

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 2/18/86
FROM: COMMUNITY DEVELOPMENT/PROJECT COORDINATION
SUBJECT: CASE 11-Z-86

AGENDA ITEM NO. 40
Grish Shirvani G.S.
Neal T. Pascoe Jr.
STAFF

REQUEST: Rezoning from R1-35 to C-0, P.R.C., P.C.C., I-1, C-2, C-3, R-5, R-4, R-3, R1-7, and O-S

LOCATION: East of Scottsdale Road, north of C.A.P. aqueduct

APPLICANT/OWNER: State Land Dept./State of Arizona

PLANNING COMMISSION RECOMMENDATION: APPROVE subject to the attached stipulations

STAFF RECOMMENDATION: Per Planning Commission

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Conforms to Desert Foothills Plan

ZONING HISTORY: Annexed as R1-35. No prior cases.

SITE DETAILS

USE: Commercial, industrial, residential, park

PARCEL SIZE: 1,292+ acres

GROSS FLOOR AREA: N/A

FLOOR AREA RATIO: N/A

PARKING REQUIRED: N/A

PARKING PROVIDED: N/A

BUILDINGS: N/A

HEIGHT: N/A

SETBACKS: N/A

OTHER: N/A

DISCUSSION: The request is for rezoning from R1-35 to a variety of residential, commercial, and industrial zoning districts in accordance with the Desert Foothills Plan. The area has been designated a "regional core" with large scale employment and commercial uses that would take advantage of the Outer Loop Freeway. There would also be 325 acres of multi-family and 66 acres of single-family zoning, with a 17 acre park site.

At their February 11, 1986 meeting the Planning Commission voted unanimously to recommend approval.

POTENTIAL IMPACTS: In the Staff's opinion, establishment of this core area would be a major asset to the City, providing a feasible regional shopping center site, the auto center site, and major freeway-oriented employment sites.

B.A.B.
Barbara Burns
General Manager/Community Development

T.J.D.
Tommy J. Davis
Assistant City Manager

ATTACHMENTS: A - Stipulations
#1 - Vicinity/General Plan
#2 - Development Plan

ACTION TAKEN

Approved

76

2-14-86 DS.

NU00150 (7/85)

14. The approved zoning and plan of development shall lapse and be of no further effect if on-site construction has not begun within 36 months of the date of City Council approval. The Council may, upon request by the applicant, extend the time period in which construction must begin. Upon the lapse of the approved development plan, the zoning shall revert to the previous classifications.
15. All improvement plans for common open space, including the landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), major drainage ways, wall designs, etc., shall be approved by the Development Review Board.
16. Prior to the first application for development review the applicant shall provide a Master Environmental Design Concept Plan (see Schedule E).
17. The Development Review Board shall pay particular attention to the following:
- The design of walls and fences along Vista Corridor washes.
18. Adoption of zoning shall occur on individual parcels as each parcel is approved for development. A legal description of each parcel shall be provided prior to zoning adoption.

