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

Paseo De Las Flores
4-ZN-2016 & 2-GP-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial on a 2.64 +/- acres site located at 7300 N. Via Paseo Del Sur.

2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch Master Development Plan on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur.

Key Items for Consideration

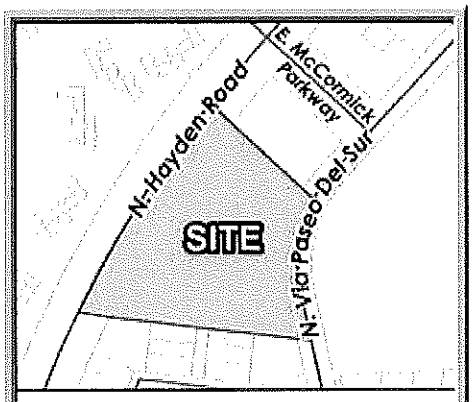
- C-1 zoning is intended to provide commercial services for nearby neighborhoods.
- McCormick Ranch Property Owner's Association Approval.
- No known opposition.

OWNER

McCormick Retail Partners, LLC
Bret Anderson

APPLICANT CONTACT

George Pasquel III
Withey Morris, PLC - George Pasquel III
602-230-0600



General Location Map

Action Taken _____

LOCATION

7300 N Via Paseo Del Sur

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses that are generally located along collector and arterial streets. Minor offices have a residential scale and character that are one-story structures with at-grade parking. Typically, this use is in and around the central business district, major commercial cores, or freeway interchanges.

Zoning

The property was annexed into the City in 1967 and zoned Single-family Residential, R1-43. In 1971, this site was zoned Planned Community District with the McCormick Ranch Development Plan (Ordinance No. 613). Currently the site is zoned Single-family Residential, Planned Community District (R1-7 PCD), which is intended for single-family homes, churches and schools to be established. Since 1975, this site has operated both as a school and church with a conditional use permit.

Context

The subject property is located at the southeast corner of N. Hayden Rd. and E. McCormick Parkway, within the McCormick Ranch Master Planned Community. A neighborhood commercial center is located to the east, residences to the south, and a vacant parcel zoned for residential but maintained by the HOA as open space to the north. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Undeveloped parcel, zoned Single-family Residential, Planned Community District (R1-7 PCD).
- South: Existing residences (Paseo Villas Replat), zoned Townhouse Residential, Planned Community District (R-4 PCD).
- East: N. Via Paseo Del Sur abuts the property to the east. Beyond N. Via Paseo Del Sur is the existing Paseo Village commercial center, zoned Neighborhood Commercial, Planned Neighborhood Center, Planned Community District (C-1 PNC PCD).
- West: N. Hayden Rd. abuts the property to the west. Beyond N. Hayden Rd. are existing residences (Camello Vista, Unit II), zoned Townhouse Residential (R-4R).

Other Related Policies, References:

- 2001 General Plan
- 2008 Transportation Master Plan
- 43-ZN-1971: Approval of McCormick Ranch Planned Community District (PCD).
- 11-UP-1980: Conditional Use Permit for a church.

- 8-DR-2016: Request for site plan, elevation and landscape approval for two two-story buildings for a mixed-use development.
- 2-PP-2016: Request for a replat to convert the existing Tract into one (1) lot.

APPLICANTS PROPOSAL

Purpose of Request

The applicant is requesting a Non-Major General Plan Amendment and a Zoning District Map Amendment to allow for a commercial development that is comprised of two (2) two-story buildings. Access to the site will be provided from a new deceleration lane and driveway from N. Hayden Road. Site development will include retail, restaurant and office. The 17,000 square feet of retail and restaurant will be at the ground level and positioned around open air courtyards and landscaping. The upper 11,000 square feet will operate as office. The requested C-1 PCD zoning district allows office, retail and restaurant as a permitted use, which is not currently permitted in the R1-7 district.

Development Information

- Existing Use: Church, school
- Proposed Use: Commercial (Office, Retail, Restaurant)
- Buildings/Description: Two (2), two-story commercial buildings
  Building A (Retail, Restaurant): +/- 6,688 square feet
  Building B (Office, Retail, and Restaurant): +/- 21, 332 square feet
- Parcel Size: 115,254 gross square feet/2.87 gross acres
- Building Height Allowed: 36 feet
- Building Height Provided: 33'-8" feet
- Parking Required: 106 spaces
- Parking Provided: 143 spaces
- Open Space Required: 22,589 square feet
- Open Space Provided: 38,290 square feet
- Floor Area Allowed: 0.8
- Floor Area Provided: 0.28

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The City of Scottsdale General Plan 2001 designates this site as Office. The applicant is requesting to amend the City of Scottsdale General Plan 2001 from the Office Land Use designation to the Commercial Land Use designation on a 2.6+/- acre site to allow for a mix of retail, restaurant, and office uses in the proposed C-1 zoning district.

The applicant's request is recognized as a non-major amendment based upon criteria outlined in the

City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria outlined within the Land Use Element. The Change in Land Use Category (Criteria #1) table identifies that a change from Office (Group E) to Commercial (Group E) does not constitute a major General Plan amendment.

The General Plan Land Use Element describes the Commercial land use designation as *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.*

The request conforms to the General Plan description of Commercial, intending to provide a combination of 17,000 square feet of retail and 11,000 square feet of office in a "neighborhood scale" redevelopment project that is within close proximity to several residential neighborhoods within the McCormick Ranch Master Plan. Furthermore, the applicant states that the project will be compatible with the McCormick Ranch Paseo Village commercial center adjacent to this site and the surrounding neighborhoods in terms of scale, materials and design, and connectivity (Attachment 3).

Policy Implications (Non-Major General Plan Amendment)

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods". This guiding principle acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions must meet the needs of the neighborhoods in the context of broader community goals.

The following goals and policies of the General Plan relate to the applicant's request:

<u>Land Use Element</u>

- Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

<u>Neighborhoods Element</u>

- Goal 4, Policy 3: Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.
- Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

As identified previously, the applicant states that the project will be compatible with the surrounding residential neighborhoods as well as the adjacent commercial center. Beyond scale and design aspects, the applicant proposes to include pedestrian connections within and through the development in an effort to "act as natural extensions and improvements to the existing network of pathways" and further reinforce the area's character (Attachment 3).

Character & Design Element

- Goal 4: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.
- Goal 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.

The applicant proposes a landscape palette that is "consistent with the quality of landscape that prevails within McCormick Ranch". The applicant intends to save as many mature trees as possible along the site's frontage to Hayden. These mature trees are integral to maintaining this area's visual significance and character, and similar in type, size, and maturity to what exists along both the east and west sides of Hayden Road and in the roadway median. Furthermore, the applicant proposes that the addition of "shade trees, flowering accents, and potted plants will create the sense of being within traditional Spanish Territorial streetscape" (Attachment 3).

Character & Design Element

- Goal 5: Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

Land Use Element

- Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Neighborhoods Element

- Goal 4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Open Space Element

- Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

Community Mobility Element

- Goal 10: Encourage a diversity of links between neighborhood systems and with citywide and regional systems.
- Goal 11: Provide opportunities for building "community" through neighborhood mobility.

The applicant proposes design elements, artwork, and "usable on-site open space with shaded

courtyards, outdoor seating areas and landscaped breezeways" be incorporated into the final buildout of the project – intended as a means to strengthen this area's sense of place and community.

The General Plan encourages development that creates and/or maintains connections to common open space areas, further strengthening the character of this area of the city. The subject site is unique, being adjacent to both Hayden Road and a McCormick Ranch-owned open space area. The applicant's proposal includes the potential for several uses, including retail, restaurant, and office space – all uses that could benefit from a direct pedestrian connection to both Hayden and the open space area to the north of the subject site, further enhancing the character of the area. When reviewing the site plan, however, the pedestrian place that surrounds the building envelope is separated from both opportunities by the parking lot. It may be more appropriate to orientate parking areas so that they are located south and east of the building envelopes, so as to ensure direct access from future uses to these open space areas.

Although the applicant is not proposing to orientate the parking areas as described above, the site plan reflects paths that connect through the parking areas, meant as "natural extensions and improvements to the existing network of pathways and the adjacent pocket park" (Attachment 3).

2013 Citywide Land Use Assumptions Report

In December 2013, the City of Scottsdale completed, and City Council adopted (Resolution No. 9560), a Land Use Assumptions (LUA) Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The Central Sub-Area includes all lands within the boundaries of the City of Scottsdale between Indian Bend and Deer Valley Roads.

According to the study, the Central Sub-Area is projected to absorb approximately 404 acres of Retail land area by 2030, with a large portion of it projected to be absorbed between 2015 and 2020 (172 acres, or 43%). The applicant's request would provide an additional 2.6+/- acres of commercial/retail use; thus, in keeping with the projected increase anticipated in this area of the community.

The full Development Forecast can be found at:
http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (2016-2035). Each measure estimates marginal changes in particular variables based on current conditions in the city. In this instance, the model provided a general assessment of the subject site comparing the Office land use designation with the Commercial land use designation in the Central Sub-Area of the City, instead of the existing use of the property, a place of worship, which could be found in

both land use designations.

As such, the application of the model anticipates a net decrease of 52 employees. From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict a how much value a project adds over time – or Net Present Value (NPV). In this instance the model shows a positive NPV of $1.05 million for the proposed Commercial land use. The existing Office land use designation, however, shows a negative NPV of $160,000 over the same time period.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive. The full results of the Land Use Impact Model assessment are located in the case file.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Planned Community District (P-C) Findings

Pursuant to Section 5.2104 of the Zoning Ordinance, approval of a Planned Community District, or an amendment to an existing Planned Community District, must include satisfaction of specific findings in an effort to ascertain if the proposed Development Plan is consistent with the general Plan and contextually compatible with the surrounding neighborhood. Findings are as follows.

A. **The development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.**

- The applicant is requesting for a Zoning District Map Amendment for new commercial services which is consistent with the proposed General Plan Land Use designation change to commercial.

B. **The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.**

- Transportation staff has reviewed the site layout, the new driveway and deceleration lane along N. Hayden Rd. and has determined the design complies with the 2008 Transportation Plan and the 2010 Design Standards and Policy Manual.

- The new deceleration lane and driveway along N. Hayden Road will accommodate the anticipated traffic generated by the proposed use and no new streets are required as part of this request. The new driveway and turning lane are suitable and adequate to serve the proposed uses.

C. **The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond a reasonable doubt that:**

1. **In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to**

the purpose intended; and that such development will be in harmony with the character of the surrounding area.

- The proposed commercial uses (retail, restaurant, and office) and roadway improvements are appropriate for the location and is in harmony with the character of the surrounding areas. The new driveway and turning lane will be appropriate in the area to serve the new development, however some mature trees along Hayden Road will be lost and new mature trees will be planted.

Traffic

The proposed commercial uses are forecasted to generate approximately 1,574 daily trips with 127 trips occurring in the morning peak hour and 123 trips in the evening peak hour. This represents an increase of 1,204 daily trips, an increase of 66 AM peak hour trips, and an increase of 61 PM peak hour trips. The study area intersections are anticipated to experience acceptable levels of service with and without the proposed development. Individual left-turn movements at the Hayden Road and McCormick Parkway intersection are anticipated to experience poor levels of service as they currently experience under existing conditions. The new entrance along N. Hayden Road will be right-in and right-out only which minimize the traffic along N. Via Paseo Del Sur which primarily serves the residences to the south. The proposed development does not adversely affect the traffic conditions.

Water/Sewer

The City's Water Resource Department has reviewed the applications and finds that the proposed water and wastewater is adequate to service the development.

Open Space

Based on the proposed development, the minimum required open space on the subject site is 22,589 square feet, or 19.5% of the site area. The applicant is providing 38,290 square feet of open space, or 33.2% of the site area. With two street frontages on the subject site, a majority of the open space is adjacent to the surrounding right-of-ways, within a twenty (20) foot wide landscape setback.

Community Involvement

Property owners within 750 feet, as well as on the Interested Parties List maintained by the City, have been notified of the applicant's request and the site is posted with the required signage. Additionally, the applicant held an Open House on December 17, 2015 located on-site within the existing church building. The McCormick Ranch Property Owners' Association review and approved the development on June 16, 2016. Please refer to Attachment #12.

Community Impact

The proposed zoning district map amendment will not likely create any significant adverse effects upon the neighborhood or the community at large. The uses are consistent with the existing adjacent neighborhood commercial center, and will likely complement the existing uses.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission recommend City Council approve a Non-Major Amendment to change the City of Scottsdale 2001 General Plan land use designation from Office to Commercial on 2.64 +/- acres site located at 7300 N. Via Paseo Del Sur.

2. Staff recommends that the Planning Commission find that the Planned Community District (P-C) findings have been satisfied, determine that the proposed Zoning District Map Amendment is consistent and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch Master Development Plan on a 2.64 +/- acre site, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services
Long Range Planning Services
Traffic Engineering

Fire Department
Fire & Life Safety Services

Engineering Services
Water Resources

STAFF CONTACT

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APPROVED BY

Meredith Tessier, Report Author — Date 06/30/2016

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Erin Perreault, AICP, Long Range Planning Manager — Date 7/7/16
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Tim Curtis, AICP, Current Planning Director — Date 7/1/2016
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Randy Grant, Director — Date 7/7/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Stipulations
   Exhibit A to Attachment 1: Site Plan/Development Plan Amendment
2. Additional Information
3. Applicant's Narrative
4. Context Aerial

4A. Aerial Close-Up

5. Current General Plan Land Use Map
6. Proposed General Plan Land Use Map
7. Current Zoning Map
8. Proposed Zoning Map
9. Landscape Plan
10. Open Space Plan
11. Traffic Impact & Mitigation Analysis Executive Summary
12. Citizen Involvement
13. City Notification Map

Stipulations for the Zoning Application: Paseo De Las Flores Case Number: 4-ZN-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 Development Plan submitted by Withey Morris, PLC and with the city staff date of May 25, 2016, attached as Exhibit A to Attachment 1. Any proposed significant change to the conceptual Development Plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 36 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
3. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

4. 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 Road	Major Arterial (Suburban)	1' VNAE, 15' Motorized Public Access Easement	Right-turn deceleration lane, 8 foot wide sidewalk widening	a.1., a.2.
N. Via Paseo Del Sur	Local Collector (Suburban)	Public Non-Motorized Access easement	Remove existing driveway and construct 2 new driveways	a.3., a.4.

a.1. The developer shall construct a new 8-foot wide sidewalk along site frontage, separated from the back of curb where possible.

