

ORDINANCE NO. 4506

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF AMENDING ARTICLE VI SECTION 6.803 (USE REGULATIONS) OF THE SPECIAL CAMPUS (SC) DISTRICT, TO ALLOW FOR COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED, EDUCATIONAL SERVICES AND RESIDENTIAL HEALTHCARE FACILITIES AS PROVIDED IN CASE NO. 3-TA-2020.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance regarding Article VI Section 6.803 (Use Regulations of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities; and

WHEREAS, the Planning Commission held a public hearing on May 26, 2021; and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 3-TA-2020; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

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

Section 1. That the Zoning Ordinance of the City of Scottsdale Article VI Section 6.803 (Use Regulations) of the Special Campus (S-C) District is hereby amended as specified in that certain document entitled "JCC Special Campus Text Amendment 3-TA-2020" in **Exhibit "A"** to this Ordinance, and hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance. New text represented by bold type with grey shading in **Exhibit "A"** is hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this 22nd day of June, 2021.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: Ben Lane
Ben Lane, City Clerk

By: David D. Ortega
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

Margaret Wilson
Sherry R. Scott, City Attorney
By: Margaret Wilson, Senior Assistant City Attorney

JCC Special Campus Text Amendment 3-TA-2020

The Zoning Ordinance of the City of Scottsdale, Section 6.803 (Use Regulations) are being amended as follows with new text represented by **bold text with grey shading**.

Sec. 6.800. - Special Campus (SC).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 171), 4-3-12)

Sec. 6.801. - Purpose.

Recognizing the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life it is the purpose of the special campus district to provide for quality development; to encourage imaginative, innovative site planning and to balance the protection of the environment with the provision of unique land uses such as, but not limited to, cultural, educational, medical, health-care, solar, communications, biotechnical, and recreational uses.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 143), 5-6-14)

Sec. 6.802. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 45), adopted Aug. 25, 2014, repealed § 6.802 which pertained to approvals required and derived from Ord. No. 12588, § 1, adopted Sept. 21, 1993, and Ord. No 3225, § 1, adopted May 4, 1999.

Sec. 6.803. - Use regulations.

Building structures or premises shall be used and buildings and structures shall hereinafter be erected, altered or enlarged only for the uses set forth in this section. Unless otherwise restricted by the approvals required herein, permitted uses shall include uses as defined below.

A. *Permitted uses.* The primary permitted uses shall include the following:

1. *Cultural facilities.*

- a. Museums. Facilities which display, store, restore, research, and educate in connection with collections of artwork, prehistoric and historic artifacts, relics, etc.
- b. Performing and fine arts facilities. Facilities used for theaters for live and cinematic performance, training and rehearsal in performing and audio/visual arts, and recording studios, and/or facilities, including historic art complexes which include collaborative studios and galleries used for the creation, display and sale of fine art work including but not limited to paintings, sculpture and limited edition print work.
- c. Regional, scientific, historical, cultural and environmental interpretive centers. Facilities which provide education, research, and archives regarding regional historic or prehistoric themes, regional natural history themes, or scientific themes, along with entertainment features integrated with the aforementioned.

d. COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES
NOT PUBLICLY OWNED.

2. *Educational and research facilities.*

- a. Colleges and universities. Facilities which provide accredited post-high school degrees, including extensions and/or branches of existing campuses.
- b. Fine arts and advanced technical art school. Facilities which provide post-high school education and training for fields such as fine arts or advanced technical arts such as electronics, computer science, and aeronautics.
- c. Research institutes. Facilities which conduct basic and applied research in specific scientific or technological fields, including, but not limited to, solar, communications, high-technology, and biotechnology, also included educational services, research archives, and proto-type production and testing.

**d. EDUCATIONAL SERVICE, ELEMENTARY AND SECONDARY SCHOOL,
SUBJECT TO THE FOLLOWING STANDARDS.**

i. NO OUTDOOR SPEAKER SYSTEM OR BELLS.

