

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 5/7/96
FROM: COMMUNITY DEVELOPMENT
SUBJECT: CASE 134-ZN-85 #4
AND ORDINANCE NO. 2904

AGENDA ITEM NO. 14
ALAN WARD
LISA COLLINS

STAFF

REQUEST: Rezone from C-2 (C) (Central Business District) (Conditional) and C-O (Commercial Office District) to C-O (Commercial Office) and C-2 (Central Business District) with amended stipulations
LOCATION: Southwest corner of Bell Road and Pima Road
APPLICANT: Steven Voss/ Larson, Voss Assoc. **OWNER:** Pima/Bell Business Park
7502 East Main Street C/O Karl Ransberger
Scottsdale, AZ 1481 N. Scottsdale Road
Scottsdale, AZ.

PLANNING COMMISSION RECOMMENDATION: APPROVE by a vote of 6-0 subject to the attached stipulations and ADOPT Ordinance No. 2904 affirming this case:

STAFF RECOMMENDATION: Per the Planning Commission

PUBLIC COMMENT: Little public comment has been received.

SITE DETAILS

USE: Business center with offices, hotel and restaurants

BUILDINGS: Hotel (120 rooms), office buildings (4) and restaurants (3)

PARCEL SIZE: 13.65 acres (net), 17.95 acres gross, with 4.3 ac. golf course

GROSS FLOOR AREA: Offices, 94,800 sq. ft.; hotel, 62,500 sq. ft., restaurants, 13,300 sq. ft.

SETBACKS: 10 ft. on east and north sides, 50 ft on south and west sides.

FLOOR AREA RATIO: 21.8% (gross) 28.7% (net), based on 200 room hotel.

PARKING REQUIRED: 665 stalls (excluding r/w lands) including 25 park and ride stalls.

PARKING PROVIDED: 642 stalls represents 4% sharing of parking stalls (as per Sec. 9.104 E)

HEIGHT: 36 ft

OTHER: Incorporates golf course

GENERAL PLAN DISCUSSION:

- A General Plan amendment is not required to modify land use classifications.

The General Plan is a comprehensive, long range policy document that guides the ultimate physical development of Scottsdale. The Plan is an official public document that is adopted by the City Council after public hearings, citizen input and a recommendation from the Planning Commission. The Plan contains four elements: Land Use, Environmental Design, Circulation, and Public Facilities. Each element is reviewed when development applications are considered

Land Use: The Land Use Plan classifies the site as General Commercial District (Cat. 22) along the eastern portion with a small area of Major Office District (Cat. 32) on the west. The General Commercial District recognizes the use of the property for hotels and restaurants while the portion of Major Office District provides for the proposed uses in conjunction with the following:

- The Regional Use District (overlay) affects the area and provides for regional based market uses complimentary to the established character for the area. This includes corporate office, tourism, and destination type uses.

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8-2-96

DATE

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CITY COUNCIL ACTION REPORT

Page 2

Case 134-ZN-85 #4

Transportation: The site is situated adjacent to the proposed Outer Loop near the future overpass of Bell Road. Road widening for the Outer Loop and adjacent service road is required from the site. The site plan indicates 3 proposed accesses onto Bell Road. A bus bay has been requested along Bell Road at the west side of the site and a 25 space onsite park and ride lot. The Scottsdale Airport is located to the southwest and due to the site's near proximity, relevant stipulations apply.

Public Facilities Element: The General Plan proposes that the future Desert Greenbelt Channel will run through the site and the Desert Greenbelt Project study completed in April, 1994, identifies the future channel in this location. Provision of land within the site for the channel will be necessary.

ZONING CONTEXT:

Current Zoning: C-2 (Central Business District) on the eastern 5.20 ac. and C-O (Commercial Office District) on the western 8.45 ac., Note: 4.3 ac. golf Course OS (Open Space)

Zoning History:

- Case 134-Z-85 (Dec. 3, 85) rezoned a 57 ac. area to C-O (Commercial Office) to provide for a commercial office park and an additional 6.3 ac. (gross) area along the east side to C-2 (Central Bus. Dist.) with restricted uses for specialty retail services (e.g., financial services, banks, brokers etc.) and two restaurants limited to 20,000 sq. ft., to service the office development.
- Case 134-ZN-85#2 and 132-DR-94 approved the rezoning and development of the 228 unit Princess Links Apts. to the west on October 4, 1994 and Feb. 23, 1995, respectively.
- Case 134-ZN-85 #3 requested a modification of the stipulations for the 6.3 ac. site to permit a 144 room hotel. The case was withdrawn Aug. 1, 1995, to allow for additional right-of-way requirements for the Outer Loop and the Desert Greenbelt Channel.

Comparison to current zoning:

- The sites zoning and restricted use provisions limit its use to office development, financial services and two restaurants with up to of 20,000 sq. ft.
- The original 6.3 ac. (gross) C-2 property is expected to be reduced by 2.3 ac. (gross) for the Outer Loop and Desert Greenbelt rights-of-way and requires a westward site expansion and use modification to permit development of a hotel and third restaurant.
- Area zonings include I-1 PCD Industrial Park to the north (Perimeter Center), O-S Open Space to the east (WestWorld) and south (TPC) Desert Course and R-5 to the west (Princess Links Apts.)

PROJECT DISCUSSION:

Development as it could currently occur:

The site currently could be used for offices, financial services and two restaurants under 20,000 sq. ft.

Project Proposal:

- The proposal is to rezone a 13.65 acre (net) area from C-2 (Central Business Dist.) and C-O (Commercial Office Dist.) to all C-2 (Central Business Dist.) and to modify the sites restricted use provisions to allow the development of a 120 room hotel and an additional restaurant on the site.
- **Note;** the applicant has agreed to expand the size of the hotel to 200 rooms.
A previous application for the site was withdrawn by the applicant in 1995 to permit acquisition of additional land on the west side to provide for the future dedication of a 2.3 ac (gross) area for the Outer Loop and Desert Greenbelt Channel on the east side of the property.

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8-2-96

DATE

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CITY COUNCIL ACTION REPORT

Page 3.
Case 134-ZN-85 #4

- The area is within the Regional Use District (overlay) of the General Plan which provides for regional based market uses complementary to the established character of the area.

STAFF ASSESSMENT OF PROJECT BENEFITS AND DISADVANTAGES:

Benefits:

- The proposal provides for development of a 200 unit hotel (as agreed to by the applicant), restaurants and office buildings on the site.
- The property is located adjacent to WestWorld, Perimeter Center and the TPC and incorporates the existing TPC Desert Golf Course into the site plan design.
- The proposal recognizes the options for the future Outer Loop and Desert Greenbelt Channel.
- The Regional Use District (overlay) of the General Plan provides for regional based market uses which compliment the established character of the area.
- The site will be highly visible and become an increasingly integral part of North Scottsdale with the future development of the Bell Road, Outer Loop overpass.


Disadvantages:

- The proposal includes buildings and parking areas within the future right-of way of the Outer Loop and Desert Greenbelt Channel.
- The proposed hotel is a moderate service facility.
- The design has relatively limited integration between buildings and facilities.
- The site is within the 65 LDN noise contour, and is located approximately 3500 feet from the end of the runway, and is directly under the approach and departure paths of the runway at Scottsdale Airport. The buildings will require specific noise reduction measures, and approval of building height by the Airport and the FAA so as to not be a hazard to navigation.

