CALL TO ORDER

Mayor W.J. “Jim” Lane called to order a General Plan Amendment Meeting of the Scottsdale City Council at 5:02 P.M. on Tuesday, December 3, 2019, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. “Jim” Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Scottsdale Police Cadets

INVOCATION – Reverend Cathy Patterson, Fountain of Life Church.

MAYOR’S REPORT – None.

PRESENTATION/INFORMATION UPDATES – None.

PUBLIC COMMENT – None.

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

   
   **Requests:**
   1. Adopt Resolution No. 11650 approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Urban Neighborhoods to Mixed Use Neighborhoods on a 41.5±-acre site.
   2. Adopt Ordinance No. 4431 approving a zoning district map amendment from Multiple-Family Residential District (R-5) to Planned Unit Development Planned Shared Development District (PUD PSD), with a development plan and amended development standards, on a 41.5±-acre site.
   3. Adopt Resolution No. 11653 declaring the document entitled "Gentry on the Green Development Plan" to be a public record.

   **Location:** Southwest Corner of North Hayden and East Camelback Roads
   **Presenter(s):** Adam Yaron, Project Coordination Liaison and Bryan Cluff, Senior Planner
   **Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

   Project Coordination Liaison Adam Yaron and Senior Planner Bryan Cluff gave a PowerPoint presentation (attached) on the Gentry on the Green general plan amendment and rezoning applications.

   Applicant Representative John Berry gave a presentation on the proposed Gentry on the Green project.

   Mayor Lane opened public testimony.

   The following spoke in support of the general plan amendment and rezoning applications:
   - Bill Crawford, Scottsdale resident
   - Alex McLaren, Scottsdale resident
   - Crystal Wehby, Scottsdale resident
   - Giovanni Mangone, Phoenix resident
   - Trudy Hays, Scottsdale resident
   - Gabrielle Klobucar, Scottsdale resident
   - Mary Turner, Scottsdale resident
   - Jason Alexander, Scottsdale resident
   - Andrea Forman, Scottsdale resident

   The following spoke in opposition to the general plan amendment and rezoning applications:
   - Carole Cohen, Scottsdale resident
   - Doris Redlin, Scottsdale resident
   - Tracy Lendyok, Scottsdale resident

   Mayor Lane closed public testimony.
MOTION AND VOTE – ITEM 1

Councilmember Korte made a motion to adopt Resolution No. 11650, Ordinance No. 4431, Resolution No. 11653, and Resolution No. 11651. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

PUBLIC COMMENT – None

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The City Council General Plan Amendment Meeting adjourned at 6:21 P.M.

SUBMITTED BY:

Carolyn Jagger
City Clerk

Officially approved by the City Council on January 14, 2020
CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the General Plan Amendment Meeting of the City Council of Scottsdale, Arizona held on the 3rd day of December 2019.

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

DATED this 14th day of January 2020.

Carolyn Jagger, City Clerk
Gentry on the Green
3-GP-2019 & 11-ZN-2019

City Council
December 3, 2019

Coordinators: Adam Yaron, Bryan Cluff

Presentation Overview

• Major General Plan Amendment Criteria and Process
• 2019 Major Amendment Request
• Zoning District Map Amendment Request
• Major General Plan Amendment & Zoning Timeline
**Major Amendment Criteria**

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:

1. Change in Land Use Category
2. Area of Change
3. Character Area Criteria
4. Water/Wastewater Infrastructure Criteria

**1. Change in Land Use Category**

A change in land use category or the boundary that changes the land use character from one type to another is delineated in the following table.
2. Area of Change

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Major General Plan Amendment Process

- Heard at City Council same year as submitted
  - Submittal deadline: May 17, 2019
  - City Council hearing: December 3, 2019
- Requires additional, remote hearing of Planning Commission for public input
- Requires 2/3 majority vote of City Council
2019 Major General Plan Amendments — 1 Request

3-GP-2019, Gentry On The Green

SITE

SWC of East Camelback and North Hayden Roads

Existing General Plan Land Use
Urban Neighborhoods

Proposed General Plan Land Use
Mixed-Use Neighborhoods

3-GP-2019

Major General Plan Amendment 3-GP-2019
Request (Zoning)

Approval of the rezoning and Development Plan elements for a PUD containing up to 1,864 residential units and up to 156,000 square feet of non-residential space on 41.5 gross acres.

