

# PLANNING COMMISSION REPORT



Meeting Date: August 10, 2016  
General Plan Element: *Economic Vitality*  
General Plan Goal: *Utilize redevelopment and revitalization efforts to sustain economic well-being.*

## **ACTION**

### **Planned Community (P-C) District Text Amendment 1-TA-2016**

#### **Request to consider the following:**

1. A recommendation to City Council to approve an amendment to the Zoning Ordinance (Ord. No. 455) for the purpose of revising Section 5.2102.B of the P-C-District to specify that only land area within the single Central Business District (CBD) boundary, as designated by City Council in Resolution No. 8356, is eligible for a reduction in the minimum property size requirement from 160 acres of gross development plan area to 10 acres of gross development plan area.

#### **Key Items for Consideration**

- P-C District was amended in 1999 to reduce the minimum district size to 10 acres in Redevelopment Areas, to provide flexibility for redevelopment and revitalization of vacant and underutilized properties.
- Maintains the existing area along the McDowell Corridor within which rezoning to P-C District can be requested, even though Redevelopment designation has expired.
- Three properties along McDowell Road are currently zoned P-C District (Skysong, Mark Taylor and the Granite Reef Senior Center); and have utilized the reduced property size.
- Protects existing P-C zoned properties from becoming nonconforming; and allows for future amendments to the development plan, including expansion of an existing P-C.
- Provides an opportunity for other properties within the CBD boundary to utilize the P-C District as a tool for redevelopment and revitalization.
- Consistent with the goals and policies of the General Plan and the Southern Scottsdale Character Area Plan

- The Planning Commission considered this case on February 10, 2016 and recommended approval with a unanimous vote of 7-0. Since that time, revisions have been made that require additional consideration by the Planning Commission prior to final action by City Council.

## APPLICANT CONTACT

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Greg Bloemberg  
City of Scottsdale

## LOCATION

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N. Scottsdale Road between E. Thomas Road and E. McKellips Road, and E. McDowell Road between N. 64<sup>th</sup> Street and N. Pima Road (refer to Attachment #2)

## BACKGROUND/ANALYSIS

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### **P-C District and Los Arcos Redevelopment Area History**

The Planned Community (P-C) District is an overlay zoning district with underlying comparable zoning districts that is utilized for mixed use projects that meet a minimum acreage size. This district was initially crafted for master planned mixed use projects on large vacant tracts of land consisting of at least 160 acres.

In the 90's the City designated certain areas of the City "Redevelopment Areas" in an effort to encourage reinvestment. One of those was the Los Arcos Redevelopment Area in southern Scottsdale. After this area was designated, the P-C District was amended to allow reduced property sizes (minimum 10 acres) within redevelopment plan area boundaries. The P-C District allows flexible development standards, including additional building height. The P-C District allows flexible development standards, including additional building height and density. To date, the P-C District has been utilized for the following projects:

### ***McDowell Village (formerly Smitty's)***

- Location: Northwest corner of Granite Reef and McDowell Road (excluding convenience store at the intersection)
- Development concept: Mixed-use
- Development completed: Granite Reef Senior Center, independent living senior housing, and retail
- Development remaining: Potential performing arts theater
- P-C compatible zoning districts: Multi-Family Residential (R-5), and Regional Shopping Center

(C-S)

- Zoning approval: 9-ZN-2003
- Total gross land area: +/- 13.3 acres

***SkySong***

- Location: southeast corner of McDowell Road and Scottsdale Road
- Development concept: Mixed-use
- Development completed: Research and Development, office, retail and multi-family residential
- Development remaining: Research and Development, office, retail, and potential hotel
- P-C compatible zoning districts: Planned Regional Center (PRC) and Industrial Park (I-1)
- Zoning approval: 26-ZN-2004 and 26-ZN-2004#2
- Total gross land area: +/- 40 acres

***Mark Taylor Site***

- Location: southwest corner of McDowell Road and Miller Road
- Development concept: Mixed-use (with emphasis on multi-family residential)
- Development completed: Retail and portion of multi-family residential
- Development remaining: final phases of multi-family residential
- P-C compatible zoning districts: PRC and C-S
- Zoning approval: 26-ZN-2004 and 6-ZN-2011
- Total gross land area: +/- 30 acres

The Los Arcos Redevelopment Plan effective period was 20 years and expired on July 1, 2016. Due to existing zoning ordinance language requiring location in a redevelopment area, the referenced properties are now considered nonconforming. This proposal would eliminate the nonconforming status by utilizing the still-active CBD; adopted concurrently with the Los Arcos Redevelopment Plan.

In 2013/14, the City Council adopted an Organization Strategic Plan that made revitalization of the McDowell Corridor and southern Scottsdale a key priority. The Strategic Plan was updated on June 27, 2014. Included in this update was Item A.1.C.: Evaluate the city's zoning ordinances and identify tools (amended development standards, reduced fees, expedited review, overlay district, etc.) to stimulate revitalization of the area. The proposed P-C District amendment is intended to implement this policy.

## General Plan

Throughout the General Plan there are policies and goals encouraging high-quality development that guide the City towards economic success. Expiration of the Redevelopment Area necessitates an alternative approach to allow properties already developed to continue their success; and also to provide a tool for future redevelopment and revitalization of underutilized properties. The amendment is consistent with the overall goals and policies of the General Plan that recommend a thriving and economically successful community. Specifically, the amendment supports the following goals and policies:

**Land Use: 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.

**Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption; and increase interaction among citizens to provide a stronger sense of community.
- Protect and revitalize established areas/neighborhoods by promoting new development and adaptive reuse of existing community resources that re-energize an area.

**Economic Vitality: 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.

**Growth Areas: Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.**

- Create techniques that allow for mixed-use activity within designated growth areas.

## Southern Scottsdale Character Area Plan (SSCAP)

In addition to the General Plan, the SSCAP also encourages tools that enable redevelopment and

revitalization of underutilized and vacant parcels. The vision statement of the SSCAP identifies specific values that are driven by citizen aspirations for a sustainable future, that celebrates neighborhoods and promotes reinvestment and redevelopment. These values include:

- Reinvestment in residential and commercial properties
- Regional employment
- Neighborhood-serving entertainment and shopping opportunities

Additionally, this amendment supports the following goals and policies of the Land Use Element of the SSCAP:

**Goal LU 3: Promote revitalization, reinvestment and development along southern Scottsdale’s Corridors.**

- Policy LU 3.1: Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- Policy LU 3.3: Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

**Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout southern Scottsdale.**

- Policy LU 5.1: Encourage the most intense levels of reinvestment, revitalization and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways and are considered valley-wide destinations.
- Policy LU 5.2: Regional Centers will accommodate one or more large-scale users such as major employment, retail, office, research, resort, restaurant, entertainment and/or cultural facilities. *The development located at these new centers is characterized as higher density and intensity, vertically mixed land uses.*

Within the boundary of the CBD, both N. Scottsdale Road and E. McDowell Road are designated as Regional Corridors (per the SSCAP). Additionally, there are three designated “Regional Centers” (Papago, Skysong and Pima) along E. McDowell Road; also within the CBD boundary.

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## **GOAL/PURPOSE OF REQUEST**

If approved, this amendment will continue the model that has been in place since the Los Arcos Redevelopment plan was adopted, and the P-C District was amended in 1999. The tool selected to implement this objective is the CBD; which was adopted in 2010 to support the Los Arcos Redevelopment Area. Unlike the Los Arcos Redevelopment Area, the CBD does not have a sunset clause, and is therefore still in effect. This amendment would modify only the P-C District size requirement, to protect existing P-C zoned properties having less than 160 acres. It would also

allow for other locations within the CBD boundary to request a P-C District. There are very few single parcels within the CBD boundary comprised of 10 acres that presently can take advantage of the reduced district size. In most cases, consolidation of several parcels would be required. All other provisions of the P-C District would remain unchanged, and site development standards, such as height and density, would be based on the P-C comparable zoning district included as part of a Development Plan; which is subject to separate City Council approval on a case-by-case basis.

## **IMPACT ANALYSIS**

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### **Community Impact**

As a result of this text amendment the properties currently zoned P-C District will remain in conformance with the Zoning Ordinance; and be allowed to build, redevelop, or expand under their existing zoning and development approvals. Additionally, other areas within the CBD boundary will be eligible for a P-C District, subject to City Council approval. If the text amendment is not approved the existing P-C zoned properties will become nonconforming, as they would no longer be in compliance with the minimum district size (160 acres), and site development changes would be significantly restricted.