000967

STIPULATIONS FOR CASE 11-Z-86

ZONING/DEVELOPMENT PLAN

1. Development shall be in substantial conformance with the submitted plan of development except as modified by the stipulations.
2. Maximum densities and dwelling unit counts shall be as shown on the approved plan of development. The specific location of each parcel shall be determined at the time of site plan review. The applicant understands and agrees that the approved density for each parcel is subject to drainage ordinance requirements, and other site planning concerns which will need to be resolved at the time of development review.
3. The approved zoning for each parcel shall be as shown on the plan of development with the following exceptions:
 - A. Parcels 4a and 4b shall be zoned PRC.
 - B. Parcel 2 (park) shall be zoned O-S. Within a period not to exceed 24 months following approved State land zoning, the State will offer for sale or lease at public auction 5 acres which must be dedicated to the City for a public tennis park facility. If there is no interest and no application filed within a reasonable time to complete the transaction, the property will assume the same zoning as the surrounding adjacent State lands.
 - C. Parcel 6 (park) shall be zoned O-S.
 - D. Parcels 22 and 23 shall be zoned I-1 HD and R1-7 HD respectively and shall be subject to Hillside development standards.
4. The property development standards for each parcel shall be keyed to the approved zoning. Amended standards may be approved through subsequent applications.
5. On the southern-most 300 feet of the combined Parcels 3a, 3b, and 11 the uses shall be limited to specialty retail, residential, and office uses. The maximum building height in this area shall be 30 feet.
6. Parcel 19 (C-2) shall be a maximum of 7.0 acres. No supermarket shall be allowed on this site.
7. The PRC site shall reserve a location for a police/fire/library facility. The specific site and location shall be shown on a revised Master Development Plan.
8. The primary uses on Parcels 10a and 10b (C-3 auto center) shall be limited to automobile parts stores, banks, automobile rental, automobile leasing, automobile sales and leasing, motorcycle sales, outdoor sales display area, tire stores, and automotive upholstery shops. A maximum of 10% of the total area of the site may be used for business and professional offices, bicycle stores, electronic equipment stores, car washes, boat sales, commercial parking lots, day nursery or pre-schools; equipment sales, rental and storage, gasoline service station, recreational vehicle and camper sales, and restaurants.

11-2-86
STATELAND

CIRCULATION

1. Dedication and improvement of street rights-of-way and easements shall be according to Schedules F, G, H, I, and J (or) in accordance with the schedule provided in the approved Master Circulation Plan.
2. The primary street system within this development shall be in substantial conformance with that shown on the development plan submitted as part of this application unless modified by the approved Master Circulation Plan.
3. Access to arterial streets and major collectors shall be limited to 330 foot intervals with median breaks provided at minimum intervals of 660 feet unless otherwise approved by the Project Review Director at the time of Master Circulation Plan approval.
4. Grade separated equestrian trail crossings shall be provided where the power line corridor crosses Pima Road and Union Hills Drive.
5. The developer shall provide scenic bicycle paths at the following locations:

<u>Path Location</u>	<u>Path width</u>
- South side Princess Drive	8'
- West side Hayden Road south of Union Hills Drive	8'
- East side Scottsdale Road	8'
- Within the Vista Corridor thru Parcel 23	8'
- Northside Bell Road from the Vista Corridor east to 94th Street	8'

6. Service bikeway facilities shall be provided at the following locations:

<u>Path Location</u>	<u>Path width</u>
- North side Bell Road	6.5'
- East side Hayden Road south of Union Hills Drive	6.5'
- North side Princess Drive west of main Princess Hotel entrance	6.5'
- Both sides of 74/76th Street	6.5'
- Both sides of Union Hills Road	6.5'

7. The developer shall provide and maintain equestrian trail easements at the following locations:

<u>Trail Location</u>	<u>Easement Width</u>
- Within the transmission line easement along Parcels 21, 22 and 23	15'
- East side of Scottsdale Road	25'
- Northside of Bell Road from power line east to 96th Street	25'

8. There shall be no direct residential access to arterial or exterior collector streets. A 1' V.N.E. (vehicular non-access easement) shall be required adjacent to these streets except at approved intersections.
9. There shall be no direct lot or unit access to interior collector streets except as approved by the Project Review Director. Where such access is proposed, a design solution for adequate safety provisions with minimal disturbance to the collector street and the natural area shall be shown.
10. Secured access shall be provided on private streets only. Security gates shall be located a minimum of 75 feet from the back of curb of the public street. A vehicular turn-around shall be provided between the public street and the security gate.
11. If there are to be internal private streets, they shall not be incorporated into the City's public street system at a future date unless they are constructed in conformance with the City's public street standards and inspected and approved by the City at the time of construction. If the construction does not conform to the City's public street standards, then an agreement between the applicant and the City shall be recorded in the public records of the Maricopa County Recorder indicating that the streets shall not be incorporated into the City's public street system. In any case, notice shall be given in the public records of the Maricopa County Recorder indicating that the private streets shall not be maintained by the City unless and until they are incorporated into the public street system of the City.
12. Access points to private streets shall be posted to identify that vehicles are entering a private street system.

