally located, running north/south, with two internal streets, flanked with the townhouse units. The two internal streets, running north/south, are connected with an additional internal street, located along the southern portion of the site. This street, running east/west, is adjacent to the open space that will be added to the site if the associated abandonment, 7-AB-2014, is approved.

If approved, the subject application would create a residential wedge between the other remaining commercial properties – located on the eastern and western boundaries of this site. The western commercial property is vacant (State Land), and eastern commercial property is utilized as a small retail center. The proposed change in General Plan land use designation supports the Economic Vitality 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. This application would reduce the overall amount of commercial land to serve the area. Commercial land is not being absorbed as quickly as expected, and the loss of 10 acres in this location is not significant.

According to the 2013 Citywide Land Use Assumption Report, 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, from Commercial to Suburban Neighborhoods, is in keeping with

the projected increase in residential development anticipated in this area of the community. The proposed zoning map amendment would be in line with the associated major General Plan amendment request.

Traffic/Trails

The Transportation Master Plan's Local Area Infrastructure Plans (LAIPs) shows a proposed trail, running north/south, along the historic N. Alma School Parkway alignment, and curving northwest, along N. 102nd Street. An existing trail is currently located, running east/west, in the Crescent Moon Ranch HOA open space tract located to the north, along the northern boundary, of this site. A public trail connection will be stipulated with this case, to provide a trail connection within the centrally located open space corridor, connecting to the existing trail. The stipulations also provide an attachment that identifies a "no fence zone" to create a wildlife, drainage, and trail corridor.

The approved "Capella" rezoning application included a development agreement that accounted for the addition of the triangular piece of right-of-way, located along the southern boundary of the subject site (approximately .75+/- acres). This triangular right-of-way piece continues to be included as part of both the project narrative, development plan, and identified as property that will be requested in the associated abandonment, 7-AB-2014. The proposed site plan associated with this rezoning request is contingent on the approval of the abandonment application. The subject rezoning case and associated abandonment case will stipulate a sidewalk along the new street frontage; and a trail connection into the site and to the existing trail located along to the north of the subject site.

The approval of the zoning district change for the proposed Pinnacle Peak Patio Property will result in an estimated 476 trips generated per day to and from the project site. The development is estimated to generate 38 a.m. peak hour trips, and 50 p.m. peak hour trips. This represents a decrease of 2,674 daily trips when compared to the existing restaurant.

With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will continue to operate at acceptable levels (LOS C or better), with the exception of the eastbound left-turn from Happy Valley Road to Alma School Road which has LOS E for the p.m. peak hour. It is suggested that the intersection be monitored with continued growth in the area for consideration of a traffic signal or roundabout.

Water/Sewer

The updated basis of water/wastewater reports and the sewer reports are conceptually acceptable to the City's Water and Sewer department. The applicant will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site.

The Water and Wastewater Department has stated that the city's existing water and sewer system should have sufficient capacity to meet the demands of this development. Water Resources will need verification from ADWR that the on-site well has been properly abandoned. The associated abandonment of the E. Pinnacle Peak Parkway and E. Jomax Road right-of-way will require a relocation of the existing water line. Water and sewer design reports have not yet been resubmitted to Water Resources Department.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability

to provide emergency services.

A 24-foot-wide Emergency and Service Vehicle Access easement has been provided over all proposed drive aisles for municipal uses to provide internal circulation and accommodations for a 55-foot turning radius for fire truck access and maneuverability. The site plan shall meet all Fire Ordinance requirements.

Open Space

The Resort/Townhouse Residential (R-4), “Common Open Space” development standard, when required, is a lesser square footage requirement than the Natural Area Open Space (NAOS) requirement by the Environmentally Sensitive Lands (ESL) Ordinance. The R-4 district language states that if a development proposes a density less than 5 dwelling units per acre, the common open space is not required for the development. The applicant is requesting a density of 4.9 dwelling units per acre; this calculation is correct if the abandonment application is approved in conjunction with this major General Plan amendment and rezoning cases.

There has historically been extensive scarring and grading of the site; particularly in the southern and western portions of the site. The vegetation was continually disturbed due to the uses and storage nature of the existing uses.

The 10+/- acre site is required to provide 2.7 acres of NAOS. The application proposes dedicating 4.2 acres of NAOS. A total of 2.7 acres of NAOS is delineated, and identified, on the proposed site plan. The 4.2 acres of proposed NAOS includes this delineated NAOS, and the revegetation credit, allowed by the ESL. The ESL Ordinance allows for a 200 percent credit for revegetated areas that were disturbed before 1991, as per the adoption date of the 1991 ESL version of the ordinance. The project narrative and proposed NAOS plan states that the project will revegetate 1.5 acres of NAOS that meets the 200 percent credit criteria. This revegetated effort will reward the site with 3.0 acres of NAOS credit, for the 1.5 acres of revegetated NAOS. The revegetated credit, plus the actually delineated dedicated 2.7 acres of NAOS, will give the site a 4.2-acre credit.

The conceptual site plan proposes development over the last remaining natural vegetation on the subject site. The previously approved “Capella” site plan also proposed development in these vegetated areas. In response to concerns about ways to mitigate this event, the subject site plan proposes to revegetate and reconstruct the existing wash that has been severely disturbed. The reconstruction of the existing wash will allow the development to maintain significant open space which will provide a view corridor and protect this natural feature.

The site plan will be stipulated to provide the dedicated NAOS in a private tract, central to the projects layout.

Community Involvement

The applicant held a neighborhood open house on Thursday, June 5, 2014 at the Four Seasons Resort. Per the applicant’s narrative, 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 representatives of the Privada and Estancia communities, was held by the applicant, on July 17, 2014, to answer questions about building height and traffic access.

The City held its own open house on September 3, 2014, at Copper Ridge School. 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). The public voiced concerns regarding the requested density of this subject case, impacts the amendment and associated zoning case may have on Pinnacle Peak Park. Although the open house was specific to the major General Plan amendment cases, questions were posed and addressed about the associated rezoning cases.

In accordance with 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. There was general support for the major General Plan amendment request, request for a change from Commercial to Suburban Neighborhoods, with concerns expressed about the proposed building height and density in regards to this rezoning proposal. Residents also expressed concerns with traffic and infrastructure, and the loss of the perceived historical significance of Pinnacle Peak Patio.

Property owners within 750 feet of the site have been notified and the site is posted with the required signage for the subject rezoning case. Staff has received calls and e-mails regarding this application. E-mails received as of the drafting of this report are attached (Attachment 9).

Community Impact

The current owner of the easternmost 10 acres of the original Capella site is requesting the current major General Plan amendment and rezoning cases. If approved, and with appropriate steps, the proposal under the current application would render the previously approved Capella site plan and development agreement void. These 10 acres that are associated with the current requests did not include the provision of parking for Pinnacle Peak Park under the Capella proposal. Consequently, the current applications do not affect the existing parking situation at Pinnacle Peak Park.

OTHER BOARDS & COMMISSIONS

Planning Commission

The Planning Commission was presented the associated major General Plan amendment case as a "Non-Action" item on September 10, 2014 at Copper Ridge School. The Planning Commission heard presentations from staff and took public comment. No vote was taken by the Planning Commission.

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

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Zoning District criteria have been met, and determine that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the zoning map amendment, per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4180 approving the zoning map amendment from the Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning district designation to the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning district designation, finding that the proposed zoning map amendment is consistent and conforms with the adopted General Plan for approximately 10.2 +/- acres located at 10424 E. Jomax Road.

RESPONSIBLE DEPARTMENT

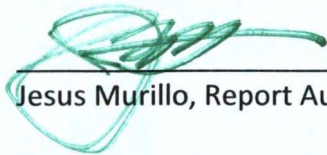
Planning and Development Services

Current Planning Services

STAFF CONTACT

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Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



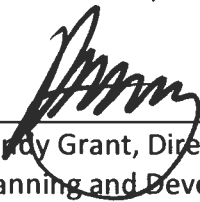
Jesus Murillo, Report Author

11/6/14
Date



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

11/16/2014
Date



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

11/17/14
Date

ATTACHMENTS

1. Ordinance No. 4180
 - Exhibit 1. Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit B to Exhibit 1: Natural Area Open Space Plan
 - Exhibit C to Exhibit 1: Pedestrian and Vehicular Circulation Plan
 - Exhibit 2. Zoning Map
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Proposed General Plan Map
7. Traffic Impact Summary
8. Citizen Involvement
9. Public Comment
10. City Notification Map
11. October 22, 2014 Planning Commission Minutes

ORDINANCE NO. 4180

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 9-ZN-2014 FROM CENTRAL BUSINESS DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (C-2 ESL) TO TOWNHOUSE RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R-4 ESL) ZONING DISTRICT DESIGNATION LOCATED AT 10424 E. JOMAX ROAD.

WHEREAS, the Planning Commission held a hearing on October 22, 2014;

WHEREAS, the City Council held a hearing on December 1, 2014; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 9-ZN-2014.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 10.75 +/- acre located at 10424 E. Jomax Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Townhouse Residential, Environmentally Sensitive Lands (R-4 ESL) zoning district designation.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of December, 2014.

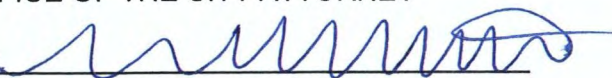
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

Stipulations for the Zoning Application:

Pinnacle Peak Patio

Case Number: 9-ZN-2014

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

SITE DESIGN

1. CONFORMANCE TO THE 2001 GENERAL PLAN. This subject rezoning case is dependent on the approval of the associated major General Plan amendment, case 2-GP-2014. The subject site shall obtain the Suburban Neighborhoods Land Use Element designation in order to be in conformance with the 2001 General Plan.
2. TRANSPORTATION MASTER PLAN/ABANDONMENT APPLICATION. This subject rezoning case is contingent on the approval of the associated abandonment case, case 7-AB-2014. The proposed site plan associated with this subject rezoning case requires the approval of the above mentioned abandonment case.
3. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by LVA Urban Design Studio, and with the city staff date of 10-3-2014, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
4. CONFORMANCE TO DEVELOPMENT AGREEMENT. Before the final plat submittal, the Owner/Applicant, shall provide City Staff documentation showing the extinguishment of the "Capella" Development Agreement, agreement 2009-040-COS, to the satisfaction of the City.
5. CONFORMANCE TO CONCEPTUAL NATURAL AREA OPEN SPACE PLAN (NAOS). Development shall conform with the conceptual NAOS plan submitted by LVA Urban Design Studio, and with the city staff date of 10-3-2014, attached to the report as Exhibit B to Exhibit 1. The development shall dedicate a minimum of 4.2 acres of NAOS, with 1.5 acres calculated at 200 percent credit, through a separate instrument, before the issuance of permit. NAOS shall be provided in tracts, and shall not be fenced off for animal corridor, pedestrian, and drainage purposes.
 - a. The development shall also revegetate those areas shown as "undisturbed NAOS." The provided aerial shows many areas hatched as "undisturbed NAOS" as being disturbed. These areas are also identified as disturbed in the provided narrative.
6. CONFORMANCE TO PEDESTRIAN AND VEHICULAR CIRCULATION PLAN. Development shall conform with the conceptual pedestrian and vehicular circulation plan submitted by LVA Urban Design Studio, and with the city staff date of 10-3-2014, attached to the report as Exhibit C to Exhibit 1. The Owner/Applicant shall dedicate a 6-foot non-motorized public access easement where the private trail easement is illustrated on the plan. The non-motorized public access easement shall connect to the existing trail easement located at the northwest corner of the subject site.

7. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
216-80-004	10.2 acres	R-4/ESL	4.9 du/ac	4.9 du/ac	50 units	50 units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

8. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 28 feet in height, measured as provided in the applicable section of the Zoning Ordinance. The northernmost building structures shall be limited to 24 feet in height (see Exhibit A to Attachment 1)
9. **LOTS ADJACENT TO LESS INTENSIVE ZONING.** Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s). The minimum lot width of a lot on the perimeter of the site shall not be reduced by amended development standards.
10. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 15 feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

11. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
- The developer shall be responsible for completion of street improvements along Jomax Road and Pinnacle Peak Parkway street frontages, consisting of curb, gutter, and sidewalk to match the existing improvements to the east. Prior to any Development Review Board hearing, the developer shall submit a preliminary design of the street and cross section to the Transportation Department for review and approval.
 - The developer shall demonstrate on Development Review Board site plan that the internal drive shall be 24 feet wide, excluding curb and gutter. Internal drive shall accommodate emergency and service vehicle turning radius with 49' outside turning radius and 25 foot inside turning radius.
 - The internal pedestrian pathway shall be a minimum 6 foot wide and constructed with material to conform to ADA requirements. The developer shall provide pedestrian connection from the site to the sidewalk on Jomax/Pinnacle Peak Parkway.

- d. The owner shall provide a separate pedestrian connection along at least one side of the private vehicular gates. The gated entrance shall conform to the City of Scottsdale standard.
- 12. DRAINAGE REPORT. In the required drainage report, with the Final Plat submittal, the owner shall address:
 - a. Reducing the area of detention basin within the frontage open space to a maximum of twenty-five (25%) percent
- 13. BASIS OF DESIGN REPORT (WATER). In the required basis of design report, with the Final Plat submittal, the owner shall address:
 - a. Demonstrate that the existing water system has sufficient capacity to provide service to the proposed development.
 - b. Verification from ADWR that on-site well has been properly abandoned.
 - c. Abandonment of Jomax Road and Pinnacle Parkway right-of-way will require relocation of existing water line.
 - d. The design of loop water configuration with maximum dead end lines.
- 14. BASIS OF DESIGN REPORT (WASTEWATER). In the required basis of design report, the owner shall address:
 - a. Demonstrate that the existing wastewater system has sufficient capacity to provide service to the proposed development.
- 15. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along E. Pinnacle peak Road and E. Jomax Road shall be an average of 50 feet, measured from right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.
- 16. VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on a map of dedication as a continuous Vista Corridor easement dedicated to the city. The minimum width of the easement shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.
- 17. PUBLIC ACCESS EASEMENT. The owner shall dedicate a 15' by 15' Non-Motorized Public Access easement over the northwest corner of parcel to allow for a continual access to an existing east/west non-paved trail located on the property to the north.

