



### **NOTICE OF CITY COUNCIL HEARING**

The notice sent to you on June 12, 2002 inadvertently stated "Planning Commission" in the body of the paragraph shown below. This has been changed to read "City Council" in agreement with the heading above; nothing else has been changed.

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing **July 1, 2002** at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Blvd, Scottsdale, Arizona, for the purpose of hearing all persons wishing to comment on the following:

**7-ZN-2002** Valley Ho Hotel Historic Property Overlay - request by City of Scottsdale, applicant, Kemp Properties, Inc., owner, to rezone from Highway Commercial (C-3) to Highway Commercial, Historic Property (C-3 HP) on an 8.86± acre parcel located on the north side of East Main Street, at 6850 E. Main Street. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

Comments: This request would add Historic Property (HP) overlay zoning to the Valley Ho Hotel (now Ramada Valley Ho) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

**8-ZN-2002** Craftsman Court Historic Property Overlay - request by City of Scottsdale, applicant, Sunbrella Properties, Inc., owner, to rezone **from** Central Business District (C-2) **to** Central Business District, Historic Property (C-2 HP), on a .82± acre parcel located at 7121 - 7141 E. 5th Avenue. **Staff/applicant contact person is Don Meserve, 480-312-2523.**

Comments: This request would add the Historic Property (HP) overlay zoning to the Craftsman Court (now Kiva Center) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

**9-ZN-2002** Adobe Motor Apartments Historic Property Overlay) - request by City of Scottsdale, applicant, Jimmy Eriksson, owner to rezone **from** Central Business District (C-2) **to** Central Business, Historic Property (C-2 HP) on a 12,504 square foot property located at 7037 - 7041 E. 1st Avenue. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

Comments: This request would add Historic Property (HP) overlay zoning to Adobe Motor Apartments (now El Adobe) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

A case file on the subject properties is located in Community Development at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS, IS AVAILABLE AT LEAST 24 HOURS BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9065 East Via Linda  
City Hall, 3939 N. Drinkwater Boulevard  
El Dorado Park & Recreation Center, 2311 N. Miller Road

Attest:  
Bonnie Fuller/Beckye Frey  
Planning Assistants



Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

6/21



#### ZONING NOTICE

NOTICE IS HEREBY GIVEN that the Historic Preservation Commission of the City of Scottsdale, Arizona, will hold a public hearing Thursday, May 9, 2002 at 5:00 P.M., at the Community Development Conference Room, 1st Floor, Suite 105, One Civic Center, 7447 E. Indian School Road for the purpose of hearing all persons wishing to comment on the following:

**7-ZN-2002**(Valley Ho Hotel Historic Property Overlay) - request by City of Scottsdale, applicant, Kemp Properties, Inc., owner, to rezone from Highway Commercial (C-3) to Highway Commercial, Historic Property (C-3 HP) on an 8.86± acre parcel located on the north side of East Main Street, at 8850 E. Main Street. This request would add Historic Property (HP) overlay zoning to the Valley Ho (now Ramada Valley Ho) Hotel in downtown Scottsdale, and place the buildings on the Historic Register. No changes in use or the underlying zoning are proposed. Staff/Applicant contact person is Don Meserve, 480-312-2523.

**8-ZN-2002**(Craftsman Court Historic Property Overlay) - request by City of Scottsdale, applicant, Sunbrella Properties, Inc., owner to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) on .82 ± acre parcels located at 7121 - 7141 E. 5th Avenue. This request would add Historic Property (HP) overlay zoning to the Craftsman Court (now Kiva Center) in downtown Scottsdale, and place the buildings on the Historic Register. No changes in use or the underlying zoning are proposed. Staff/Applicant contact person is Don Meserve, 480-312-2523.

**9-ZN-2002**(Adobe Motor Apartments Historic Property Overlay) - request by City of Scottsdale, applicant, Jimmy Erikson, owner to rezone from Central Business District (C-2) to Central Business, Historic Property (C-2 HP) on a 12,504 square foot property located at 7037 - 7041 E. 1st Avenue. This request would add Historic Property (HP) overlay zoning to the Adobe Motor Apartments (now El Adobe) in downtown Scottsdale, and place the buildings on the Historic Register. No changes in use or the underlying zoning are proposed. Staff/Applicant contact person is Don Meserve, 480-312-2523.

The tentative Planning Commission public hearing is May 28, 2002. The City Council hearing date will be determined after the applications have been to the Historic preservation Commission and Planning Commission public hearings.

Case files, that include the legal descriptions of the subject properties, are located in Community Development at 7447 E. Indian School Road, Suite 105, where they may be viewed by any interested person.