000972

WATER/SEWER

1. Any water reservoir required for public utility use shall be subject to Municipal Use master site plan approval. The location and design of all reservoirs and related sites shall be subject to Development Review Board approval. Such design shall include the color and physical character of the tank and the width and grade of access to the tank.
2. 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, boosters, and storage facilities) to, on, or near the subject property.
3. The applicant understands and acknowledges that he is responsible for the construction and dedication to the City of all water and sewer facilities necessary to serve this development. Water and sewer facilities shall conform to the respective City Master Plan for this area.
4. 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.
5. The applicant shall be responsible for constructing the water and sewer facilities shown on the approved Water and Sewer Master Plans in accordance with the schedules provided therein.

000973

FIRE PROTECTION

1. No building permit shall be issued prior to the installation of an approved and operational water system with an approved fire protection system (hydrant, stand-pipe, etc.) in place and operable in the area of the building during the construction period.
2. Firebreaks shall be provided and maintained within developable areas when buildings are to be located near Vista Corridors, washes, or other major natural areas. The type and location of firebreaks proposed for the protection of buildings shall be subject to the approval of the Fire Chief or his authorized representative.

MISCELLANEOUS

1. The responsibility for the maintenance of landscape buffers on public and private property (back-of-curb to right-of-way or access easement line included) and drainageways shall be borne by the applicant and subsequent homeowners associations, and provisions, therefore, shall be set forth in a separate agreement between the applicant and the City which shall be recorded in the records of the Maricopa County Recorder.
2. Those areas of designated common area shall not be accepted for maintenance or ownership by the City without expressed action of the City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated common areas could result in a civil action brought by the City for costs incurred by the City for said maintenance.
3. All improvements associated with a development or phase of a development and/or required for access or service to the development or phase of a development shall be constructed in full by the developer, including but not limited to washes, storm drains, drainage structures, water systems, sewer system, curbs and gutters, paving, sidewalks, streetlights, street signs and landscaping. Assurance of construction satisfactory to the City shall be posted with the City guaranteeing the installation of the improvements.
4. The lessee or purchaser of each parcel shall be responsible for all on-site and off-site infrastructure improvements necessary for development including but not limited to dedication of R.O.W., ingress and egress easements, vehicular non-access easements, drainage easements, public utility easements, bike path and equestrian easements, and construction of improvements located in said R.O.W. or easements. No development review approval for any parcel shall occur prior to such dedication. Construction of all improvements shall be assured by cash deposit or bonding as approved by the City Attorney.

0000974

SCHEDULE A (MASTER DRAINAGE PLAN)

The Master Drainage Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered civil engineer licensed to practice in the State of Arizona. The master plan and report shall include, but not be limited to, the following:

- a. Maps showing watersheds draining onto and through the property, the estimated peak flow runoff rates from 2, 10, 25, and 100 year storms, where the flows enter and leave the property, where the flows cross streets shown on the Master Street Plan, and where flows will enter and leave detention basins or other management structures.
- b. A comparison of runoff leaving the property prior to and after development including peak flow calculation sheets and graphs showing combined hydrographs.
- c. The measures to be taken to keep the peak flows leaving the property from being increased by development.
- d. The location, flow capacity, and type of structure to be constructed where streets shown on the Master Street Plan cross a wash or channel. Include the culvert size calculation sheets and calculations for flow depth estimates where flows cross road dip-sections.
- e. A portrayal of the preliminary or conceptual design of channels to be constructed or improved showing planned improvements including landscaping concepts, trails, etc. Include channel design calculations.
- f. The location and volume requirements for stormwater retention/detention basins and the areas served by each basin. Include calculations for basin volumes and outlet structures. Describe the impact of any detention basin on the drainage system into which it drains.
- g. The phasing of the construction of streets, storm drains, channels, detention/retention basins, and other stormwater management facilities and a comparison of this phasing with the planned phasing of development.
- h. The proposed measures to prevent property damage and excessive erosion and deposition of sediment caused by stormwater runoff during phased construction.
- i. A table specifying the timing of and the persons or agencies responsible for dedication of drainage easements and construction of each stormwater management facility.
- j. The proposed locations for the stockpiling or disposal of excavated material.