MASTER PLANS

- 18. MASTER INFRASTRUCTURE PLANS. The owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.

- a. Drainage Master Plan
 - b. Water Master Plan
 - c. Wastewater Master Plan
19. MASTER DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Design Concept Plan for Development Review Board review. The Master Design Concept Plan shall address the following:
- a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, paths and bikeways, and integration of drainage plans.
 - b. Native plant relocation program and revegetation guidelines for the parcel.
 - c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting and design concepts and general specifications for parking lots, paths, trails, sidewalks and landscaping.
 - e. Design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. Pedestrian amenities.
 - g. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - h. Construction phasing plan.
 - i. Other applicable elements, as determined by city staff.

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
* ROOF HEIGHT LIMITED TO 24' FROM EXISTING NATURAL GRADE	
BUILDING SETBACKS:	
• WEST:	30'
• NORTH:	20'
• EAST:	0'
• SOUTH:	20'

Subject to engineering and City review and approval.

SCALE: 1" = 50'



NORTH

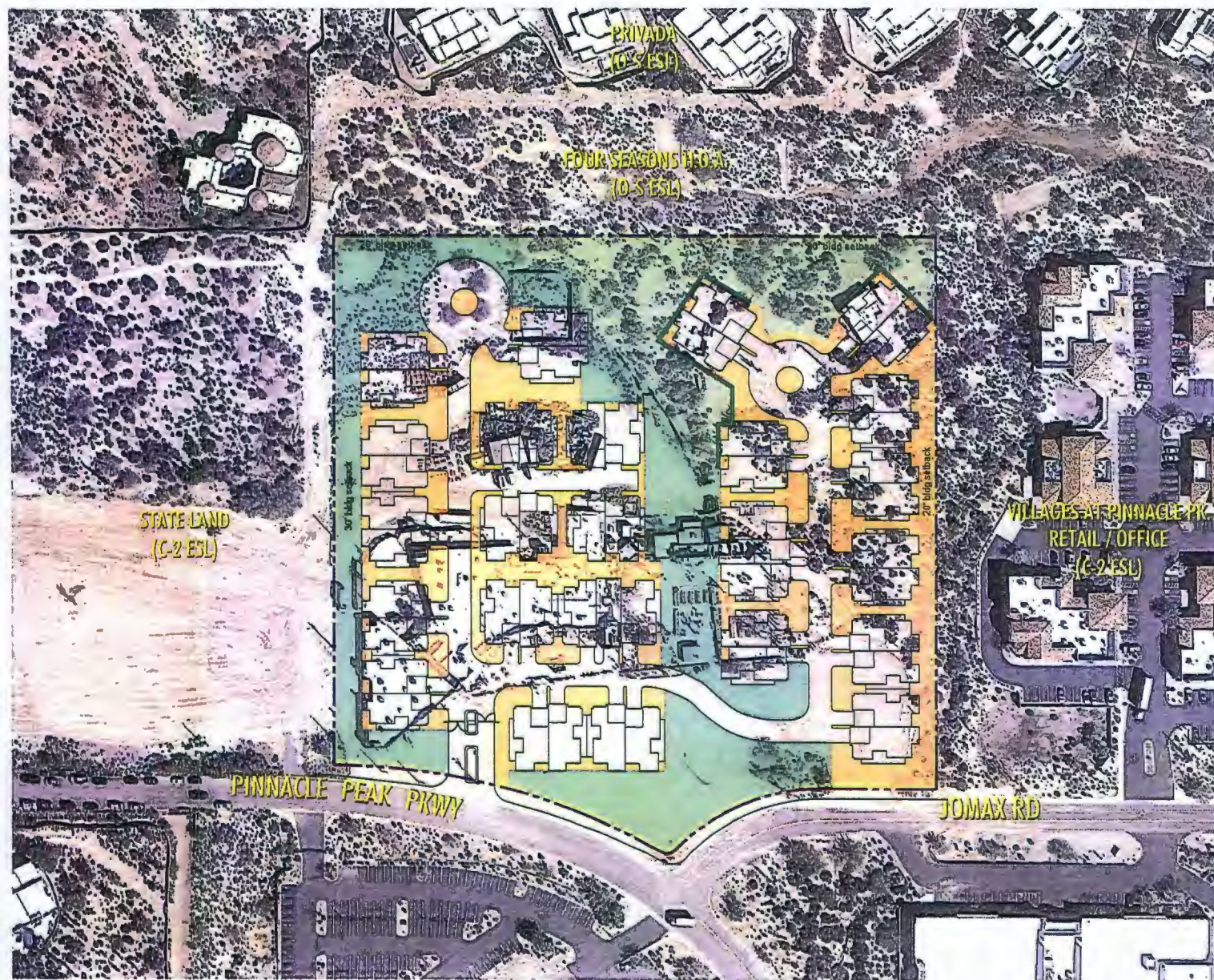


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Date: 10/17/14

Project No. 1409

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THE RESERVE at PINNACLE PEAK PATIOS NAOS ANALYSIS

N.A.O.S. DATA TABLE:

REQUIRED N.A.O.S.

REQUIRED N.A.O.S. PER SLOPE ANALYSIS = 2.7 AC.
PER CASE #42-224-89, NAOS REQUIREMENT IS 25% OF SITE AREA

2:1 SCARRED AREA OFFSET PER E.S.L. ORDINANCE:
2.0 AC x 200% = 4.0 AC

NOTE: ALL ON-SITE SCARRED AREAS OCCURRED PRIOR TO JANUARY 1, 1990.

PROVIDED N.A.O.S.

□ N.A.O.S. UNDISTURBED = 0.97 AC

■ N.A.O.S. REVEGETATED = 0.06 AC

■ HISTORICALLY SCARRED, TO BE REVEGETATED AS
N.A.O.S. = 2.16 AC x 200% SCARRING CREDIT = 4.32 AC

TOTAL N.A.O.S. PROVIDED: 4.8 AC
ACTUAL DELINEATED N.A.O.S. TO BE PROVIDED = 2.8 AC

NOTE: DEFINED NAOS AREAS ARE PRELIMINARY & MAY BE SUBJECT TO FUTURE REFINEMENT.

■ NON-N.A.O.S. OPEN SPACE

Subject to engineering and City review and approval.

SCALE: 1" = 50'



NORTH



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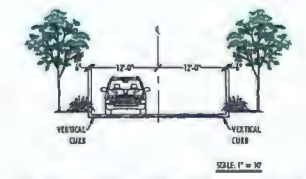


THE RESERVE at PINNACLE PEAK PATIOS

PEDESTRIAN & VEHICULAR CIRCULATION

LEGEND

- PROPERTY BOUNDARY
- 6 FOOT SIDEWALK
- 6 FOOT NATURAL SURFACE TRAIL (A.D.A. COMPATIBLE MATERIAL)



INTERNAL DRIVEWAY SECTION

Subject to engineering and City review and approval.

SCALE: 1" = 50'



NORTH



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Zoning Map

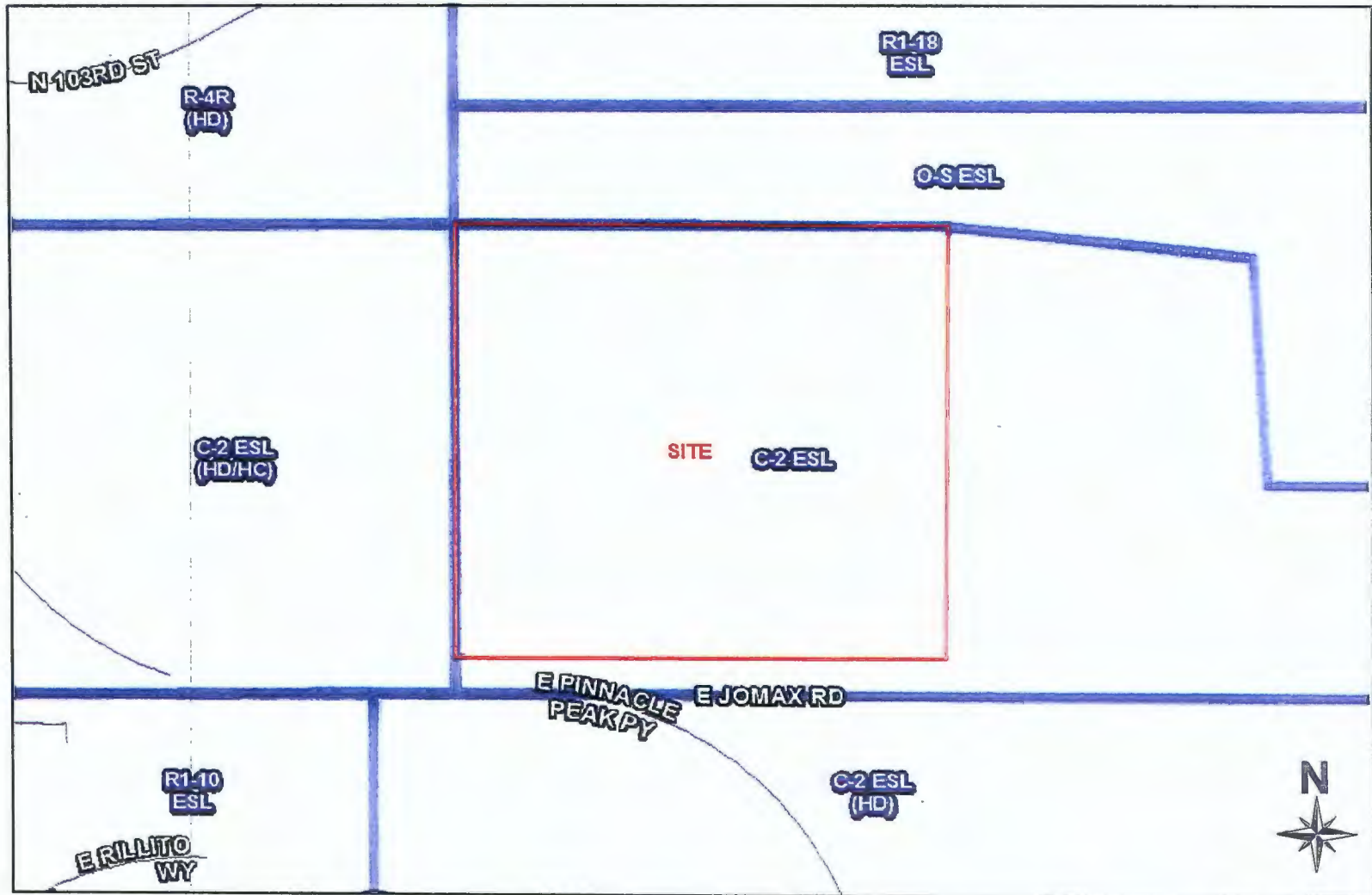


Exhibit 2
Ordinance No. 4180

Additional Information for:

Pinnacle Peak Patio

Case: 9-ZN-2014

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. signage, and
 - j. Master Environmental Design Concept Plans.
3. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
4. **DRAINAGE REPORT.** In the required drainage report, with the Final Plat submittal, the owner shall address:
 - a. Reducing the area of detention basin within the frontage open space to a maximum of twenty-five (25%) percent
5. **BASIS OF DESIGN REPORT (WATER).** In the required basis of design report, with the Final Plat submittal, the owner shall address:
 - a. Demonstrate that the existing water system has sufficient capacity to provide service to the proposed development.

- b. Verification from ADWR that on-site well has been properly abandoned.
 - c. Abandonment of Jomax Road and Pinnacle Parkway right-of-way will require relocation of existing water line.
 - d. The design of loop water configuration with maximum dead end lines.
- 6. BASIS OF DESIGN REPORT (WASTEWATER). In the required basis of design report, the owner shall address:
 - a. Demonstrate that the existing wastewater system has sufficient capacity to provide service to the proposed development.
- 7. EASEMENTS.
 - a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
- 8. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
- 9. CONSTRUCTION COMPLETED. Before any CERTIFICATE OF OCCUPANCY is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
- 10. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

*The Reserve at
Pinnacle Peak Patios*

Project Narrative

2-GP-2014
9-ZN-2014
Resubmittal

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

ATTACHMENT #3

9-ZN-2014
10/03/2014

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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.

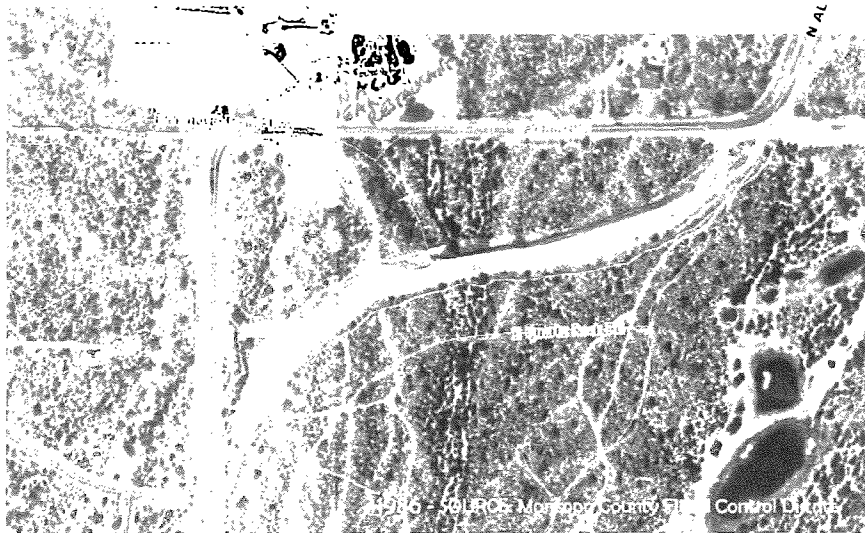
The companion rezoning request is to modify the existing C-2 ESL (Central Business District, Environmentally Sensitive Lands) zoning to R-4 ESL (Townhouse Residential District, Environmentally Sensitive Lands) zoning on approximately 10.0+/- gross acres as identified above to allow the development of *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.

