

# PLANNING COMMISSION REPORT



Meeting Date: September 27, 2017  
General Plan Element: *Land Use*  
General Plan Goal: *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods*

## **ACTION**

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### **Planned Districts Text Amendment 621-PA-2017**

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

1. Initiate a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 5.2600. (Planned Regional Center), 5.3000. (Downtown), 5.4000. (Planned Airpark Core Development), 5.5000. (Planned Unit Development) and 6.1300. (Planned Block Development Overlay District), and other applicable sections of the Zoning Ordinance, to update specific names, purposes, criteria, property development standards, Cultural Improvements Program requirements and/or bonus development standards.

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

- Proposed text amendment initiation as a result of City Council direction
- Create hierarchy of development standards and unify application of development bonuses
- Refine requirement for placement of public art on private development sites

#### **Related Policies, References:**

- Zoning Ordinance
- Scottsdale General Plan 2001, as amended

## **APPLICANT CONTACT**

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## **LOCATION**

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Citywide

## BACKGROUND

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On May 30<sup>th</sup> of this year, Planning Department staff initiated a discussion with City Council at a City Council Work Study Session regarding the development bonus provisions available in certain zoning districts and the Cultural Improvements Program provisions of the Zoning Ordinance. City Council directed staff to review the development bonus provisions to ensure development bonuses continue to align with community goals and provide meaningful benefits to the community in exchange for increased development potential in certain areas of the city. In addition, the City Council directed staff to review the Cultural Improvements Program and make potential changes to the Zoning Ordinance to ensure public art is appropriately located in the public realm. Based on that direction, city staff reviewed those areas of the Zoning Ordinance that currently permit development bonuses, as well as the Cultural Improvements Program provisions, and has identified several areas of emphasis for a proposed text amendment. Those areas include:

- **Update of development standards to create hierarchy of planned districts.** The Planned Block Development (PBD) zoning overlay district has long been the major implementation tool for higher intensity development in the Downtown Area of the city and most recently underwent an update in 2012. In 2013, the city revamped the Planned Airpark Core Development (PCP) zoning district, which morphed into an implementation tool for more intensive, mixed-use development in the Greater Airpark area of the city. The Planned Unit Development (PUD) zoning district was put in place in 2009 as a way to encourage mixed-use development on smaller parcels in areas outside of the Downtown Area. Finally, the Planned Regional Center (PRC) zoning district saw recent changes in 2013 as a result of privately-initiated updates to reflect development at the Scottsdale Quarter site. All of these modifications, however, have adopted development standards that lack a logical hierarchy and relationship amongst these major planned districts of the city. Proposed changes to the development standards of these districts will focus on creating that hierarchy and standardizing the application of development standards across these zoning districts.
- **Unify application of bonus provisions amongst applicable zoning districts.** The PBD and PCP zoning districts are similar in their application of bonus development provisions with the exception of minimum requirements for utilization of a bonus. The PRC zoning district requires a prescriptive-based path for utilization of development bonuses. Finally, the PUD district does not currently allow for development bonuses. Proposed changes to Zoning Ordinance development bonus provisions would seek to unify the application of development bonuses between the PBD and PCP zoning districts, make minor tweaks to the bonus requirements of the PRC zoning district, and add the development bonuses option to the PUD zoning district. Development bonuses in the PUD district could follow a prescriptive path method, similar to the PRC zoning district.
- **Update Cultural Improvements Program requirements.** Proposed changes to the Cultural Improvements Program will provide refinement on the requirements for placement of public art on a private development site.

City staff will propose updates to various sections of the Zoning Ordinance related to these four mixed-use zoning districts, and any other applicable sections of the Zoning Ordinance, to be

consistent with the recent direction by City Council. In addition, city staff may propose changes to the Downtown (D) zoning district to coincide with the proposed updates to these four mixed-use zoning districts and the Downtown Character Area Plan. Similar to other city-initiated text amendments, the initiation of this text amendment also provides an opportunity to evaluate other, congruent sections of the Zoning Ordinance to improve ease of use and ensure consistency.

## **IMPACT ANALYSIS**

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### **Community Involvement**

This proposal will include standard community involvement consisting of public notice in the newspaper, online notification, postcard mailing to interested parties and community outreach meetings.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission initiate the text amendment.

## **RESPONSIBLE DEPARTMENT**

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### **Planning & Development**

Current Planning Services

## **STAFF CONTACT**

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**APPROVED BY**

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Brad Carr, Report Author

9.13.2017

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Date



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9/22/2017

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Date



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9/22/17

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Date