### **Community Involvement**

On February 4, 2016 two Community Open Houses were held at the One Civic Center building; one in the morning and one after hours. There were two attendees at the meetings and their input was supportive. On July 28, 2016 an additional Community Open House was held at the One Civic Center building to inform the public of the proposed changes to the original concept. There were no attendees at the additional Open House.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

On February 10, 2016, the Planning Commission reviewed and recommended approval of a similar text amendment that allowed for the continuation of existing P-C-Districts regardless of when the Los Arcos Redevelopment Area expired. The current proposed text amendment accomplishes the same objective but now specifies the CBD area as the boundary for the reduction in property size.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends the Planning Commission find that the proposed text amendment is consistent with and conforms to the adopted General Plan, and recommend City Council approve an amendment to the Zoning Ordinance (Ord. No. 455) for the purpose of revising Section 5.2102.B of the P-C-District to specify that only land area within the single Central Business District boundary, as designated by City Council in Resolution No. 8356, is eligible for a reduction in the minimum property size requirement from 160 acres of gross development plan area to 10 acres of gross development plan area.

**RESPONSIBLE DEPARTMENT**

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Planning and Development Services  
Current Planning Services

**STAFF CONTACT**

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Senior Planner  
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E-mail: gbloemberg@scottsdaleaz.gov

**APPROVED BY**

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Greg Bloemberg, Report Author

8-9-16  
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Date

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

8/4/2016  
\_\_\_\_\_  
Date

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

8/4/16  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Draft Text
2. Central Business District Boundary Map (with existing P-C Districts)
3. Conceptual Regional Centers, Activity Areas and Corridors Map (SSCAP)
4. Previous text amendment language presented to Planning Commission on Feb. 10, 2016

ORDINANCE NO. 4239

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO APPROVE A TEXT AMENDMENT (1-TA-2016) TO SECTION 5.2102, GENERAL PROVISIONS, OF THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE (ORDINANCE NO. 455) BY AMENDING THE MINIMUM PROPERTY SIZE PROVISIONS OF THE PLANNED COMMUNITY (P-C) DISTRICT.

WHEREAS, the City of Scottsdale wishes to approve a text amendment to the City of Scottsdale Zoning Ordinance, to amend the Planned Community District (P-C) to amend the minimum property size provisions; and

WHEREAS, the Planning Commission held a public hearing on August 10, 2016; and

WHEREAS, the City Council held a public hearing on ----, 2016 to consider a text amendment to the City of Scottsdale Zoning Ordinance, Case No. 1-TA-2016; and

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

BE IT ORDAINED by the Council of the City of Scottsdale that a text amendment to the City of Scottsdale Zoning Ordinance is hereby approved as follows.

Section 1. The Zoning Ordinance of the City of Scottsdale, subsection B. of Section 5.2102, General provisions, is amended as follows:

**5.2102. General provisions.**

**B. *Minimum property district size.***

- ~~1. In designated redevelopment areas, the minimum P-C District parcel is ten (10) acres of gross land area.~~
- ~~2. Not in designated redevelopment areas, the minimum P-C District parcel is one hundred sixty (160) acres of gross land area.~~
1. Minimum parcel size for any P-C District established within the boundaries of the single central business district designated by the City Council in Resolution No. 8356: ten (10) acres of gross lot area of all lots shown on the Development Plan.
2. Minimum parcel size for any P-C District established outside the boundaries of the single central business district designated by the City Council in Resolution No. 8356: one hundred sixty (160) acres of gross lot area of all lots shown on the Development Plan.