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: The proposed residential community will seek enhance and re-establish the natural desert within a property that has seen significant historic scarring that far exceeds the level of disturbance permitted in a typical ESL community. The development will promote the creation of natural corridors to enhance viewsheds and aesthetics both within the community and along its perimeter edges. These are objectives that are inherent to Scottsdale's vision for ESL properties.

The developer intends to significantly enhance through re-vegetation, 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 will seek to 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.

Site restoration is a predominant theme of this community proposal. The applicant is seeking to create large, contiguous open space areas throughout the site that are conducive to the goals and objectives of the ESL Ordinance. Restoration of natural areas that have been impacted by historical disturbance will add significant environmental and aesthetic value to the property. The proposed central open space will allow for meaningful wildlife habitat and view corridors, and also provide for natural stormwater passage through the site.

The developer proposes to re-vegetate 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 Jomax 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.

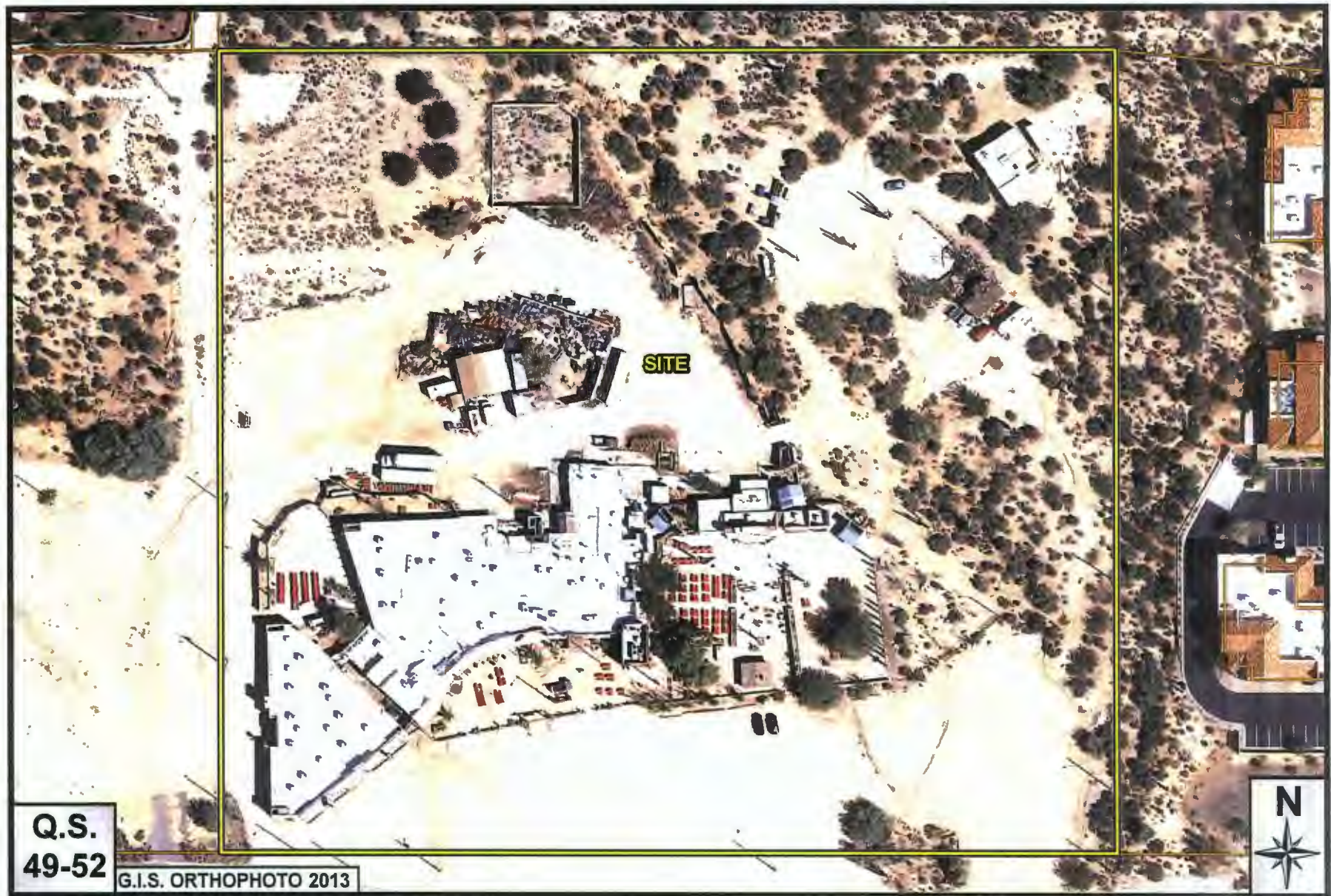
The development will preserve existing NAOS and provide significant revegetated NAOS, provide additional community open space and a trail connection, maintain view corridors, preserve existing wildlife and drainage patterns, and uphold Scottsdale's Sensitive Design Principles through context appropriate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



THE RESERVE at PINNACLE PEAK PATIO

ATTACHMENT #4

9-ZN-2014

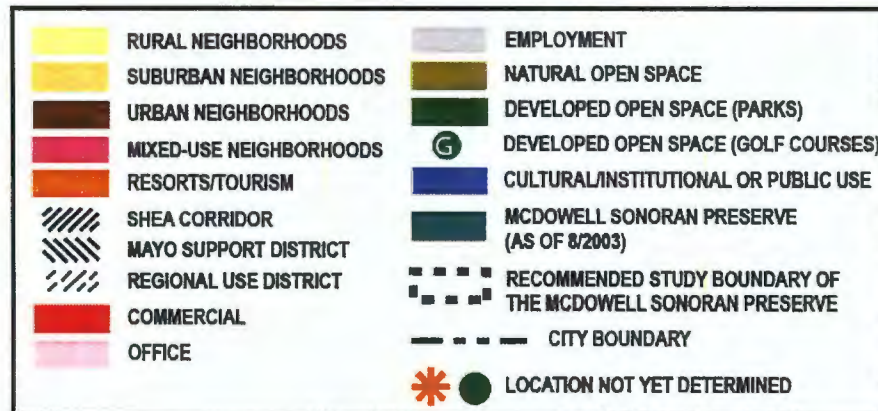


THE RESERVE at PINNACLE PEAK PATIO

ATTACHMENT #4A

9-ZN-2014

Existing General Plan Land Use Map



9-ZN-2014
ATTACHMENT #5

Proposed General Plan Land Use Map



2-GP-2014
ATTACHMENT #6

TRAFFIC IMPACT ANALYSIS SUMMARY
Pinnacle Peak Patio Property
North Corner of the Intersection of Jomax Road and Pinnacle Peak Parkway
9-ZN-2014

Summary Prepared by Andrew Merkley, COS Traffic Engineering
Traffic Impact Study Prepared by Dawn Cartier, CivTech

Existing Conditions:

Site Location – 10426 E. Jomax Road

Existing Development – The site is currently comprised of the previously approved Pinnacle Peak Patio Steakhouse & Microbrewery (26-SA-1992).

Street Classifications –

- Jomax Road is classified as a local roadway.
- Pinnacle Peak Parkway is classified as a local roadway.
- Alma School Road is classified as a Rural Major Collector.
- Rio Verde Drive/Dynamite Boulevard is classified as a Rural Minor Arterial.
- Happy Valley Road is classified as a Rural Minor Arterial.

Existing Street Conditions –

- Alma School Road provides two travel lanes in each direction with a center raised median.
- Jomax Road provides one travel lane in each direction.
- Pinnacle Peak Parkway provides one travel lane in each direction.

Existing Intersection Conditions –

- The intersection of Alma School Road and Rio Verde Drive is a signalized four legged intersection. The north- and southbound approaches provide 1 left-turn lane, 1 through lane, and 1 right-turn lane. The eastbound approach provides 1 left-turn lane, 2 through lanes, and 1 right-turn lane. The westbound approach provides 1 left-turn lane, 1 through lane, and 1 shared right-turn/through lane.
- The intersection of Jomax Road and Pinnacle Peak Parkway is stop-controlled on the northeast and southwest approaches. Three approaches provide a single general purpose lane. The Jomax Road approach provides 1 shared left-turn/through lane and 1 right-turn lane.
- The intersection of Alma School Road and Jomax Road is an unsignalized four-legged intersection. The stop-controlled Jomax Road approaches are offset by approximately 110 feet. The north- and southbound Alma School Road approaches provide of 1 left-turn lane, 1 through lane, and 1 right turn lane. The westbound Jomax Road approach provides a single shared lane. The eastbound Jomax Road approach provides 1 left-turn lane and 1 right-turn lane.
- The intersection of Alma School Road and Pinnacle Peak Parkway is an unsignalized three-legged intersection, with the Pinnacle Peak Parkway approach stop-controlled. Northbound Alma School Road provides two through lanes and a left-turn lane. Southbound Alma School Road provides a through lane and a shared through/right-turn lane. Pinnacle Peak Parkway provides 1 left-turn lane and 1 right-turn lane.
- The intersection of Alma School Road and Happy Valley Road is an all-way stop-controlled four-legged intersection. The northbound approach provides 1 general purpose lane. The southbound approach provides 1 left-turn lane, 1 through lane and 1 right-turn lane. The east- and westbound approaches provide 1 left-turn lane, 1 through lane and 1 right-turn lane.

Existing Segment Volumes –

- There are 5,907 daily vehicles on Alma School Road south of Rio Verde Drive
- There are 8,231 daily vehicles on Alma School Road north of Happy Valley Road.

Existing Speed Limits –

- Alma School Road has a 40 mile per hour posted speed limit south of Rio Verde Drive. Just north of Happy Valley Road the speed limit is 35 mph.
- Jomax Road has no posted speed limit, but assumed to be 25 miles per hour between Pinnacle Peak parkway and Alma School Road.
- Pinnacle Peak Parkway has no posted speed limit.

Collision Information –

- The intersection of Alma School Road and Jomax Road has had 1 reported collision from 2011 to May 26, 2014.
- The intersection of Alma School Road and Pinnacle Peak Parkway has had 1 reported collision from 2011 to May 26, 2014.
- The segment of Alma School Road has had 5 reported collisions from 2011 to May 26, 2014.
- The segment of Jomax Road has had 1 reported collision from 2011 to May 26, 2014.
- The segment of Pinnacle Peak Parkway has had 1 reported collision from 2011 to May 26, 2014.

Proposed Development:

Description - The proposed Pinnacle Peak Patio Property development plan consists of 50 duplexes.

Site Access – The applicant is proposing to have one full access driveway to Pinnacle Peak Parkway and one exit only driveway to Jomax Road. Both driveways will be gated.

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - DUPLEXES 50 DUs	476	10	28	38	32	18	50
Previously Approved - RESTAURANT 35,000 SF	3,150	22	7	29	176	87	263
Increase/Decrease	-2,674	-12	+21	+9	-144	-69	-213

Traffic Analysis:

Intersection Level of Service – Using a 2016 horizon year with traffic generated by the build out of the proposed development, all of the study intersections in the vicinity of the site operate a level of service (LOS) C or better for both peak hours, except for the eastbound left-turn from Happy Valley Road to Alma School Road which has LOS E for the PM peak hour.

Additional Traffic Volumes – With the reduction in site generated traffic and the proposed site access, redevelopment of the site is estimated to decrease daily traffic

volumes by a total of 2,674 vehicles. All adjacent streets have adequate capacity to handle this additional traffic. --

Additional Information:

Character of Pinnacle Peak Parkway – Pinnacle Peak Parkway is currently a mixed use local street providing access to multiple restaurants, offices, recreational facilities, and residences. The proposed development would add residential traffic to the street, but is unlikely to change the character of the street's usage.

Summary:

The approval of the zoning district change for the proposed Pinnacle Peak Patio Property will result in an estimated 476 trips generated per day to and from the project site. The development is estimated to generate 38 a.m. peak hour trips, and 50 p.m. peak hour trips. This represents a decrease of 2,674 daily trips over the existing Pinnacle Peak Patio Steakhouse & Microbrewery.

With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will continue to operate at acceptable levels (LOS C or better), with the exception of the eastbound left-turn from Happy Valley Road to Alma School Road which has LOS E for the p.m. peak hour. It is suggested that the intersection be monitored with continued growth in the area for consideration of a traffic signal or roundabout.

Comments/Concerns:

- Transportation staff recommends that a preliminary design for roadway improvements along Pinnacle Peak Parkway and Jomax Road along the site frontage be submitted for review and approval prior to final improvement plan submittal.
- The intersection of intersection of Happy Valley Road and Alma School Road should be monitored with continued growth in the area for consideration of a traffic signal or roundabout.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
10424 E. Jomax Road
The Residences at Pinnacle Peak Patios
May 15, 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 Patios 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 will be noticed via first class mail regarding the zoning request. This notification will contain information about the

request, contact information to receive additional information, and the opportunity to give feedback. The notification will also contain information regarding a Neighborhood Open House that will take place on Thursday, June 5th, 2014 for anyone who wishes to learn more about the request. This Open House will be held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m.

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.

Murillo, Jesus

From: Hamilton, Scott
Sent: Thursday, May 08, 2014 9:10 AM
To: 'Betty Drake'
Subject: RE: Meeting to discuss Greasewood and Pinnacle Peak Patio

Hi Betty,

They have me working in the Preserve these days. I am no longer responsible for the trails outside the Preserve.

Your best contact for trails outside the Preserve is the Transportation Department – either Susan Conklu or Greg Davies. Let me know if you need contact info for either of them.

Talk to you later,

Scott

From: Betty Drake [<mailto:bettydrake@aol.com>]
Sent: Thursday, May 08, 2014 9:00 AM
To: Hamilton, Scott
Subject: Meeting to discuss Greasewood and Pinnacle Peak Patio

Hi Scott,

I'd like to schedule a quick meeting to discuss trail questions associated with the Pinnacle Peak Patio and Greasewood/Cavalliere Ranch GPA submittals - as soon as possible, since deadlines loom.

Could you email me with possible times/dates? I'm hoping these are pretty straightforward questions and would appreciate your input.