- Revitalization, Goals, Policies, Guidelines of the GP and Area Plans
- Uses, Densities, Standards not otherwise permitted
- Compatibility with adjacent land uses
- Infrastructure
- Non-ESL, Frontage on a Major/Minor Arterial or Major Collector
**Project Data**

**Proposed Use:** Mixed-use development

**Parcel Size:**
- 26.5 acres (Phase 1)
- 14.9 acres (Phase 2)
- 41.5 gross acres

**Floor Area Ratio Allowed:** 0.8

**Floor Area Ratio Proposed:** 0.07

**Building Height Allowed:** 48 feet, plus 10’ rooftop appurtenances

**Building Height Proposed:** 48 feet, plus 10’ rooftop appurtenances

**Density Allowed:** Per Development Plan

**Density Proposed:** 45 dwelling units per gross acre (1,864 units)

**Parking Required:** 1,950 spaces (Phase 1 only)

**Parking Provided:** 2,355 spaces (+76 on-street, Phase 1 only)

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**Open Space**

**30% Open Space**

**D. Open Space Plan**

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**Project Data** 11-ZN-2019

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Proposed Amended Standards

Request includes four (4) amended standards:

- PUD Development Area
  - 25 acres max, 41.5 acres proposed
- Minimum Building Setback Camelback Road
- Minimum Building Setback 78th Street
- Average Building Setback
III. Requesting Request
Amended Development Standards

8. Building Setbacks
   1. Minimum setback. Buildings adjacent to public and private streets shall be setback from the back of the
      planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.005.E.
      Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described

Proposed Amended Standards
11-ZN-2019

Proposed Setback (78th Street)
11-ZN-2019
Public Outreach:

- Applicant Open House: May 8 and 9, 2019
- City Sponsored Open House: September 12, 2019
- Applicant & City Notifications: 750 feet radius
- Site Posting
- Newspaper, Internet, Subscriptions, Social Media
- Public comment received
Hearing Schedule:

 ✓ October 16th: Remote Planning Commission Hearing
               Community Design Studio, 5-7 pm
 ✓ October 17th: DRB Development Plan Recommendation Hearing
               City Hall Kiva, 1 pm
 ✓ October 23rd: Planning Commission Recommendation Hearing
               City Hall Kiva, 5 pm

December 3rd: City Council General Plan Amendment
             Adoption Hearing,
             City Hall Kiva, 5 pm

Gentry on the Green
3-GP-2019 & 11-ZN-2019

City Council
December 3, 2019

Coordinators: Adam Yaron, Bryan Cluff
Policy Implication – Market Analysis

<table>
<thead>
<tr>
<th>August 2020</th>
<th>Average Price Per Square Foot</th>
<th>Average Rent</th>
<th>Occupancy</th>
<th>Unit Composition</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 Bedroom</td>
<td></td>
</tr>
<tr>
<td>Verrado on the Vine (proposed to be replaced in Phase 1)</td>
<td>$1,335</td>
<td>$2,798</td>
<td>99.2%</td>
<td>1 Bedroom, 1 bathroom, 1 parking, 199 square feet</td>
<td>1970</td>
</tr>
<tr>
<td>The Elm at Old Verrado (proposed to be replaced in Phase 1)</td>
<td>$1,47</td>
<td>$2,360</td>
<td>96.6%</td>
<td>1 Bedroom, 1 bathroom, 1 parking, 199 square feet</td>
<td>1973</td>
</tr>
</tbody>
</table>

- "Rents are expected to average $2.78 per square foot with average household incomes for community residents of about $100,000."
  - Applicant Market Analysis
- More affordable rental market supply in Southern Scottsdale will be reduced by 626 units or 19%