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SCHEDULE B (MASTER WATER PLAN)

The Master Water Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- a. The location and size of all water system components including both on and off-site lines, pump stations, and storage facilities needed to serve the development.
- b. A table specifying the timing of and responsible party for the construction of the necessary water system.
- c. A flow and pressure analysis of the proposed system which includes a simulation of the system operation using a computer model with peak and fire-flow requirements and an analysis of the impact of the proposed development on the existing system.
- d. Compliance with the adopted City Water Plan for the respective area.

SCHEDULE C (MASTER WASTEWATER PLAN)

The Master Wastewater Plan and Report shall be prepared in accordance with the City's design procedures and criteria by a registered professional engineer who is licensed to practice in the State of Arizona. The master plan and report shall address, but not be limited to the following:

- a. The location, size, type, and capacity of the wastewater transmission system components needed to serve the development, both on-site and off-site components.
- b. A table specifying the timing of and responsible party for the construction of the necessary wastewater system.
- c. The calculations necessary to substantiate the selection of the sizes, types, and capacities of the wastewater transmission and treatment facilities.
- d. Compliance with the adopted City Sewer Plan for the respective area.

SCHEDULE D (MASTER CIRCULATION PLAN)

The Master Circulation Plan and Report shall be prepared in accordance with the City's design procedures and criteria. The master plan shall include, but not be limited to the following:

- a. A street plan showing the following:
 - 1. Primary public and private streets and driveways including street classification, required right-of-way and improvements.
 - 2. The locations for double left and dedicated right turn lanes as determined by traffic impact analysis submitted by the applicant and approved by the City staff.
 - 3. Median break locations.
 - 4. The location of bus bay pull-outs
 - 5. The intersections for which traffic signals will be required and the developers responsibility for signal participation by parcel.
- b. A pedestrian path plan
- c. A bicycle path plan
- d. An equestrian trail plan
- e. A composite plan showing all of the above elements
- f. A table specifying the timing of and responsible party for right-of-way dedication and the construction of the improvements indicated by each of the plan elements and any phasing strategies.

The Master Street Plan shall be subject to review by the Planning and Economic Development Director.

SCHEDULE E (MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN)

The Master Environmental Design Concept Plan shall address the following:

- A) Landscaping
- B) Street lights
- C) Graphics and wall design plan for landscape buffers
- D) Streetscapes including trails and walks
- E) The design and aesthetic concept for all major drainage and detention facilities.
- F) The timing and responsible party for construction of the above facilities

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SCHEDULE F (DEDICATIONS AND IMPROVEMENTS)

<u>Roadway</u>	<u>Street Classification</u>	<u>Minimum Right-of-way (a,b,c)</u>	<u>Minimum Cross-section(d)</u>
Scottsdale Road	(mjr artl)	65' (half st)	34.5' (half)(e,f)
Hayden Road	(mnr artl)	110' (full-st)	69' (full)(e,g)
Pima Road (83rd St to 86th St) (northeast of 86th St)	(mnr artl) (mjr artl)	110' (full-st) 130' (full-st)	69' (full) (e) 69' (full)(e,f,g)
74th/76th Street	(mjr cltr)	90' (full-st)	61' (full)
83rd Street	(mjr cltr)	90' (full-st)	61' (full)
86th Street	(mnr cltr)	70' (full-st)	41' (full)
Bell Road	(mnr artl)	55' (half-st)	34.5' (half)(d)
Union Hills (west of Pima)	(mnr artl)	110' (full-st)	69' (full)(d)
Princess Drive	(mjr cltr)	90' (full-st)	61' (full)