**ii. CIRCULATION PLAN SHALL SHOW MINIMAL VEHICULAR
CONFLICTS AROUND THE STUDENT DROP-OFF AREA, PARKING,
ACCESS DRIVEWAYS, PEDESTRIAN, AND BICYCLE PATHS ON
SITE.**

**iii. THERE SHALL BE A FIFTY (50) FOOT SETBACK FROM THE
PROPERTY LINE OF ANY R-1 DISTRICT FOR ANY OUTDOOR
ACTIVITY AREAS/PLAYGROUNDS, UNLESS THE R1 DISTRICT IS
OCCUPIED BY A SCHOOL.**

3. *Medical facilities.*

- a. Medical care facilities. Multiple function and integrated group practice clinics and similar service organizations which provide diagnostic services and extensive medical treatment such as, but not limited to, surgical, chemical, therapeutic activities along with support hospitals or major multiple service hospital with any of the following support facilities: continuous nursing care; specialty care practice, including but not limited to trauma care; medical schools and associated dormitories; medical appliance sales; medical laboratories; pharmaceutical sales, etc., where there is special emphasis on episodic care and/or specialized care which is demonstrated as being regional or international in its client base.
- b. Medical research facilities. Facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective or creating end products in the bio-medical field of industry including pilot plant operation.

4. *Other special facilities.*

- a. Convention, conference or exhibition centers. Facilities including large volume halls and rooms for conducting convention meetings, conferences and/or major exhibitions.
- b. Movie studios.

c. RESIDENTIAL HEALTH CARE FACILITY.

i. SPECIALIZED RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF BEDS SHALL NOT EXCEED EIGHTY (80) PER ACRE OF GROSS LOT AREA.

ii. MINIMAL RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF UNITS SHALL NOT EXCEED FORTY (40) DWELLING UNITS PER ACRE OF GROSS LOT AREA.

B. *Ancillary uses.* The application for a Special Campus (SC) District zoning district map amendment shall include a statement of justification and a description of the nature and type of the proposed ancillary uses for the file. Ancillary uses shall be those uses which are needed to support the complete functioning of the primary uses listed above. The City shall keep on file for each special campus zoning district map amendment a list of those ancillary uses approved for the campus. The Zoning Administrator may at anytime determine that uses can be included by virtue of being analogous to those already permitted or listed.

1. *Minor campus (SCMn).* Those specialty retail, office, hotel, production and storage uses which are internal to or essential to the function of the primary use. Also residential uses necessary for employees, guests or students directly associated with the primary use, or municipal uses.
2. *Major campuses (SCMj).* Those specialty retail, service, office, warehousing and wholesale, transportation, light manufacturing, travel accommodation uses which are essential to and/or complementary of the primary uses. Also residential uses necessary for clients, employees, guests or students directly associated with the primary use. Those commercial uses set forth in Section 5.1403 that are ancillary to and supportive of the primary use and/or uses, or municipal uses.

C. *Uses permitted by a conditional use permit.*

1. Medical marijuana use, where the primary campus use is a hospital or medical establishment.
2. Wireless communications facilities; Types 1, 2, 3, and 4 (except new monopoles or towers), subject to the requirements of Sections 1.400., 3.100., and 7.200. Facilities shall be located along a major or minor arterial street.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3920, § 1(Exh. § 61), 11-9-10; Ord. No. 3923, § 1(Exh. § 6), 1-25-11; Ord. No. 3982, § 1(Res. No. 8902, Exh. A, § 6), 1-10-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 144, 145), 5-6-14; Ord. No. 4288, § 1(Res. No. 10650, § 1, Exh. A), 11-14-16)

Sec. 6.804. - General standards and incentives.

- A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

- B. Except as otherwise permitted in section 6.804.C., or in section 7.100 et seq., the maximum building height shall be thirty-eight (38) feet above the natural grade.
- C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the SC District justifies a height greater than that normally allowed within this SC District, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria. Any building height greater than thirty-eight (38) feet shall be subject to the following general criteria:
1. These building heights shall be permitted only on those portions of the site not affected by the transition areas as specified in Section 6.805.C.2.a. and b.
 2. The maximum building height shall be stepped back from the edge of the transition area at one (1) foot of vertical dimension for every three (3) feet of horizontal dimension as measured from the base height of thirty-eight (38) feet.
 3. For each five (5) feet of building height greater than thirty-eight (38) feet the open space requirement shall be increased by one (1) percent above what is required herein in Section 6.805.B.
- D. Floor area ratio is limited to six-tenths (0.6) of the net lot area except as modified herein.
- E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804.C. above and/or additional floor area greater than that specified in section 6.804.D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.
- F. To the extent that the adoption of a special campus overlay district shall conflict with the regulations, requirements, stipulations or standards of other provisions within the Zoning Ordinance, the more permissive shall apply, unless otherwise specified herein.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3879, § 1(Exh. § 25), 3-2-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 172), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 146), 5-6-14)

Sec. 6.805. - Development Plan.