COMMUNITY IMPACT:

The proposal will help to facilitate the Outer Loop and the Desert Greenbelt Channel in the area. The hotel will be the primary feature and central focal point of the site. The development of the site will act to implement the purposes of Regional Use District of the General Plan and will work well with WestWorld and the TPC Golf Course.


John Faramelli
Community Development Administrator


Richard A. Bowers
City Manager

ATTACHMENTS:

- A - Stipulations
- #1 - Aerial
- #2 - Zoning Map
- #3 - Quarter Section Map
- #4 - Site Plan
- #5 - Existing Land Use Plan
- #6 - Ordinance No. 2904
- B - Map
- #7 - Planning Commission Minutes 4/22/96

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BELL ROAD

ARIZONA

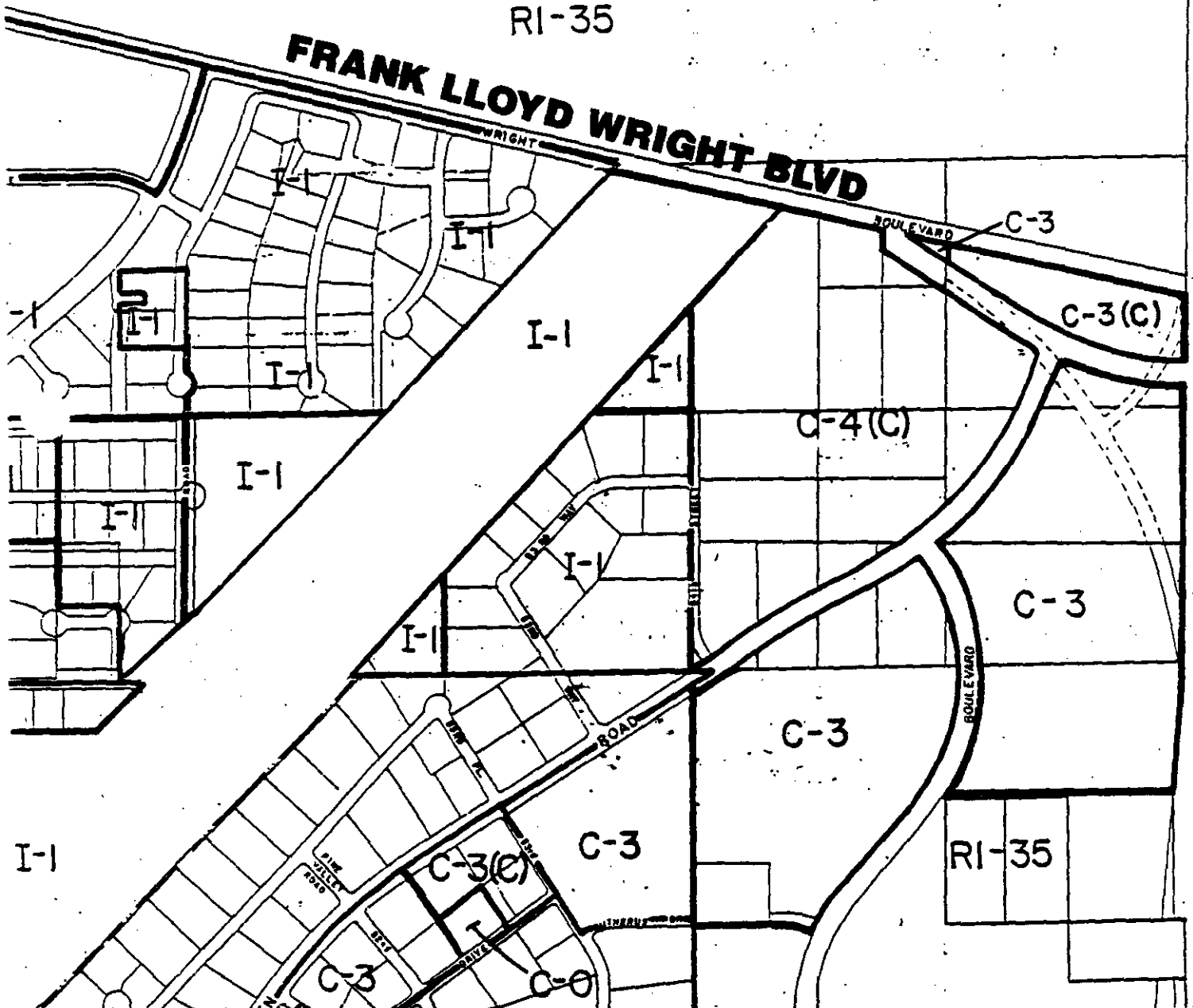
PROJECT

RI-35

FRANK LLOYD WRIGHT BLVD

ROAD

PIMA ROAD



134-ZN-85 #4

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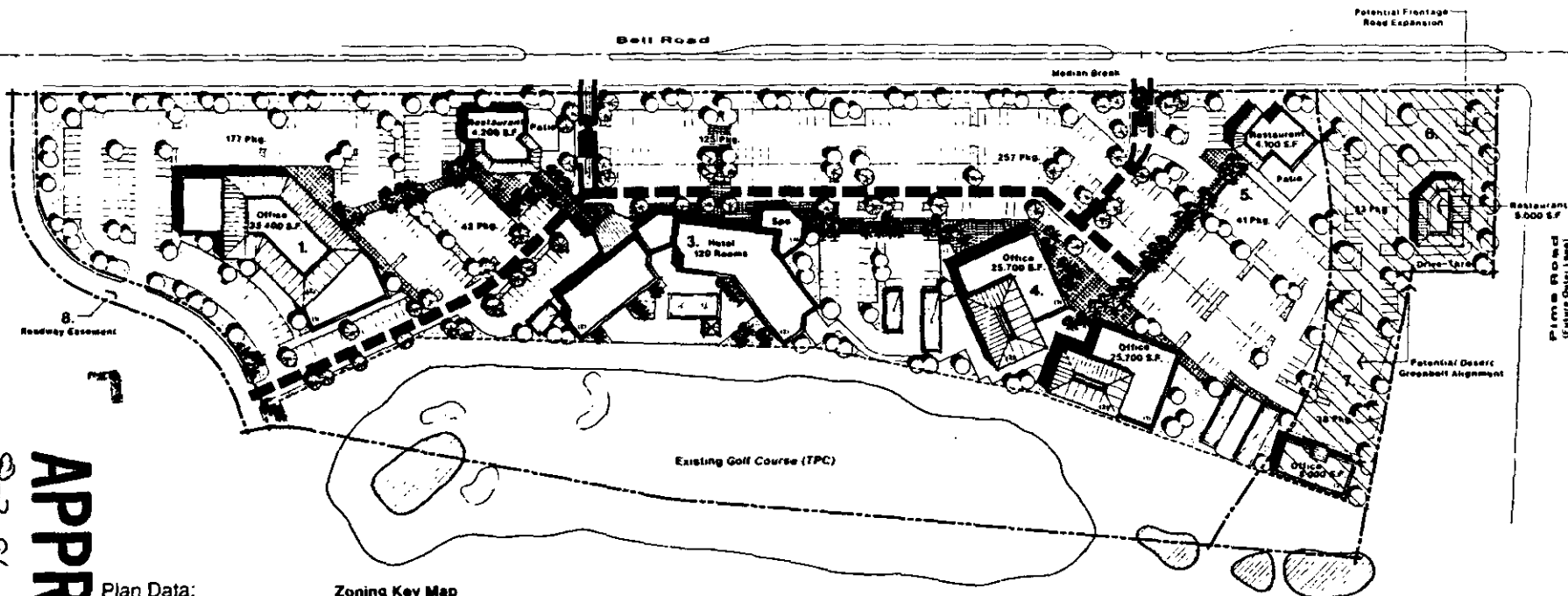
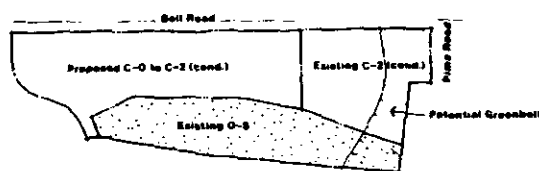
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Plan Data:

- Parcel Use**
1. Office
 2. Restaurant
 3. Hotel/Spa
 4. Office (2 Bldgs.)
 5. Restaurant
 6. Restaurant
 7. Office
 8. Roadway Esmt.

Note: The urban space in Potential Desert Greenbelt can be developed as an integral component of the mixed-use development plan. However, that plan has been adopted in its entirety. The urban space in the Potential Desert Greenbelt is not to be developed as a separate project. Please refer to applicable zoning regulations.

Zoning Key Map



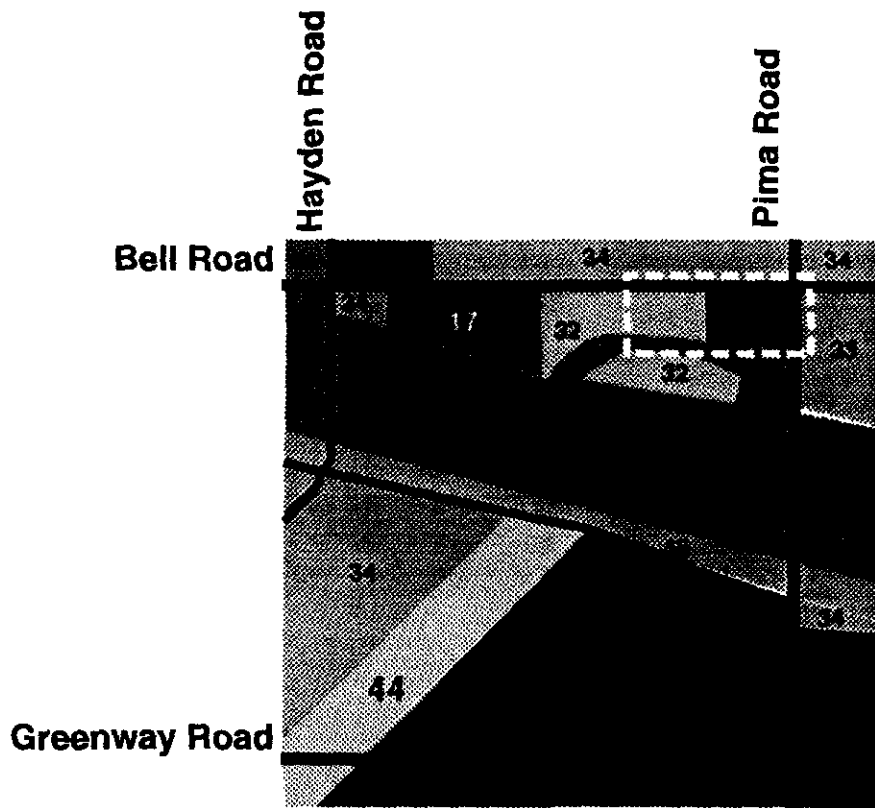
Revised April 2, 1996

LARSON, VOSS
ASSOC., INC.











Scottsdale International Corporate Center

0 25' 50' 100'
Approx. Scale 1" = 400'
NORTH
Date: 8-17-96
By: [Signature]
Check: [Signature]
Approved: 8-15-96

134-ZN-85#4



**Existing Land Use
134-ZN-85#4**

	4 - 8 DU/AC
	12 - 22 DU/AC
	Neighborhood Commercial
	General Commercial
	32 Major Office
	33 Minor Employment
	34 General Employment
	Developed Open Space
	44 Cultural/Institutional
	45 Utilities

STIPULATIONS FOR CASE 134-ZN-85#2 134-ZN-85#4

(Case 134-ZN-85#4 applies only to Parcels B and D. Bold and caps which are crossed out in this amendment apply only to Parcel A in the previous case 134-ZN-85#2. Bold and caps remaining apply to Parcels A, B, C, and D. New stipulations added in Case 134-ZN-85#4 are indicated in bold, caps and underlined. New stipulations added by Planning Commission are indicated in bold, caps and double underline.)

ZONING/DEVELOPMENT

1. Development shall be in ~~GENERAL~~ substantial conformance with the plan submitted as part of the application AS PREPARED BY LARSON, VOSS ASSOC., INC. DATED APRIL 2, 1996. EXCEPT AS MODIFIED BY THE FOLLOWING STIPULATIONS. ANY PROPOSED SIGNIFICANT CHANGE, AS DETERMINED BY THE PLANNING AND COMMUNITY DEVELOPMENT ADMINISTRATOR SHALL REQUIRE APPROVAL THROUGH A SUBSEQUENT PUBLIC HEARING.

THE APPLICANT UNDERSTANDS AND AGREES THAT THE APPROVED SITE PLAN density IS SUBJECT TO DRAINAGE, TOPOGRAPHY, AND OTHER SITE PLANNING CONCERNS WHICH WILL NEED TO BE RESOLVED AT THE TIME OF SITE PLAN APPROVAL. APPROPRIATE DESIGN SOLUTIONS TO THESE CONSTRAINTS MAY PRECLUDE ACHIEVEMENT OF THE PROPOSED SITE PLAN density.

2. Parcels B AND D shall be zoned C-2 but subject to the more restrictive development standards of C-O. Uses shall be limited to business and professional offices, A HOTEL CONTAINING A MINIMUM OF 200 ROOMS. financial services (bank, savings and loan, financial planning, brokerage, etc.) and NO MORE THAN THREE two restaurants totaling a maximum of 20,000 gross square feet of building area. THE SITE PLAN SHALL BE MODIFIED TO PROVIDE CONNECTIONS BETWEEN THE OFFICES, HOTEL AND RESTAURANTS IN ORDER TO ACHIEVE A MORE INTEGRATED AND ENHANCED PEDESTRIAN ACCESS COMPONENT FOR THE PLAN. Parcels B AND D shall be subject to a master site plan approval through the PLANNING COMMISSION AND CITY COUNCIL PROCESS public hearing process.
3. Upon dedication of the golf course acreage to the City of Scottsdale, the golf course shall be zoned O-S. However, the maximum gross floor area attainable for affected parcels shall not be reduced by virtue of the dedication. THE 4.3 ACRES COMPRISING THE GOLF COURSE MAY BE INCLUDED IN THE CALCULATION OF THE OPEN SPACE REQUIREMENT.
- ~~4. MAXIMUM DENSITIES AND DWELLING UNIT COUNTS SHALL BE AS INDICATED ON THE APPROVED DEVELOPMENT PLAN EXCEPT THAT IN NO CASE SHALL THE UNIT COUNT EXCEED 228 WITHOUT A SUBSEQUENT PUBLIC HEARING. (PARCEL A ONLY)~~
- ~~5. THE APPLICANT SHALL GIVE NOTICE TO THE CLOSEST DISTANCE TO THE MIDPOINT OF THE SCOTTSDALE AIRPORT RUNWAY TO THE PROPERTY OWNER AND THE SUBSEQUENT DEVELOPER SHALL PROVIDE DESIGN METHODOLOGY TO MITIGATE NOISE CREATED BY AIRPORT ACTIVITY, SUCH AS DUAL PANE WINDOWS, INCREASED INSULATION, ETC., TO BE APPROVED BY DEVELOPMENT REVIEW BOARD.~~
- ~~6. THE SITE PLAN SHALL ADDRESS THE RELATIONSHIP BETWEEN THE GOLF COURSE TEES AND THE SOUTHERN MOST ROW OF APARTMENTS TO MINIMIZE THE POSSIBLE~~

