

Neighborhoods to Suburban Neighborhoods and from Rural Character to Suburban Character on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive. **Continued to September 24, 2003.**

12-ZN-2003 (Cattletrack Ranch) request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, to rezone from Single Family Residential District (R1-43 & R1-35) to Single Family Residential District, Planned Residential District (R1-18 PRD) with amended development standards on a 5.5 +/- acre parcel located at the Southwest corner of Cattletrack/Miller Road and Lincoln Drive. **Continued to September 24, 2003.**

COMMISSIONER BARNETT MOVED TO CONTINUE CASES 3-GP-2003, 8-ZN-2003, 11-ZN-2003, 2-GP-2003 AND 12-ZN-2003 TO THE SEPTEMBER 24, 2003 PLANNING COMMISSION MEETING. SECOND BY COMMISSIONER HESS.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

1-II-2003 (Scottsdale Waterfront) request by Beus Gilbert PLLC, applicant, Scottsdale Waterfront LLC, owner, to designate and qualify an infill incentive district and to adopt an infill incentive plan with amended development standards and establish new stipulations including site plan and elevations approval on a 11.3 +/- acre parcel located at the southwest corner of Scottsdale Road and Camelback Road.

MR. JONES presented this case as per the project coordination packet. Staff recommends approval, subject to attached stipulations. He discussed the height elevation study that was done that showed how the towers would impact the surrounding neighbors. Staff established a set of goals and objectives that encompass the first seven bullets under Key Items for Consideration on page 1 of the Staff report.

1. The application is a key component to the success of the Arizona Canal pedestrian corridor by providing residents directly along its frontage along with providing a public amphitheater and gathering space along the canal.
2. The proposal connects the retail strength of Fashion Square to Downtown Scottsdale's established 5th Avenue District by providing for retail corridor along Marshall Way.
3. As the design of this project is also subject to approval with this process, the design character will be set with a mix of architectural influences present within Scottsdale.
4. With the mixture of uses, open space plazas, pedestrian oriented urban design, arts and cultural components, the proposal will enhance not only the Downtown experience, but continue to support Downtown as tourist destination and gathering place.
5. The provision of transit stops, pedestrian alternatives, trolley stops, and location within Downtown demonstrates the projects access to alternative modes of transportation.
6. The proposal includes approval of colors and materials by the City Council so as to ensure quality materials be used in the overall development of this project.

APPROVED

7. Finally, as the City Council set forth their Downtown Vision Principles, this application, through the use of the Infill Incentive District, created a plan, development standards, stipulations and process to meet these principles.

COMMISSIONER NELSEN inquired if it would be safe to say that if this project moves forward it would define the embodiment of Scottsdale and southwest character. Mr. Jones stated the short answer is yes.

JOHN BERRY, 4800 N. Scottsdale Road, stated tonight together they have the opportunity to take an important step forward to achieve the vision this community has had for decades. A vision of a place where people can live, work, play, and be entertained in an area that is a utility corridor and celebrates water and the canal in Scottsdale. This is something this community has looked forward to for a long time. He provided background information on this property. He remarked they wrote down the value of the land and therefore his client was able to attract an internationally recognized family-owned real estate business based in Chicago to be their partner. The name of the company is Golub & Company.

LEE GOLUB, Golub & Company, stated he was honored to be part of the Scottsdale Waterfront partners. He further stated the plan they have presented tonight has evolved with the city and community input. He commented they are very happy to be part of this project and to work with the team that has been assembled.

MR. BERRY provided information on the team that has been assembled on this project. He presented information on the history of this site. He reported they have listened to the community and neighbors concerns. He provided a brief overview of the architecture and site plan.

BETTY DRAKE stated before Scottsdale was the West's most western town, Scottsdale was a place where people came to enjoy the environment and the weather and the resort lifestyle. Their legacy is as much resorts and tourism as it is cowboys and Indians. She provided information on the architectural theme of the project. She also provided an overview of the outdoor public spaces and trail system for this project. She discussed the pedestrian amenities that would be incorporated into the project. She also discussed the materials that would be used. She discussed the elevations of the buildings. She reviewed the circulation plan.

COMMISSIONER NELSEN requested information on the non-reflective glass that would be used. Mr. Heiney presented information on the glass that would be used noting it is low-reflective glass rather than non-reflective glass.

MR. BERRY provided an overview of the community outreach that has occurred and the support they have received for the project.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

NORWOOD SISSON, 7431 E. Portland, stated he did not know if these people have Phoenix envy, of Tempe envy because they certainly don't have Scottsdale envy. He further stated Marshall Way looks like somebody has been down on Mill