The zoning district map amendment application for the SC District shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

Sec. 6.806. - Performance standards.

A. *Open space plan.*

1. **Performance.** The open space included in a SC District shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet or the Environmentally Sensitive Lands ESL District. The open space plan shall incorporate open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space, excluding parking lot landscaping, be less than 0.20 multiplied by the gross land area of the SC District.

B. *Transition area plan.*

1. **Performance.** Transition areas shall be provided on the SC District development which maintain sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.
2. **Standards.** The following specific standards provide guidelines for appropriate transition areas along the perimeter of a SC District development. Alternate standards may be approved by the City Council.
 - a. Transition areas shall begin at the perimeter property line if the SC District abuts another zoning district or is adjacent to a local street or minor collector street. If the SC District is adjacent to a major collector, arterial, parkway or larger street the transition area shall begin at the centerline of the street.
 - b. The development standards for Transition areas shall be as shown in the following Table 6.806.A.

TABLE 6.806.A. Transitions

Development Standard ⁽²⁾	Adjacent Zoning Districts ⁽¹⁾				
	I	II	III	IV	V
Minimum width of transition area	498'	399'	302'	197'	92'
Minimum width of landscape area at perimeter of the site	90'	50'	30'	20'	20'
Building setback	120'	75'	50'	35'	20'
Minimum open space ratio in transition area	0.50	0.40	0.30	0.25	0.20
Maximum floor area ratio in transition area	0.20	0.30	0.40	0.50	0.60
Building height stepback ⁽³⁾	1:21	1:18	1:14	1:19	1:4

Table Notes:

⁽¹⁾ Adjacent zoning districts include:

- I. Single-family Residential R1-190, Single-family Residential R1-130, Single-family Residential R1-70, Conservation Open Space COS;
- II. Single-family Residential R1-43, Single-family Residential R1-35, Single-family Residential R1-18, Open Space OS;
- III. Single-family Residential R1-10, Single-family Residential R1-7, Single-family Residential R1-5, Two-family Residential R-2, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Manufactured Home M-H;
- IV. Medium Density Residential R-3, Multiple-family Residential R-5, Service Residential S-R, Neighborhood Commercial C-1, Planned Neighborhood Center PNC, Planned Convenience Center PCoC, Downtown D - Type I; and
- V. Central Business C-2, Highway Commercial C-3, General Commercial C-4, Planned Community Center PCC, Industrial Park I-1, Light Employment I-G, Commercial Office C-O.

No transition area is required adjacent to the following zoning districts: Central Business C-2, Planned Regional Center PRC, Western Theme Park WP, Planned Commerce Park PCP, Special Campus SC, and Downtown D -Type II.

If the General Plan proposes an adjacent land use that is more intense than the existing land use, the applicable development standards shall be those shown in Table 6.806.A., Transitions, for the more intense land use.

- (2) These standards may be modified by the City Council if the SC District is applied to an existing facility in order to accommodate previously determined transitions for the site.
- (3) As measured from a height of twenty (20) feet at the building setback.
 - c. Transition areas along streets. In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in Section 6.806 C.2.b.

TABLE 6.806.B. Transition Areas Along Streets		
Street Classification	Minimum Width of Landscape Area Along Right-of-Way (feet)	Minimum Building Setback (feet)
Local	20	20
Minor collector	25	30
Major collector	30	40
Minor arterial	35	60
Major arterial	40	80
Parkway	50	100

3. Plan elements. The transition area plan shall include a description of the transition area being proposed/used, the location of the transition zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

C. *Parking plan.*

1. Performance. The parking provided in a SC District shall provide sufficient numbers and types of parking spaces in locations with the appropriate proximity to serve the various uses identified on the development plan. Adequate on-site parking shall be provided during each phase of the development of the site. No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.

D. *Circulation plan.*

1. Performance. The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall be concurrent with the traffic demands created by the development.

E. *Drainage plan.*

1. Performance. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.

F. *Special impact plan.*

1. Performance. The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.

G. *Environmental design plan and design guidelines.*

1. Performance. All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic. The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, subject to the City Council approval of additional signage. The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the City's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the City's character plan; and is compatible with neighboring development themes and character.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)