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~~INCIDENCE OF GOLF BALLS INTRUDING WITH RESIDENTIAL ACTIVITIES.~~ (PARCEL A ONLY)

- 4-7. THE APPLICANT SHALL SUBMIT A PLAN IDENTIFYING BOTH VEHICULAR AND PEDESTRIAN CIRCULATION PROVIDING CONNECTIONS BETWEEN THIS PARCEL AND THE REMAINING COMMERCIAL OFFICE PARCELS, THE RESIDENTIAL PARCEL TO THE WEST AND THE BUS BAY AT THE NORTHWEST CORNER OF THE SITE. THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT REVIEW BOARD WITH THE APPLICATION FOR PARCELS B AND D.
58. All surface drainageways shall be landscaped with arid plant materials. ~~if any of the corridors are to handle a 100 year storm capacity of 750 CFS or more the design shall be approved by the Development Review Board.~~
- 6 9. All outdoor lighting east of the main access drive shall be designed with horizontal cut-off and directed downward. **THE MAXIMUM HEIGHT OF ANY OUTDOOR LIGHTING SOURCE SHALL BE 16 FEET ABOVE NATURAL GRADE AT THE BASE OF LIGHT STANDARD EXCEPT FOR RECREATION USES, WHICH SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF SECTION 7.600 OF THE ZONING ORDINANCE. LOW LEVEL LIGHTING IS ENCOURAGED WHEREVER SUCH AN APPROACH IS FEASIBLE.**
7. AIRPORT:
- A. THE APPLICANT SHALL ENTER INTO AN AVIGATION EASEMENT WITH RESPECT TO THE PROXIMITY OF THE SITE TO THE AIRPORT, BEING TO THE SATISFACTION OF THE SCOTTSDALE AIRPORT DIRECTOR. THE EASEMENT SHALL RUN WITH THE TITLE(S) OF THE SUBJECT LAND AND BE A PERMANENT NOTIFICATION TO CURRENT AND PROSPECTIVE OWNERS OF PROXIMITY TO THE AIRPORT AND THAT THE PROPERTY IS NOW, OR MAY IN THE FUTURE BE IN THE AIRPORT'S 65 LDN NOISE CONTOUR.
- B. THE APPLICANT SHALL SUBMIT FORM 7460 AND RECEIVE APPROVAL FOR THE PROPOSED USE FROM THE FEDERAL AVIATION ADMINISTRATION (FAA).
- C. THE APPLICANT SHALL ACHIEVE AN OUTDOOR TO INDOOR SOUND ATTENUATION REDUCTION OF 25 DB AND PROVIDE A DESIGN METHODOLOGY TO MITIGATE NOISE CREATED BY AIRPORT ACTIVITY TO BE SUBMITTED FOR VERIFICATION AT THE TIME OF FINAL SITE PLAN REVIEW AND BE APPROVED BY PROJECT COORDINATION STAFF.

ENVIRONMENTAL DESIGN

1. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 250 CFS OR GREATER OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO DEVELOPMENT REVIEW BOARD APPROVAL. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 50 CFS OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO PROJECT COORDINATION STAFF APPROVAL.

APPROVED

8-2-96

DATE

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INITIALS

2. THE DEVELOPMENT REVIEW BOARD SHALL PAY PARTICULAR ATTENTION TO THE LANDSCAPE THEME OF THIS PROJECT AND PROVIDE PARTICULAR ATTENTION TO THE PIMA ROAD AND BELL ROAD FRONTAGES AND PROVIDING CONSISTENCY WITH THE EXISTING THEME OF THE PERIMETER CENTER. NON-INDIGENOUS PLANT MATERIAL WHICH HAS THE POTENTIAL TO REACH A MATURE HEIGHT GREATER THAN 25 FEET SHALL NOT BE INTRODUCED ON THE SITE. ~~EXCEPT AS SPECIFICALLY APPROVED BY THE DEVELOPMENT REVIEW BOARD.~~ A PLANT LIST SHALL BE APPROVED BY THE DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THIS STIPULATION.
3. THE OWNER SHALL SECURE A NATIVE PLANT PERMIT AS DEFINED IN CHAPTER 46, ARTICLE V OF THE CITY CODE FOR EACH DEVELOPMENT SITE. THE PROJECT REVIEW STAFF WILL WORK WITH THE OWNER TO MINIMIZE THE EXTENT OF THE SURVEY REQUIRED WITHIN LARGE AREAS OF PROPOSED UNDISTURBED OPEN SPACE. CACTI WHICH ARE NOT PROTECTED BY THE NATIVE PLANT PROVISIONS, BUT WHICH ARE NECESSARY FOR ON-SITE REVEGETATION, ARE SUITABLE FOR TRANSPLANTING OR ARE NECESSARY UPROOTED FOR ROAD BUILDING OR SIMILAR CONSTRUCTION SHALL BE STOCKPILED DURING CONSTRUCTION AND SHALL BE REPLANTED IN LANDSCAPED AREAS. WHERE EXCESS PLANT MATERIAL IS ANTICIPATED, THOSE PLANTS SHALL BE REPLANTED IN LANDSCAPED AREAS OR OFFERED TO THE PUBLIC AT NO COST TO THE OWNER IN ACCORDANCE WITH STATE LAW AND PERMIT PROCEDURE OR MAY BE OFFERED AT SALE.

MISCELLANEOUS

1. ALL IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OR PHASE OF THE DEVELOPMENT INCLUDING ACCESS AND SERVICE REQUIREMENTS SHALL BE CONSTRUCTED IN FULL BY THE DEVELOPER, INCLUDING BUT NOT LIMITED TO WASHES, STORM DRAINS, DRAINAGE STRUCTURES, WATER SYSTEMS, SEWER SYSTEMS, CURBS AND GUTTERS, PAVING SIDEWALKS, STREETLIGHTS, STREET SIGNS AND LANDSCAPING.

CIRCULATION

- 4-1. Dedication of the following half-street right-of-way shall be made FOR,

Bell 55'

THE APPLICANT SHALL BE RESPONSIBLE FOR ALL BACK OF CURB IMPROVEMENTS, TO INCLUDE THE CONSTRUCTION OF A MINIMUM OF 5 FOOT WIDE SIDEWALK.

- 5-2. A 1' VNE (vehicular non-access easement) shall be provided along perimeter streets except at approved intersections. ~~THE MAJOR ACCESS INTERSECTIONS SHALL ALIGN WITH THE EXISTING MEDIAN OPENINGS OR BE LOCATED A MINIMUM DISTANCE OF 660 FEET FROM THESE LOCATIONS. MEDIAN OPENINGS SHALL BE LIMITED TO A MINIMUM~~

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8-2-96 A.W.
DATE INITIALS

SPACING OF 600 FEET FROM PIMA ROAD AND PERIMETER DRIVE. RIGHT-TURN ONLY ACCESS DRIVEWAYS MAY BE PROVIDED AT MINIMUM 300 FOOT DISTANCES FROM APPROVED MEDIAN OPENINGS, WITH LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL.

- 6-3. The developer shall be responsible for 50% of the design and installation of a traffic signal, when warranted as determined by the city, at the major access and Bell Road. This stipulation shall not apply if a traffic signal is not warranted by the end of the 10th year from the date of approval. If the development is completed within a time period prior to the end of the 10th year and the applicant would want to terminate his responsibility for this stipulation, the applicant may deposit a fee for the remaining traffic signal requirements at a rate of \$75,000 per 100% participation. **THIS PAYMENT SHALL NOT BE REQUIRED IF A TRAFFIC ANALYSIS IS PERFORMED AND APPROVED BY CITY STAFF THAT SHOWS THAT THIS INTERSECTION WILL NOT REQUIRE SIGNALIZATION AT THE TIME THAT THE PROPOSED DEVELOPMENT IS COMPLETED.**
7. ~~Security gates shall be located a minimum of 75' from the back of curb of the adjacent street. Turnaround space shall be provided at the outside of each gate. (Parcel A only)~~
- 8 4. Prior to any application for Development Review Board, a Traffic **ANALYSIS** shall be approved by Project Review staff to determine the street classification, **CROSS-SECTION AND ALIGNMENT** for the major access roadway.
- 10 5. Equestrian trails shall be provided in accordance with the General Plan.
6. **DECELERATION LANES SHALL BE REQUIRED AT ALL SITE DRIVEWAYS ALONG BELL ROAD UNLESS A TRAFFIC ANALYSIS IS PROVIDED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL THAT DEMONSTRATES THAT THE WARRANTS FOR THESE AUXILIARY LANES ARE NOT MET BY THE PROPOSED DEVELOPMENT.**
7. **A FAR-SIDE BUS BAY SHALL BE CONSTRUCTED BY THE APPLICANT ON BELL ROAD JUST EAST OF PERIMETER DRIVE. AN EASEMENT SHALL BE DEDICATED BY THE DEVELOPER AT THIS LOCATION TO ACCOMMODATE A FUTURE BUS SHELTER.**
8. **A PARK AND RIDE FACILITY AREA IN THE PARKING LOT SHALL BE PROVIDED WITHIN THE DEVELOPMENT IN THE PROXIMITY OF THE BUS BAY. A MINIMUM NUMBER OF 25 SPACES SHALL BE DESIGNATED FOR PARK AND RIDE USE; THIS SHALL NOT INCREASE THE ORDINANCE REQUIRED PARKING FOR THE DEVELOPMENT.**

WATER AND SEWER

1. **PRIOR TO THE ADOPTION OF ZONING OR AN APPLICATION FOR THE DEVELOPMENT REVIEW BOARD APPROVAL, THE APPLICANT SHALL PROVIDE AND SECURE APPROVAL OF A MASTER GRADING AND DRAINAGE PLAN AND REPORT. THE REPORT SHALL BE SUBMITTED BY A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE IN ARIZONA.**

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8-2-96

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DATE

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AND IT SHALL BE PREPARED IN ACCORDANCE WITH THE CITY'S DESIGN PROCEDURES AND CRITERIA. THE REPORT SHALL INCLUDE THE FOLLOWING:

- A. MAPS PORTRAYING THE WATER SHEDS WHICH DRAIN ONTO AND THROUGH THE PROPERTY TO BE DEVELOPED, INDICATING THE ESTIMATES OF THE PRE AND POST DEVELOPMENT PEAK RUN-OFF FLOW RATES FROM THE 8, 10, 25, AND 100 YEAR RETURN FREQUENCY STORMS AT THE POINT WHERE THE FLOWS ACROSS THE STREETS SHOWN ON THE STREET MASTER PLAN, AND AT THE POINT WHERE FLOW WILL ENTER AND LEAVE A DRAINAGE MANAGEMENT STRUCTURE
 - B. A PORTRAYAL OF THE LOCATIONS AND FLOW INTERCEPT CAPACITIES OF THE STRUCTURES INTENDED TO REMOVE LONGITUDINAL RUNOFF FLOW FROM THE STREETS SHOWN ON THE STREET MASTER PLAN. INCLUDE THE INTERCEPTION AND FLOW BY CALCULATIONS FOR THE STRUCTURES.
 - C. A PORTRAYAL OF THE PRELIMINARY OR CONCEPTUAL DESIGN OF ALL CHANNELS WHICH ARE TO BE CONSTRUCTED OR IMPROVED, SHOWING PLANNED IMPROVEMENTS, INCLUDING LANDSCAPING CONCEPTS, TRAIL, ETC... INCLUDE CHANNEL DESIGN CALCULATIONS.
 - D. A DESCRIPTION OF THE PHASING OF THE CONSTRUCTION OF THE STREETS, STORM DRAINS, CHANNELS, AND OTHER FACILITIES WHICH WILL MANAGE STORM WATER RUNOFF AND AN EXPLANATION OF THE RELATIONSHIP OF THIS PHASING PLANNED FOR CONSTRUCTION OF EACH PART OF THE DEVELOPMENT.
 - E. AN EXPLANATION OF THE MEASURES TO PROVIDE PROTECTION FROM PROPERTY DAMAGE AND EXCESSIVE EROSION OR DEPOSITION OF SEDIMENT BY STORM WATER RUNOFF DURING PHASED CONSTRUCTION.
 - F. THE IDENTIFICATION OF PERSONS OR AGENCIES RESPONSIBLE FOR THE CONSTRUCTION OF EACH FACILITY WHICH WILL MANAGE STORM WATER RUNOFF.
 - G. PORTRAYAL OF THOSE AREAS WHERE ANY SIGNIFICANT CUTS OR FILLS WILL OCCUR. INCLUDE PROPOSED FINAL CONTOUR LINES.
 - H. A DESCRIPTION OF THE LOCATIONS (ON-SITE OR OFF-SITE) FOR THE STOCK PILING OR DISPOSAL OF EXCAVATED MATERIAL.
2. STORM WATER STORAGE REQUIREMENTS FOR THIS SITE WILL BE WAIVED. IN-LIEU OF PROVIDING STORM WATER STORAGE, THE APPLICANT SHALL ENTER INTO NEGOTIATIONS FOR THE DEDICATION OR SELLING, TO THE CITY RIGHT-OF-WAY AND/ OR DRAINAGE EASEMENT, FOR THE PIMA ROAD CHANNEL ALIGNMENT, FOR THE PURPOSES OF NEGOTIATIONS, A COMPARISON BETWEEN THE ALIGNMENTS SHOWN