- Additional right-of-way may be necessary to protect the natural environment, to provide for auxiliary lanes, or to serve the immediate area with a higher street standard.
- The indicated right-of-way shall be an easement for emergency/service vehicles and public utilities when private streets are approved.
- The dedication shall include easements for all applicable drainageways, trails, bikeways, and natural area buffers. Statements identifying the responsibility for maintenance shall be included as part of the dedication.
- The minimum requirements for a full-street are measured from back-of-outside curb. Half-street requirements are measured from centerline to back-of-outside curb.
- Improvements shall include median with related landscaping/natural areas in proportion to the street width required and bikeways and trails per
- The ultimate full-street cross-section consists of six lanes and a median. In the case of full street improvements the applicant shall be responsible for four lanes and a median. In the case of half-street improvements the applicant shall be responsible for two lanes and a half-median.
- Portion of these streets will only require half-street improvements.

SCHEDULE G (TIMING OF RIGHT-OF-WAY DEDICATIONS)

Roadway

When Required

Per Master Circulation Plan

SCHEDULE H (TIMING OF ROADWAY IMPROVEMENTS)

Roadway

When Required

Per Master Circulation Plan

NOTE: Development shall not be approved without full-width improved street access except as approved by the Project Coordination Director. Improvement plans for such streets shall include trails where applicable. Minimum off-site improvements shall not be less than 24 feet wide paved roadway.

SCHEDULE I (REQUIRED TRAFFIC SIGNAL PARTICIPATION)

The developer shall be responsible for participation in the design and installation of a traffic signal, if warranted as determined by the City, at the following location for the percent of participation indicated:

INTERSECTION

PARTICIPATION

Per Master Circulation Plan

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 \$75,000.00 per 100 percent participation.

SCHEDULE J (RELATED ROADWAY IMPROVEMENTS)

Roadway

When Required

Per Master Circulation Plan

STIPULATIONS FOR CASE 11-2-86

ZONING/DEVELOPMENT PLAN

1. Development shall be in substantial conformance with the submitted plan of development except as modified by the stipulations.
2. Maximum densities and dwelling unit counts shall be as shown on the approved plan of development. The specific location of each parcel shall be determined at the time of site plan review. The applicant understands and agrees that the approved density for each parcel is subject to drainage ordinance requirements, and other site planning concerns which will need to be resolved at the time of development review.
3. The approved zoning for each parcel shall be as shown on the plan of development with the following exceptions:
 - A. Parcels 4a and 4b shall be zoned PRC.
 - B. Parcel 2 (park) shall be zoned O-S.
 - C. Parcel 6 (park) shall be zoned O-S.
 - D. Parcels 22 and 23 shall be zoned I-1 HD and R1-7 HD respectively and shall be subject to Hillside development standards.
4. The property development standards for each parcel shall be keyed to the approved zoning. Amended standards may be approved through subsequent applications.
5. On the southern-most 300 feet of the combined Parcels 3a, 3b, and 11 the uses shall be limited to specialty retail, residential, and office uses. The maximum building height in this area shall be 30 feet.
6. Parcel 19 (C-2) shall be a maximum of 7.0 acres. No supermarket shall be allowed on this site.
7. The PRC site shall reserve a location, not to exceed 5 acres, for a police/fire/library facility. The specific site and location shall be shown on a revised Master Development Plan.
8. The primary uses on Parcels 10a and 10b (C-3 auto center) shall be limited to automobile parts stores, banks, automobile rental, automobile leasing, automobile sales and leasing, motorcycle sales, outdoor sales display area, tire stores, and automotive upholstery shops. A maximum of 10% of the total area of the site may be used for business and professional offices, bicycle stores, electronic equipment stores, car washes, boat sales, commercial parking lots, day nursery or pre-schools; equipment sales, rental and storage, gasoline service station, recreational vehicle and camper sales, and restaurants.