A COPY OF THE FULL AGENDA, INCLUDING ANY ITEMS CONTINUED FROM PREVIOUS MEETINGS, IS AVAILABLE AT LEAST 24 HOURS BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9055 East Via Linda  
City Hall, 3838 North Drinkwater Boulevard  
El Dorado Park & Recreation Center, 2311 N. Miller Road  
ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN  
HISTORIC PRESERVATION COMMISSION  
Attest: Don Meserve, Preservation Division

Apr 20, 2002/208343



#### NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on May 29, 2002, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, and the City Council of the City of Scottsdale, Arizona will hold a public hearing on a date to be determined, for the purpose of hearing all persons who wish to comment on the following:

**5-UP-2002 (LGE North Scottsdale Automotive)** - request by Archicon LLC, applicant, LGE Corporation, owner, for a conditional use permit for an automotive repair facility on a 1.24-acre parcel zoned Highway Commercial (C-3), and located at 8420 E. Butherus Drive. Staff contact person is Suzanne Gundeman, 480-312-7087. Applicant contact person is Vince Dalke, 602-222-4286.

**Comments:** The use permit would allow an automotive maintenance and repair facility at this site.

**9-UP-2002 (Falcon Ridge Auto Spa)** - request by James Elson Architect, applicant, Bell 19-C3 LLC, owner, for a conditional use permit for a gasoline service station and automated car wash on 4.6 acres, located at the southwest corner of 94th Street & Bell Road and zoned Highway Commercial, Environmentally Sensitive Lands, Planned Community District (C-3 ESL PCD). Staff contact person is Kurt Jones, 480-312-2524. Applicant contact person is Jim Elson, 480-347-7480.

**Comments:** Conditional Use Permits are required for a gasoline service station and car wash facility in a Highway Commercial (C-3) zoning district.

**5-ZN-1987/93 (Scottsdale Healthcare Osborn Hospital Expansion)** - request by Earl, Curley & Lagarde, applicant, Scottsdale Healthcare Realty Corp., owner, to amend the Planned Block Development (PBD) standards on 8.6 acres located at 7400 East Osborn Road.

**Comments:** Approval of this request will allow an expansion of the main hospital building.

**8-UP-1981/92 (Scottsdale Healthcare Osborn Hospital Expansion)** - request to amend the existing Conditional Use Permit on 8.6 acres located at 7400 E. Osborn Road. Staff contact person is Kurt Jones, 480-312-2524. Applicant contact person is Michelle Hammond, 602-265-0094.

**Comments:** Approval of this request will permit the proposed hospital expansion for an expanded emergency room and trauma center.

**6-ZN-2002 (Happy Valley/Scottsdale Rd 20 Acres)** - request by Ellistone Residential Specialists, applicant, Sharn Trust & Happy Valley & Scottsdale Road L.P. owners, to rezone from Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single Family Residential, Environmentally Sensitive Lands (R1-10 ESL) on 20 acres located at the southeast corner of Scottsdale and Happy Valley Roads. Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Irene Carroll, 480-314-0700.

**Comments:** The rezoning would allow development of a 30-lot subdivision.

**7-ZN-2002 (Valley Ho Hotel Historic Property Overlay)** - request by City of Scottsdale, applicant, Kemp Properties, Inc., owner, to rezone from Highway Commercial (C-3) to Highway Commercial, Historic Property (C-3 HP) on an 8.86-acre parcel located on the north side of East Main Street, at 5850 E. Main Street. Staff/Applicant contact person is Don Meserve, 480-312-2523.

**Comments:** This request would add the Historic Property (HP) overlay zoning to the Valley Ho Hotel (now Remade Valley Ho) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

**8-ZN-2002 (Craftsman Court Historic Property Overlay)** - request by City of Scottsdale, applicant, Sunbrella Properties, Inc., owner, to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) on a .82-acre parcel located at 7121 - 7141 E. 5th Avenue. Staff/Applicant contact person is Don Meserve, 480-312-2523.

**Comments:** This request would add the Historic Property (HP) overlay zoning to Craftsman Court (now Kiva Center) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

**9-ZN-2002 (Adobe Motor Apartments Historic Property Overlay)** - request by City of Scottsdale, applicant, Jimmy Erickson, owner, to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) on a 12,504-square foot parcel located at 7037 - 7041 E. 1st Avenue. Staff/Applicant contact person is Don Meserve, 480-312-2523.