Best regards,

Betty



Murillo, Jesus

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

Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Monday, June 23, 2014 3:12 PM
To: Murillo, Jesus
Subject: Re: Information

Jesus

It was 9-ZN-2014. I thought since I used the contact staff tab the case number would have gone along with it, but I guess not. Also, I need to come in and see the Greasewood Ranch file and would like to do that on Thursday before Don's going away party. Is that possible? In particular, I am looking for the traffic analysis the application says was done plus written communication within staff that justifies why this is NOT a Major General Plan amendment.

Thanks

Howard

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.

None of the previous work e-mail or work phone numbers are valid anymore

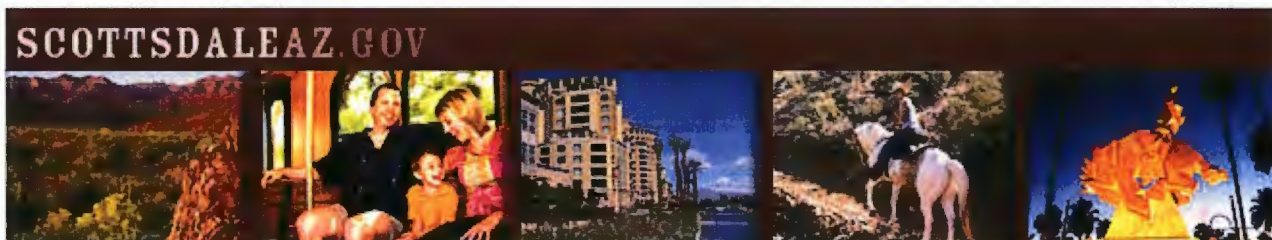
On 6/23/2014 2:30 PM, Murillo, Jesus wrote:

Hello Howard,

I hope all is well. Which case are you referring to that I may look into it.

Jesus

From: howard.myers@cox.net [<mailto:howard.myers@cox.net>]
Sent: Friday, June 20, 2014 6:05 PM
To: Murillo, Jesus
Subject: Information



Jesus Where is the applicants input on this case? This is a major GP amendment too so I would think this all has to be submitted by now.

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Murillo, Jesus

From: Howard Myers <howard.myers@cox.net>
Sent: Wednesday, June 25, 2014 3:28 PM
To: Murillo, Jesus
Subject: Re: Information

Thanks Jesus, do I just ask to see you, or is there someone else I should go through?

Howard

Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

If you have any other e-mail or phone numbers for me, please use the Home information above instead.

None of the previous work e-mail or work phone numbers are valid anymore

On 6/24/2014 3:12 PM, Murillo, Jesus wrote:

Hello Howard,

I will let my staff know to be sure to tell me if there is any portion of the case file in their offices on Thursday. They are in the middle of reviewing the submittal for the 1st Review Comment Letter. This case, 9-ZN-2014, is in conjunction with a major General Plan amendment, case 2-GP-2014. It was submitted in accordance with the timeline. See you Thursday.

Sincerely,

Jesus

From: Howard Myers [<mailto:howard.myers@cox.net>]
Sent: Monday, June 23, 2014 3:12 PM
To: Murillo, Jesus
Subject: Re: Information

Jesus

It was 9-ZN-2014. I thought since I used the contact staff tab the case number would have gone along with it, but I guess not. Also, I need to come in and see the Greasewood Ranch file and would like to do that on Thursday before Don's going away party. Is that possible? In particular, I am looking for the traffic analysis the application says was done plus written communication within staff that justifies why this is NOT a Major General Plan amendment.

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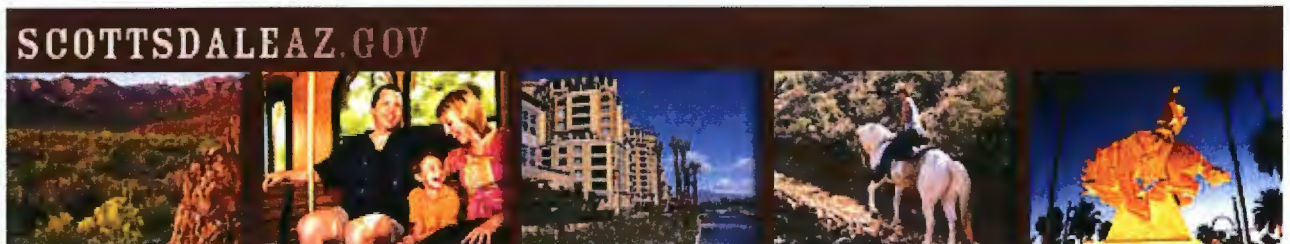
Jesus

From: howard.myers@cox.net [<mailto:howard.myers@cox.net>]

Sent: Friday, June 20, 2014 6:05 PM

To: Murillo, Jesus

Subject: Information



Jesus Where is the applicants input on this case? This is a major GP amendment too so I would think this all has to be submitted by now.

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Murillo, Jesus

From: cwin.billx@cox.net
Sent: Monday, June 30, 2014 2:05 PM
To: Murillo, Jesus
Subject: Pinnacle Peak Patio Project



How high will the two story town homes be that are proposed on the Pinnacle Peak Patio 10 acre property located on Jomax Road? Case number 9-ZN-2014 Also when will the developer be filing his rezoning request document with the City of Scottsdale? Win Billingsley

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Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, August 21, 2014 5:51 PM
To: 'brian555@hotmail.ca'
Subject: FW: Case number (9-ZN-2014) Case Name Pinnacle Peak Patio Site Location

Hello Mr. and Mrs. Burden,

Thank you for your comments. I will be sure that they are provided in my reports to the Planning Commission and City Council if the proposed projects move forward. The Reserve at Pinnacle Peak Patios General Plan amendment request, and associated rezoning case, have been reviewed, and a First Review Comment Letter provided to the applicants. The applicants will be required to resubmit their applications and respond to the City's comments. I will keep you notified of any future public meetings. I have provided below the dates of the Public meetings as they are scheduled.

September 4, 2014 – City Sponsored Open House
September 10, 2014 - Planning Commission Remote Hearing (non-action)
October 8, 2014 - Planning Commission Recommendation Hearing
December 1 and 2, 2014 - City Council Hearing

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus

From: Castro, Lorraine
Sent: Wednesday, August 20, 2014 1:11 PM
To: Murillo, Jesus
Subject: FW: Case number (9-ZN-2014) Case Name Pinnacle Peak Patio Site Location

From: Brian Burden [<mailto:brian555@hotmail.ca>]
Sent: Wednesday, August 20, 2014 11:40 AM
To: Planning Commission; City Council
Cc: 'Win Billingsley'
Subject: Case number (9-ZN-2014) Case Name Pinnacle Peak Patio Site Location

Dear Planning commissioners and City Council Members, my wife Deborah and I are part time residents in a vacation home and are therefore property tax payers of the City of Scottsdale.

Our vacation residence is at 10585 E. Crescent Moon Dr. Scottsdale, AZ 85262, in Privada, situated between the Four Seasons Resort and Pinnacle Peak Patio.

We formally object to the rezoning request put forth in the subject request for the following reasons:

- 1) The density requested is too high and should be in line with the surrounding areas.
- 2) The two storey and 36 foot building height will severely limit the mountain and city lights view of numerous homes which are behind the subject property.
- 3) The requested rezoning is a violation of the voter approved General Plan for Scottsdale.

Thank you very much for your consideration of these important points.

Sincerely,

Brian and Deborah Burden.

Murillo, Jesus

From: erikfilsinger <erikfilsinger@siteconsultants.net>
Sent: Monday, October 06, 2014 11:01 AM
To: Curtis, Tim
Cc: Murillo, Jesus; 'erikfilsinger'
Subject: RE: Pinnacle Peak Patio - redevelopment case

Thanks for the follow-up.

I was told by the applicant's representative that the cases do NOT impact the public access to Pinnacle Peak Park nor do they impact the on-street parking that has been part of PPP's parking plan to allow parking on the street that accesses the Park.

Is that still true?

From: Curtis, Tim [<mailto:tcurtis@scottsdaleaz.gov>]
Sent: Monday, October 06, 2014 10:30 AM
To: 'erikfilsinger'
Cc: Murillo, Jesus
Subject: RE: Pinnacle Peak Patio - redevelopment case

Erik,

I'm assuming you are aware of the Pinnacle Peak Patio GP and ZN requests, and their statuses. Let me know if not.

Thanks,
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

Murillo, Jesus

From: erikfilsinger <erikfilsinger@siteconsultants.net>
Sent: Monday, October 06, 2014 11:20 AM
To: Curtis, Tim
Cc: Murillo, Jesus
Subject: RE: Pinnacle Peak Patio - redevelopment case

Thanks for the prompt reply, Tim.

And "Thank you" for the update. As you know, the rock climbing community and me representing the Arizona Mountaineering Club on access issues, would prefer to maintain existing or better levels of access to PPP, so that is fine with us. The Capella case involved negotiations with a number of user groups with rock climbers being one where those sentiments were part of the negotiations to my recollection.

Hope all is well with you guys. Not saying that I miss the regular Wednesday night sessions but I enjoyed working with you both when I was on the PC.

From: Curtis, Tim [<mailto:tcurtis@scottsdaleaz.gov>]
Sent: Monday, October 06, 2014 11:06 AM
To: 'erikfilsinger'
Cc: Murillo, Jesus
Subject: RE: Pinnacle Peak Patio - redevelopment case

Erik,
Nothing is changing with regard to the street parking or PPP parking. However, the previous development plan and parking commitments from the Capella case are going away.
Tim Curtis

From: erikfilsinger [<mailto:erikfilsinger@siteconsultants.net>]
Sent: Monday, October 06, 2014 11:01 AM
To: Curtis, Tim
Cc: Murillo, Jesus; 'erikfilsinger'
Subject: RE: Pinnacle Peak Patio - redevelopment case

Thanks for the follow-up.

I was told by the applicant's representative that the cases do NOT impact the public access to Pinnacle Peak Park nor do they impact the on-street parking that has been part of PPP's parking plan to allow parking on the street that accesses the Park.

Is that still true?

From: Curtis, Tim [<mailto:tcurtis@scottsdaleaz.gov>]
Sent: Monday, October 06, 2014 10:30 AM
To: 'erikfilsinger'
Cc: Murillo, Jesus
Subject: RE: Pinnacle Peak Patio - redevelopment case

Erik,
I'm assuming you are aware of the Pinnacle Peak Patio GP and ZN requests, and their statuses. Let me know if not.
Thanks,

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

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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



REQUEST TO SPEAK

9

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) C. Win Billingsley MEETING DATE 10/22/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10585 E. Crescent Moon Drive ZIP 85262

HOME PHONE 480-349-2104 WORK PHONE _____

E-MAIL ADDRESS (optional) EWIN.BILL@COX.NET
9-22-2014

☒ 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.

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NAME (print) Doug Miller for Mayor MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) Estancia

ADDRESS 9608 E. Peak View Rd ZIP 85262

HOME PHONE 480.513-1201 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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

☐ 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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9

NAME (print) Robert Cappel MEETING DATE Oct. 22, 2014
NAME OF GROUP/ORGANIZATION (if applicable) Winfield HOA + Greater Pinnacle Peak Assn
ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266
HOME PHONE 480-595-1805 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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Cards for designated speakers and the person(s) they represent must be submitted together.

9

NAME (print) Vim Davis MEETING DATE 10/22/14
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 27483 N 103rd Way ZIP 85262
HOME PHONE 480-686-9026 WORK PHONE 480-299-1815
E-MAIL ADDRESS (optional) j.davis@mba1965.hbs.edu
☒ 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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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 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

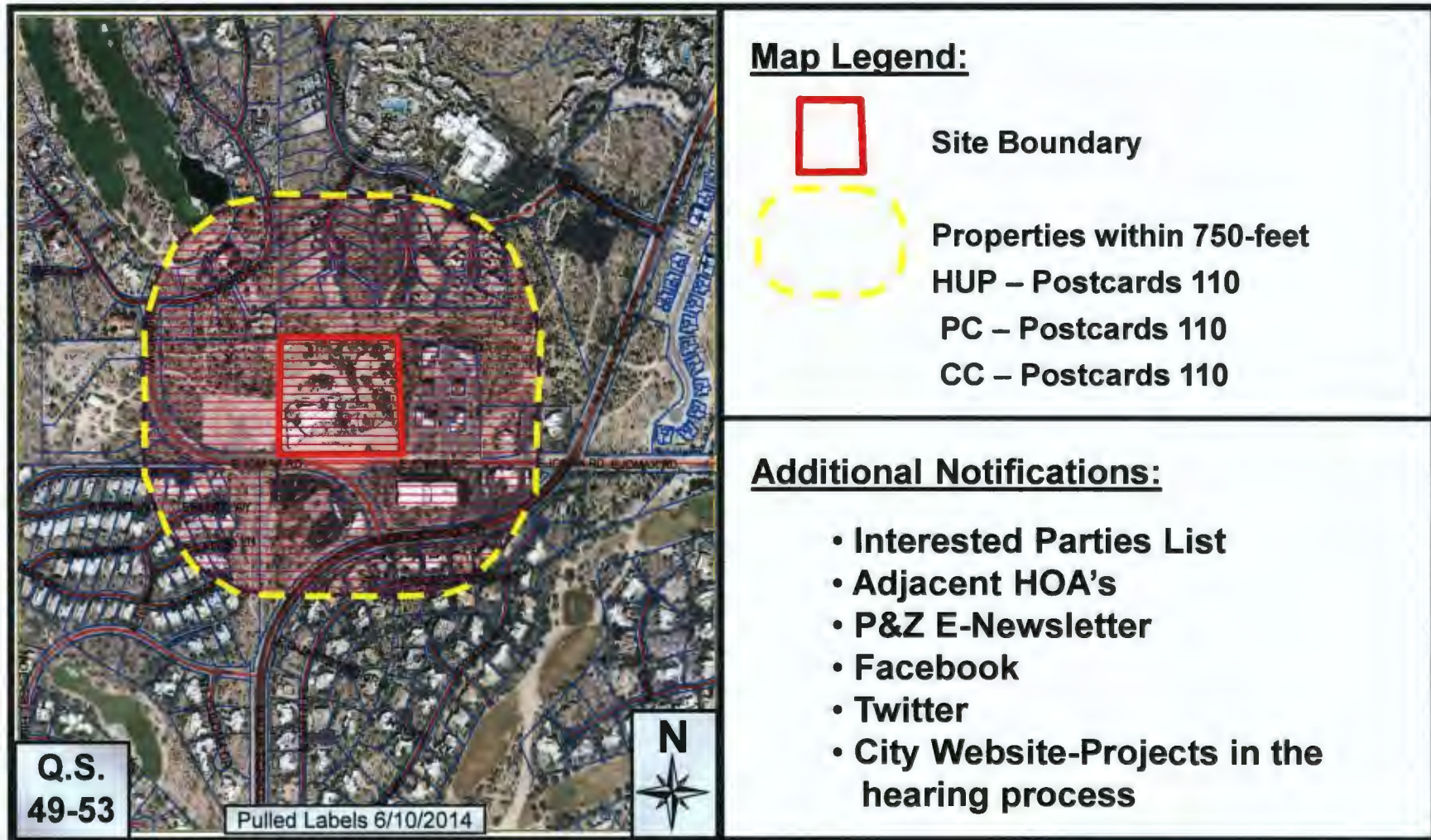
☒ I WISH TO SPEAK ON AGENDA ITEM # 839 ☐ I WISH TO DONATE MY TIME TO _____

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

*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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City Notifications – Mailing List Selection Map