ATTACHMENT A

- 20000
9. Site plan approval through the public hearing process shall be required on Parcels 10a and 10b. The site plan submitted for Planning Commission and City Council review shall include the following information and limitations:
 - A. Direct access to external streets shall be limited to one point on Hayden Road, one point on 76th Street, and two points on Union Hills Road.
 - B. A landscape buffer with an average width of 25 feet shall be provided along all external boundaries outside of right-of-way line.
 - C. Specific provisions for employee and customer parking.
 - D. A conceptual site plan showing typical parcel sizes, common areas and distribution of uses.
 - E. Master signage and lighting concepts.
 10. Whenever a non-residential use abuts residential uses, the following shall apply:
 - A. The non-residential parcel shall be subject to a minimum building setback of 50 feet.
 - B. Service areas shall be screened from the view of residential areas.
 - C. The maximum height of exterior lighting shall be 18 feet within 150 feet of the residential parcel.
 11. No parcel shall be split without subdivision plat or master plan approval.
 12. A scenic corridor easement with an average width of 100 feet shall be provided along the east side of Scottsdale Road and both sides of realigned Pima Road north of the Outer Loop, prior to the issuance of building permits on any adjacent parcel.
 13. Prior to any zoning map adoption, application for Development Review Board approval, or application for preliminary plat approval, the applicant shall:
 - A. Provide and secure Project Review staff approval of the following master plans and reports:
 1. Master Grading and Drainage Plan and Report (see Schedule A)
 2. Master Water Plan and Report (see Schedule B)
 3. Master Wastewater Plan and Report (see Schedule C)
 4. Master Circulation Plan (see Schedule D)
 5. Master Environmental Design Concept Plan (see Schedule E)
 - B. Provide a summary report indicating the proposed phasing of development and the on-site and off-site improvements required for each phase as indicated by the above master plans.
 - C. Dedicate the required perimeter right-of-way as shown in Schedules G and H.
 - D. Submit a revised plan of development which reflects the stipulations of approval.

14. The approved zoning and plan of development shall lapse and be of no further effect if on-site construction has not begun within 36 months of the date of City Council approval. The Council may, upon request by the applicant, extend the time period in which construction must begin. Upon the lapse of the approved development plan, the zoning shall revert to the previous classifications.
15. All improvement plans for common open space, including the landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), major drainage ways, wall designs, etc., shall be approved by the Development Review Board.
16. Prior to the first application for development review the applicant shall provide a Master Environmental Design Concept Plan (see Schedule E).
17. The Development Review Board shall pay particular attention to the following:
 - The design of walls and fences along Vista Corridor washes.
18. Adoption of zoning shall occur on individual parcels as each parcel is approved for development. A legal description of each parcel shall be provided prior to zoning adoption.

MOTION: There being no other discussion, Councilman Walton therefore moved to adopt Ordinance No. 1881 as discussed, adding that he would still feel more comfortable if it included the Emergency Clause. Councilman Gentry stated that Mr. Frank had addressed this concern, and she would not want the Emergency Clause. She then seconded the motion.

Councilman Wendell, who had arrived early in the discussion of this case, added that he shared Councilman Walton's concerns. The motion then carried unanimously 7 - 0.

11-2-86
40. ~~11-2-86~~ -- R1-35 to PRC, PCC, I-1, C-0, C-2, C-3, R-5, R-4, R-3, R1-7, and U-S -- East of Scottsdale Road, north of CAP Aqueduct

The Planning Commission has recommended that the City Council approve Case 11-2-86, subject to the stipulations on file with the Planning Department. The Zoning staff concurs with the Planning Commission recommendation.

Mayor Drinkwater asked if anyone in the audience wished to oppose this case, and there was no response. Councilman Black then asked for a brief presentation for clarification, which was introduced by Mr. Neal Pascoe, Zoning Manager. Mr. Pascoe described the types of development which were being proposed by the Arizona State Land Department, and confirmed that the plan conformed to the Desert Foothills General Plan.

Mr. Bob Lane, State Lands Commissioner, was then asked for his comments, and he stressed that the lack of opposition from surrounding property owners indicates that this is a good plan.

Mayor Drinkwater asked if anyone else wanted to speak, but there was no response.

MOTION: There being no other discussion, Councilman Gentry moved to concur with the Planning Commission recommendation and approve Case 11-2-86, subject to the stipulations. Further, upon compliance, staff was instructed to prepare the map and ordinance to change the zoning. The motion was then seconded by Councilman Black, and carried unanimously.