**Comments:** This request would add the Historic Property (HP) overlay zoning to Adobe Motor Apartments (now E Adobe) in downtown Scottsdale, and place the buildings on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

**10-ZN-2002 (The Villages at Estancia)** - request by GSA Tyndall, applicant, Pinnacle Estancia Retreats LLC, owner, for site plan and stipulations approval for a 17.15-acre property located at Troon Parcel T, approximately 1 mile east of 97th Place along Dynamite Boulevard, and zoned Central Business District, Hillside District, Environmentally

Sensitive Lands (C-2 HD/ESL). Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Joe Tyndall, 480-967-5355.

**Comments:** Site plan approval will permit construction of a mixed-use development called the Villages at Estancia. **3-TA-2000/02 (Wireless Communications Ordinance Text Amendment)** - request by City of Scottsdale, applicant, to amend Ordinance No. 455 (Zoning Ordinance; Wireless Facilities Ordinance Amendment), as follows: Article I, Administration & Procedures, Section 1.403, Additional Conditions for Specific Conditional Uses, Section 1.806, Zoning Administrator Review of Minor Applications, Article III, Definitions, Section 3.100, General, Article V, District Regulations, Sections 5.012, Single Family Residential District (R1-190), Use Regulations, Section 5.022, Single Family Residential District (R1-130), Use Regulations, Section 5.032, Single Family Residential District (R1-70), Use Regulations, Section 5.102, Single Family Residential District (R1-43), Use Regulations, Section 5.202, Single Family Residential District (R1-35), Use Regulations, Section 5.302, Single Family Residential District (R1-18), Use Regulations, Section 5.402, Single Family Residential District (R1-10), Use Regulations, Section 5.502, Single Family Residential District (R1-7), Use Regulations, Section 5.552, Single Family Residential District (R1-5), Use Regulations, Section 5.603, Two-Family Residential District (R-2), Use Regulations, Section 5.703, Medium Density Residential District (R-3), Use Regulations, Section 5.803, Townhouse Residential District (R-4), Use Regulations, Section 5.903, Resort/Townhouse Residential District (R-4R), Use Regulations, Section 5.1003, Multiple-Family Residential District (R-5), Use Regulations, Section 5.1103, Service Residential District (S-R), Use Regulations, Section 5.1203, Regional Shopping Center District (C-3), Use Regulations, Section 5.1303, Neighborhood Commercial District (C-1), Use Regulations, Section 5.1403, Central Business District (C-2), Use Regulations, Section 5.1503, Highway Commercial District (C-3), Use Regulations, Section 5.1603, General Commercial District (C-4), Use Regulations, Section 5.1703, Support Services District (S-S), Use Regulations, Section 5.1803, Industrial Park District (I-1), Use Regulations, Section 5.1904, Light Employment District (I-G), Use Regulations, Section 5.2003, Manufactured Home District (MH), Use Regulations, Section 5.2203, Commercial Office District (C-O), Use Regulations, Section 5.2403, Planned Neighborhood Center District (PNC), Use Regulations, Section 5.2503, Planned Community Center District (P.C.C.), Use Regulations, Section 5.2603, Planned Regional Center District (P.R.C.), Use Regulations, Section 5.2703, Planned Convenience Center District (P.C.C.), Use Regulations, Section 5.2804, Western Theme Park District (WTP), Use Regulations, Section 5.3030, Downtown District (D), Land Use Standards Schedule A, Section 5.3054, Downtown District (D), Public and Semi-Public Use Classifications, and Section 5.4003, Planned Commerce Park District (PCP), Use Regulations, Article VI, Supplementary Districts, Section 6.703, Conservation Open Space District (COS), Use Regulations, Section 6.803, Special Campus District (SC), Use Conservation, and Section 6.903, Open Space Zone (O-S), Use Regulations, and Article VII, General Provisions, Section 7.200.H, Additional Area Regulations (Personal Wireless Service Facilities). Staff/Applicant contact person is Tim Curtis, 480-312-4210.

**Comments:** This text amendment updates the zoning ordinance regulations pertaining to the development standards and processing of wireless communications facilities.

The above items may be discussed at a Study Session prior to the Planning Commission meeting, including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it can be viewed by any interested person.

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El Dorado Park & Recreation Center, 2311 N. Miller Road  
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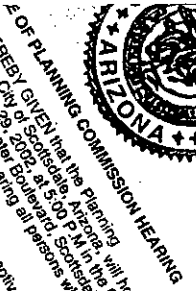
ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN  
PLANNING COMMISSION  
Attest  
Bonnie Fuller, Beckie Frey  
Planning Assistants

For additional information visit our web site at [www.ci.scottsdale.az.us](http://www.ci.scottsdale.az.us).

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May 4, 2002/217306

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CHAIRMAN  
PLANNING COMMISSION

Attest:  
Bonnie Fuller/Beckye Frey  
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