The Reserve at Pinnacle Peak Patio

9-ZN-2014



**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 Fakh, 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 UNANIMOUSLY 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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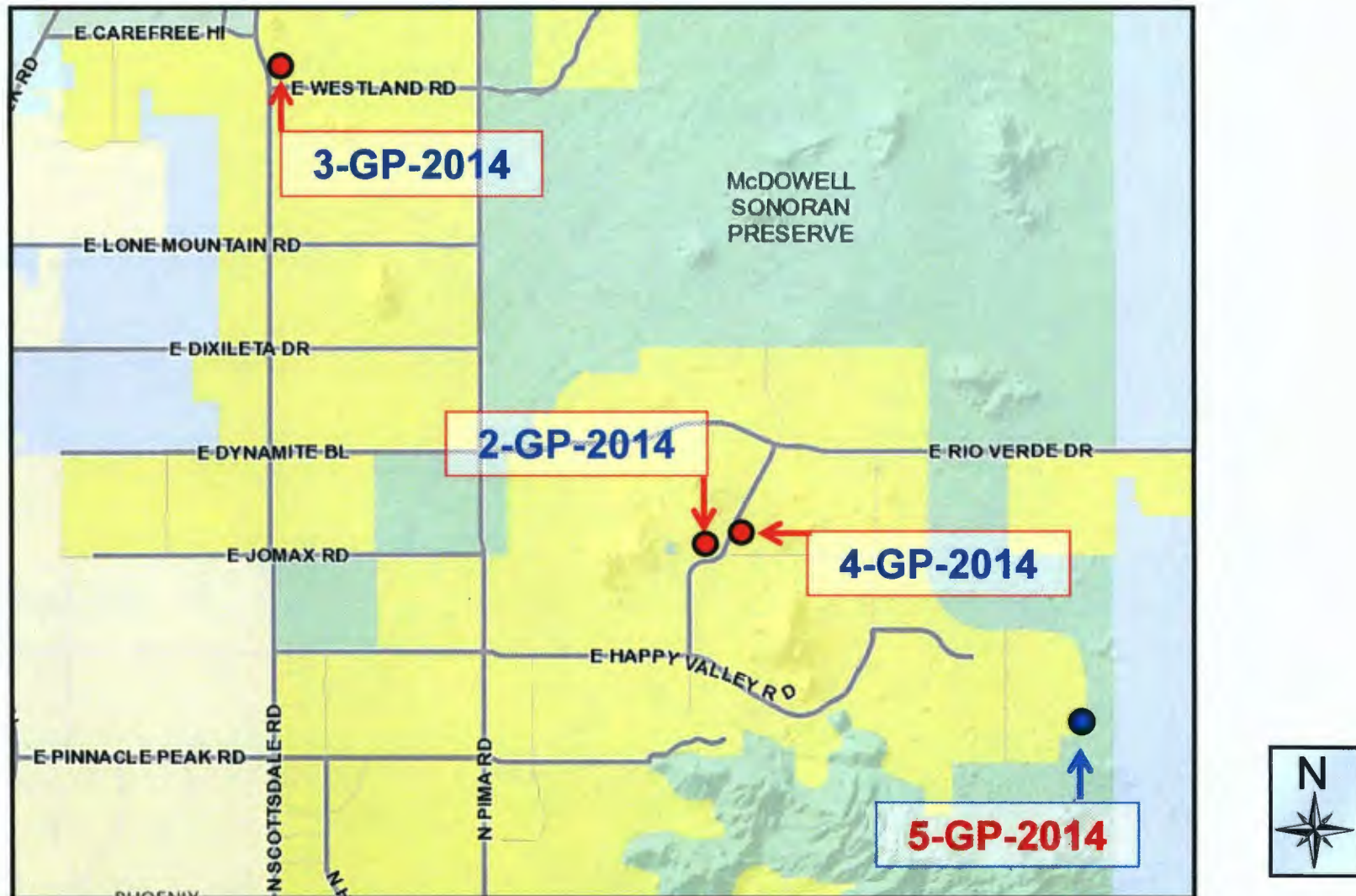
2014 Major General Plan Amendments

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

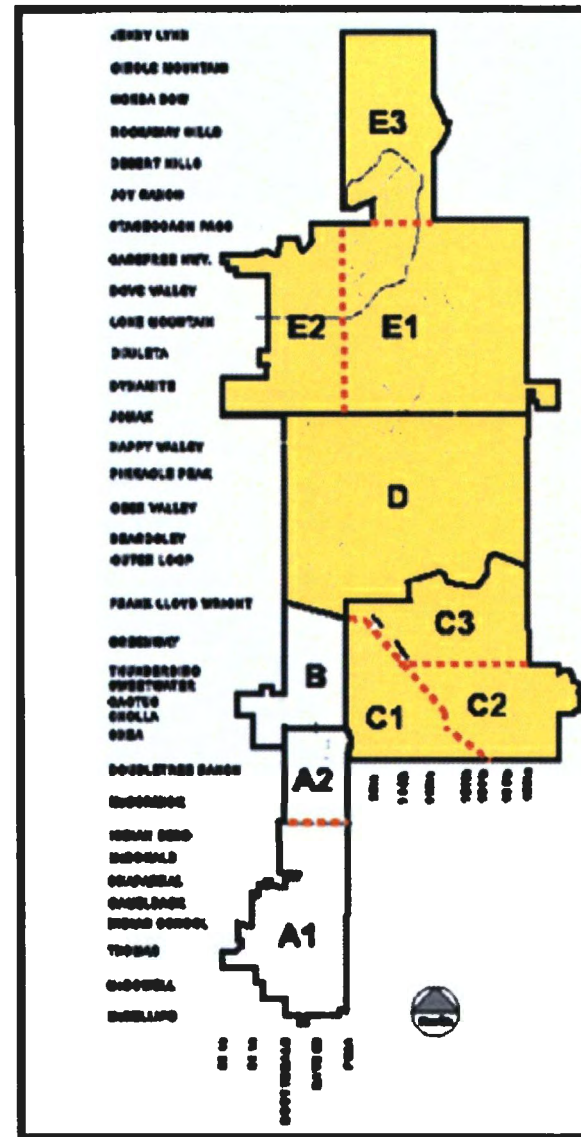
- An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:
 1. Change in Land Use Category
 2. Area of Change (Acreage)
 3. Character Area Criteria
 4. Water/ Wastewater Infrastructure Criteria

	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

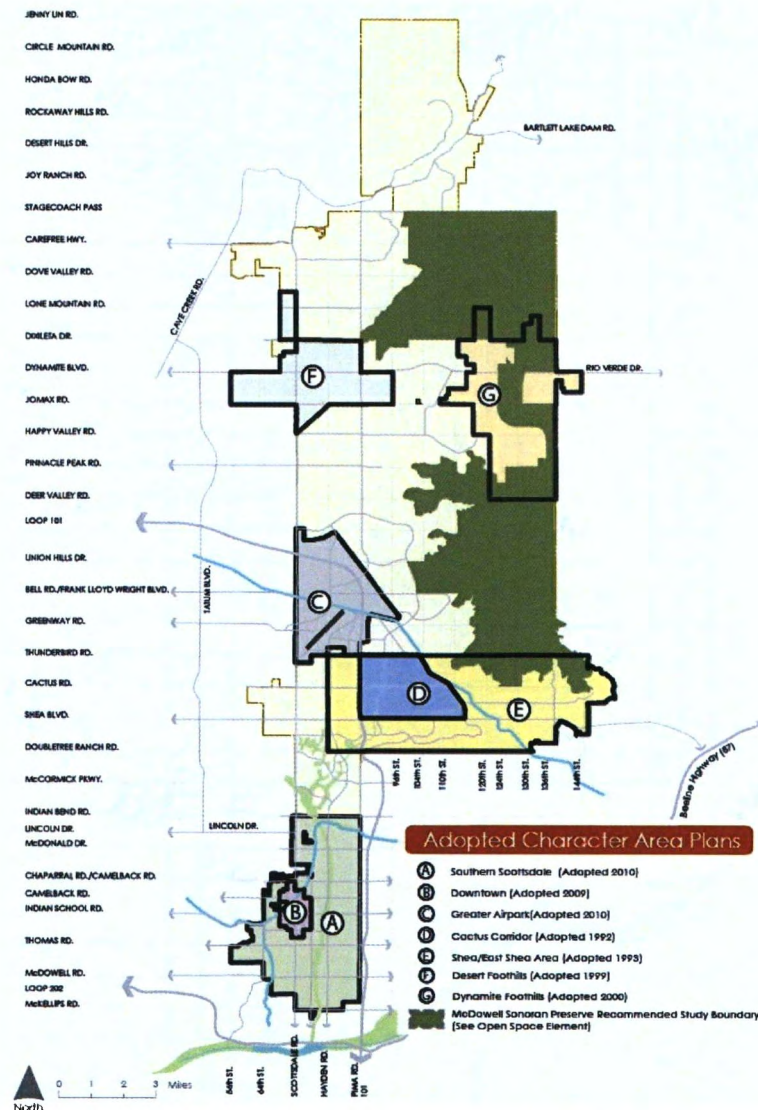
2. Area of Change Criteria

- 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
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- **October 22nd:** Planning Commission Recommendation Hearing, Kiva
- **December 1st – 3rd** (as needed): City Council Adoption Hearing, Kiva