41. 12-Z-86 -- R-4 to R-5 (C); Amend approved plan; AND
8-UP-86 -- Resort -- Northeast corner Lincoln Drive and Miller Road
(Cattle Track)

The Planning Commission has recommended that the City Council approve Cases 12-Z-86 and 8-UP-86, subject to the stipulations on file with the Planning Department. The Zoning staff concurs with the Planning Commission recommendation.

Mayor Drinkwater asked if anyone in the audience wished to oppose this case, and there was no response. Council also indicated that they did not require a presentation.

MOTION: There being no other discussion, Councilman Black moved to concur with the Planning Commission recommendation and approve Cases 12-Z-86 and 8-UP-86

TO: PLANNING COMMISSION
FROM: PROJECT REVIEW
SUBJECT: CASE 11-Z-86

DATE: 2/11/86

REQUEST: Rezoning from R1-35 to C-0, P.R.C., P.C.C., I-1, C-2, C-3, R-5, R-4, R-3, R1-7, and O-5

LOCATION: East of Scottsdale Road, north of C.A.P. aqueduct

APPLICANT/OWNER: State Land Dept./State of Arizona

STAFF RECOMMENDATION: APPROVE subject to stipulations

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Conforms to Desert Foothills Plan

ZONING HISTORY: Annexed as R1-35. No prior cases.

SITE DETAILS

USE: Commercial, industrial, residential, park

PARCEL SIZE: 1,292+ acres

GROSS FLOOR AREA: Per ordinance

FLOOR AREA RATIO: Per ordinance

PARKING REQUIRED: Per ordinance

PARKING PROVIDED: Per ordinance

BUILDINGS: N/A

HEIGHT: Per ordinance

SETBACKS: Per ordinance

OTHER: Per ordinance

DISCUSSION: The request is for rezoning from R1-35 to a variety of residential, commercial, and industrial zoning districts in accordance with the Desert Foothills Plan. The area has been designated a "regional core" with large scale employment and commercial uses that would take advantage of the Outer Loop Freeway. There would also be 325 acres of multi-family and 66 acres of single-family zoning, with a 17 acre park site.

POTENTIAL IMPACTS: In the Staff's opinion, establishment of this core area would be a major asset to the City, providing a feasible regional shopping center site, the auto center site, and major freeway-oriented employment sites.

ATTACHMENTS: A - Stipulations
#1 - Vicinity/General Plan
#2 - Development Plan

NTP:ss

2-7-86 OS

TO: PLANNING COMMISSION DATE: 2/11/86
FROM: PROJECT COORDINATION
SUBJECT: REVISED STIPULATIONS FOR 11-Z-86

The staff recommends that the stipulations submitted with your packet be revised as follows:

MISCELLANEOUS (page 8)

4. Construction of all improvements shall be assured by cash deposit or ~~bonding-as-approved-by-the-City-Attorney~~ OTHER SECURITY AS APPROVED BY THE CITY ATTORNEY.

NP:ss

27-86 DS

ZONING

CASE NO. 11-2-86
ZONE CHANGE FROM R1-35 TO PREC. 1, 2, C-1, C-2, C-3
APPLICANT'S NAME: R-5, R-4, R-3, R-1-7

LOCATION: _____

PROPOSED DEVELOPMENT OR REASON FOR REQUEST:

RELATIONSHIP OF REQUEST TO GENERAL PLAN:

CONFORMS _____ PARTIAL ☒ DOES NOT CONFORM: _____
COMMENTS: _____

PRIOR ZONING HISTORY OF PARCEL:

ANNEXED AS R1-35; 83-2-85
APPROVED R1-35 TO C-4 CONVENTIONAL
FOR A TEMPORARY AUTOMOBILE PARK.
NO OTHER CASES.

TRAFFIC ENGINEER'S CONSIDERATIONS: TRIP GENERATION: CURRENT _____
S.P. _____ PROPOSED _____

STAFF RECOMMENDATION:

