

# PLANNING COMMISSION REPORT



Meeting Date: July 27, 2016  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### City of Scottsdale Fire Station 613 1-UP-2016

#### Request to consider the following:

1. A recommendation to City Council for approval of the Municipal Use Master Site Plan to accommodate the construction of a new municipal fire station on +/- twelve (12) acres located at 26380 N. Hayden Road zoned Single-family Residential, Environmentally Sensitive Lands and Foothills Overlay (R1-43 ESL FO) District.

#### Key Items for Consideration

- Consistency with the General Plan
- Consistency with the Desert Foothills Character Area Plan.
- No known opposition.

## OWNER

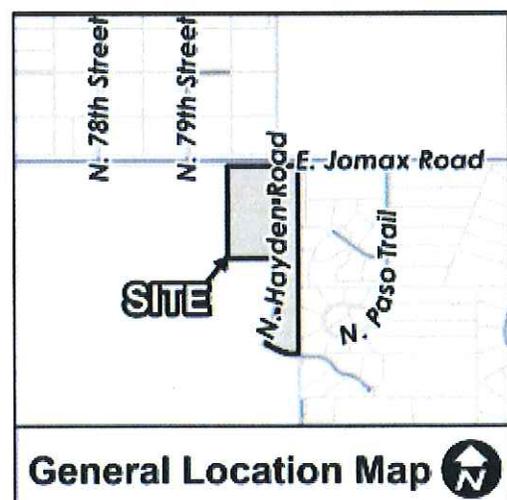
City of Scottsdale  
Gary Meyer  
480-312-2367

## APPLICANT CONTACT

Matthew A Gorman  
Arrington Watkins Architects, LLC  
602-279-4373

## LOCATION

26380 N Hayden Rd



## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Development of public safety facilities to serve rural areas of the city is one of the Public Safety goals and approaches set forth in the General Plan.

### Desert Foothills Area

The property is located within the Desert Foothills Overlay which is located between E. Dixileta Drive to the north, E. Jomax Road to the south, the City's western boundary and N. 96<sup>th</sup> Street to the east. Development within the overlay is required to conform to the development guidelines set forth in the Desert Foothill Character Area Plan to promote and enhance the given character of the Desert Foothills area.

### Zoning

The parcel was annexed from Maricopa County by the City of Scottsdale in 1982 with Single-family Residential District (R1-43) zoning (Ordinance #1493). In 2002, the site was rezoned to apply the Foothills Overlay Zoning district (Ordinance #3498). The site is currently zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District. The current zoning district allows for single-family homes, churches and schools to be established. Municipal uses are allowed by right; however, sites larger than one (1) acre in size shall be subject to master site plan approval by the City Council.

### Context

The site is currently undeveloped and abuts single-family residences to the north and east and is located at the intersection of E. Jomax Road and N. Hayden Road. Access to the proposed municipal fire station is provided by N. Hayden Road.

### Adjacent Uses and Zoning

- North Existing single-family residences, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.
- South Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL FO) District
- East Existing single-family residences, zoned Single-family Residential, Environmentally Sensitive Lands (R1-43, ESL) District.
- West Undeveloped parcel, zoned Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) District.

### Other Related Policies, References:

- Scottsdale General Plan 2001
- Environmentally Sensitive Lands Overlay District
- Desert Foothills Character Area
- Foothills Overlay District

## APPLICANTS PROPOSAL

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### Purpose of Request

The applicant's request is for approval for a Municipal Use Master Site Plan to construct a new fire station which will improve the coverage and response times serving the community within the vicinity.

### Development Information

- Existing Use: Vacant, undeveloped parcel.
- Proposed Use: Municipal Fire Station
- Parcel Size: Gross: 525,769 square feet or 12.07 Acres  
Net: 496,912 square feet or 11.40 acres
  
- Building space: 10,339 gross square feet
- Building Height Allowed: 40 feet, including rooftop appurtenances
- Building Height Proposed: 24 feet 10 inches, including rooftop appurtenances
- Parking Required: 22 spaces
- Parking Provided: 22 spaces
- NAOS Required: 12,422 square feet / 2.8 acres
- NAOS Provided: 140,569 square feet / 3.23 acres

## IMPACT ANALYSIS

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### Municipal Use Master Site Plan

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed municipal use master site plan for any site larger than one (1) acre of gross lot area. The purpose of the Municipal Use Master Site Plan (MUMSP) is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. The Zoning Ordinance does not have specific MUMSP criteria. When evaluating a MUMSP, staff encourages the Planning Commission to evaluate and provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

### Traffic

The Transportation Department has reviewed the application and had indicated that there will not be any noticeable impact in terms of traffic generation as a result of the proposed Municipal Use Master Site Plan. Roadway improvements include a seventy (70) foot wide right of way dedication along with striping and signage along N. Hayden Road.