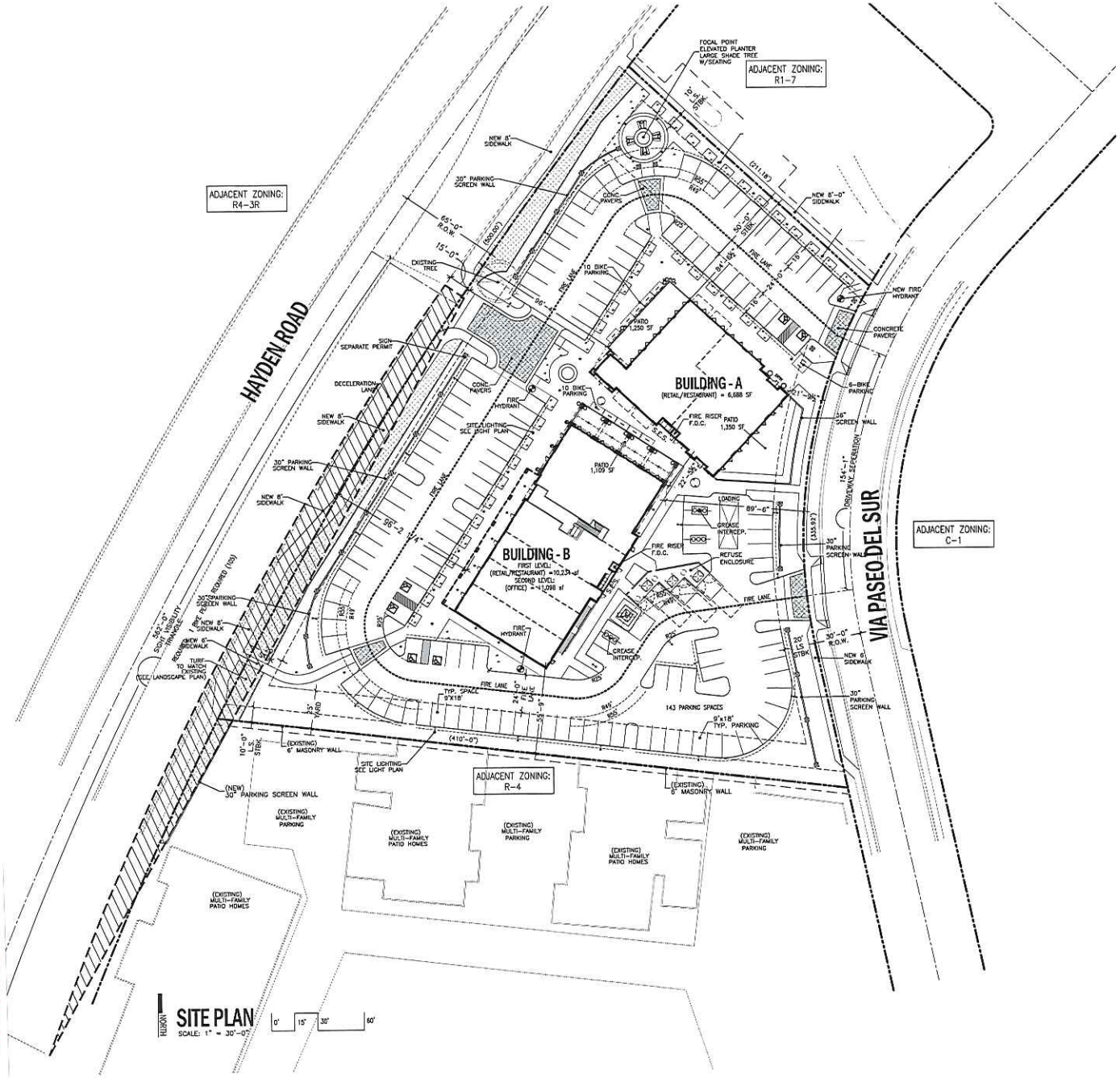
a.2. The owner shall dedicate a 15-foot wide Motorized Public Access Easement along the N. Hayden Road frontage for required right-turn deceleration lane at the proposed site driveway and the 8-foot wide sidewalk along N. Hayden Road.

a.3. The developer shall remove the existing site driveways and replace with vertical curb, gutter and a 6-foot wide sidewalk. The proposed two new site driveways on N. Via Paseo Del Sur shall be constructed in general conformance with City of Scottsdale Standard Detail# 2256, Type CL-1. Driveway spacing shall be 165 feet minimum.

a.4. The owner shall provide a 6-foot wide sidewalk along site frontage and dedicate to the City of Scottsdale a Public Non-Motorized Access easement over the portion of public sidewalk outside the right-of-way.

b. VEHICLE NON-ACCESS EASEMENT. The owners shall dedicate a 1-foot wide vehicular non-access easement on N. Hayden Road except at the approved site driveway location.

5. ACCESS RESTRICTIONS. Direct site access to N. Hayden Road shall be limited to one (1) site driveway located a minimum distance of 330 feet from the E. McCormick Parkway centerline. The access at this driveway shall be restricted to right-in and right-out only movement. With the final plan submittal, the developer shall verify that sight distance for the right turn from the site onto N. Hayden Road is provided by submitting off-site plans for the relocation or removal of the existing wall southwest of the site and by demonstrating compliance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines.



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DATA

ADDRESS:	7300 VIA PASEO DEL SUR SCOTTSDALE, AZ
APN:	177-03-216
ZONING:	R1-7 (CURRENT) RE-ZONE TO C-1, PCD
LAND USE:	NEIGHBORHOOD COMMERCIAL
NET SITE AREA:	115,254 SF 2.64 ACRES
GROSS SITE AREA:	115,254 SF 2.87 ACRES
OPEN SPACE CALCULATIONS:	SEE OPEN SPACE PLAN FOR CALCS.

BUILDING AREA	
BUILDING A (RETAIL / RESTAURANT)	6,688 SF
BUILDING B (OFFICE, RETAIL, RESTAURANT)	21,332 SF
TOTAL BUILDING AREA	28,020 SF
PATIO AREA	
PATIO DINING - BLDG A (EAST AND WEST PATIO)	2,600 SF
PATIO DINING - BLDG B	1,109 SF
TOTAL PATIO DINING	3,709 SF
LOT COVERAGE	
ALLOWED	0.80
PROVIDED: (28,020 SF / 115,254 SF)	0.24
BUILDING HEIGHT	
ALLOWED	36'-0"
PROVIDED:	36'-0"

PARKING DATA

REQUIRED PARKING (9.130A- SCHEDULE OF PARKING REQUIRED)	
COMMERCIAL MIXED USE (1/300) 31,729 SF	105 SPACES
TOTAL PARKING PROVIDED	143 SPACES (5.14 SPACES PER 1000 SF)
ADA PARKING (ADA2010 - TABLE 208.2)	
REQUIRED: 101-150 (ADA2010 - TABLE 208.2)	5 SPACES
PROVIDED:	6 SPACES
BIKE PARKING: (SEC 9.103B)	
REQUIRED: 1 BIKE PER 10 REQUIRED (105)	11 SPACES
PROVIDED:	26 SPACES

DIRECTORY

DEVELOPER:
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PHOENIX, AZ 85008
ATTN: DAVID E. SELLERS
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PHOENIX, AZ 85011
ATTN: ARTIE VIGIL
P. 602-326-3387
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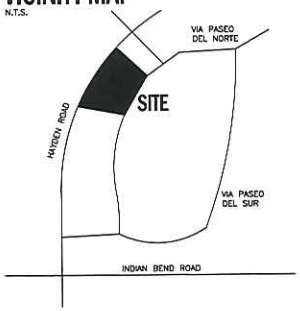
LEGAL DESCRIPTION

TRACT "B" PASEO VILLAGE, AMENDED, ACCORDING TO BOOK 154 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL GROUNDWATERS UNDERLYING SAID PROPERTY AS RESERVED IN DEED RECORDED IN RECORDING DOCKET 10829, PAGE 1253, RECORDS OF MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



FOR:

LGE DESIGN BUILD

PASEO DE LAS FLORES

MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 50314
ARTHUR A. VIGIL III
ARIZONA, U.S.A.
EXPIRES ON 12/31/2016

DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

SITE PLAN v2C

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

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AV3 design studio
AV3DESIGNSTUDIO.COM
602.326.3387

Exhibit A to Attachment 1

4-ZN-2016
5/19/16

Additional Information for:

Paseo De Las Flores

Case: 4-ZN-2016

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. wall design,
    b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
    c. 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).
    d. quantity and size of trees replaced along N. Hayden Rd.

3. 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.

4. 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.

2. DRAINAGE REPORT. In the required drainage report, and prior to submittal of final plans, the owner shall address:
    a. With final drainage report the applicant shall submit a retention basin percolation analysis (DS&PM: Section 4-1.402)
    b. Depict and dedicate drainage easement(s) over all proposed retention basins (DS&PM: Section 4-1.402).
    c. Provide the total hardscape area on a condition drainage exhibit to match the total area in retention analysis (DS&PM: Section Appendix 4-1A).

3. BASIS OF DESIGN REPORTS (WATER and WASTEWATER). Prior to the submittal of improvement plans, the developer shall submit Final Basis of Design Reports (Water and Wastewater) for review and acceptance by City of Scottsdale Water Resources Department staff.

4. 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.

5. 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.

PASEO De Las FLORES

Minor General Plan Amendment, Rezoning, Preliminary Plat and Development Review

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PROJECT NARRATIVE

Prepared by:
Withey Morris, PLC
Jason Morris
George A. Pasquel III

On behalf of:
LGE Design Build
David Sellers

Design Team:
AV3 Design Studio
Artie Vigil

Original Submittal: February 2, 2016
Revised Submittal: May 25, 2016

2-GP-2016
5/19/16

ATTACHMENT #3

4-ZN-2016
5/19/16

1. INTRODUCTION

Location

The roughly 2.6 acre site is located at 7300 N. Via Paseo del Sur near the southeast corner of Hayden Road and McCormick Parkway, Accessor Parcel No. 177-03-216 (the "Property").

Adjacent Zoning / Uses:

- North: McCormick Parkway, then C-0, PCD (commercial uses)
- East: Via Paseo del Sur, then C-1, PNC, PCD (commercial shopping center)
- South: R-4, PCD (multi-family townhomes)
- West: Hayden Road, then R-4R (multi-family townhomes)

Property History

The Property was originally annexed into the City in 1967 and zoned R1-43. Since that time it has gone through various changes and iterations. The Property was rezoned to R1-7, Planned Community District to allow for a 700+ seat church in the mid-1970's. Later approvals allowed for a pre-school use, a Montessori school and a daycare. Currently the property is developed with a roughly 17,000 sqft, 2-story, building used for a variety of church and school functions. A majority of the building is currently unused or underutilized and the Property also has an outdoor, gated playground.

Request

The Property is currently zoned Single Family Residential, Planned Community District (R1-7, PCD) and has a General Plan designation of Office. Because these designations are outdated in consideration of the existing uses and unsuitable for the proposed improvements, this application seeks to rezone the Property to Neighborhood Commercial (C-1) with a General Plan designation of Commercial.

Purpose of Request

The purpose of this request is to enable the development of a new, neighborhood scale, boutique retail restaurant and office project designed to reflect the neighborhood scale and charm of McCormick Ranch. The boutique development envisioned will consists of roughly 17,000 sqft of ground level retail positioned around open air courtyards and landscaping with a small, roughly 11,000 sqft upper level office component. The use will create a walkable amenity for nearby residents while tying into the existing, larger Paseo Village commercial center adjacent to the site.

2. Project Overview

Overall design concept

Paseo De Las Flores "street of flowers" is designed to evoke the timeless tradition of a neighborly walk down to your neighborhood center. This multi-use center is designed as a neighborhood amenity in which residents and visitors can enjoy a visit to their favorite restaurant, retail store and or do business above the store. Traditionally designed and inspired by Spanish Territorial revival architecture, the buildings incorporate a diverse mix of frontages and architectural elements which give these two buildings a neighborhood scale. The pedestrian sidewalks are elegantly shaded with a diverse combination of colonnades, canopies and verdant tree landscape. Although only two buildings the intent for the design of this project is to provide an example of a traditional block with multiple buildings that would be found in a traditional neighborhood center with streets, sidewalks and blocks. Similar to timeless places the buildings become a canvas for which the retail, restaurants and verdant landscape can be framed and presented to the community.

Materials

True to the Spanish Territorial architecture inspired design, this project implements all of the colors and textures that give this style of design its rich and timeless feel. Desert white colored stucco walls give the project a sense of coolness and reflect the ever changing shades of the desert sky and sunsets. Texture is provided with a combination of slump block walls, precast concrete accents, mosaic tile, wood beams, and clay tile roofs. All of these materials are currently implemented throughout McCormick Ranch at neighboring commercial and residential properties such as Scottsdale Suites Resort, and the newly developed Veritas at McCormick Ranch Condominiums.