2-GP-2014 / 9-ZN-2014

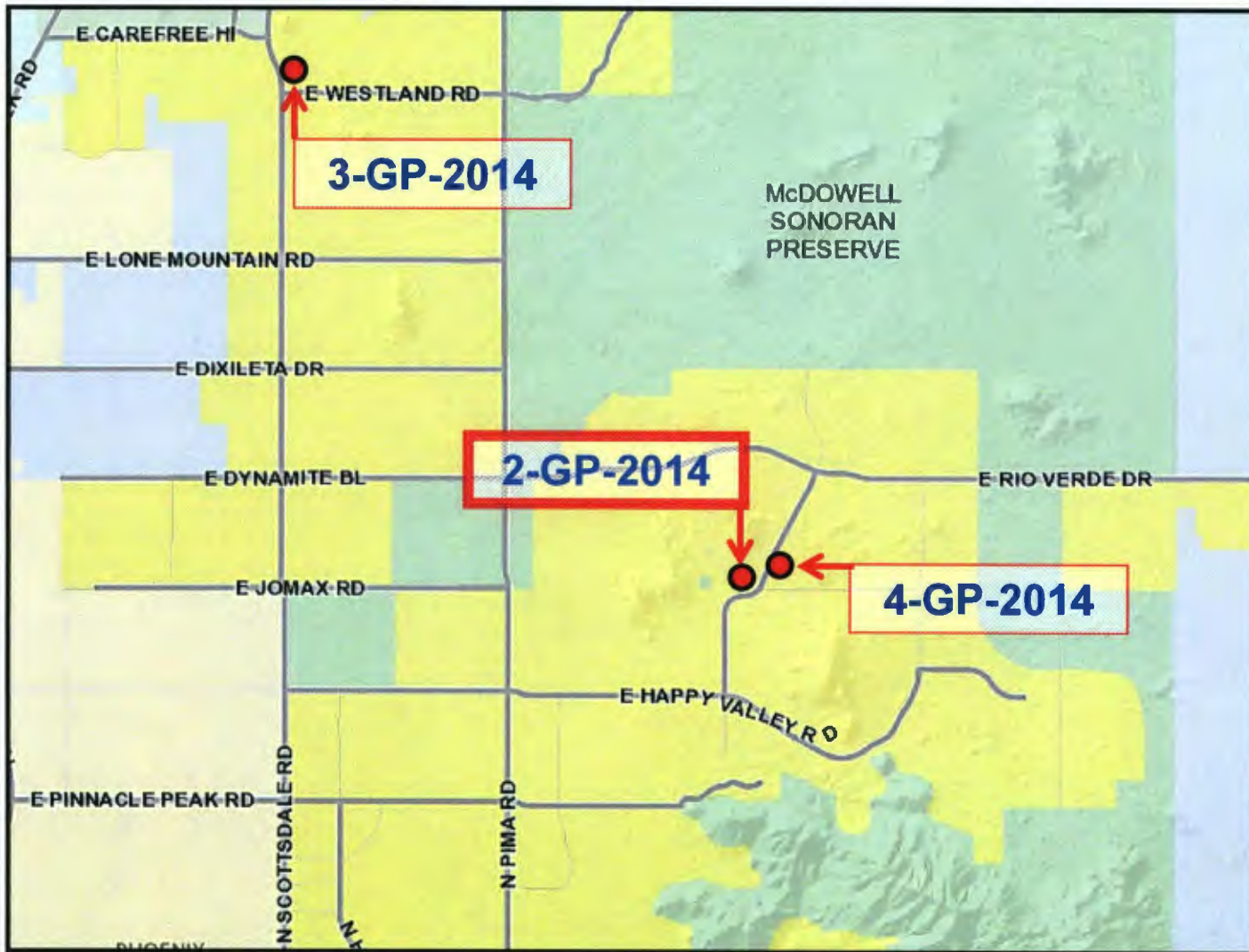
The Reserve at
Pinnacle Peak Patio

City Council

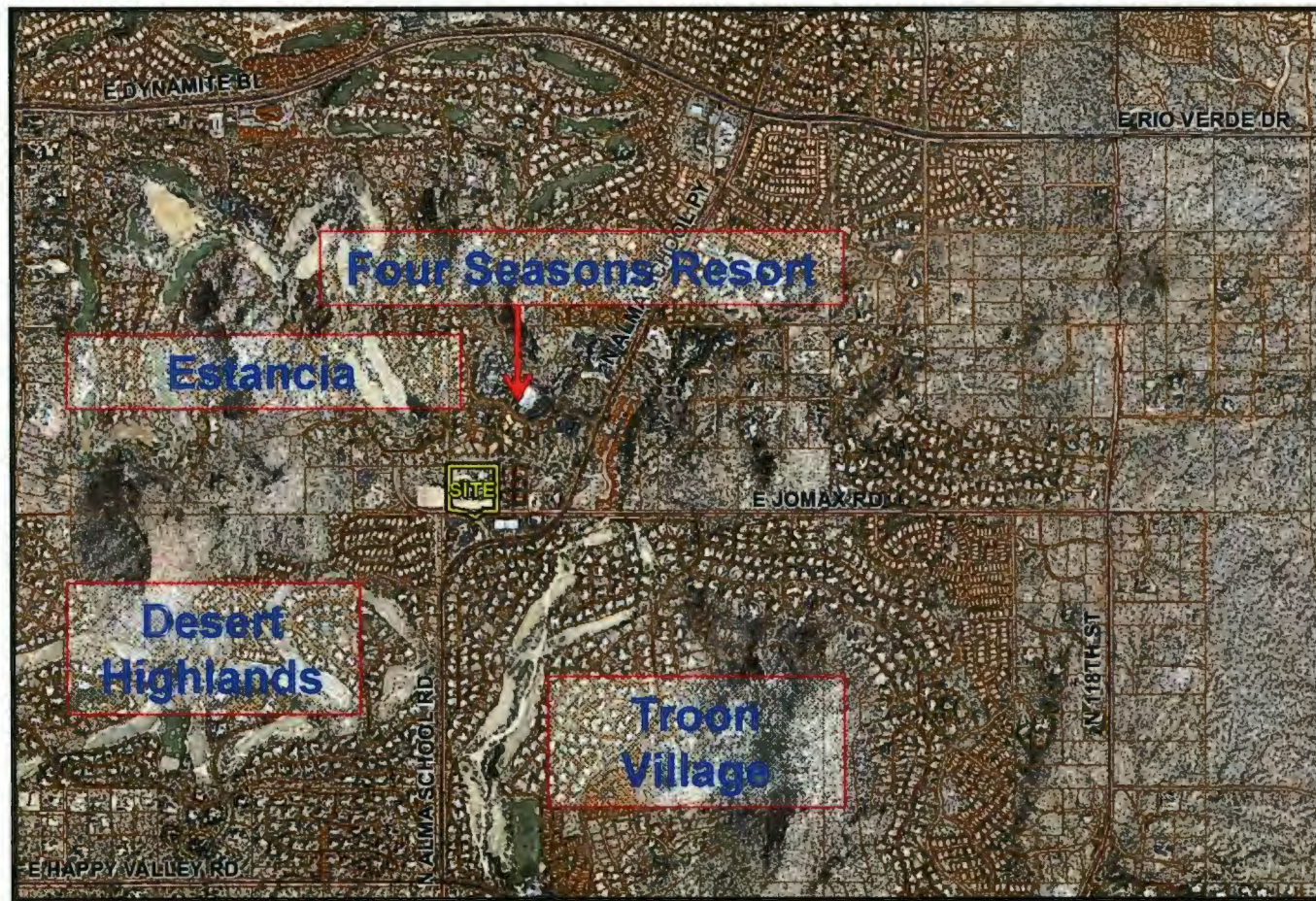
Adoption Hearing

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			Yes	Yes	Yes
	Developed Open Space Cultural/ Institutional or Public Use					
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial	Yes	Yes			
	Office Employment Mixed Use Regional Use Overlay					

1. Change in Land Use Category

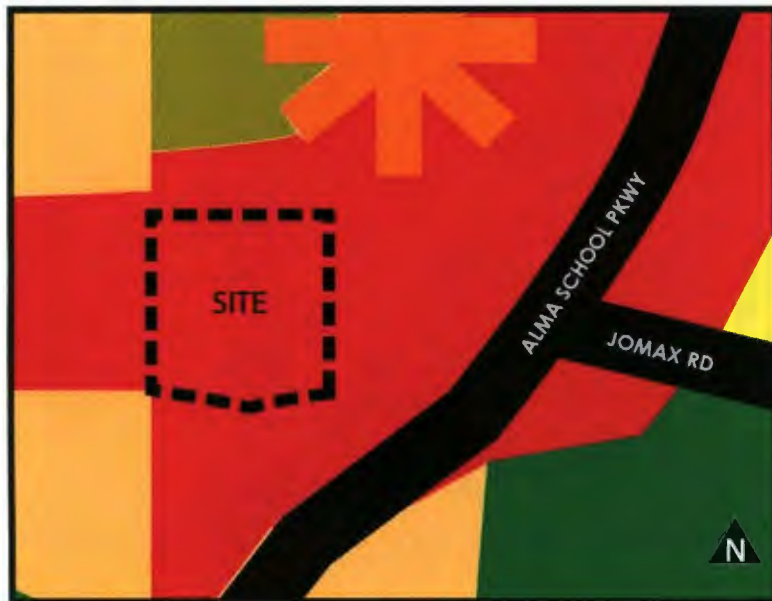
Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Commercial to
Suburban
Neighborhoods.

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



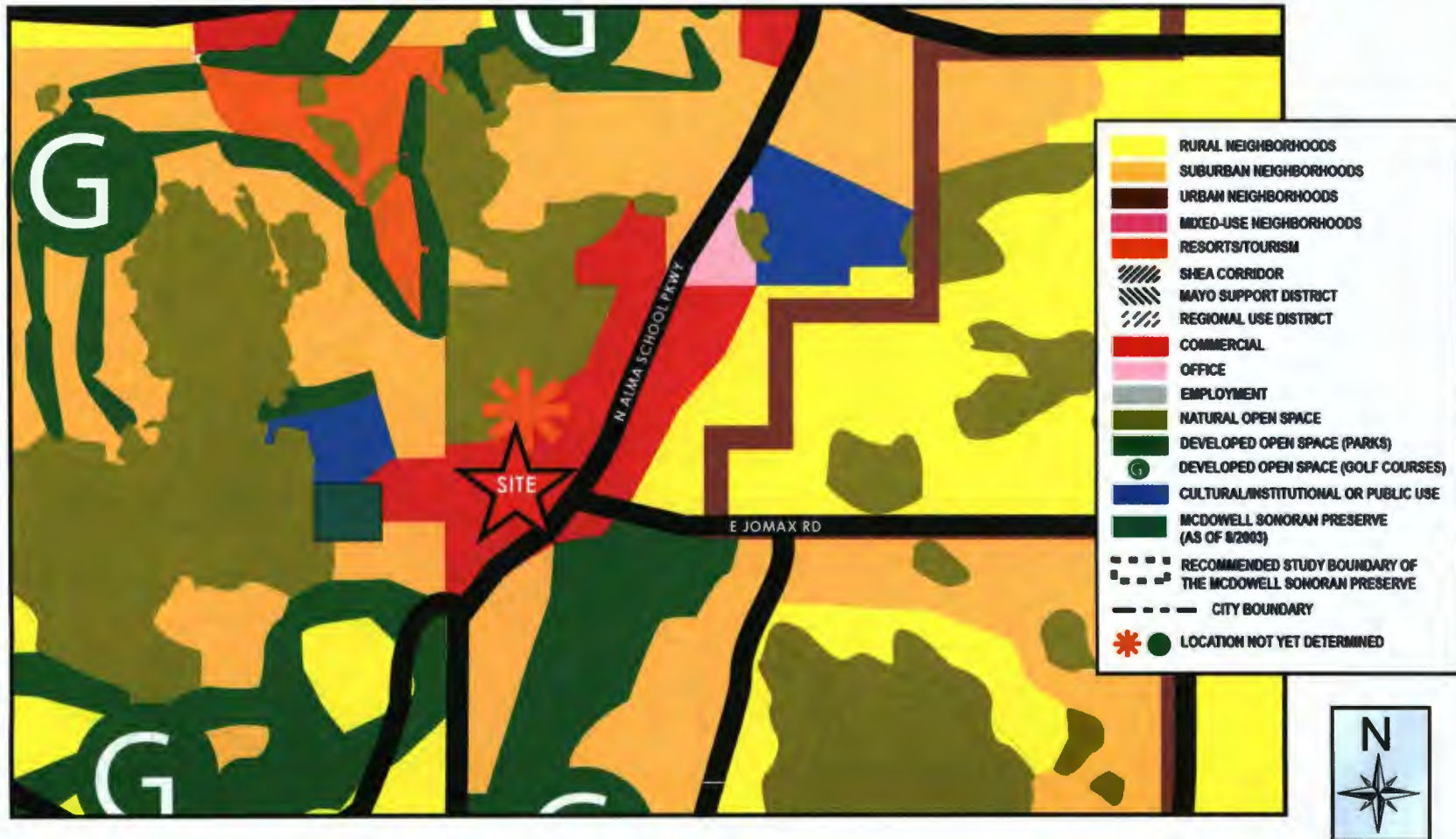
Applicant's Request:

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

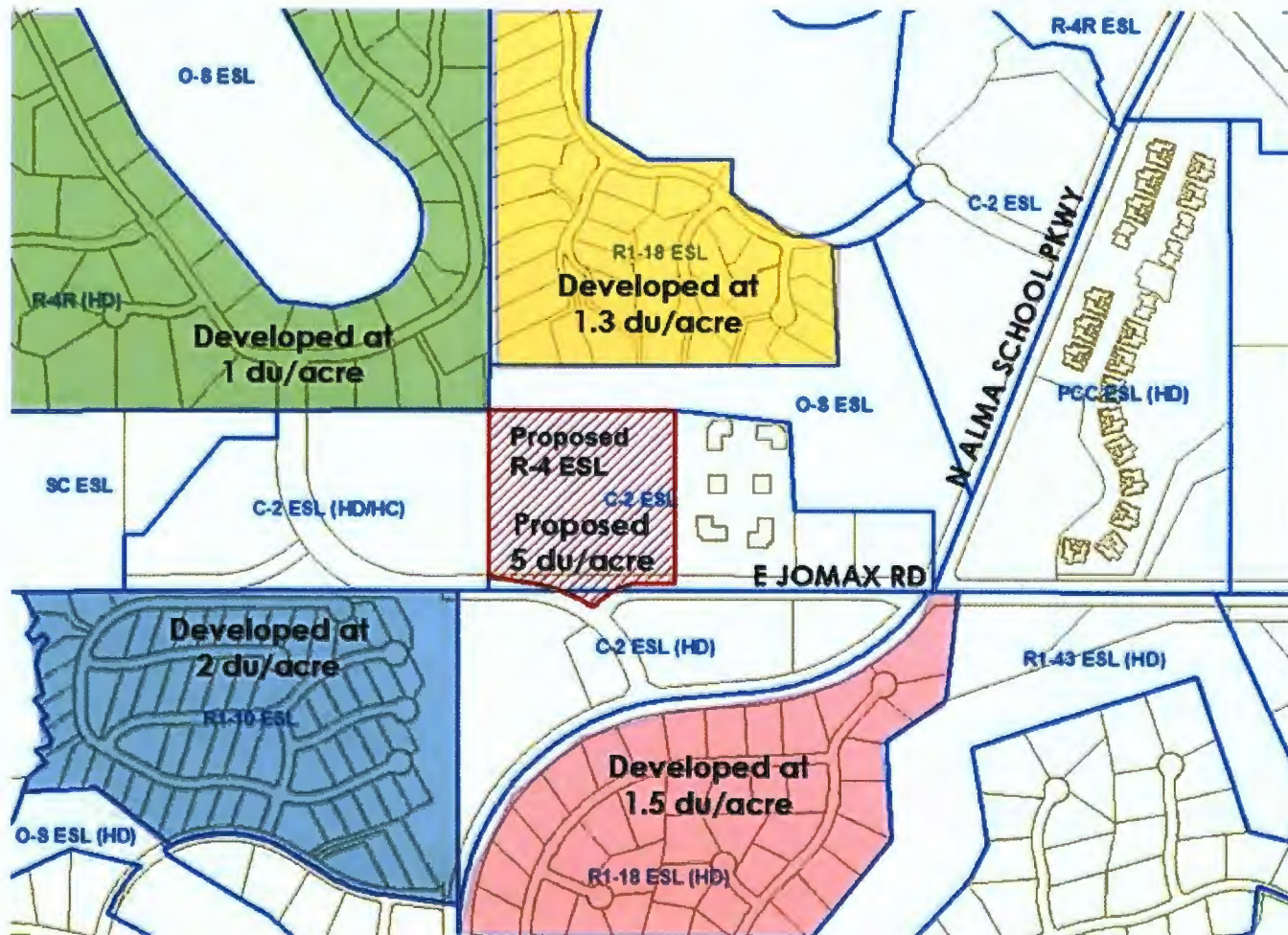
2001 General Plan Conceptual Land Use Map - CONTEXT