### Water/Sewer

The City's Water Resources Department has reviewed this applicant and has determined that there is adequate water and waste water services to serve the development.

**Natural Area Open Space**

The subject parcel is designated as Lower Desert in the Environmentally Sensitive Lands Area which requires a dedication of 2.8 acres of Natural Area Open Space and 3.23 acres are proposed on-site.

**Community Involvement**

Staff and the applicant have mailed notifications to property owners within 750 feet of the site and the applicant held an open house on December 9, 2015. A copy of the applicant's Citizen Involvement Report is attached. As to the date of this report, no comments have been received.

**OTHER BOARDS & COMMISSIONS**

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**Development Review Board**

This case is scheduled for the July 21, 2016 Development Review Board hearing to make a recommendation to the Planning Commission for the proposed Municipal Use Master Site Plan. The minutes of the Development Review Board recommendation will be provided in a supplemental memo after the Development Review Board Hearing.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval of the Municipal Use Master Site Plan, per the attached stipulations.

**RESPONSIBLE DEPARTMENTS**

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**Planning and Development Services**

Current Planning Services

**Public Works**

Capital Project Management

**STAFF CONTACT**

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Meredith Tessier

Planner

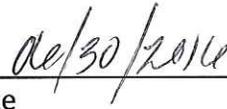
480-312-4211

E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

**APPROVED BY**

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\_\_\_\_\_  
Meredith Tessier, Report Author

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Stipulations  
Exhibit A to Attachment 1: Municipal Use Master Site Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Land Use Map
5. Zoning Map
6. Citizen Involvement
7. City Notification Map

**Stipulations for the Conditional Use Permit  
 For a Municipal Use Master Site Plan  
 City of Scottsdale Fire Station 613  
 Case Number: 1-UP-2016**

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

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Arrington Watkins Architects and with the city staff date of 05/10/2016, attached as Exhibit A to Attachment 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.
2. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.

**INFRASTRUCTURE AND DEDICATIONS**

3. 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.
  - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. Hayden Rd.	Rural/ESL Minor Collector	Dedicate 70 feet of right-of-way along site frontage to Jomax Road	Roadway construction, striping and signing	a.1., a.2
E. Jomax Road	Rural/ESL Minor Collector	None	Multi-use path, striping and signing	a.3.

- a.1. The developer shall design and construct N. Hayden Road improvements along site frontage to Rural/ESL Minor Collector street standard in compliance with City of Scottsdale DS&PM Figure 5.3-12.
- a.2. The developer shall submit signing and striping plans for N. Hayden Road improvements showing how the improvements tie into existing pavements. Signing and striping plans shall include E. Jomax Road and N. Hayden Road

intersection. The developer shall provide a stop control on N. Hayden Road and through/left lane and right-turn lane.

- a.3. The developer shall construct an 8-foot multi-use path along the frontage on the south side of E. Jomax Road.
4. ACCESS RESTRICTIONS. The developer shall construct a driveway on N. Hayden Road at the location shown on the site plan with staff receipt date of 5/10/16. The driveway shall be in general conformance with City of Scottsdale's Supplement to the MAG Standard detail 2257, type CH-1.
5. EASEMENTS.
  - a. 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.
6. CONSTRUCTION COMPLETED. Before any building permit 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.





**RE: Scottsdale Fire Station No. 613  
Architectural Narrative**

**Building Use - Municipal:**

This project involves the design and construction of a 10,300 square foot (approx.) fire station in the Desert Foothills area on an 11.4 acres site. The new station will house bunk rooms and living facilities for 8 crew members, office spaces, workout room, 3 apparatus bays, and several rooms for maintaining and storing equipment. Municipal use is allowed within zoning R1-43 ESL FO.