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8-2-96

DATE

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ON THE PLANS TITLED PIMA ROAD CHANNEL, PRELIMINARY 10% PLANS, PREPARED BY GREINER INC., AND THOSE SUBMITTED BY LARSON, VOSS ASSOCIATES, INC DATED APRIL 2, 1996 SHALL BE MADE. THE DEDICATION OF RIGHT-OF-WAY OR DRAINAGE EASEMENT SHALL BE RECORDED PRIOR TO APPROVAL OF FINAL PLANS OR ISSUANCE OF PERMITS FOR ANY PORTION OF THE PROJECT. THE APPLICANT SHALL WORK WITH THE CITY DRAINAGE PLANNING DEPARTMENT TO COMPLETE A REQUEST FOR WAIVER REVIEW FORM. A COPY THE FORM SHALL BE INCLUDED IN THE SITE DRAINAGE MASTER PLAN. IT IS FURTHER PROVIDED THAT IF DEDICATION IS PROVIDED BY DRAINAGE EASEMENT, NO BUILDINGS OR STRUCTURES WILL BE PERMITTED TO BE LOCATED WITHIN THE EASEMENT.

- ~~1.~~ ~~STORMWATER MANAGEMENT SHALL BE AS SPECIFIED IN THE APPROVED MASTER DRAINAGE REPORT FOR SCOTTSDALE PERIMETER CENTER. A SITE SPECIFIC DRAINAGE REPORT SHALL BE SUBMITTED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL. THE REPORT SHALL INCLUDE CALCULATIONS AND EXHIBITS WHICH DEMONSTRATE COMPLIANCE WITH ORDINANCE AND MASTER PLAN REQUIREMENTS.~~
- 12 3. The applicant shall provide an approved Master Wastewater Plan for the subject property. Said Master Plan shall be prepared by a registered professional engineer in the State of Arizona.
- A. Location and size of all water system components.
 - B. A timetable specifying the time and responsible party for construction of the necessary wastewater facilities.
 - C. Necessary calculations to substantiate line sizes.
 - D. Integration of the Master Wastewater Plan with the city's Wastewater Master Plan.
- 13 4. The applicant shall provide an approved Master Water Plan for the subject property including any required off-site lines, booster and storage facilities. Said Master Plan shall be prepared in accordance with the design procedures and criteria of the City of Scottsdale by a registered professional engineer licensed in the State of Arizona. The Master Water Plan shall include but not necessarily be limited to the following:
- A. Location and size of all water system components.
 - B. Indication of the timing and responsible party for the constructing of water system.
 - C. A flow and pressure analysis which includes simulation using a computer model with a peak and fire-flow requirements.
 - D. Integration of Master Water Plan with the city's Master Water Plan.

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8-2-96 Q.W.
DATE INITIALS

- 14 5. The applicant understands and agrees that the granting of zoning does not and shall not commit the city to the extension, construction, or development of either water or sewer facilities (including, but not limited to lines, mains, booster, and storage (facilities) to, on, or near the applicant's development.
- 15 6. The applicant understands and acknowledges that he is responsible for construction and dedication of all water and sewer facilities necessary to serve this development. Sewer facilities shall conform to the Wastewater Master Plan approved for this area by the City of Scottsdale. Water facilities shall conform to the Scottsdale Water System Master Plan.
- 16 7. Building permits shall be subject to all fees and conditions in effect at the time of permit issuance. The applicant understands and agrees that constructing water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee or development tax which is applicable at the time building permits are issued.

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8-2-96

DATE

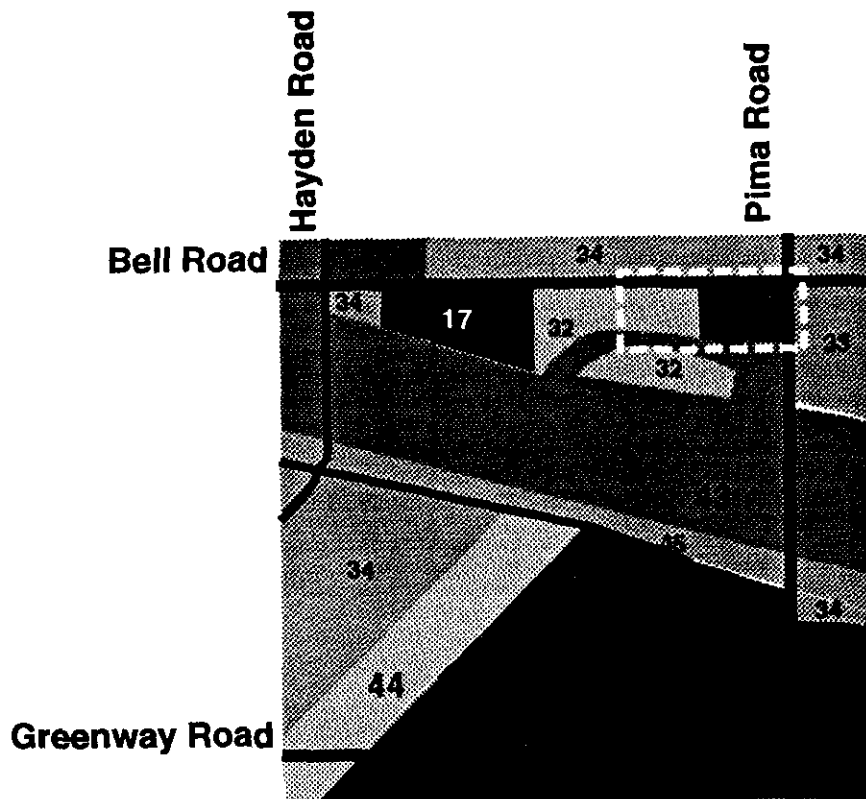
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134-ZN-85 #4

1993 AERIAL ATTACHMENT #1 Q.S. 36-48



Existing Land Use 134-ZN-85#4

	4 - 8 DU/AC
	12 - 22 DU/AC
	Neighborhood Commercial
	General Commercial
	Major Office
	Minor Employment
	General Employment
	Developed Open Space
	Cultural/Institutional
	Utilities

ORDINANCE NO. 2904

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 134-ZN-85#4.