Parking

Parking for the project meets and exceeds the city required for a multi-use commercial development by 38 parking spaces. LGE is very conscientious about providing enough vehicular parking, bike parking and pedestrian options to ensure that a project is successful. Parking is evenly distributed around the buildings with the majority located towards the south and east. Sidewalks connect all areas of the parking areas to allow convenient access to the retail, restaurants and office spaces.

Landscaping

At Paseo De Las Flores "Street of Flowers", the landscape is an integral component of the development plan. Streets are formally planted with a combination of date palms and shade trees. Arranged and orderly they frame the streets that front the buildings and shade the parking and sidewalks. On the sidewalks that connect to the neighborhood along Paseo De La Sur, trees frame the sidewalk to provide shade for residents accessing the project from the south. Along the retail frontages the sidewalks and courtyard are accented with flowering shrubs, trees, vines and an eclectic mix of potted planters.

Refuse location

The refuse for the project is located towards the back of the buildings. This central spot adjacent to the buildings minimizes the distance of travel from the back door of each tenant to the containers while also being located away from adjacent properties.

3. General Plan Conformance

This Application Does Not Trigger the Requirements for a Major General Plan Amendment

The General Plan Conceptual Land Use Map designates the Property as Office. The proposed change to Commercial does not meet the criteria for a Major General Plan Amendment as defined in the General Plan and discussed below:

- **Criteria No. 1 - Change in Land Use Category**
  Per the table provided on page 20 of the General Plan, a change of land use category from Category E (Office) to Category E (Commercial) does not constitute a Major amendment.

- **Criteria No. 2 - Area of Change Criteria**
  Per the map provided on page 21 of the General Plan, the Property is located within Planning Zone A2. In Zone A2, a change in land use designation for an area greater than 10 acres triggers a Major amendment. The proposed amendment area is only 2.9 acres (125,061 sf).

- **Character Area Criteria**
  The Property is not located within a recognized Character Area Plan and therefore the proposal does not trigger a Major amendment.

- **Water/ Wastewater Infrastructure Criteria**
  The proposal will not result in a premature increase in the size of the master planned water transmission or sewer collection facility. The area has well-established infrastructure and the site has been previously developed with comparable square feet. Therefore, the proposal does not trigger a Major amendment.

Conformance with the Six Guiding Principles

CityShape 2020 established six Guiding Principles as recommendations for reaffirming and improving the General Plan. The proposed rezoning and minor General Plan Amendment is in conformance with these guiding principles as outlined below:

1. **Preserve Meaningful Open Space**
   The site currently has minimal, if any, meaningful open space. The proposal will create new, usable on-site open space with shaded courtyards, outdoor seating areas and landscaped breezeways. The proposal will also take advantage of the existing pocket park located immediate north of the Property. This space is currently neglected and underutilized. The proposal will enhance pedestrian connections and help draw people into this pocket park.

2. **Enhance Neighborhoods**
   The proposal marks a significant investment in the Property and therefore the neighborhood. The project will remove the dated and underutilized complex currently on-site and replace with an inviting and compatible amenity for the surrounding neighborhood. These improvements will greatly enhance and preserve the neighborhood.

3. **Seek Sustainability**
   The project design utilizes traditional energy strategies for the Arizona climate, such recessed windows, thick walls and an abundance of shading, while also utilizing modern day construction technologies for advanced building performance - This is especially true when compared to the existing, dated building. Traditional building materials such as cool-toned stucco, block construction, and smaller, properly placed windows are more sustainable than most contemporary glass and steel buildings. Furthermore, places designed to be pedestrian and bike friendly are more sustainable than those designed primarily for automobile visits. As McCormick Ranch is more mature and developed as a community it is important that this project provide shaded sidewalks and an abundance of bike parking for residences to have the ability to choose alternative modes of transportation to the project.

4. **Support Economic Vitality**
   The existing, aging complex and use provides minimal economic vitality for the area or the City as a whole. The proposal will replace the existing uses with high-quality retail and restaurant tenants that generate economic activity. The boutique office space will also provide additional employment and commerce opportunities. The proposal will help Scottsdale, and this particular neighborhood, remain attractive and economically competitive.

5. **Advance Transportation**
   The Project is within easy walking or biking distance of several neighborhoods. The proposal will provide a walkable amenity for these neighborhoods, minimizing the need for vehicular trips. The project also plans to incorporate a mix of uses with varying peak times to disperse visits throughout the day, further minimizing vehicular congestion. The project also incorporates a series of bike racks to further encourage alternative transportation.

6. **Value Scottsdale's Unique Lifestyle and Character**
   The McCormick Ranch area of Scottsdale is known for this lush landscape, Spanish-territorial inspired architecture, connected pathways, variety of housing options and upscale retail options. The proposed project strengthens this unique lifestyle and character with a significant investment in a compatible, high-quality project. The site design is traditionally inspired with eclectic retail and restaurant storefronts, broad sidewalks, formal landscape, and traditional lighting. Restaurant patios and retail storefronts will front the sidewalks and courtyards to create a vibrant neighborhood center which neighbors and customers alike can enjoy. Walkways are shaded with a combination of awnings, trees, and covered colonnades. The variety provides for the interesting walkways which makes traditional architecture so appealing. Parking is evenly distributed around the buildings. Pedestrian sidewalks around the buildings connect to the existing network of sidewalks, green space and parking areas.

General Plan Goals and Approaches

The proposed rezoning and minor General Plan Amendment would support the following goals and policies of the General Plan Guiding Principles as outlined below:

(CD) Character & Design Element

CD Goal 1 *– Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

- *Approach: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *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: The project exemplifies safe, attractive and context compatible development through the use of appropriate design style, materials, scale and proposed uses. The project reflects the specific context of the area and needs of the surrounding neighborhood.

CD Goal 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.*

- *Approach: Require substantial landscaping be provided as part of new development or redevelopment.*
- *Approach: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

Response: The project maintains and improves the existing landscape areas along the perimeter of the Property while also providing new internalized landscaping solutions which provide comfortable pedestrian areas and reduce the effects of heat and glare.

CD Goal 7 *– Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.*

- *Approach: Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Approach: Encourage lighting designs that minimize glare and lighting intrusions.*

  Response: Current lighting on site features dated, inefficient lighting – and in some cases upward facing, non-shielded lights. Redevelopment of the site will incorporate the latest technologies and strategies including downward facing and/or shielded lights and more energy efficient light fixtures to minimize glare and spill-over of light.

(LU) Land Use Element

LU Goal 5 *– Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

- *Approach: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Approach: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- *Approach: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Response: The proximity of the project to adjacent neighborhoods and the mix of uses planned for the development will encourage fewer automobile trips and a better balance of live, work play land uses for the area. New bike racks will also be installed to provide further mobility options and take advantage of the existing fabric of trails and pathways.

LU Goal 6 *–Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.*

- *Approach: 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.*
- *Approach: Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.*
  Response: The project provides a compatible mix of uses to compliment the surrounding area and existing community resources. No new roads, utilities or other infrastructure development are required to serve the project, further conserving resources. The redevelopment and investment will help to protect and revitalize the established area by promoting new development that will serve to re-energize an area.

LU Goal 8 *– Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

- *Approach: Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interactions.*
- *Approach: Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*
- *Approach: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

  Response: Creating a sense of community while reinforcing the area's character is a key aspect of this proposal. The project's design and scale fits seamlessly into the neighborhood while the uses and pedestrian connections help promote community interactions.

  The project's pathways and courtyards act as natural extensions and improvements to the existing network of pathways and the adjacent pocket park. New pedestrian connections along Hayden (at the northwest and southwest corners of the site) help link the project to existing pedestrian paths. The same occurs along Via Paseo Del Sur, where enhanced landscaping and design draws the pedestrian into or through the site.

  Additionally, the project will promote the use of the existing pocket park to the north of the site. This park is currently seldom used, not because of its design or layout, but because it is somewhat detached from other amenities. The placement of an inviting retail/office use immediately adjacent to the park will change this and will promote the use of the park. Neighbors, customers and employees can grab a quick coffee or bite and stroll to the park to enjoy the environment or use as a convenient meeting place. .

(EV) Economic Vitality Element

EV Goal 5 *– Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.*

- *Approach: Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.*
- *Approach: Promote pedestrian/bicycle improvements and provide options for alternative modes of transportation to access commercial, retail and entertainment centers*

Response: The project will help maintain and breathe new life into the existing neighborhood shopping area. The new, neighborhood scale retail and restaurant options will complement the existing mix of commercial uses nearby and provide more quality amenities within proximity to the neighborhoods. The project also encourages alternative modes of transportations by providing bike racks, pedestrian shade and linking into the exiting pathways of McCormick Ranch.

EV Goal 7 *– Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

- *Approach: Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Approach: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

  Response: The proposal will enable the redevelopment and revitalization of an underutilized property into a thriving community amenity that will help sustain the long-term economic well-being of the City.

(N) Neighborhood Element

N Goal 2 *– Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.*

- *Approach: Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.*

  Response: The proposal is a perfect example of revitalization efforts in a mature neighborhood aimed at stemming deterioration. The existing complex, build in 1970's, is somewhat deteriorated and is limited in the level of amenity it can provide to the surrounding community. The project marks a major economic investment and improvement that will provide long-term stability.

N Goal 4 *– Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.*

- *Approach: 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*

  Response: The proposal preserves, and greatly enhances, pedestrian and alternative transportation connections and links with a neighborhood supporting land uses. As noted above, the pedestrian connections along the property frontage as well as through the project are a great enhancement from the existing conditions. Pedestrians along Hayden and along Via Paseo Del Sur are naturally drawn into the site along landscaped sidewalks and courtyards. The proposed uses, the ease of walkability, and the provision of adequate and convenient bike racks promote alternative modes of transportation to and from the site.

(OS) Open Space & Recreation Element

OS Goal 1 *–Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.*

- *Approach: Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.*
- *Approach: Protect the visual quality of open space, unique city characteristics, and community landmarks.*

  Response: As noted above, the project provides vast improvements in connections (both visually and physically) to open space. The project encourages and enables comfortable pedestrian connections to the adjacent pocket park. A vast amount of open space is also provided within the project, in both common area open space and landscaped open space.

(PE) Preservation and Environmental Planning Element

PE Goal 10 *– Encourage environmentally sound "green building" alternatives that support sustainable desert living.*

- *Approach: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*
- *Approach: Encourage "green building" techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.*

  Response: The development incorporates numerous "green building" strategies into a project that will help with revitalization and neighborhood conservation efforts. Perhaps the most profound strategy is the overall location and project layout. Simply choosing to develop the Property at this location with a mix of accessible uses is counter to the suburban, car-centric developments which, because of their locations, require automotive trips to visit and then provide a "sea of asphalt" for the required parking. The project helps to facilitate the transition of McCormick Ranch Paseo Village commercial center from a suburban strip mall to a more traditional neighborhood town center. The project incorporates neighborhood pathway connections and an abundance of bike parking to provide access options for nearby residents.

The mixed use nature of the project creates a "park-once" mentality in which a concentration of neighborhood amenities and services are in close proximity and developed on a smaller plot of land than the typical suburban site development requires.

(CM) Community Mobility Element

CM Goal 10 *– Encourage a diversity of links between neighborhood systems and with citywide and regional systems.*

- *Approach: Explore alternative layouts that use existing connections, such as alleys, drainage corridors, dead-end streets, vista corridors, grade-separated crossings, and open space to create additional non-motorized connections between neighborhoods.*

Response: The project layout and improvements enhance existing pedestrian connections. The sidewalks along Hayden and along Via Paseo Del Sur will have an improved pedestrian comfort levels based on the property landscaping and improvements. The pathways to and from the project also become natural extensions of the existing links. The overall result is the encouragement of non-motorized connections between the existing neighborhoods, as residents have a more enjoyable, comfortable walking option.

CM Goal 11 *– Provide opportunities for building "community" through neighborhood mobility.*

- *Approach: Encourage the sensitive integration of live, work and play land uses and their physical links within and between neighborhoods to emphasize sense of place.*
- *Approach: Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community.*

Response: As previously noted in this section, the project is designed with a keen eye toward enhancing pedestrian connections. Enhanced pedestrian connections are provided from all 4 corners of the project and encourage the community to "meet" within the project or at the adjacent pocket park. The project also provides low-intensity "work" and "play" options in convenient proximity to the existing "live" uses in the neighborhood. Overall, the project will provide an inviting and convenient place for community interaction opportunities and will enhance the sense of place for the neighborhood.

4. CONFORMANCE WITH ZONING DESIGNATIONS

The Property will be rezoned from Single-Family Residential, Planned Community District (R1-7, PCD) to Neighborhood Commercial, Planned Community District (C-1, PCD) and is in conformance with applicable zoning designations.

). The stated purpose of the Neighborhood Commercial district is to provide convenient shopping and services for nearby neighborhoods and to provide small business and service establishments which supply commodities and services to meet the daily needs of the community. The proposal will meet the stated goal of the zoning district. The rezoning will allow for an appropriate, neighborhood scale development which will provide services and amenities for the nearby community.

The Property will remain within the long existing Paseo Village Planned Community District (PCD) and will adhere to Section 5.2104 of the zoning ordinance regarding findings required to modify a PCD property as follows:

A. *That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

   Response: As noted above in Section 3, the project adheres to numerous General Plan goals and approaches and is well-coordinated with existing development in the surrounding area.

B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

   Response: No new streets are proposed with the application. Existing streets and thoroughfares are adequate to serve the use and anticipated traffic demand. Traffic patterns in the area are well established, especially for traffic traveling to and from the existing commercial center to the immediate east of the project. To further ensure compatibility, a new ingress/egress point is provided along the west side of the Property to Hayden Road to help minimize cut-through traffic into adjacent residential area.