**Site Description:**

The project site is located within both the Lower Desert and Upper Desert ESL landforms and has a '0' level NAOS priority. The site is 11.4 acres with only 2.5 acres that are unencumbered and available for construction. The building is located on the south portion of the site, maximizing the distance from the power lines on the north of the site. The majority of the site to the north and east will remain open space, leaving the existing vegetation in-place and natural drainage. The constructed area has two drives off of Hayden Road. All vehicles will enter at the south entrance. Staff and visitor vehicles will exit at the south exit, while the fire apparatus will mainly leave from the north exit. This circulation promotes safety by separating the public access from emergency vehicles. The project does not contain any public facilities and public access

The landscape design will adhere to the Scottsdale Sensitive Design Principles, using a variety of plants that are native to the region, and require less water. Salvageable plant material will be stored and reinstalled within the construction limits to provide a landscape that blends with the surrounding desert.

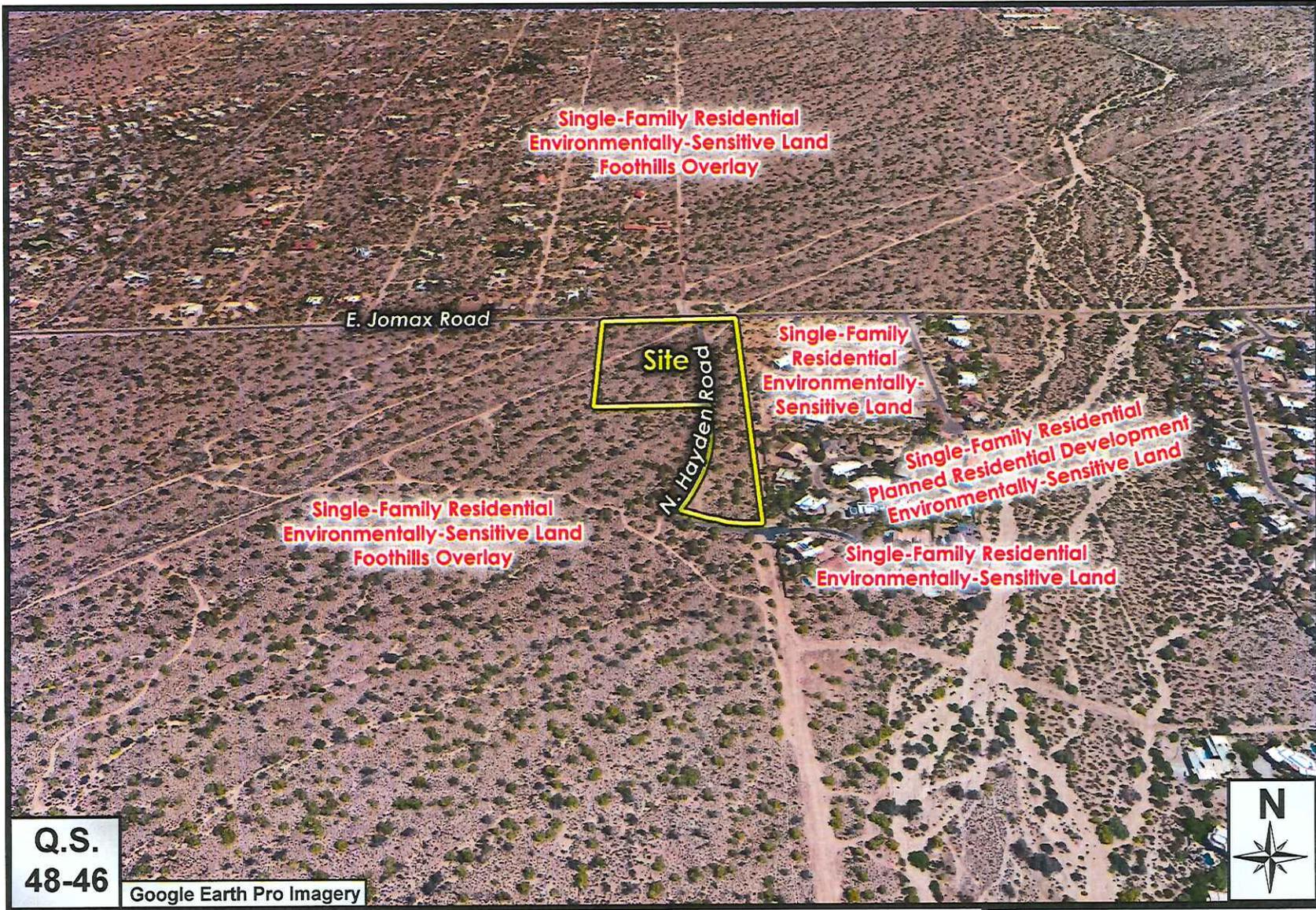
Masonry parking screen walls are provided as required by ordinance. Mechanical equipment in the yard on the west of the building will be screened by an 8' tall wall. Roof mounted equipment is screen by parapets. Curving site walls have been added to the northeast portion of the building to create some privacy from the north porch.