WHEREAS, the zoning case no. 134-ZN-85#4, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned case from C-2 Conditional (Central Business District/Conditional) and C-O (Commercial Office) to C-O (Commercial Office) and C-2 (Central Business District), and;

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 134-ZN-85#4.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, by changing the zoning, from C-2 Conditional (Central Business District/Conditional) and C-O (Commercial Office) to C-O (Commercial Office) and C-2 (Central Business District), as illustrated on the zoning map, attached hereto as Attachment B and incorporated herein by reference, subject to compliance with all stipulations attached hereto as Attachment A and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 7th day of May, 1996.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Sonia Robertson
City Clerk

By: _____
Sam Kathryn Campana
Mayor

APPROVED AS TO FORM:

By: 
Fredda J. Bisman
City Attorney

ATTACHMENT #6

BELL ROAD

ARIZONA

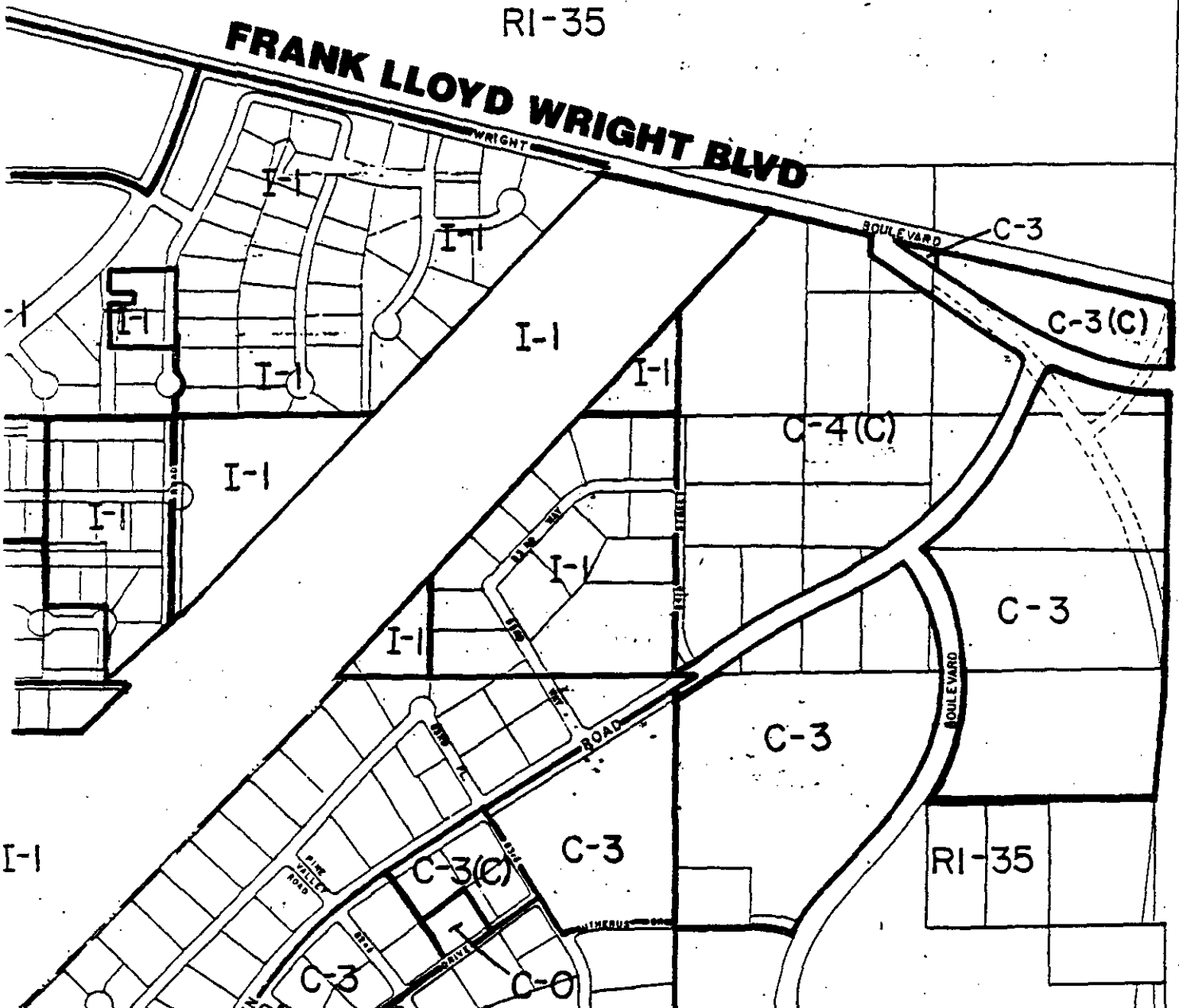
PROJECT

RI-35

FRANK LLOYD WRIGHT BLVD

ROAD

PIMA ROAD



134-ZN-85 #4

ATTACHMENT # R

SCOTTSDALE PLANNING COMMISSION
APRIL 22, 1996
PAGE 4

**EXPEDITED AGENDA:
ZONING:**



134-ZN-85#4

(Scottsdale International Corporate Center) rezoning from C-2 Conditional (Central Business District/Conditional) to C-O (Commercial Office) and C-2 (Central Business District) with amended stipulations -- located at the southwest corner of Pima and Bell Roads.

MR. WARD presented this case as per the project coordination packet. Staff is recommending approval subject to the attached stipulations and revised stipulations received by the Commission in Study Session.

7-UP-96

(Bar A Ranch) use permit for a ranch -- located at 28475 North 84th Street.

MR. RIEF presented this case as per the project coordination packet.

MS. RYAN MADE A MOTION TO SEND CASE 134-ZN-85#4 WITH THE REVISED STIPULATIONS AS RECEIVED IN STUDY SESSION INCLUDING THE REVISED WORDING ON STIPULATION #2 PAGE 3 UNDER ENVIRONMENTAL DESIGN WHICH WAS DISCUSSED IN STUDY SESSION AND 7-UP-96 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. SECOND BY MS. JORDANO.

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

REGULAR AGENDA:

7-GP-96

(Hoffman property) General Plan amendment from 1 to 2 dwelling units per acre to 4 to 8 dwelling units per acre; and

8-ZN-96

rezone from R1-35 ESL (Single Family Residential/Environmentally Sensitive Lands) to R1-5 ESL (Single Family Residential/Environmentally Sensitive Lands) -- located at the southwest corner of 104th Street and Greenway Road.

Act B A D

1800'

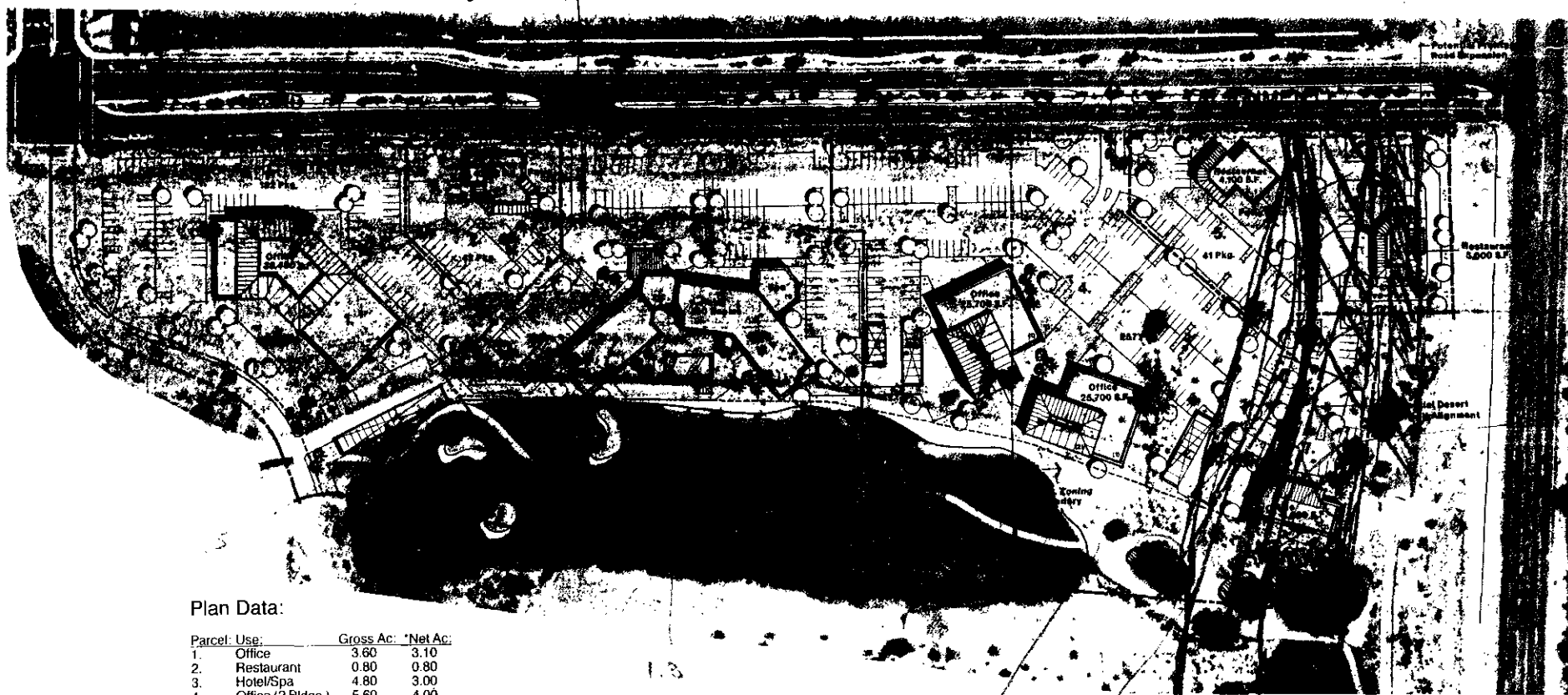
1320'

