

**Infill Incentive Plan  
Scottsdale Waterfront Infill Incentive District  
Case No. 1-II-2003**

Arizona statutes require that the City Council adopt an infill incentive plan for any infill incentive district it designates. A.R.S. § 9-499.10. In Ordinance 3527 the Scottsdale City Council has designated an infill incentive district, known as the Scottsdale Waterfront Infill Incentive District ("District") within an economic focus area of the City, and also adopts the following plan to promote development within the District:

**1. Expedited processing of plans and proposals**

To promote development within the District, the City will expedite the processing of plans within the District in at least the following ways:

- Development review of Phase One of the Project will go directly to the City Council for approval, instead of to the Development Review Board.
- Any required subdivision plat may, at the developer's request, be submitted to the City Council for approval as a combined preliminary and final plat, without the necessity of preparing a separate preliminary plat or review by the Development Review Board or the Planning Commission.

**2. Waiver of fees and participation in the provision of public benefits**

To promote development within the District, the City will waive the City's usual building permit plan check fees and financially participate in the construction of both on-site and off-site public infrastructure and other public benefits that benefit both the public and the Project as specified in a mutually agreed upon Development Agreement.

**3. Relief from development standards.**

To promote economically feasible development within the District, the City, concurrently with the creation of the District, has amended the development standards for the District, as shown on the Site Plan dated August 7, 2003 and as specified in the Amended Development Standards and Stipulations, attached to Resolution 6376 as Exhibits 4 and 5, and adopted by reference in Ordinance 3527.

**INFILL INCENTIVE DISTRICT – SCOTTSDALE WATERFRONT**

The Infill Incentive District for the Scottsdale Waterfront Property provides modified development standards for the property bounded by the Arizona Canal, Scottsdale Road, Camelback Road, Marshall Way, and Goldwater Boulevard (the "Property"), as specified below.

A. The zoning for the Property is Downtown RCO-PBD Type 2. The modifications revise the Scottsdale Zoning Ordinance standards for Downtown RCO-PBD Type 2 as follows:

1. Revise the standards in Section 5.3060, Schedule B, *Site Development Standards*, as follows:

**SCHEDULE B  
SITE DEVELOPMENT STANDARDS**

	Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations	
<b>I. Development Requirements</b>					
1.	Basic Floor Area Ratio (FAR)	0.8	0.8	0.8	Section 5.3090
	a. Underground parking FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3
	b. Historic site FAR bonus maximum	0.2	0.2	0.2	Section 5.3090 C2
	c. Special improvements FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C4
	d. Planned block development FAR bonus maximum	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
2.	Total maximum FAR (excluding residential bonus and right-of-way credit)	1.5	1.4	1.4	Sections 5.3061 B, 5.3065
	a. Residential/hotel FAR bonus maximum	0.5	0.4	0.4	Section 5.3090 C3
3.	Total maximum FAR (including residential but excluding right of way credit)	2.0	1.8	2.0+8	Section 5.3061 L
<b>II. Site Requirements</b>					
1.	Minimum Site Area	None required	None required	None required	
2.	Minimum Front Building Setback	12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
3.	Minimum Interior Side Building Setback	None	None	None	Sections 5.3066, 5.3061 I
4.	Minimum Corner Side Building Setback	12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
5.	Minimum Rear Building Setback	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066, 5.3061 I

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