**Building Architecture:**

The building conforms to the requirements of the zoning overlay district. The building architecture emulates a contemporary Western Ranch style and is compatible with the surrounding homes. Wall materials will be painted stucco and manufactured stone veneer, utilizing lintel projections to create shadow lines. Roof material will be non-reflective metal roofing with an SRI greater than 29 to meet LEED requirements. Colors are generally dark tones to blend in with the natural desert and they meet the light reflective value criteria. The maximum building height is less than 27 feet above natural grade as dictated by the ordinance. The building is divided into two areas. The eastern portion of the building will house the living quarters, while the western portion will house the apparatus bays and equipment storage. To control the visual impact of the buildings size, the roof overhangs have been made deeper to cast shadow lines and reduce the sense of scale. The building is designed with a hierarchy of masses, creating features that draw the eye, such as to the welcoming scale of the main entry porch. The building has both pitched and flat roof (with parapets) to provide variety and to reduce the visual impact of the fire truck bays.

5240 N. 16<sup>th</sup> Street  
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FAX: (602) 279-9110

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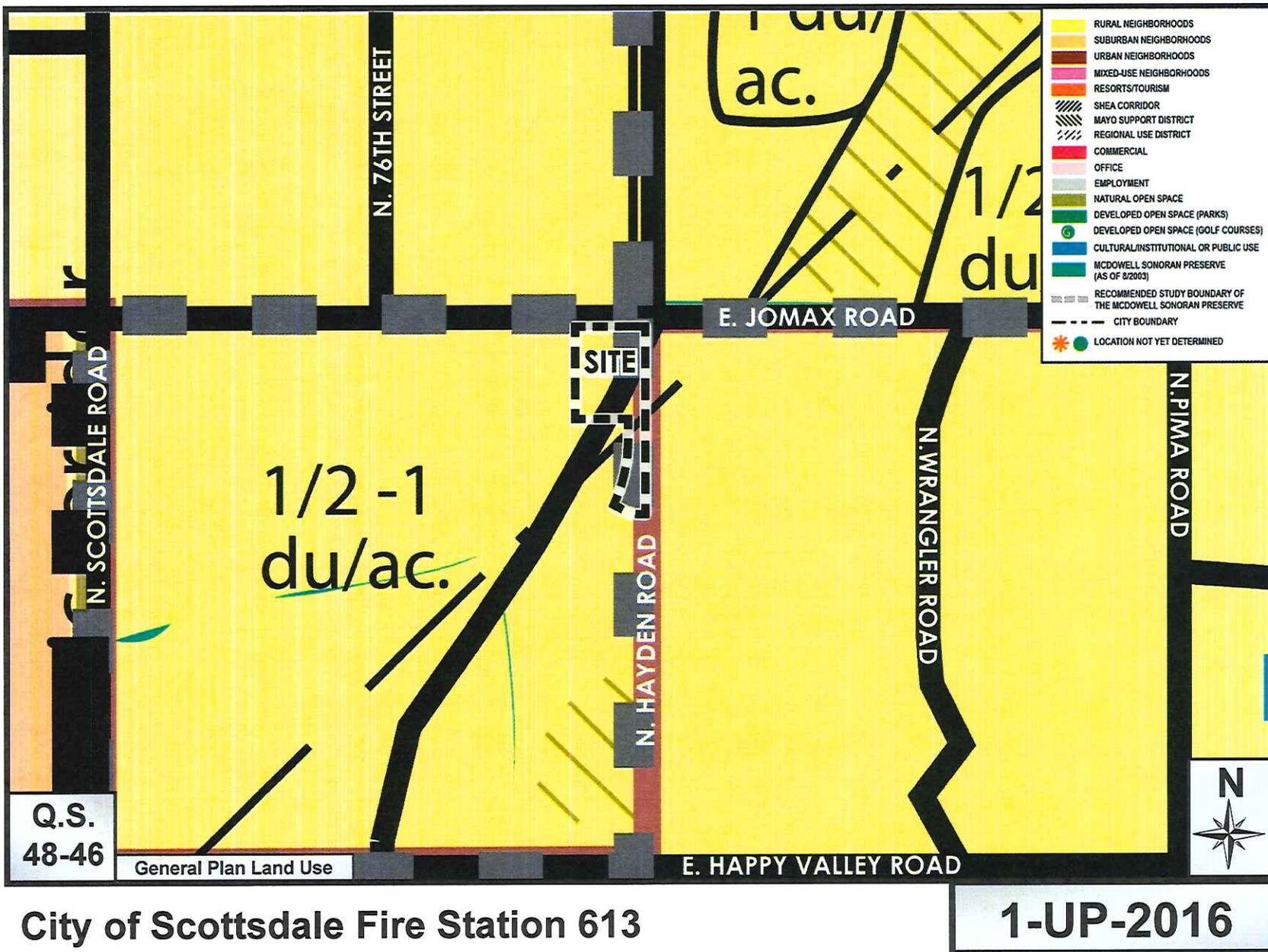
City of Scottsdale Fire Station 613

1-UP-2016



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Q.S.  
48-46

2014 GIS Orthophoto

City of Scottsdale Fire Station 613

1-UP-2016



Arrington Watkins Architects

City of Scottsdale Planning, Neighborhood & Transportation  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

**To:** Meredith Tessier, City of Scottsdale Planner

**From:** Erin Giles, Architect, AIA, LEED AP  
602-279-4373, [egiles@awarch.com](mailto:egiles@awarch.com)

**RE:** Scottsdale Fire Station 613

**Subject:** Neighborhood Notification Report

There was a Neighborhood meeting held on December 9, 2015 at Redeemer Lutheran Church, 7670 E. Jomax Rd. at 7:00 p.m. Erin Walsh, Public Information Officer, City of Scottsdale, sent notifications via postcard to neighbors within 750' of the property. Once neighbors arrived, a presentation was given by Matt Gorman, Architect, Erin Walsh, City of Scottsdale, Gary Meyer, City of Scottsdale, and Ryan Freeburg, Executive Assistant Fire Chief. Attached are copies of the postcards, the sign-in sheet, comments, and a copy of the PowerPoint presentation. Also attached is a photo of the sign posted on the project site on December 8, 2015.

Sincerely,

Erin Giles, AIA, LEED AP  
Arrington Watkins Architects, LLC

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Suite 101  
Phoenix, Arizona 85016  
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**ATTACHMENT #6**



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

Plans are underway to construct a new home for Scottsdale Fire Station 613 at the southwest corner of Jomax and Hayden roads. Join us for a public meeting at 7 p.m. on Wednesday, December 9 at Redeemer Lutheran Church, 7670 E. Jomax Road, to learn more about the new fire station and see preliminary plans for the new building.

Fire Station 613 is currently located at a city water site, in a temporary trailer structure. On January 13, 2015, the City of Scottsdale was the successful bidder on a parcel of State Land located at the southwest corner of Jomax Road and Hayden Road. The City of Scottsdale identified and purchased the new site to build the permanent station that is more centrally located, allows for better coverage and will reduce response times to emergencies in the northern areas of Scottsdale. A power line easement runs across the parcel, leaving approximately 2.3 acres of usable land south of Jomax Road along the west side of Hayden Road.

The new station design is one story, was designed specifically for this site and will reflect the character of the area. Upon completion Fire Station 613 will be staffed by a six-person crew with a fire engine, tanker and an all-terrain vehicle. The ATV is used for trail rescues in inaccessible areas.

POST CARD



# PUBLIC MEETING

*Our Future in Progress*

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## Come View Preliminary Plans for Fire Station 613

### **Public Meeting**

Wednesday, December 9, 7 p.m.