3- 1320

660'

660

0'



Plan Data:

Parcel:	Use:	Gross Ac:	*Net Ac:
1.	Office	3.60	3.10
2.	Restaurant	0.80	0.80
3.	Hotel/Spa	4.80	3.00
4.	Office (2 Bldgs.)	5.60	4.00
5.	Restaurant	0.85	0.85
6.	Restaurant	1.00	1.00
7.	Office	1.30	0.90

Total: 17.95 13.65

*Net of Golf Course

430

adding 63 Acres
- 1.1 (50%)

5.1 (35%) 2.2 (16%)
13.65 0.2

adding 11 - 7000

Resort
Greenbelt
Channel 1.9 ac.
Subtract:
Net 1.9 ac
Gross 2.3 ac

adding 8 - 1000

LARSON, VOSS
ASSOC., INC.

7000 EAST NIMBUS STREET, SUITE 100, SCOTTSDALE, ARIZONA 85254
TEL: 480-344-7700 FAX: 480-344-7701

Scottsdale International Corporate Center

Date: 12/12/00
Scale: 0' 25' 50' 100' NORTH
Approx. Scale 1" = 50'
Prepared by: J. LARSON, VOSS ASSOC., INC.
Reviewed by: J. LARSON, VOSS ASSOC., INC.

At B A D

1800'

2,100'

1320'

3.0 1320

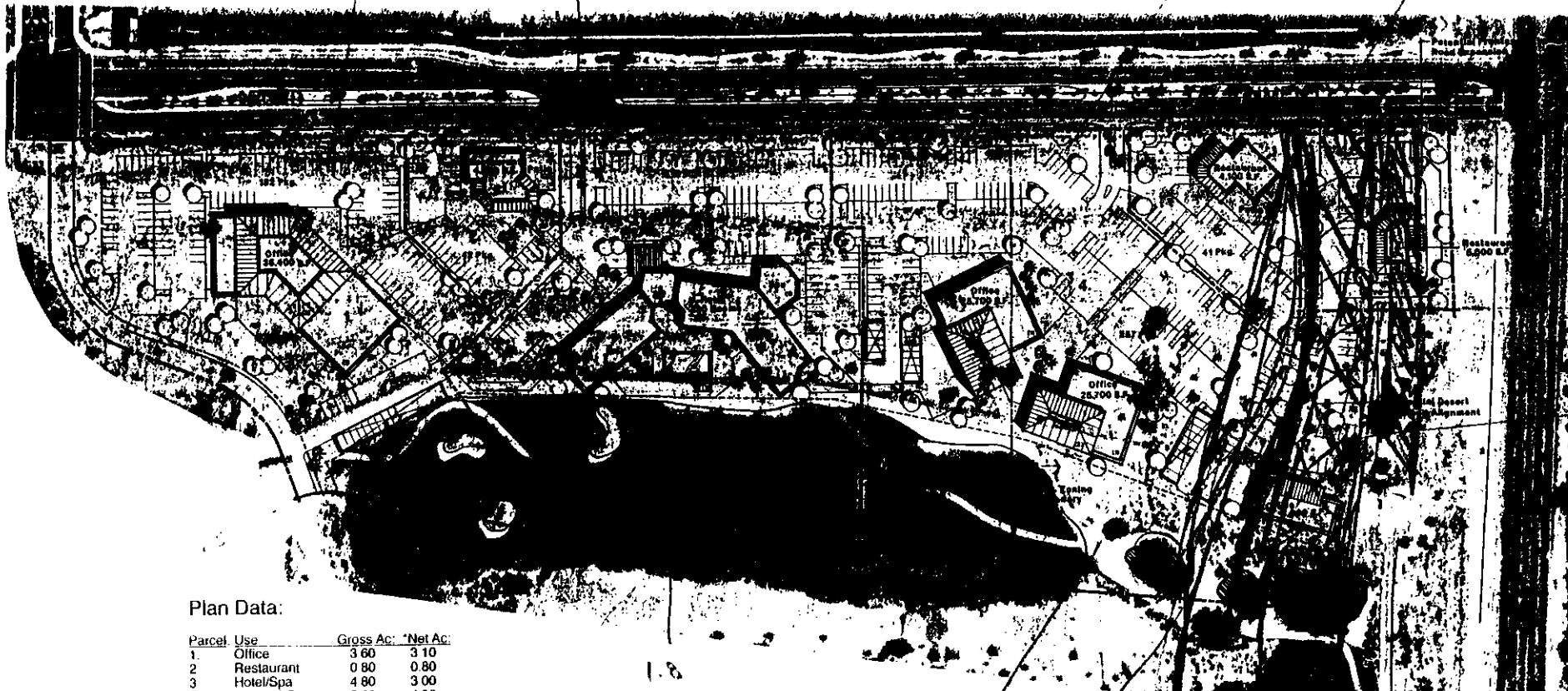
660'

4.0

660

100

0'



Plan Data:

Parcel	Use	Gross Ac.	Net Ac.
1.	Office	3.60	3.10
2.	Restaurant	0.80	0.80
3.	Hotel/Spa	4.80	3.00
4.	Office (2 Bldgs.)	5.60	4.00
5.	Restaurant	0.85	0.85
6.	Restaurant	1.00	1.00
7.	Office	1.30	0.90

Total 17.95 13.65

*Net of Golf Course

430

Proposed 6.3 Gross
- 1.1 (Golf)

5.2 net C-2 TO
13.65 " C-2

adding 11.67 gross

Resort
Greenbelt
Channel 1.9 ac.

wash to
Subtract
net 1.9 ac
gross 2.3 ac

adding 8.45 net

LARSON, VOSS
ASSOC., INC.

Scottsdale International Corporate Center