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Ordinance No. ----  
Page 1 of 2

**ATTACHMENT #1**

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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

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

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

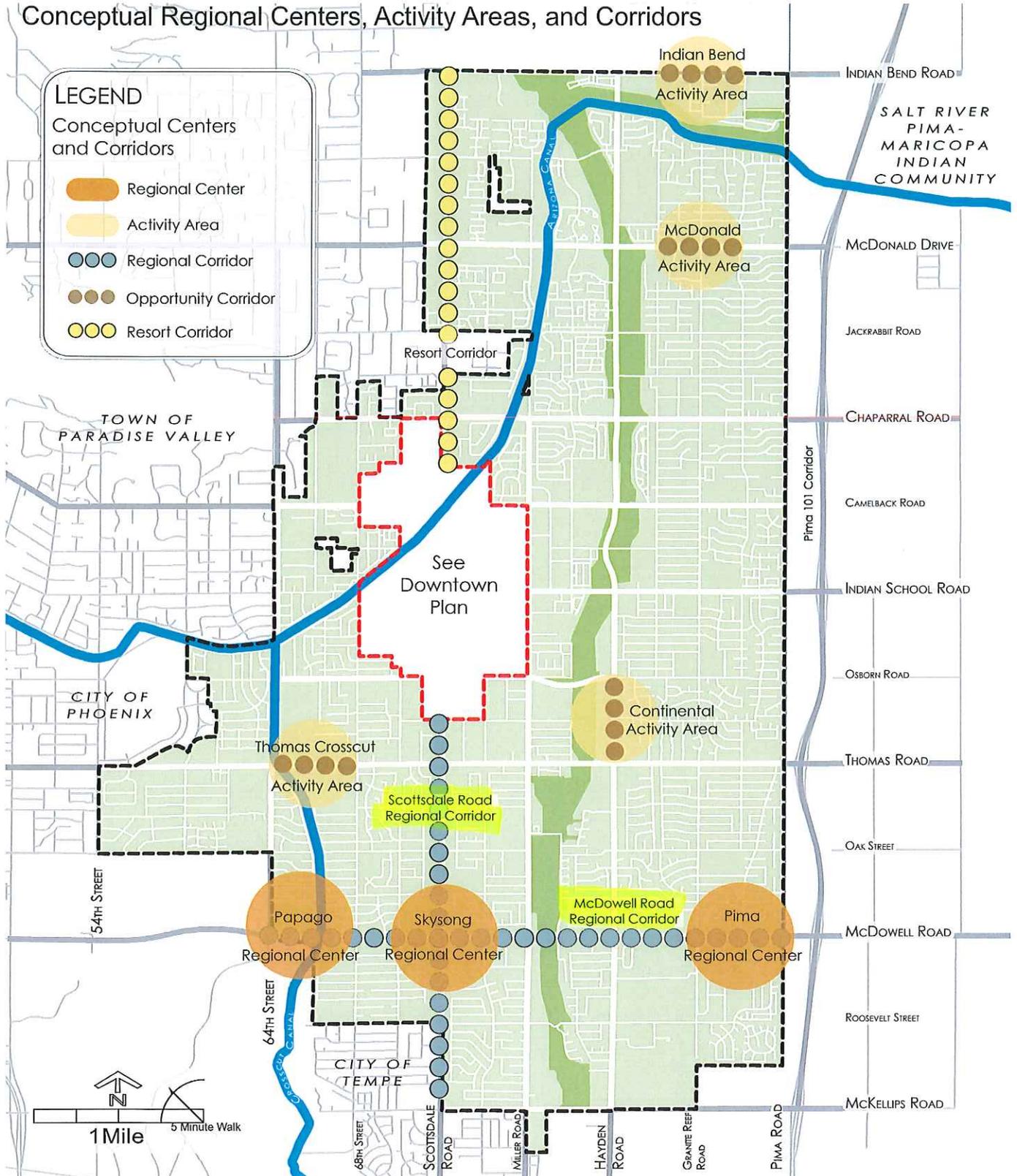
APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

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Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney



### Conceptual Regional Centers, Activity Areas, and Corridors



## P-C District Text Amendment

### 5.2102. General Provisions.

#### B. Minimum property size.

1. ~~In designated redevelopment areas, the minimum P-C District parcel is ten (10) acres of gross land area.~~
2. ~~Not in designated redevelopment areas, the minimum P-C District parcel is one hundred sixty (160) acres of gross land area.~~

#### District size requirement.

1. District established in designated redevelopment areas.
  - a. Minimum: ten (10) acres of gross development plan area, regardless if and when redevelopment area sunsets.
2. District established not in designated redevelopment areas.
  - a. Minimum: one hundred sixty (160) acres of gross development plan area.