C. *The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:*

   1. *In the case of case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*

   Response: The proposed project is not a residential use.

2. *In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

Response: The proposed project is not an industrial or research use.

3. *In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: The proposed commercial use (retail and office) is appropriate for the location and is in harmony with the character of the surrounding areas.

5. Development Review Conformance

The vision for Paseo De Las Flores is to create a neighborhood scaled multi-use commercial development. The concept of "street of flowers" is intended to create a pedestrian orientated development which feels more traditional in its design aesthetics and is well-aligned with the character of McCormick Ranch.

Site Layout

Paseo De Las Flores will consist of two buildings. The northern building (A), is roughly 6,700 sqft, single story and is proposed to be a combination of retail and restaurants with patios on the east and western end of the building. The southern building (B), is roughly 21,000 sqft and will be a combination of retail, restaurant and second level office. A restaurant patio will be on the northern side of building (B) within a courtyard between.

Architecture

The Architecture proposed for Paseo Del Las Flores will honor the unique architectural character of McCormick Ranch. The buildings are arranged and clustered together to give a sense of being two blocks of a village. The intention is that this development represents the village core of McCormick Ranch. Similar to many of the recent developments within McCormick Ranch neighborhood, this project is architecturally inspired by Spanish Territorial Architecture design. A combination of textures such as light stucco, block, wood, mosaic tile and clay tile roof are carefully designed to provide a clean yet eclectic architectural street front. Sidewalks are shaded with a combination of canopies, colonnades and verdant landscaping.

Landscape Architecture

The landscape at Paseo De Las Flores will be landscaped in a manner consistent with the quality of landscape that prevails within McCormick Ranch, utilizing plants that are water-conservative. Existing trees which can be salvaged will be reused on site. Within the pedestrian areas, shade trees, flowering accents, potted plants will create the sense of being within traditional Spanish Territorial streetscape.

Conformance to Scottsdale Zoning Criteria for the Development Review Board

In considering any application for development review approval, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response:

The project development proposal is consistent with the design character of McCormick Ranch, City of Scottsdale and its guidelines, development standards, design standards and polices manual, master plans, character plan and general plan. McCormick Ranch historically has been designed with a Spanish Territorial influence. This design aesthetic is prevalent throughout the neighborhood. Most recently the remodel to the Scottsdale Suites Hotel which is nearby along with the apartments to the north of LA Fitness are all inspired by Spanish Territorial revival architecture. The streets and mini neighborhoods all have Spanish names. Continuing with this

theme we designed a Spanish inspired project that is common with in the desert southwest. White walls similar to the Scottsdale Mission, terracotta tile roofs, precast concrete accents, ornate tile accents are all traditional design components found throughout Scottsdale. The intention for this development is to create a neighborhood scale, mixed use project. The buildings are designed to have a variety of massing elements, undulations in the facade, variety in the canopies and shade treatments to create a dynamic pedestrian experience. The goal is to present a walking experience that is influenced by old world designs, yet reflective of the contemporary spirit of Scottsdale.

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response:
The buildings are arranged and clustered together to continue the village scale and character that currently exists within McCormick Ranch. Building frontages and patios are orientated to the streets and green space for visibility and connection. The back of the buildings help to screen the pedestrian frontages from the adjacent neighborhoods. The topography is relatively flat with a slight slope to the south west. Throughout the project the focus on the pedestrian experience to create what Jane Jacobs calls the "interesting walk" in which variety uses, diversity in architecture and scaled at a more human scale. The McCormick ranch green space is currently underused as the current church abuts the park and has its back to the park. Great "town squares" are usually framed by a sidewalk, street and the fronts of buildings which frame the space formally. This allows a continual visibility of the faces of the buildings to both Hayden and the green space. Doing this also allows us to provide the service aspects of the buildings such as trash and utilities to the back side of the project. The location of the buildings also allows the parking to be arranged around the buildings, minimizing large fields of parking and creating a formal and traditional town block arrangement. This achieves the goal of creating a new precedent for traditional neighborhood block design which is a goal of the neighborhood and area.

b. Avoid excessive variety and monotonous repetition;

Response:
The buildings are traditionally designed utilizing the proportions, materials and accents found within the Spanish Territorial architectural style. Building A is divided to have two focal design elements which are located on the east and west frontages. Building B incorporates a variety of architectural changes around the building which gives it the appearance of several buildings built upon each other over time. The charming style of Spanish Colonial/Territorial style of architecture is the layering affects which give the sense that this place was built over time. The monochromatic nature of the buildings is intentional as it allows the variations in the architectural facade to be more subtle and less busy giving a sense of serenity and luxury. Shadows from the combination of trees and date palms will grace the buildings, reflecting the orange and purple hues of the western sunset, these buildings will have a dynamic nature to them that cannot be presented with contemporary design.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response:
The buildings and site are designed with the sensitive desert environment in mind. Building colors are light to reflect the desert sun. Colonnades, canopies and shade trees are used to protect the pedestrian walkways from the sun. Sonoran Desert plants and trees will be incorporated into the landscape plan. The oldest church in Arizona is designed with a similar style and color. The Scottsdale mission is also a good example to reference. Lighter color buildings within the desert are best suited to give a sense of cool and serenity rather than dark colors which absorb light and heat. The cream white tone of the stucco, tan brick, concrete accents and Spanish tile all are common methods for design with the desert southwest.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response:
This project is not within the Environmentally Sensitive Lands ordinance or overlay district.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response:
This project is not within the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response:
The site development is designed with safety and convenience in mind. The development proposal includes one "right-in, right -out" automobile entrance off of Hayden Road which will minimize traffic along the more pedestrian Via Paseo De Las Sur. This was a major talking point of many residents in the neighborhood to minimize the traffic on Paseo Del Sur. Sight visibility triangles have been taken into consideration with the revised plans. Parking is evenly distributed around all of the buildings. Refuse and service areas are located behind the buildings and away from adjacent residential to the south.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response:
All mechanical equipment, appurtenances and utilities will be screened as required.

5. Within the Downtown Area, building and site design shall:

Response:
The development proposal is not within downtown area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

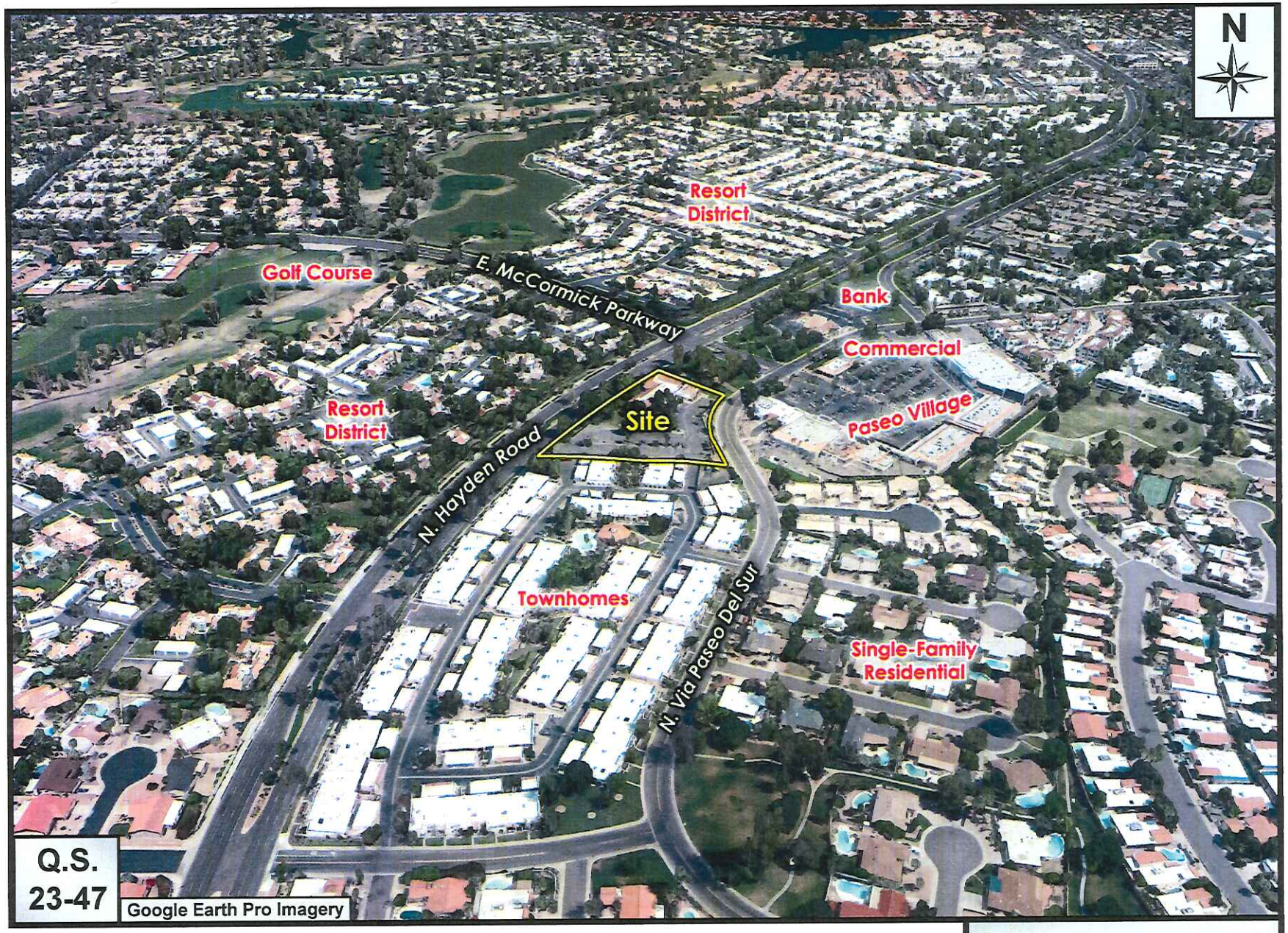
Response:
The development does not propose public art as part of Cultural Improvement Program.

Project Data:
The preliminary project data for the project is provided below. Please note these figures are subject to change as the project further develops and is modified through the entitlement, permit and building process.

BUILDING AREA:		
Building A: (RETAIL, RESTAURANT)	6,688	sqft
Building B: (OFFICE, RETAIL, RESTAURANT)	21,332	sqft
Total Building Area:	28,020	sqft
EXTERIOR PATIO AREA		
Building A:	2,600	sqft
Building B:	1,109	sqft
Total Patio Area:	3,709	sqft
LOT COVERATE		
28,020 SF / 115,254 SF	0.24 %	
PARKING		
Required: Commercial Mixed Use (31,729 / 300)	105	Spaces
Provided: On Site Parking	143	Spaces
BICYCLE PARKING		
Required: (105 parking spaces / 10)	11	Spaces
Provided:	26	Spaces

6. Conclusion

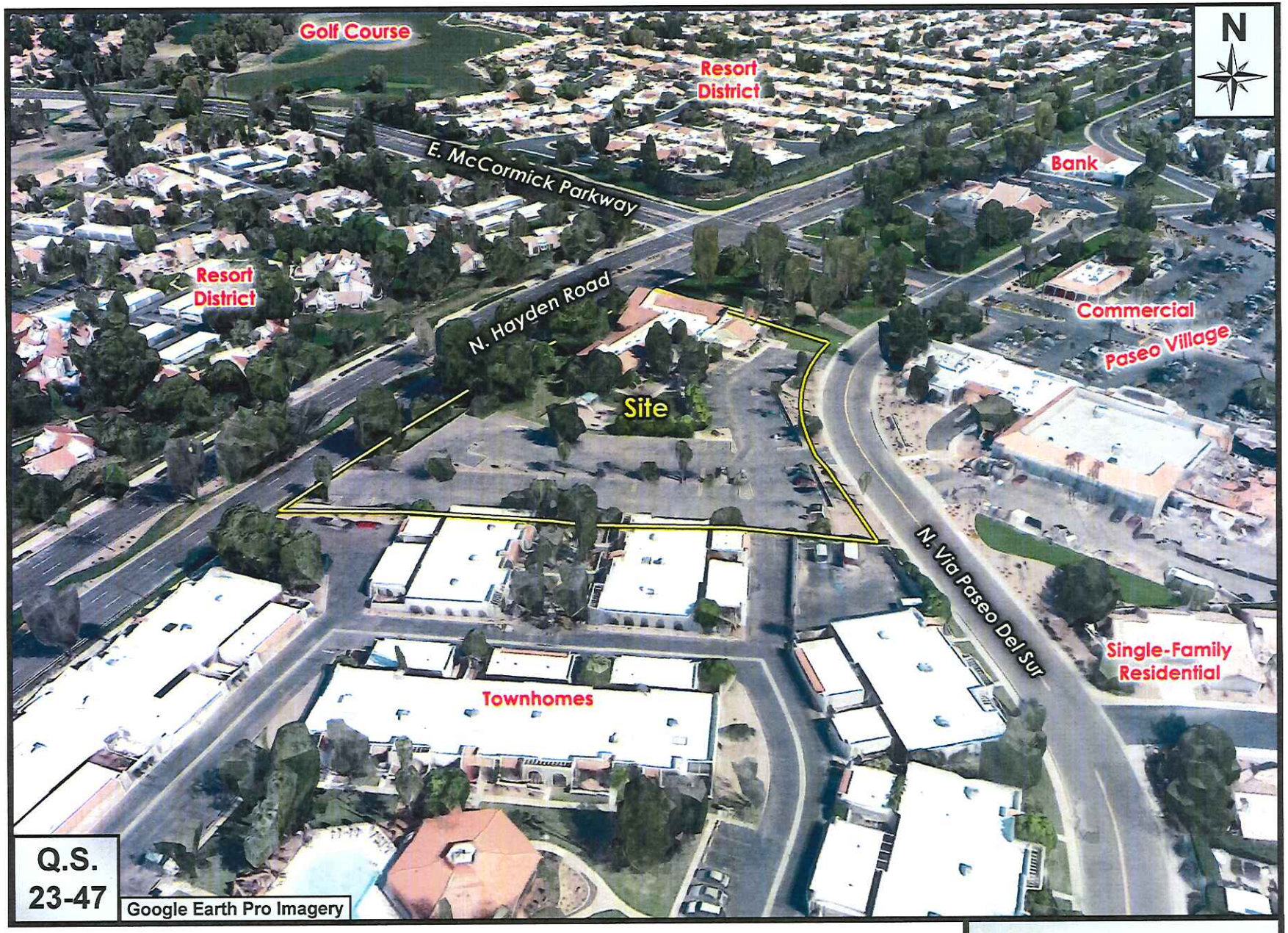
As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan and the Planned Community District and conforms to the existing neighborhood context. The project will breathe new into the existing commercial area and bring new, high-quality retail and restaurant options to the neighborhood and nearby businesses. All of this will be accomplished in an appropriately designed and scaled development.



Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

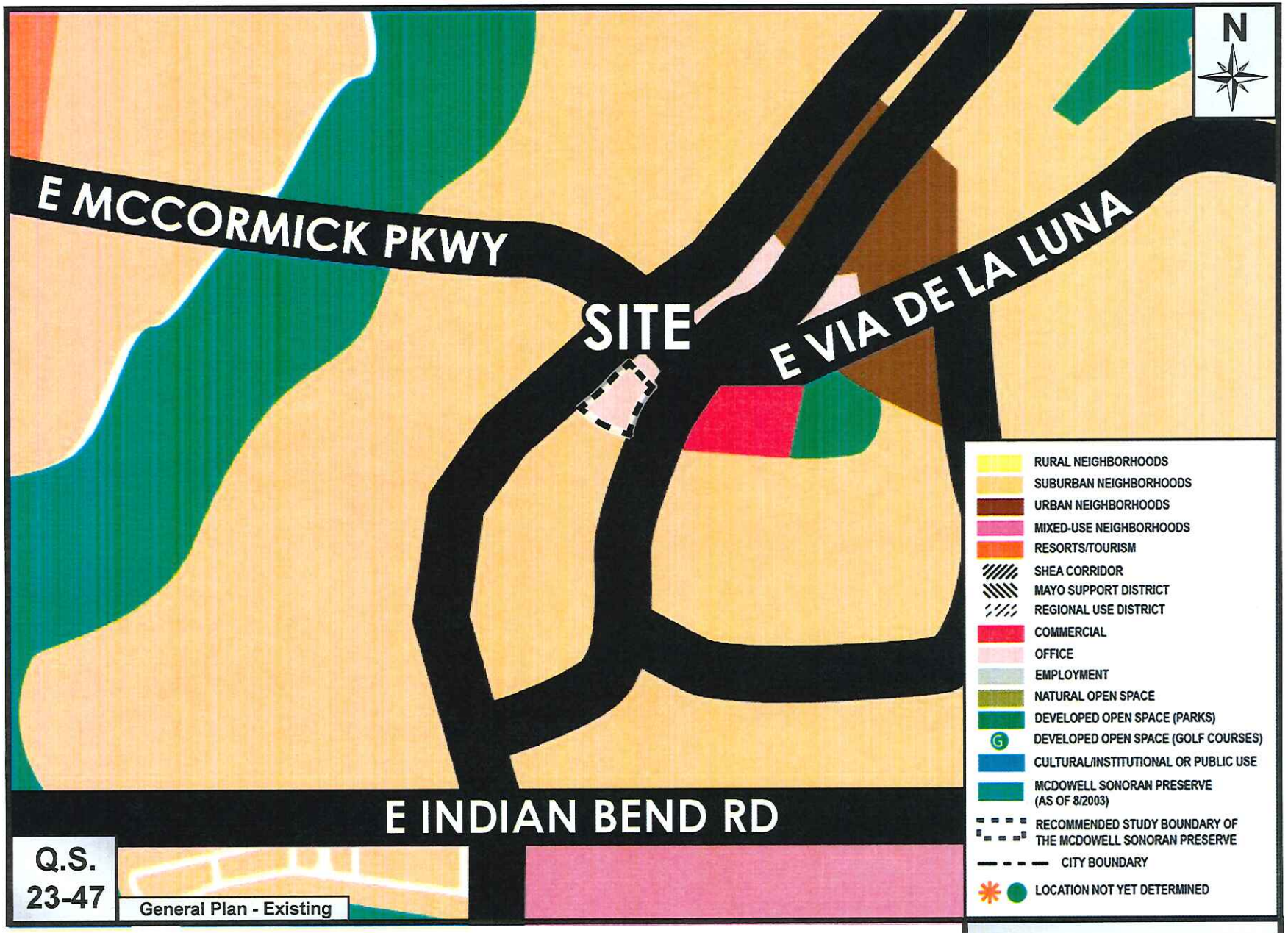
ATTACHMENT #4



Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

ATTACHMENT #4A



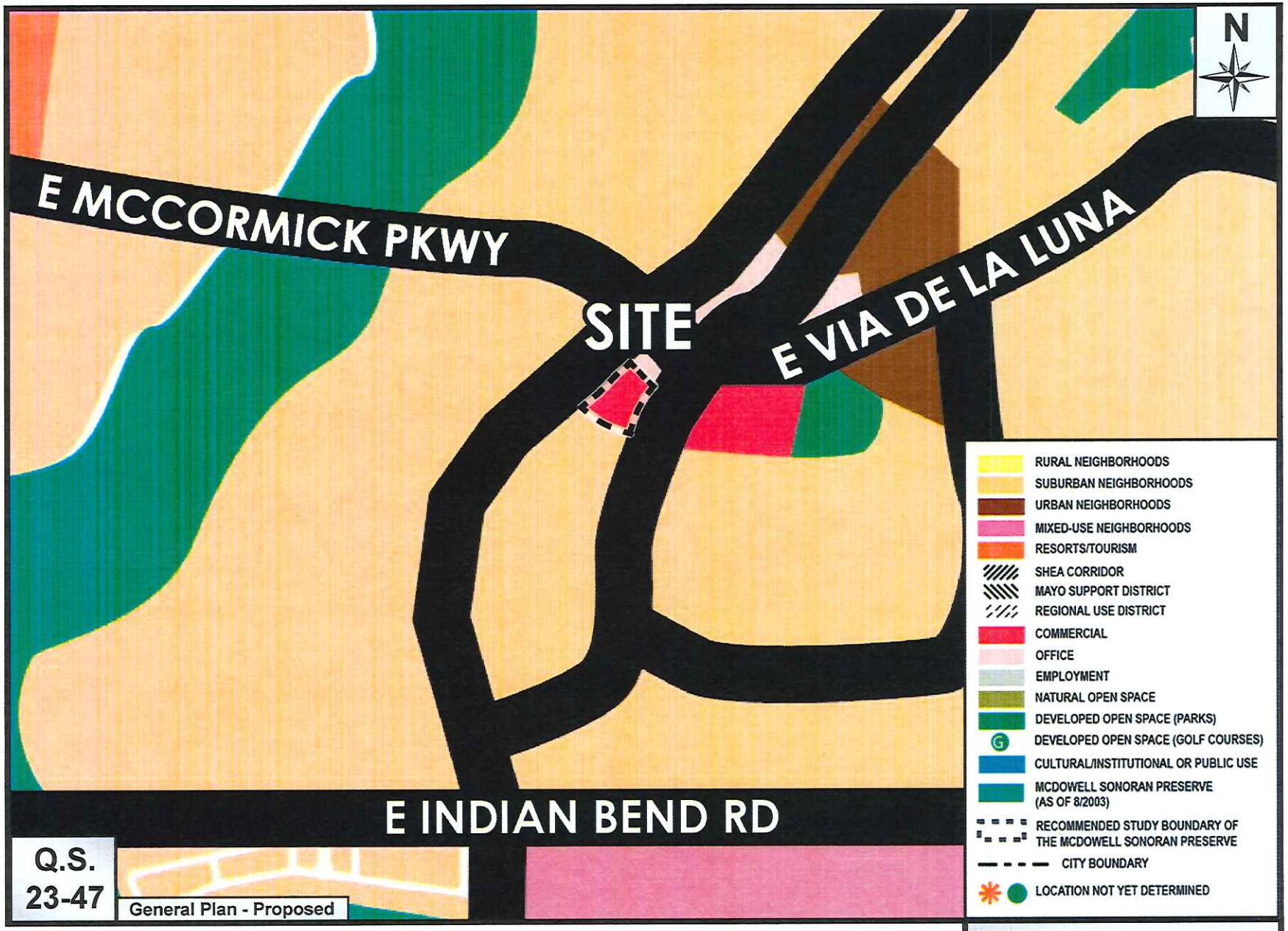
Q.S. 23-47

General Plan - Existing

Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

ATTACHMENT #5



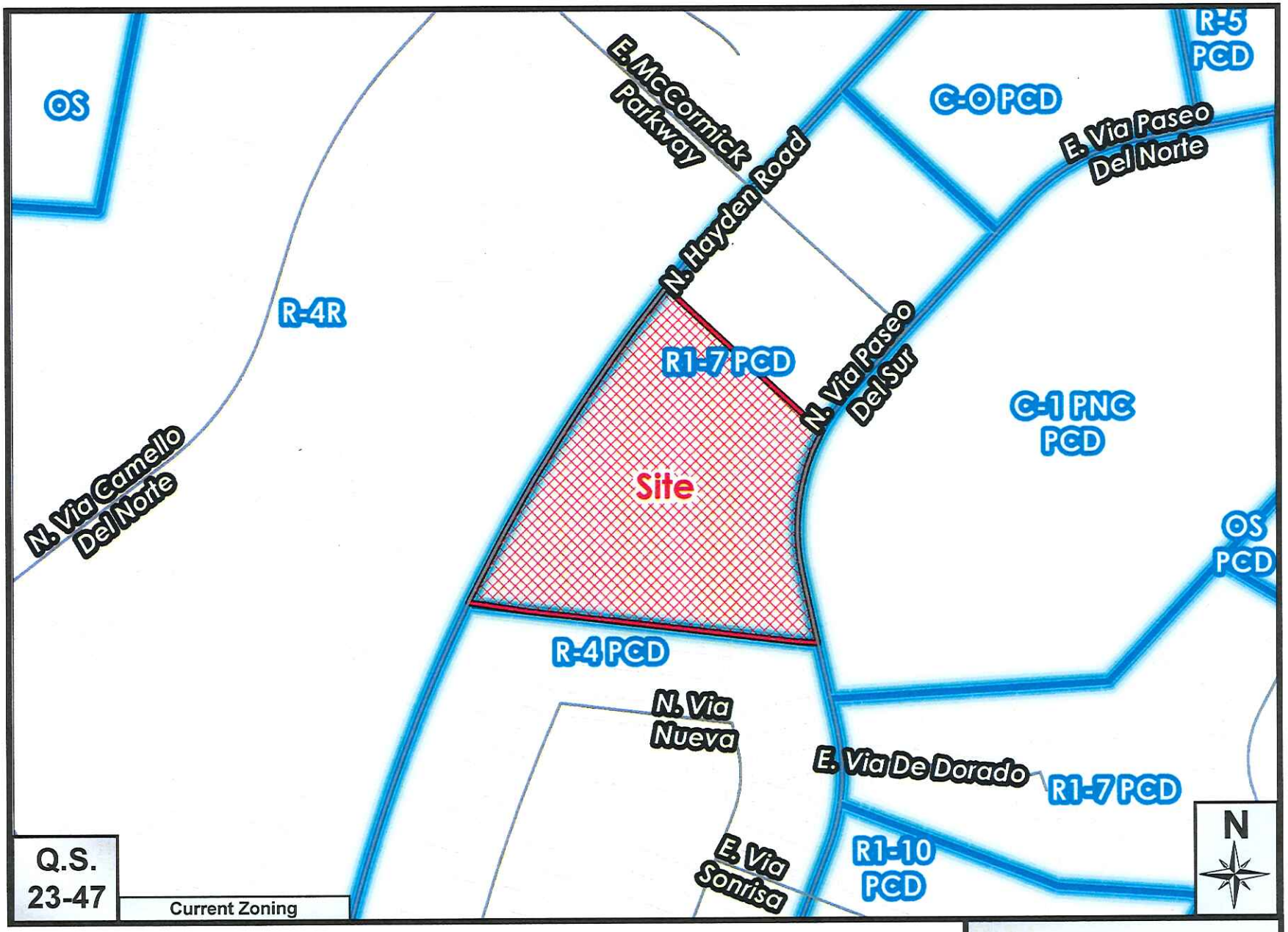
Q.S. 23-47

General Plan - Proposed

Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

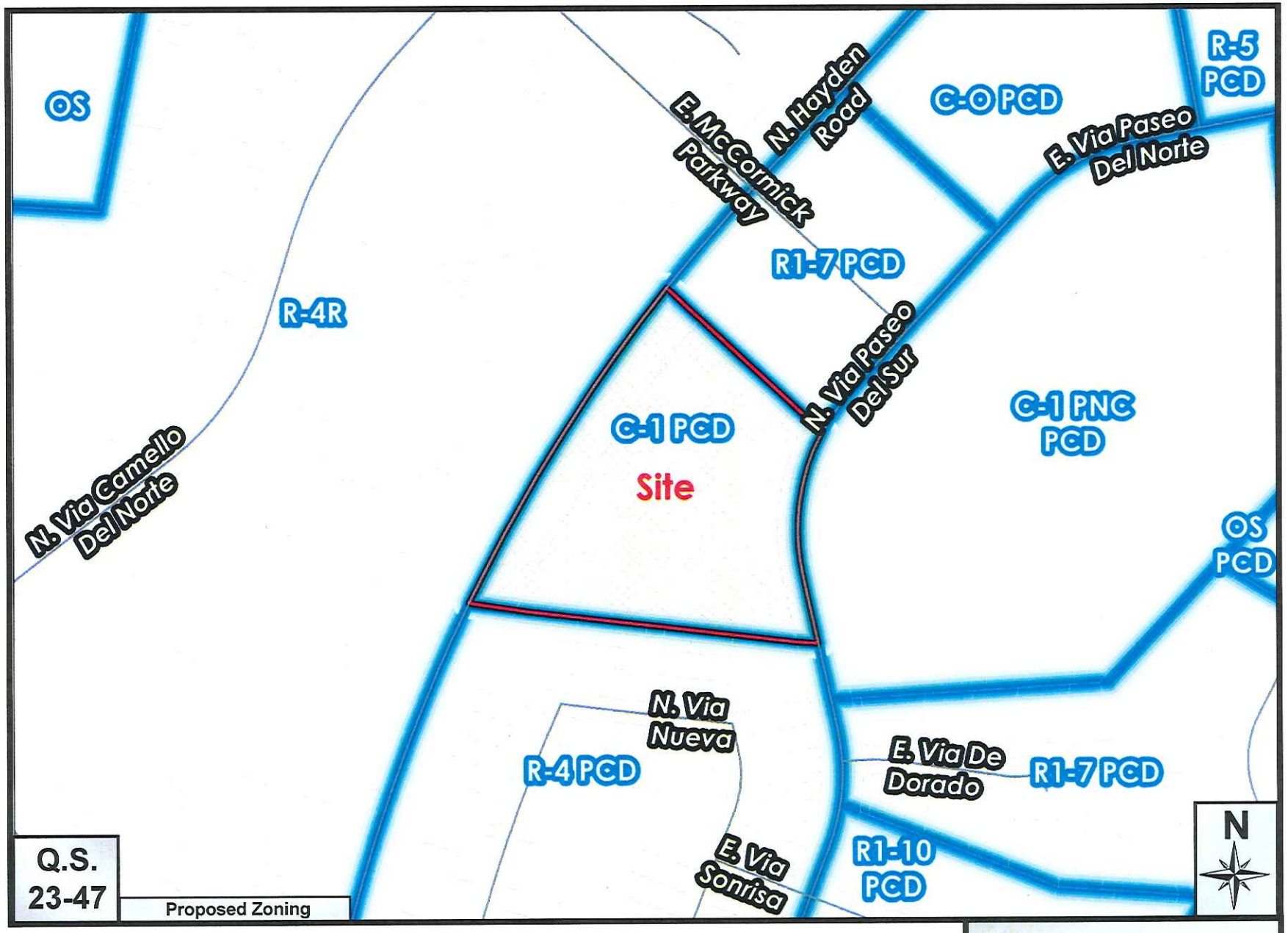
ATTACHMENT #6



Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

ATTACHMENT #7



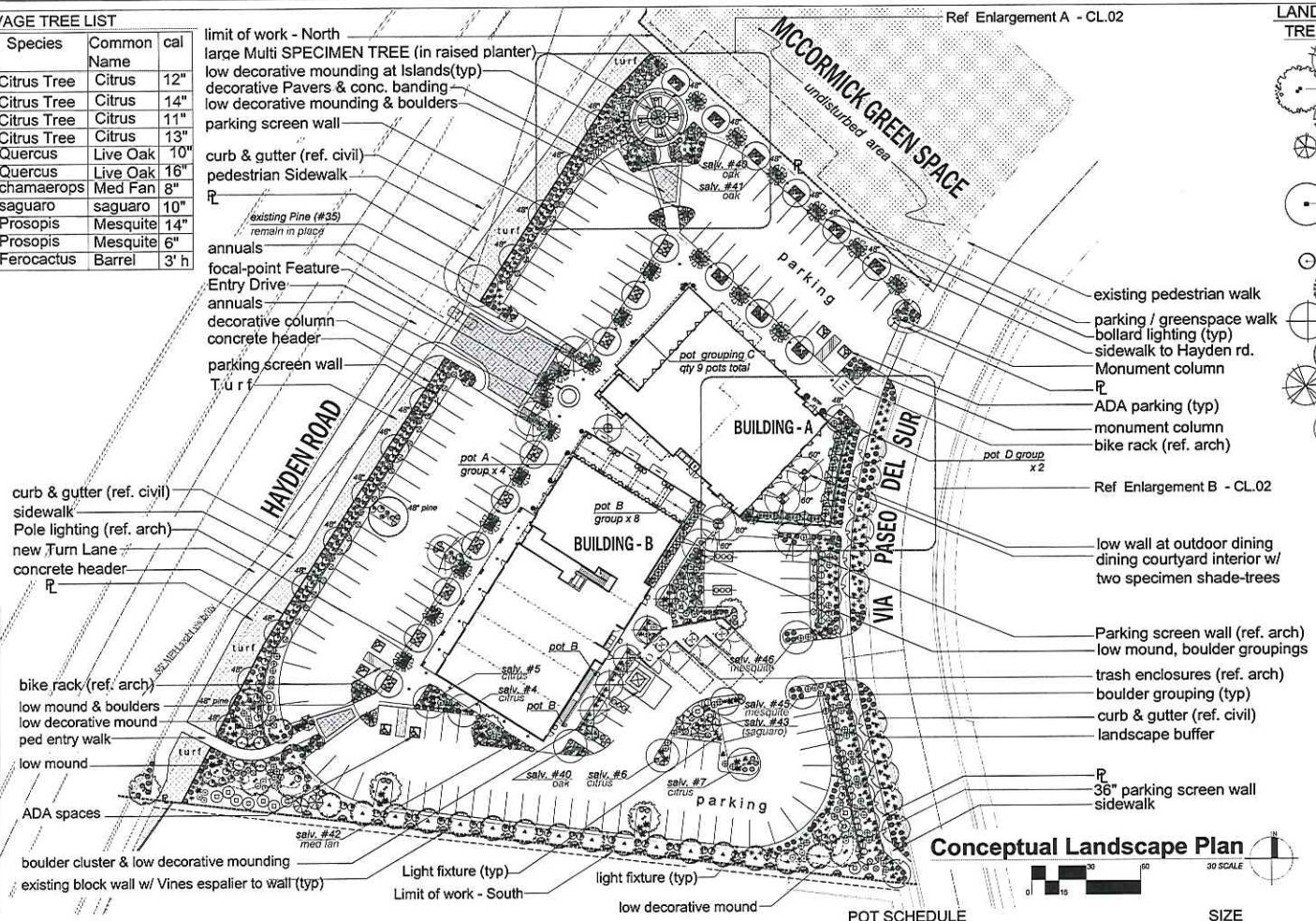
Paseo De Las Flores

2-GP-2016 & 4-ZN-2016

ATTACHMENT #8

SALVAGE TREE LIST

Tag #	Species	Common Name	cal
4	Citrus Tree	Citrus	12"
5	Citrus Tree	Citrus	14"
6	Citrus Tree	Citrus	11"
7	Citrus Tree	Citrus	13"
40	Quercus	Live Oak	10"
41	Quercus	Live Oak	16"
42	chamaerops	Med Fan	8"
43	saguaro	saguaro	10"
45	Prosopis	Mesquite	14"
46	Prosopis	Mesquite	6"
47	Ferocactus	Barrel	3' h



Conceptual Landscape Plan

30 SCALE

LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)

ALL TREES TO MEET OR EXCEED A.N.A. SPECS

TREES	SIZE / CLPR / HT.	QTY.
Jacaranda mimosifolia	48" box 3" / 13' u.o.n.	4
Jacaranda (select)	60" box specimen	4
Fraxinus velutina 'Fan-Tex' Fan-Tex Ash	36" box 1.75" / 9' standard	11
Pistacia x 'Red Push Red Push Pistache	36" box 1.75" / 9'	25
Caesalpinia mexicana Mexican Bird of Paradise	24" Box 1.0" / 5' multi.	25
Phoenix dactylifera Date Palm	Matching, 18' Trunk Ft Straight & Diamond Cut	22
Quercus virginiana Heritage Southern Live Oak	36" Box 1.75" / 10' u.o.n 48" Box 3" / 13' standard	12 18
Chamaerops humilis Mediterranean Palm	24" Box / 3' Matching, Standard	5
Cupressus sempervirens Italian Cypress	36" Box 1.75" / 7'	4
Ficus Nitida Ficus	48" box 3" / 13' Matching	18
Olea europaea 'fruitless' Fruitless variety Olive	36" Box 7' multi	5
Pinus eldarica Mondell Pine	48" box 5.5" / 15'	2
Large Specimen Tree (species t.b.d., based on availability)	60" + sz container, multi.	1
salvage tree # species	Salvage tree from site (relocated from original location) see Native Plant Inventory	11

SHRUBS / ACCENTS / VINES	SIZE	QTY
Agave murpheyi Murphey's Agave	5 gal.	57
Muhlenbergia rigens Deer Grass	5 gal.	118
Caesalpinia pulcherrima Red bird of Paradise	5 gal.	16
Muhlenbergia capillaris white cloud Muhlenbergia	5 gal.	78
Agave geminiflora Twin Flower Agave	5 gal.	87
Nerium Oleander Petite Pink var. Oleander	5 gal.	95
Bougainvillea 'La Jolla' Bougainvillea	5 gal.	25
Eremophila Valintine Valintine bush	5 gal.	62
Ligustrum japonica Japanese Privet (hedge form)	5 gal.	42
Senna artemisioides Feathery cassia	5 gal.	12
Citrus aurantium Bitter Orange	20" B & B / 1.0 / 5.0 / 4.0 Standard - hedge canopy prior to planting plant material 36" o.c to create a continuous live screen wall.	26
Leucophyllum candidum Thunder Cloud™ Thunder Cloud sage	5 gal.	135

GROUNDCOVERS	SIZE	QTY
Rosmarinus officinalis 'Prostratus' Prostrate var. Rosemary	1 gal.	198
Lantana montevidensis 'Gold Mound'	1 gal.	344

INERT MATERIAL	SIZE
Decomposed Granite - Express Brown (1/2" Select) 2" min thickness in all L.S. areas Submit samples to LA for approval	
Fractured cobble Granite - Express Brown (3" to 6") install at down-spouts, roof drains and drainage outlets	
Mid-Iron sod, hybrid bermuda	
Concrete Header at all turf locations	(4" x 6")
Surface Select Granite Boulders (min 2700 lbs bury a min of 1/3)	(3' min size) qty 35

POT SCHEDULE

	SIZE
pot A	
DuraArtStone.com MODEL: Dresden DR Round 30" Traditional (color: Mexican Tile, - LSB finish)	
Each pot A contains: (1) Chamaerops humilis	(15 gal)
(2) Wedelia trilobata	(1 gal)
pot B	
JacksonPottery.com MODEL: TCR-0150 21"x18"x13" Italian Terracotta collection	
Each pot B contains: (1) Bougainvillea Vine	(5 gal)
pot group C	
JacksonPottery.com MODEL: DG-123B x 1 27"x23"x16" Glazed (color: AZule) MODEL:DG-123A x 2 22"x19"x14" Glazed (color: Pacific)	
Each pot C contains: (3) Wedelia Trilobata	(1 gal)
Lg central pot contains: (1) Sago Palm	(5 gal)
pot D	
JacksonPottery.com MODEL: TCR 2-40 21"x18"x13" Italian Terracotta collection (Roll Rim)	
Each pot D contains: (1) Chamaerops humilis	(15 gal)
(3) Portulacaria afra	(5 gal)

Note: Owner / Architect to approve final pot & color selection prior to ordering & scheduling delivery.

EXISTING LANDSCAPE & IRRIGATION NOTES

...ing conditions prior to bidding. Any discrepan-
...t to the Landscape Architect immediately.

...designated as "existing to remain" shall be
...hases of construction. Any tree that dies due
...of maintenance or care, neglect or vandalism
...like type tree, (minimum 48" box). At no
...er. All shrubs and groundcover shall be
...nts.

...isturbed by new construction shall be repaired
...granite matching existing. Blend all disturbed
...so there is smooth transition between all
...turbed, broken or damaged headers with

...terial and adjacent plant material shall have
...during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system ,.. etc.

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.

6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100

7. Shrubs in landscape areas on SEPARATE VALVE tied into existing system

8. Landscape Contractor to provide 100% full coverage to ALL Landscaped areas and pots.

ATTACHMENT #9

2-GP-2016 5/19/16

4-ZN-2016 5/19/16

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 East Watkins Ave
Suite 210
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com

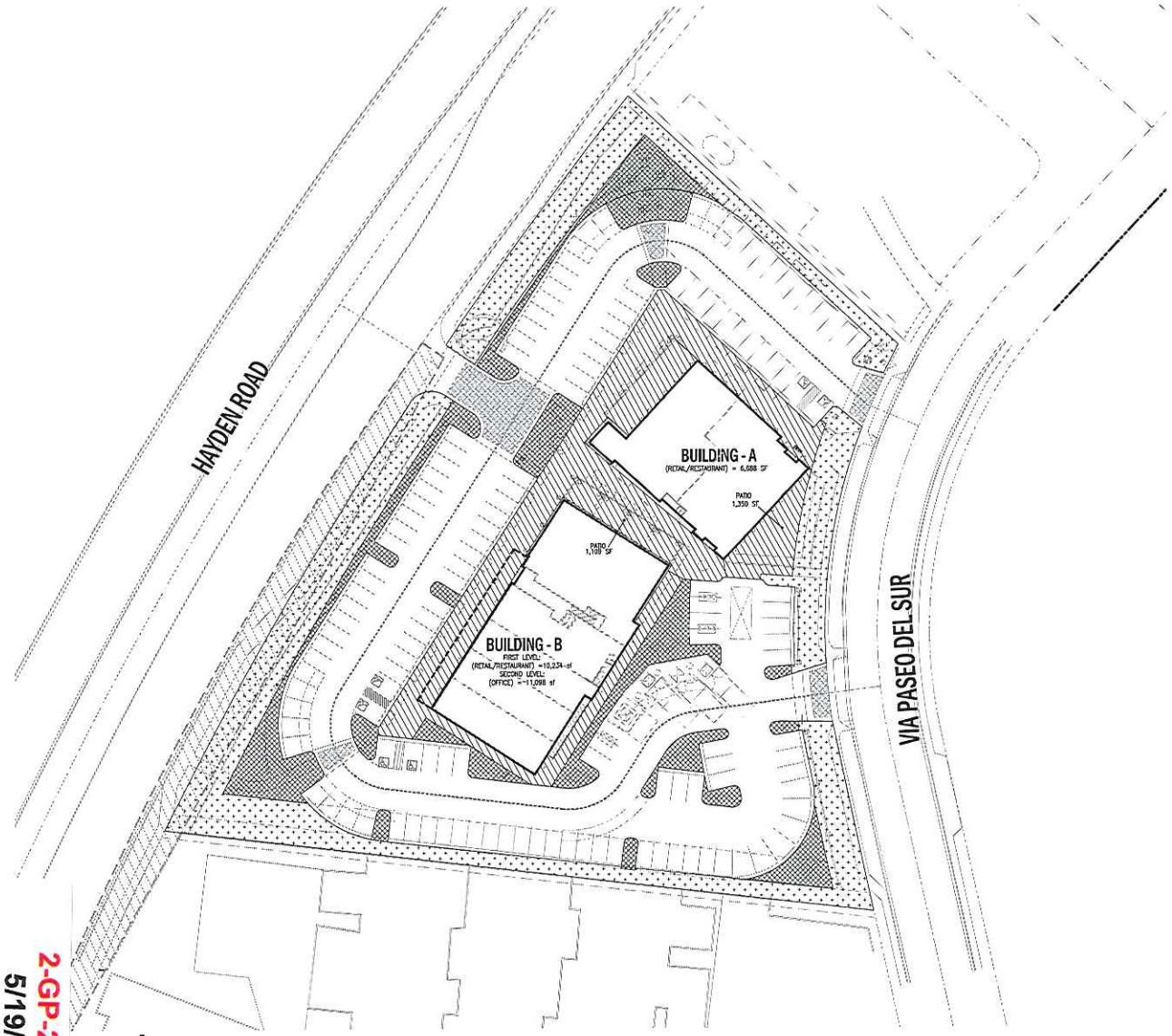
PRELIMINARY not for construction

Paseo De Las Flores
7300 Via Paseo Del Sur
Scottsdale, Arizona
Conceptual Landscape Plan

DRAWN: hcs
CHECKED: hal
SHEET SCALE: 1"=30'
DATE: 4.27.16
REVISIONS

QTY NUMBERS: proj # 15023

SHEET NUMBER
CONCEPTUAL LANDSCAPE
CL.01



NORTH

OPEN SPACE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

FOR:

LGE DESIGN BUILD

PASEO DE LAS FLORES

MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA

PROJECT DATA

ADDRESS:	7300 VIA PASEO DEL SUR SCOTTSDALE, AZ
APN:	177-03-216
ZONING:	R1-7 (CURRENT) RE-ZONE TO C-1, PCD
LAND USE:	NEIGHBORHOOD COMMERCIAL
SITE AREA:	115,254 SF 2.64 ACRES

OPEN SPACE CALCS.

OPEN SPACE REQUIRED (§.1304)	
BUILDING HEIGHT 36'-0"	
FIRST 12'-0" (10%) 115,254	11,525 SF
NEXT 24'-0" HEIGHT: 24 X (0.4%) 115,254	11,064 SF
TOTAL OPEN SPACE REQUIRED:	22,589 SF
PROVIDED OPEN SPACE:	
FRONT OPEN SPACE	20,743 SF
COMMON OPEN SPACE	16,492 SF
TOTAL OPEN SPACE PROVIDED:	36,290 SF
PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	52,343 SF
PARKING LANDSCAPE REQUIRED: 15% (52,343 SF)	7,851 SF
TOTAL OPEN SPACE PROVIDED:	11,087 SF

LEGEND

DENOTES FRONT OPEN SPACE:
20,743 S.F.

DENOTES COMMON OPEN SPACE:
14,159 S.F.

DENOTES PARKING LOT LANDSCAPE AREA:
11,087 S.F.

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. P.
VIGIL III
DATE SIGNED 12/31/16
ARIZONA, U.S.A.

DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

OPEN SPACE PLAN v2B

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

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AV3 design studio
AV3DESIGNSTUDIO.COM
602.326.3387

ATTACHMENT #10

2-GP-2016
5/19/16

4-ZN-2016
5/19/16

TRAFFIC IMPACT ANALYSIS SUMMARY
Paseo De Las Flores
Southeast Corner of Hayden Road and McCormick Parkway
4-ZN-2016

Summary Prepared by John Bartlett, COS Traffic Engineering
Traffic Impact Study Prepared by Sarah Simpson, United Civil Group

Existing Conditions:
SEC Hayden Road and McCormick Parkway
Existing Development – Site is currently developed as a Church with Daycare facilities during the weekdays.
Street Classifications –

- Hayden Road is classified as a Major Arterial - Suburban
- McCormick Parkway is classified as a Major Collector - Suburban
- Via Paseo Del Sur is classified as a local collector

Existing Street Conditions –

- **Hayden Road** is a suburban major arterial in the vicinity of the site. There are three travel lanes in each direction separated by a raised center median.
- **McCormick Parkway** is a suburban major collector in the vicinity of the site. There are two travel lanes in each direction separated by a raised median.
- **Via Paseo Del Sur** is a local collector roadway in the vicinity of the site. One travel lane is provided in each direction separated by a center yellow stripe.

Existing Intersection Conditions –

- **Hayden Road and McCormick Parkway** is a signalized intersection. The northbound and southbound approaches provide a dedicated left turn lane and three through lanes. The northbound approach also provides a dedicated right turn lane. The eastbound and westbound approaches provide a dedicated left turn lane, one through lane and a shared through-right lane.
- **McCormick Parkway and Via Paseo Del Sur is a** four legged intersection with stop control on all approaches. the eastbound and westbound approaches being stop controlled. The northbound and southbound approaches provide a single multi-purpose lane. The eastbound and westbound approaches provide two approach lanes.

Existing Volumes –

- Average Daily Traffic on Hayden Road south of McCormick Parkway – 30,300 vehicles
- Average Daily Traffic on Via Paseo Del Sur south of McCormick Parkway – 1,500 vehicles

Existing Speed Limits –

- The posted speed limit on Hayden Road is 45 miles per hour
- The posted speed limit on McCormick Parkway is 40 miles per hour west of Hayden Road. The speed limit is not posted east of Hayden Road as it terminates into the shopping center.
- The speed limit on Via Paseo Del Sur is 25 miles per hour.

Proposed Development:

Description – The proposed development consists of 8,460 square feet of restaurant use, 8,460 square feet of retail use, and 11,100 square feet of office land use.

Site Access – The applicant is proposing to three site access driveways. The proposed driveway on Hayden Road will be right-in/right-out only. Both proposed driveways on Via Paseo Del Sur will be full access.

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - 11,100 Office 8,460 SF Retail 8,460 SF Restaurant	1,574	75	52	127	64	59	123
Previously Approved - Church with Daycare	370	32	29	61	29	33	62
Increase/Decrease	**+1,204**	**+43**	**+23**	**+66**	**+35**	**+26**	**+61**

Traffic Analysis:

All intersections and approaches are anticipated to operate at acceptable levels of service (LOS D or better) in both the 2018 and 2023 analysis years.

Specific movements experience a level of service E or lower:

- Northbound and Southbound Left turn – LOS E present under existing AM conditions
- Northbound left – LOS present under existing PM conditions

All other individual movements are anticipated to operate at acceptable levels of service during the AM and PM peak hours with the addition of site generated traffic.

Summary:

The approval of the zoning district change for the proposed development will result in an estimated 1,574 trips generated per day to and from the project site. The development is estimated to generate 127 AM peak hour trips, and 123 PM peak hour trips. This represents an increase of 1,204 daily trips, an increase of 66 AM peak hour trips, and an increase of 61 PM peak hour trips.

The study area intersections are anticipated to experience acceptable levels of service (LOS D or better) both with and without the proposed development. Individual movements at the Hayden Road and McCormick Parkway intersection are anticipated to experience poor levels of service (LOS E) both with and without the proposed development.

Comments/Concerns:

The project proposes a right-in/right-out only driveway along Hayden Road on the inside of the horizontal curve of the roadway. The final site design will need to verify that adequate site distance is provided per AASHTO guidelines. According to the applicant, providing this site distance requires lower the height of the wall on the adjacent property to the south.

Citizen Review Report
Non-Major General Plan Amendment, Rezoning, Preliminary Plat and Development Review

Application No. 1041-PA-2015

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at **TAB A**), please see attached and below regarding the Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the south, known as Paseo Villa HOA, and to the larger area-wide HOA, the McCormick Ranch Property Owner's Association. In that effort, the development team reached out early to both of these groups and has had ongoing conversations.

On September 23, 2015, development representatives met with the Paseo Village HOA at their regularly scheduled meeting to introduce the new Property owner, discussed the planned applications and answer questions. Exhibits depicting proposal concepts and samples of previously completed projects were on display. Attendees had general questions regarding project timing, building height and potential tenants. A preference was noted for the relocation of the existing refuse location on the site. Residents also noted a preference for an access point off of Hayden Road to reduce traffic on Via Paseo del Sur.

On October 7, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Architectural Control Committee at their regularly scheduled meeting. The committee had general questions regarding materials, design influence, building location, potential tenants, project timing and project access. Overall, the Committee was supportive of the concept and was looking forward to further information.

On November 18, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Board of Director's at their regularly scheduled meeting. A copy of the approved meeting minutes are attached at **TAB B**. The Board had general questions regarding the design, building location, potential tenants, project timing and project access. A member of the Board noted a preference for access from Hayden Road. The Board voted to support the applications as noted in the meeting minutes.

On December 7, 2015, a Project Under Consideration sign was posted on site describing the proposal and inviting the public to a neighborhood open house.

4-ZN-2016
02/02/16

ATTACHMENT #12

2-GP-2016
5/19/16

On December 14, 2015, first class letters were sent out to property owners, interested parties and registered HOA's within 750' of the property as provided by the City. The letters provided a description of the applications and invited the recipient to attend an open house meeting. Contact information for the development team was also included should recipients choose not to attend the open house meeting. See sign posting affidavit, copy of open house mailing letter, mailing list and map of mailing area attached at **TAB C**.

On December 17, 2015, an open house meeting was held on site within the existing building. Exhibits depicting the Property and surrounding area, site plan, elevations and renderings of the proposal were on display. Representatives of the development team, including the owner, were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Roughly 20 members of the public chose to attend the meeting and 13 people signed in. Attendees had questions regarding building height, potential tenants, lighting, parking provided and project timing. Attendees were extremely supportive of the project and noted a strong desire for an access point on Hayden Road. See sign-in sheet and sample exhibits attached at **TAB D**

As of the date of this report, the applicant has received only one (1) phone call from a recipient of the notification letters. The call occurred on December 29, 2015 and the caller stated her complete support for the applications.

A Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Our office has and will continue to be available to discuss the project with members of the public.

Thank you

McCormick Ranch Property Owners' Association, Inc.

9248 N 94TH ST
SCOTTSDALE, AZ 85258
Phone: 480-860-1122 Fax: 480-860-1530

6/16/2016

McCORMICK RETAIL PARTNERS, LLC
140 E RIO SALADO PKWY #209
TEMPE, AZ 85281

Re: Architectural Submittal for 7300 E VIA PASEO DEL SUR

Dear Homeowner:

The Architectural Control Committee for McCormick Ranch Property Owners' Association, Inc. has reviewed and **APPROVED the architectural submittal for your conceptual retail/restaurant and office development remodel and building materials per the plans submitted.**
This approval by the MRPOA Architectural Control Committee shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the Architectural Control Committee shall be deemed final until all required permits have been obtained and copies thereof have been received by the MRPOA office.

If you have any questions, please contact the Association at (480)860-1122, ext. 200, or by email at admin@mrpoa.com.

All construction must commence within forty-five (45) days of this approval letter. If the project is not started within forty-five (45) calendar days, it must be resubmitted to the Committee unless prior authorization from the Committee is otherwise received. The project must be completed within sixty (60) calendar days, unless prior authorization from the Committee is otherwise received. If approval was a result of a violation issued against the property, applicant will have fifteen (15) calendar days to bring the property into compliance.

ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated.

Best regards,

McCormick Ranch Property Owners' Association, Inc.

McCormick Ranch Property Owners' Association, Inc.
Board of Directors Meeting
Board Room – 9248 N 94th St
Wednesday, November 18, 2015 – 4:00 PM

A quorum was present with the following Directors in attendance in person: Brian Calabro, Liz Guinan, Mike Hart, Sam Luft, Gaylene Ori, Linda Scorzo, Peggy Ullmann and Janet Wilson.