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

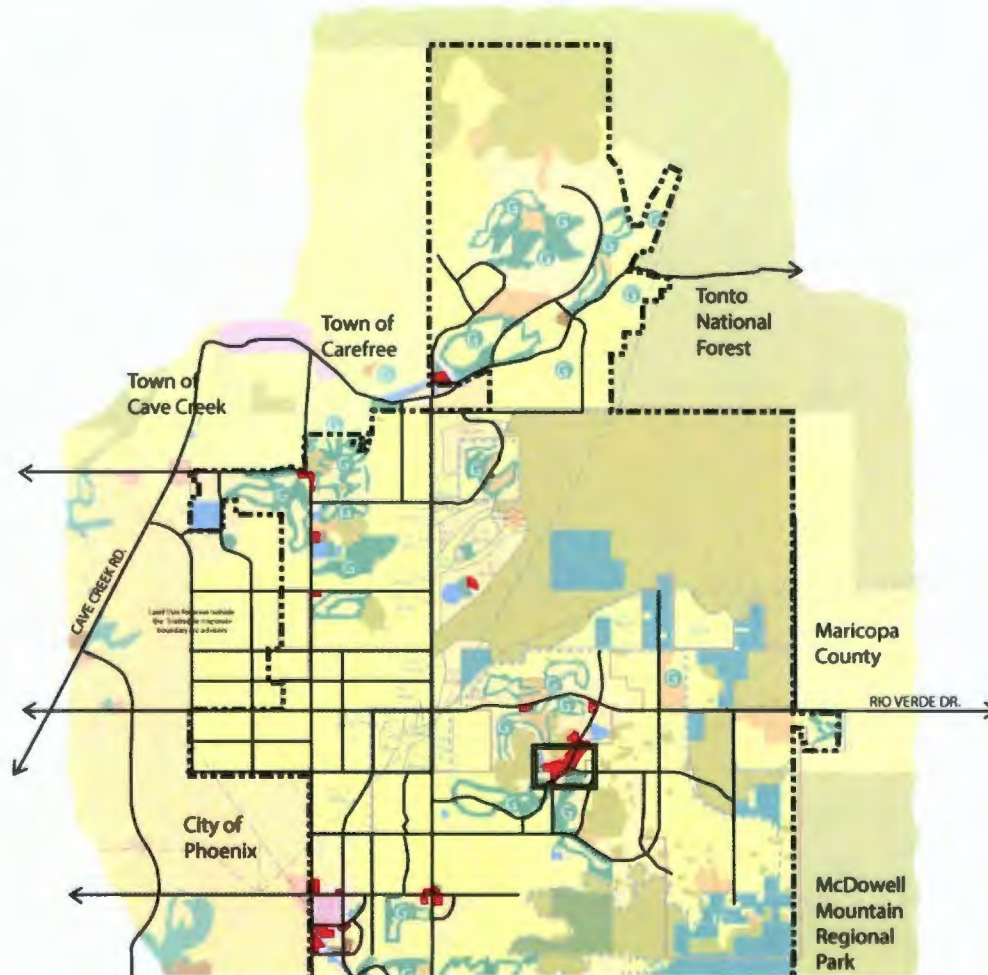
DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

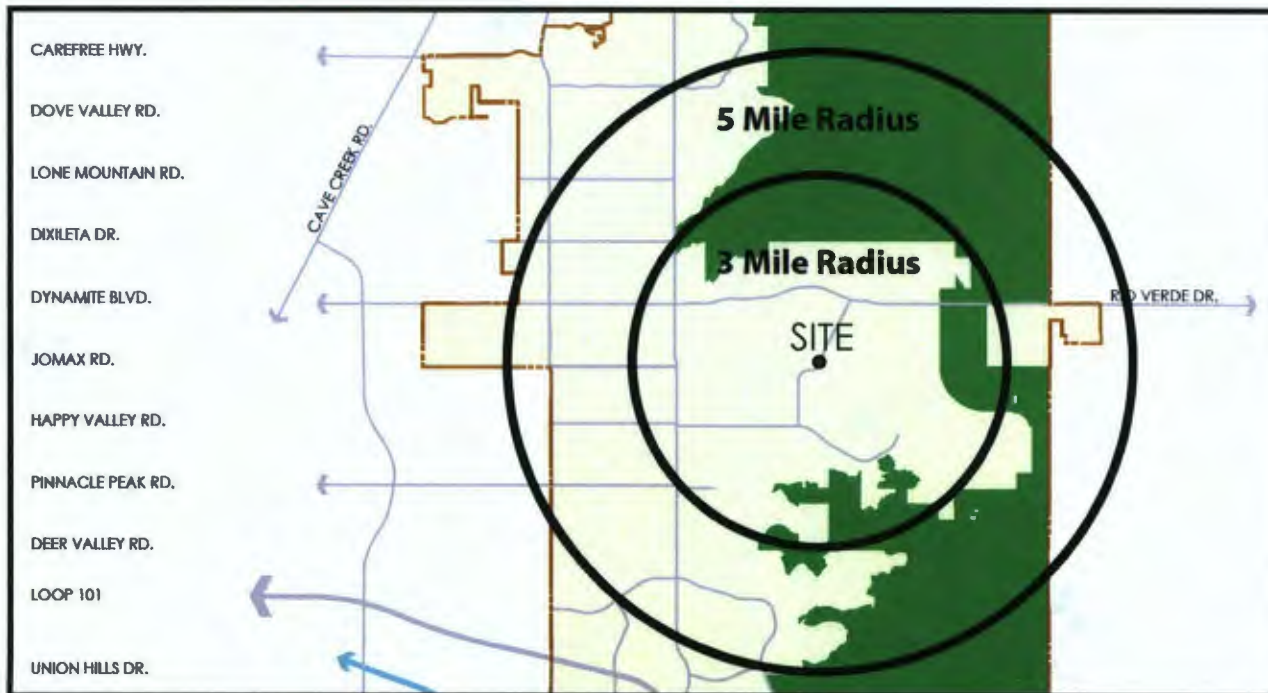
DEER VALLEY



- 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
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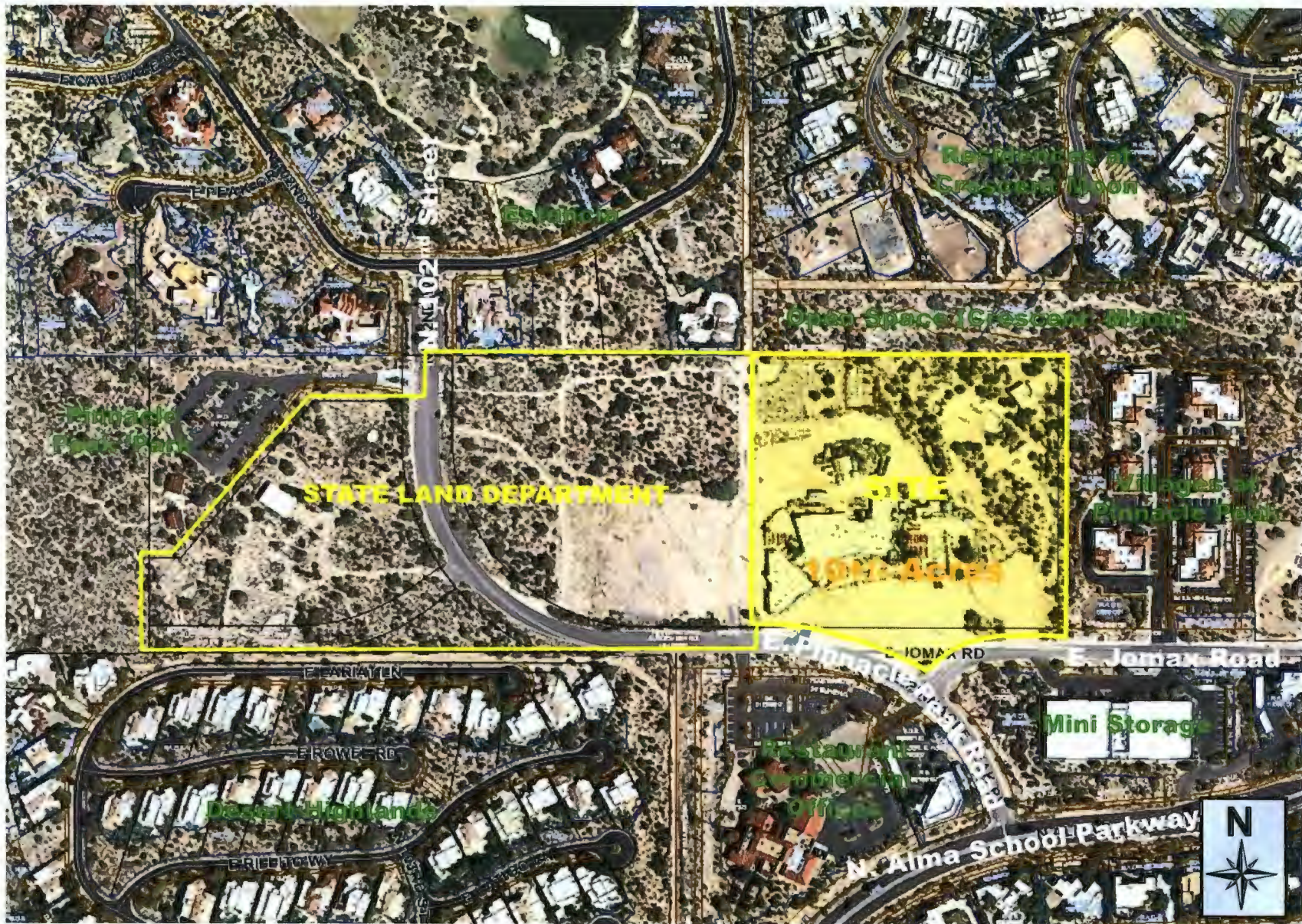
EXISTING ZONING

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

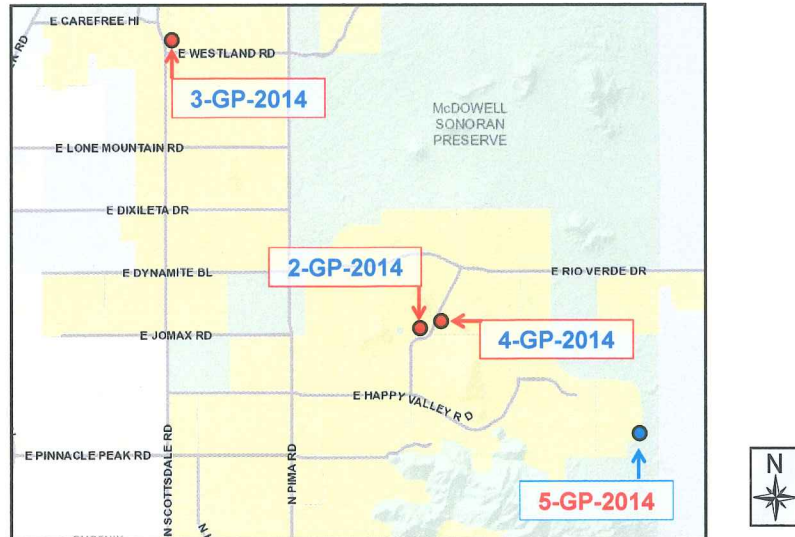
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2014 Major General Plan Amendments - 3 Private Requests



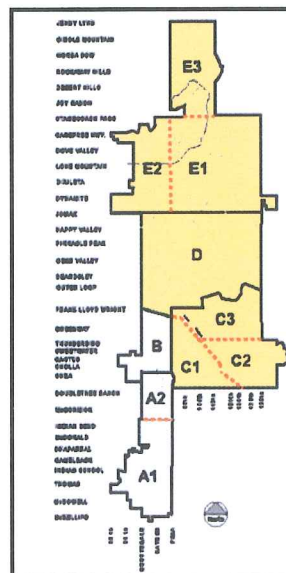
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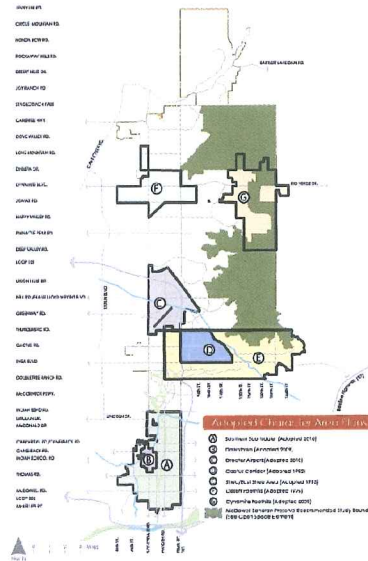
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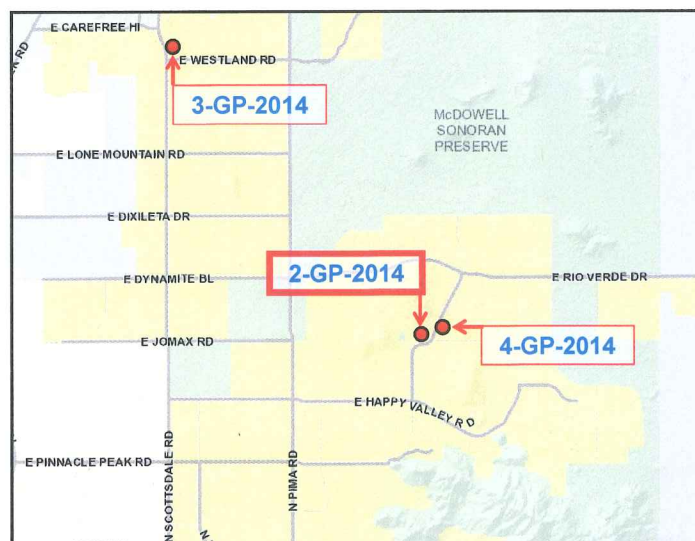
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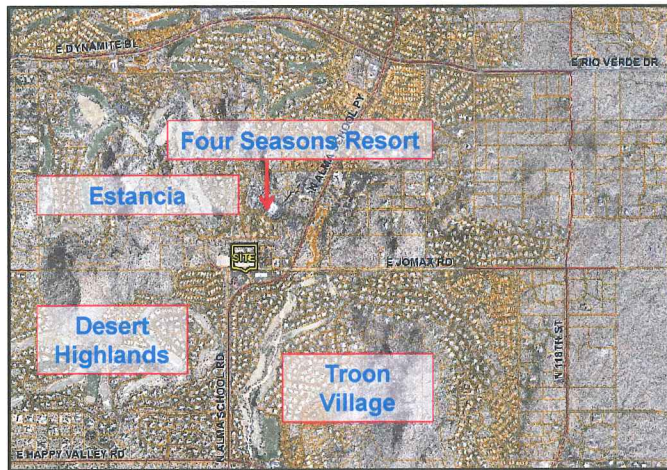
2-GP-2014 / 9-ZN-2014 The Reserve at Pinnacle Peak Patio