Redeemer Lutheran Church, 7670 E. Jomax Road

### **Website**

[www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov), search "Fire Station 613"

### **Questions**

For more information contact Project Manager Gary Meyer at (480)312-2367 or [GMeyer@ScottsdaleAZ.gov](mailto:GMeyer@ScottsdaleAZ.gov)



# Fire Station 613

December 9, 2015 Public Meeting

## Sign-In Sheet

NAME	ADDRESS	E-MAIL
CLINT FREDERICK	7807 E. OBERLIN WAY	BCF@GCF CPA.COM
KATHY FREDERICK	✓	KATHYJFREDERICK@MSN.COM
Janet Brusca	26234 N Paso Trail	az1984@cox.net
Pat Shepard	26220 N Paso Trail	johnshepard480@msn.com
Lisa Buzzard	7304 E BENT TREE DR	buzz5967@gmail.com
JAMES TRINCHITELLA	8757 E. LANIAT LN	FRANCH 1 @ AOL
Jon TAYLOR	8068 E REMUDA	JONKTAYLOR7@AOL.COM
Albert Linsen	27617 N. 74 <sup>th</sup> ST	
Marty Cambal	7340 E. Bent Tree Dr.	MartyC@Completesafety.com

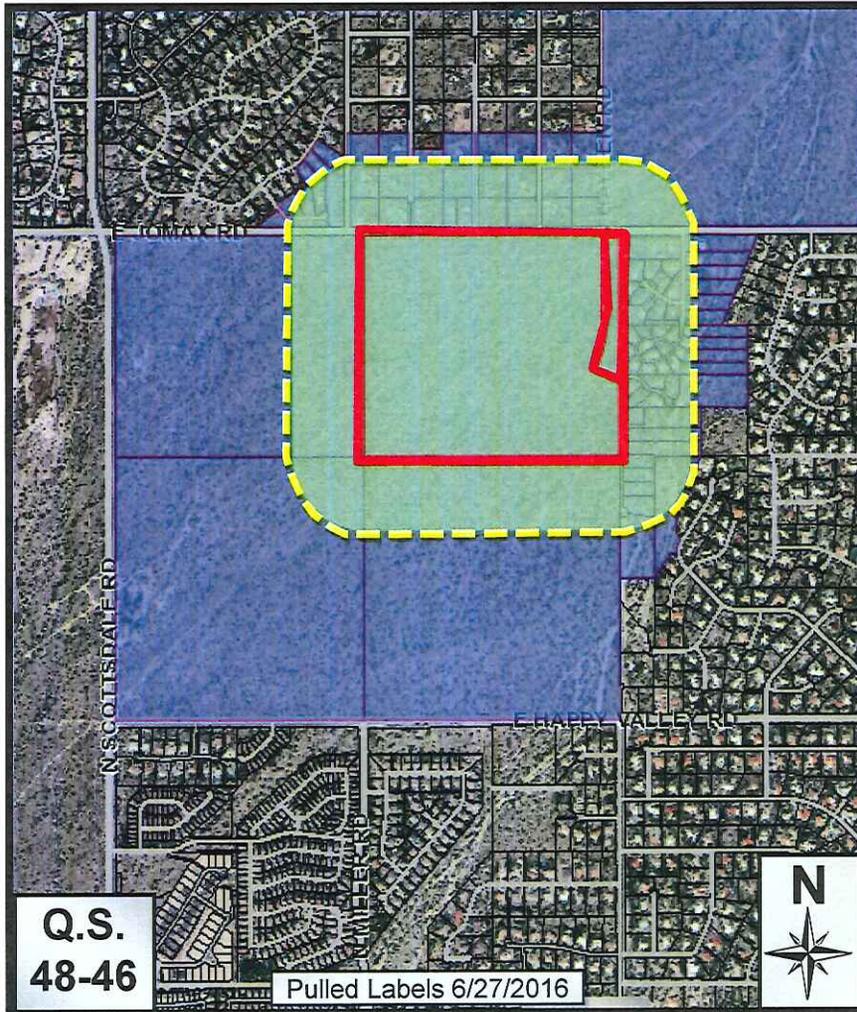




# Comments Please!

Good presentation - Marty Cambal

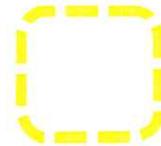
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-foot  
138 Postcards

## Additional Notifications:

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

**City of Scottsdale Fire  
Station 613**

**1-UP-2016**