Executive Director Jaime Uhrich was present. Minutes were recorded by Bree Peterson.

The following homeowners were also present: Carol Garling, Maria Dos Santos, Bill Jenkins, William Rivoir, Alice Currey, Brigette Metcalf and Dana Metcalf. Also present were George Pasquel III, Artie Vigil, Swen Anderson and Vince Dalke from Withey Morris.

APPROVAL OF MINUTES
MOTION: It was moved and seconded to approve the minutes from the October 28, 2015 meeting. Motion passed unanimously.

APPEALS

7750 N VIA DE SOMBRE
Homeowner Carol Garling addressed the Board regarding the ACC's decision to deny the use of Behr custom colors for the base and trim on her house at 7750 N Via de Sombre, which was painted without prior approval. Homeowner stated that the base is the same color the house has always been, and was not repainted, only touched up in areas that needed it.

MOTION: It was moved and seconded that the Board uphold the ACC decision to deny the use of Behr custom colors for the body and trim of the property at 7750 N Via De Sombre. The homeowner may keep the base color, but must choose and submit for approval the Architectural Control Committee, a new trim color in the same color scheme as the base. Motion passed unanimously.

8101 E MORGAN TRL
The Board reviewed the appeal regarding the use of Dunn Edwards Weather Board for the trim of the house located at 8101 E Morgan Trail, painted without prior approval.

MOTION: It was moved and seconded to uphold the ACC decision to deny the use of Dunn Edwards Weather Board as a trim color for the property at 8101 E Morgan Trail. Motion passed unanimously.

APPEARANCE

7300 E Via Paseo Del Norte
George Pasquel with Withey Morris, and representing LGE Design Build, presented to the Board a Mixed Used Commercial project proposed for 7300 E Via Paseo Del Norte, currently zoned Single Family Residential, Planned Community District (R1-7 PCD). The Property has a General Plan designation of Office and is currently used for a variety of non-residential uses including a church and Montessori school. The applications being submitted to the Board and City propose a General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD).

The Board reviewed the zoning for neighboring properties which includes R4 PCD to the south, C-O PCD to the north and C-1 PNC to the east.

MOTION: It was moved and seconded to support LGE Design Group moving forward with their application to the City of Scottsdale for Rezoning and Minor General Plan Amendment for the parcel of property located at 7300 E Via Paseo Del Norte. The support of the Board is provisional, and is only for the current zoning and General Plan change. All other items, i.e. demolition plans, building locations, designs, etc., will have to be submitted to the Architectural Control Committee for approval prior to action. Further, LGE Design Group will obtain through the City of Scottsdale the proper entitlements to develop the new retail project, which includes neighborhood notifications for input, as well as rezoning and development review board applications. Motion passed with 6 Ayes, 2 Nays (Peggy Ullmann and Liz Guinan)

TREASURER'S REPORT

October Finance Reports
The Finance Committee reviewed the October Operating Report, Delinquency Report and Balance Sheet Summary.

MOTION: It was moved and seconded to approve the October Treasurer's Report. Motion passed unanimously.

Vehicle/Equipment Purchases and Loans
MOTION: It was moved and seconded to approve Mike Hart researching end of the year rebates and incentive programs for vehicle purchases needed and approved in the 2016 Budget. Mr. Hart will determine if the Association will benefit from discounts and seek financing the vehicles until February 2016 should the Association benefit from purchasing the vehicles in 2015. Motion passed unanimously.

COMMITTEE REPORTS

Architectural Control Committee

Summary of Association Rules, Regulations and Architectural Control
The Board was presented with proposed changes from the Architectural Control Committee and staff to the Summary of Association Rules, Regulations and Architectural Control booklet. Changes included spelling issues not previously found, additional storage shed guidelines and landscape guideline clarifications.

MOTION: It was moved and seconded that the Board approve the proposed changes made to the Summary of Association Rules, Regulations and Architectural Control booklet. Motion passed unanimously. (Exhibit A)

Landscape Committee

The Committee continues to meet regularly with Logan Simpson regarding the Landscape Master Plan. Inventory and mapping of the Ranch is nearing completion.

Logan Simpson will have a tent at the Holiday Lights Event. Architect Craig Coronato and an Association will be available to answer questions and receive input from residents.

Information item only. No action taken.

Holiday Lights Committee

Board member Liz Guinan updated the Board about the progress of upcoming event.

Funding Future Holiday Lights Events
Liz Guinan presented an idea to the Board of Directors for funding Holiday Lights on McCormick Ranch. Ms. Guinan suggested that residents be given the option on their annual assessment statement to round-up their annual assessments up to a full dollar amount (i.e. $206 payment, would be rounded up to $210), and allowing the difference to be used to fund Holiday Lights on McCormick Ranch. Board Members questioned the legality of this option.

MOTION: It was moved that the Board seek legal counsel about adding a voluntary contribution to the annual statements to fund Holiday magic. Motion was withdrawn.

MOTION: It was moved and seconded to review funding options for Holiday Lights on McCormick Ranch in January/February 2016 Board Meeting. Motion passed unanimously.

EXECUTIVE DIRECTOR REPORT

#2015-207 Compliance and Fine Policy
MOTION: It was moved and seconded that the Board approve resolution #2015-207 Compliance and Fine policy. Motion passed unanimously. (Exhibit B)

#2015-208 Delinquency Policy
MOTION: It was moved and seconded that the Board approve resolution #2015-208 Delinquency Policy. Motion passed unanimously. (Exhibit C)

#2015-209 Miscellaneous Fees
MOTION: It was moved and seconded that the Board approve Resolution #2015-209 Miscellaneous Fees. Motion Passed unanimously. (Exhibit D)

Architectural Fees and Deposit Schedule
MOTION: It was moved and seconded to table the Architectural Fees and Deposit Schedule. Motion passed unanimously.

Salt River Fields
Executive Director, Jaime Uhrich, updated the Board on recent complaints received from homeowners regarding noise levels at Salt River Fields. Ms. Uhrich has been in contact with Dave Dunne from Salt Fields. Mr. Dunne is currently researching noise abatement options that could be used by Salt River Fields during loud concerts and events.

The Board and Executive Director will continue to monitor and address noise complaints regarding

PRESIDENT'S REPORT

#2015-210 BOARD MEMBER CODE OF ETHICS

MOTION: I was moved and seconded that the Board of Directors approve resolution #2015-210 Board Member Code of Ethics. Motion passed unanimously. (Exhibit E)

ADJOURNMENT

MOTION: A motion was made and seconded to adjourn the meeting into Executive Session. Motion passed unanimously.

Peggy Ullmann, Secretary

Peggy Ullmann, Secretary

1/27/16

Date

WITHEY MORRIS PLC
ATTORNEYS AT LAW

December 4, 2015

Re: 7300 N. Via Paseo del Sur - Rezoning & Minor General Plan Amendment - Case No. 1041-PA-2015

Dear Property Owner / Neighbor

Our office represents LGE Design Building ("LGE") with regard to the roughly 2.9 acre property located at 7300 N. Via Paseo del Sur near the southeast corner of Hayden Road and McCormick Ranch Parkway (the "Property"). See attached aerial map for reference. The purpose of this letter is to inform you that LGE has recently filed a pre-application with the City and intends to file a formal rezoning, minor general plan amendment, and development review board application in the coming weeks to obtain the required entitlements to develop a new retail project with a small office component on the Property.

Although the Property is currently zoned Single Family Residential, Planned Community District (R1-7, PCD), the Property has a General Plan designation of Office and has already been developed and used for a variety of non-residential uses including a church and a Montessori school. The applications will better align the General Plan and zoning designations, with a proposed General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD). The Property will still remain within the Paseo Village PCD. The goal of the project is to create a walkable, boutique, neighbor-hood scale retail/restaurant project. A preliminary site plan is enclosed for reference. The project consists of 2 buildings – one fronting on the small park, the other more centrally located on the site. The design evokes the best of McCormick Ranch style with Spanish Colonial and Santa Barbara influenced design aspects including white plaster walls, red tile roofs, iron details and an abundance of landscaping and outdoor gathering areas.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Thursday, December 17, 2015 from 6:00-7:00pm, on site at 7300 N. Via Paseo del Sur in Scottsdale. Feel free to stop by at any time. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com. Additionally, any questions and/or comments can be directed to the City's Project Coordinator Meredith Tessier at 480.312.4211 or MTessier@ScottsdaleAZ.gov.

In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings by the Development Review Board, Planning Commission and City Council. Information can also be found on the City's website at: http://www.scottsdaleaz.gov/projects. Thank you for your courtesy and consideration.

Very truly yours,

WITHEY MORRIS P.L.C.

By
George Pasquel III

Attachment: Aerial, Site Plan

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

SIGN-IN

LGE – CASE NO. 1041-PA-2015
7300 N. VIA PASEO DEL SUR
NEIGHBORHOOD OPEN HOUSE MEETING
DECEMBER 17, 2015 – 7300 N. VIA PASEO DEL SUR – 6:00 PM- 7:00 PM

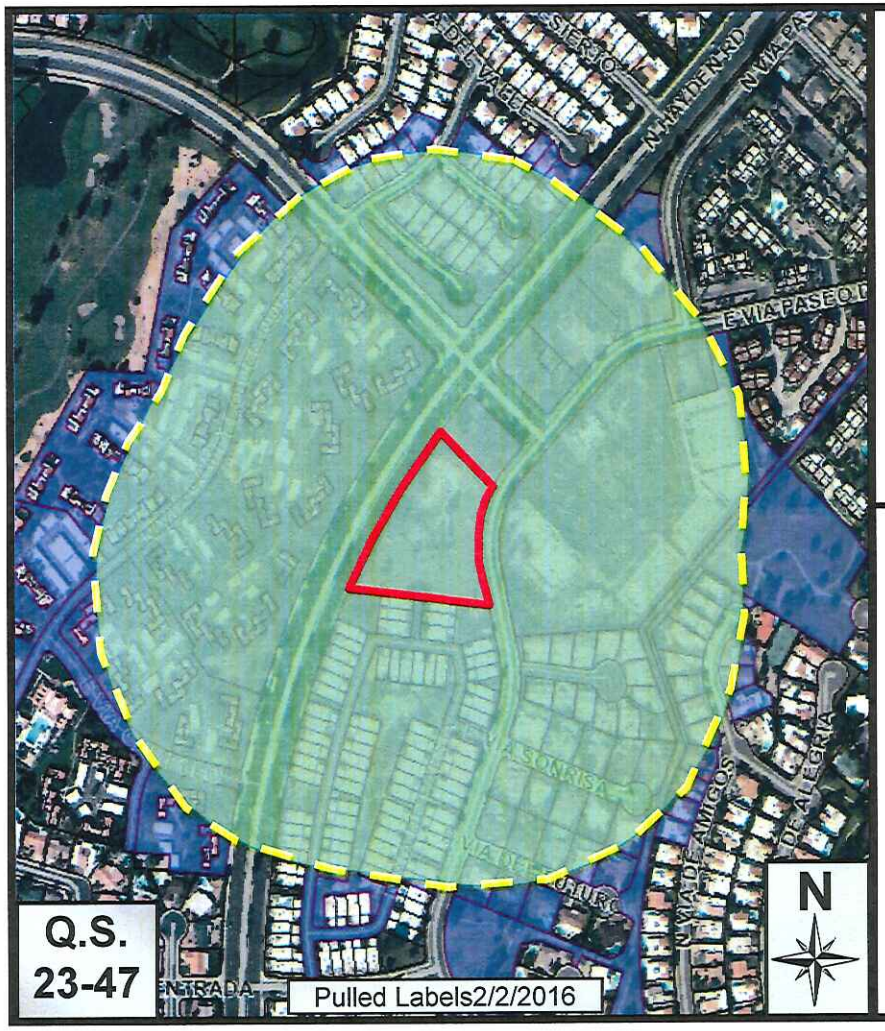
NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. Paul Jesse	7145 N. Via De Poesia		pjesse@Bubbelbridge.com	Paseo Villa's
2. DON MUNSON	7260-VIA NUEVA	602-321-9909	DonMunson	
3. Ed Miksch	8355 E Via de Viva		Edmiksch@yahoo.com	Del Norte
4. George + Diane Sutherland	7122 N. Via Nueva	602-999-9100	dlsutherland5@gmail.com	PVIA
5. ANNA & GORDON McDOUGALL	7216 N VIA NUEVA	480-2400893	GORD564@GMAIL.COM	PASSEO VILLAS
6. Joe Sciolla	8107 E. Via Del Futuro		Joe Sciolla@gmail.com	
7. Mark Donhowe	7143 N. Via Nueva	563-380-8074	markdonhowe@gmail.com	Paseo Villa
8. SHARMAN MCKINNON	8179 VIA DE DORADO	480-6884440	sharmanmc@aol.com	Paseo Verde
9. GERRY ~~TIROZZI~~ TIROZZI	"	703-919-4702	gntirozzi@gmail.com	"
10. Becky Moyer	7248 N Via Nueva	4178395677		PASEO VILLA

SIGN-IN

ARMSTRONG
CVS/UNIVERSITY & MILL
NEIGHBORHOOD OPEN HOUSE MEETING
APRIL 12, 2012 – FIRST SOUTHERN BAPTIST CHURCH - 1300 SOUTH MILL AVENUE - 6:00 PM

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*	*Homeowner Assoc Name*
11. Jaime Uhrich	9245 N 94th St.	480-800-1122	jaimeuhrich@gmail.com	MRPA
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- Properties within 750-feet
- HUP - 327

Additional Notifications:

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

Paseo De Las Flores

4-ZN-2016 & 2-GP-2016

ATTACHMENT #13