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

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From:	Land Use Plan Category					
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	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

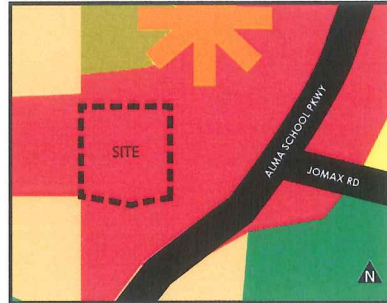
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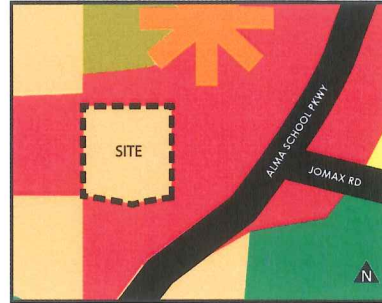
Existing Land Use Designation:
Commercial



Land Use Map Legend



Proposed Land Use Designation:
Suburban Neighborhoods



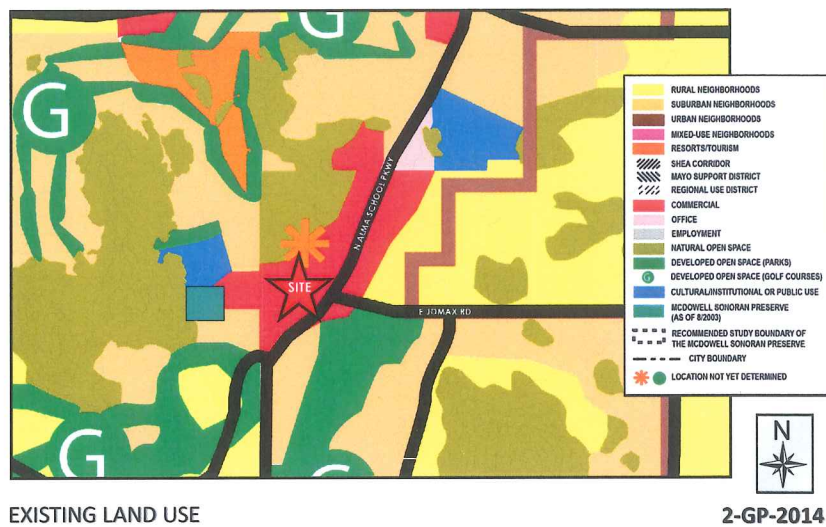
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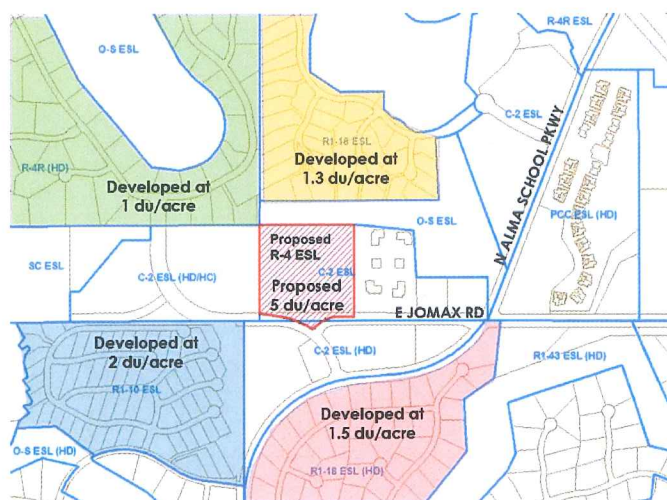
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2001 General Plan Conceptual Land Use Map - CONTEXT

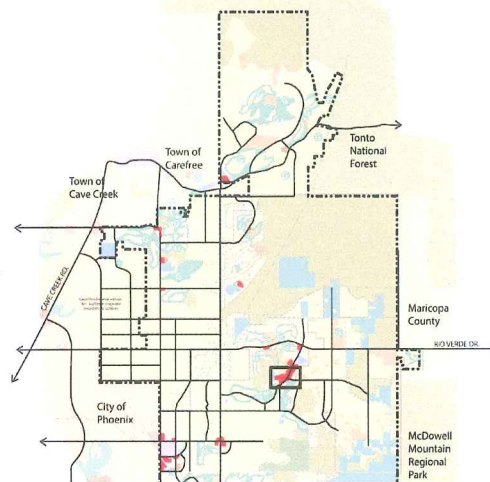


Surrounding Residential Densities



Commercial Land Use

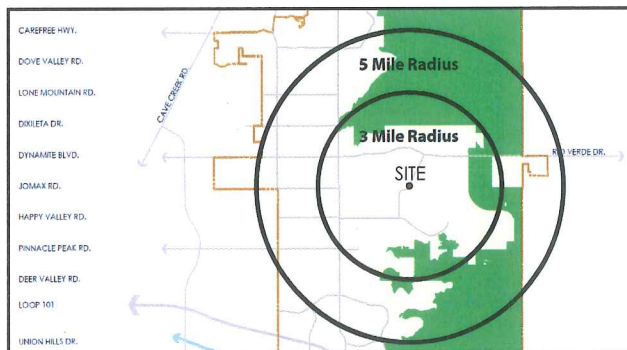
JENNY LYNN
CIRCLE MOUNTAIN
HOKDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXLETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
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365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:
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Land Use & Market Study

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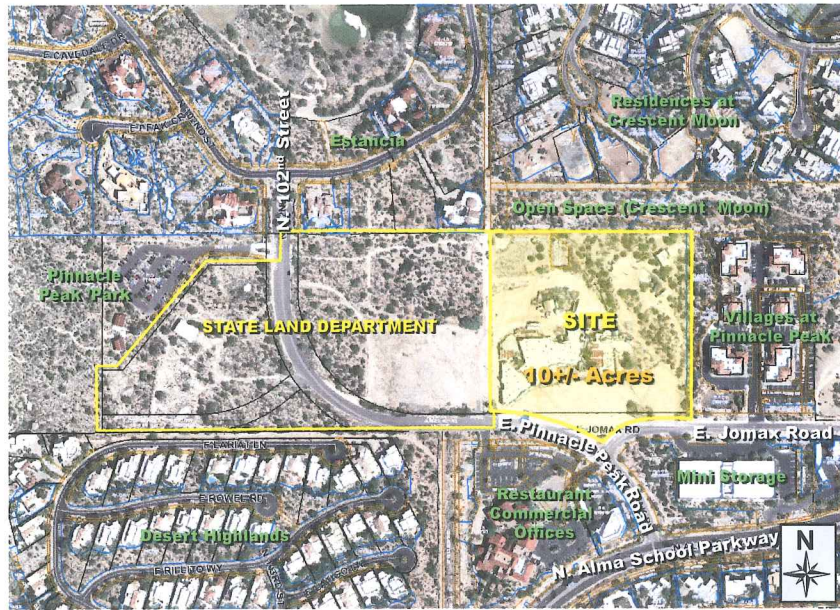


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CONTEXT AERIAL

9-ZN-2014



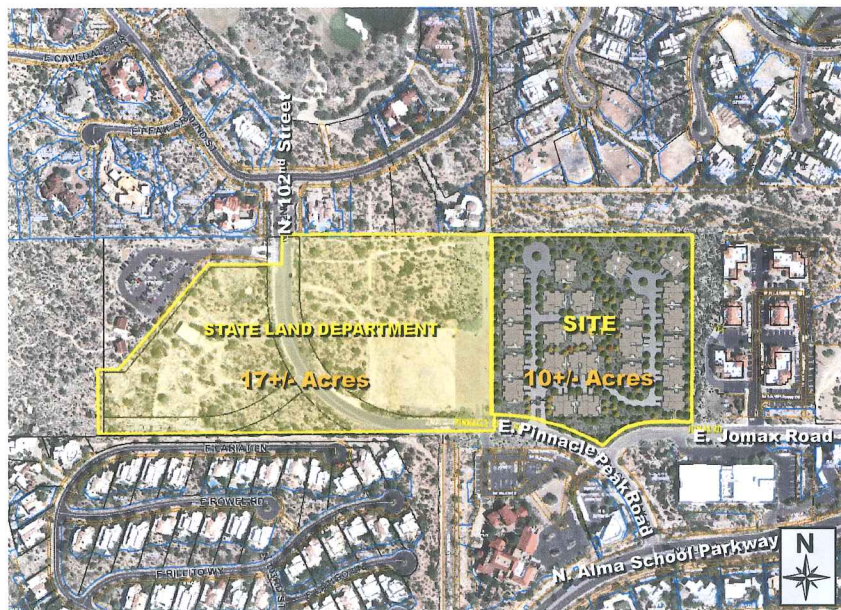
CAPELLA SITE PLAN

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)

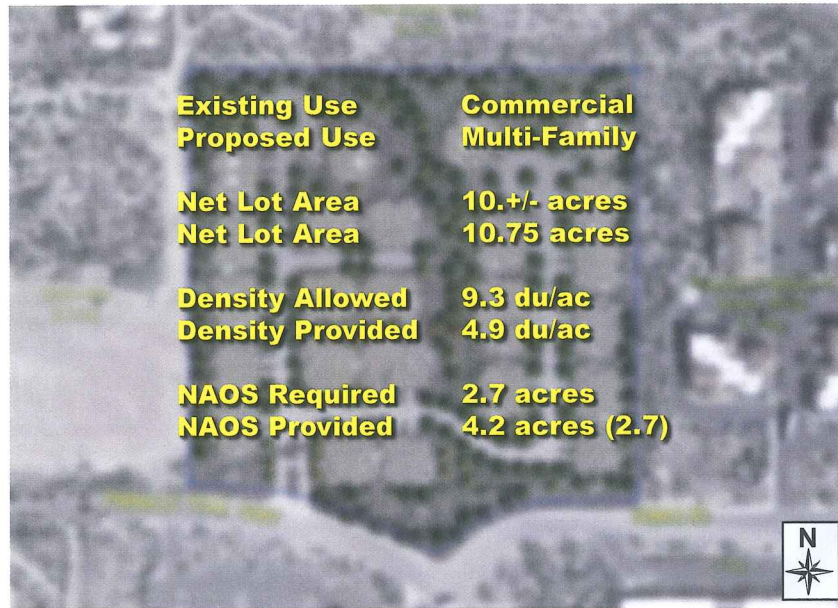
9-ZN-2014



NAOS PLAN

9-ZN-2014





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)

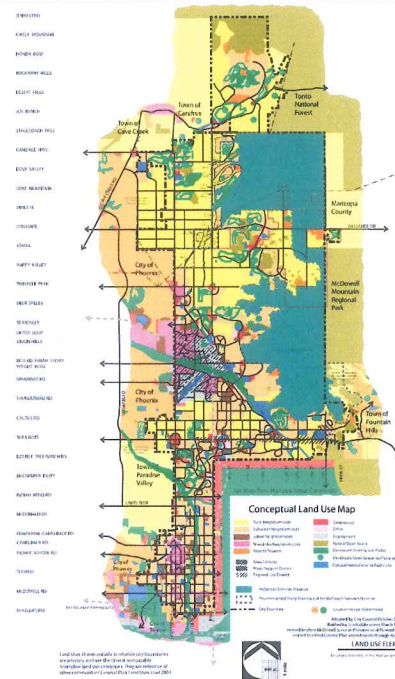


CLOSE-UP AERIAL (PROPOSED SITE PLAN)

9-ZN-2014

SUPPLEMENTAL SLIDES

2001 Land Use Map



Land Use Element

Page 77

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

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



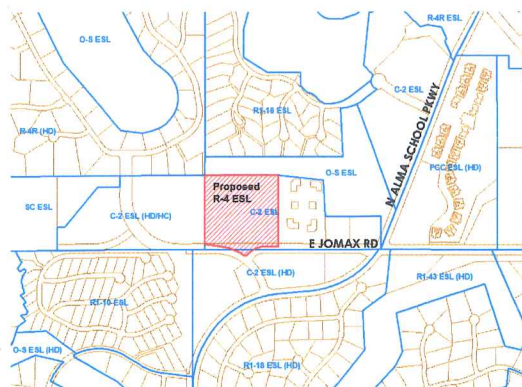
SUBURBAN NEIGHBORHOODS: This category includes medium to small lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and 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

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.

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Existing Zoning

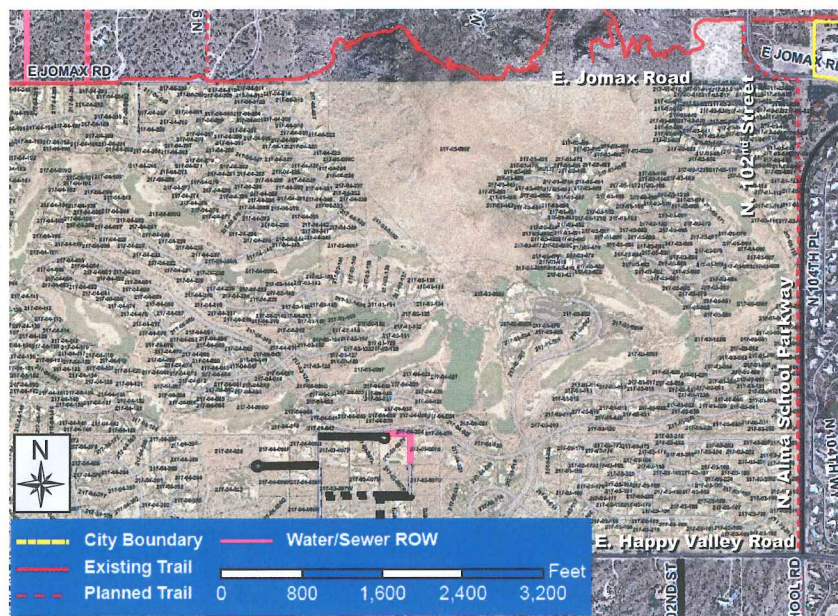


Applicants Proposal:
Zoning Map
Amendment from
C-2 ESL to R-4 ESL



TRAILS PLAN

9-ZN-2014



LAIPs PLAN

9-ZN-2014