

CAMPANA/HANSEN
PROJECT

TO: PLANNING COMMISSION DATE: 11/26/85
FROM: PROJECT REVIEW
SUBJECT: CASE 134-Z-85

JOE RIZICKA
994-7097

REQUEST: Rezoning from R1-35 to C-0 and C-2 Conditional
LOCATION: Southwest corner of Bell and Pima Roads
APPLICANT/OWNER: G. William Larson, Assoc./C&H Development, Ltd. - *Vern Ch...-td*

STAFF RECOMMENDATION: CONDITIONALLY APPROVE subject to the attached conditions

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Marginal - Foothills Plan indicates employment

ZONING HISTORY: Annexed as R1-35

SITE DETAILS

USE: Office/service retail

BUILDINGS: N/A

PARCEL SIZE: 64 acres

HEIGHT: N/A

GROSS FLOOR AREA: N/A

SETBACKS: N/A

FLOOR AREA RATIO: .6 max

OTHER: incorporates golf course

PARKING REQUIRED: N/A

PARKING PROVIDED: N/A

DISCUSSION: The proposal is to develop a 57.3 acre commercial office park north of the TPC municipal golf course. Additionally, 6.3 acres of specialty service retail (financial services and two restaurants with limited square footages) are proposed to serve the office development. The retail development will be subject to master plan approval at a subsequent public hearing. The development also provides additional acreage for the municipal golf course which will become a major focus for the development.

POTENTIAL IMPACTS: None anticipated

ATTACHMENTS: A-Conditions

#1-Vicinity Map/General Plan

#2-Zoning Map

#3-Development Plan

ML:ss

CONDITIONS FOR CASE 134-Z-85

1. Development shall be in substantial conformance with the plan submitted as part of the application.
2. Parcel D shall be zoned C-2 but subject to the more restrictive development standards of C-0. Uses shall be limited to business and professional offices, financial services (bank, savings and loan, financial planning, brokerage, etc.), and two restaurants totalling a maximum of 20,000 gross square feet of building area. Parcel D shall be subject to a master site plan approval through the 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.
4. Dedication of the following half-street right-of-way shall be made within 6 months of the date of City Council approval:

Bell
Pima

55'-
95'
5. A 1' VNE (vehicular non-access easement) shall be provided along perimeter streets except at approved intersections. Intersections shall be located 660' and 1320' west of Pima as shown on the submitted plan.
6. 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 \$75,000.00 per 100 percent participation.
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.
8. Prior to any application for Development Review Board approval, a Traffic Impact Study shall be approved by Project Review staff to determine the street classification for the major access roadway.
9. A 15' bikeway and landscape easement shall be provided along Bell Road.
10. Equestrian trails shall be provided in accordance with the General Plan.

TO: PLANNING COMMISSION
FROM: PROJECT REVIEW
SUBJECT: CASE 134-Z-85

DATE: 11/26/85

REQUEST: Rezoning from R1-35 to C-0 and C-2 Conditional
LOCATION: Southwest corner of Bell and Pima Roads
APPLICANT/OWNER: G. William Larson, Assoc./C&H Development, Ltd.

STAFF RECOMMENDATION: CONDITIONALLY APPROVE subject to the attached conditions

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Marginal - Foothills Plan indicates employment
ZONING HISTORY: Annexed as R1-35

SITE DETAILS

USE: Office/service retail
PARCEL SIZE: 64 acres
GROSS FLOOR AREA: N/A
FLOOR AREA RATIO: .6 max
PARKING REQUIRED: N/A
PARKING PROVIDED: N/A

BUILDINGS: N/A
HEIGHT: N/A
SETBACKS: N/A
OTHER: incorporates golf course

DISCUSSION: The proposal is to develop a 57.3 acre commercial office park north of the TPC municipal golf course. Additionally, 6.3 acres of specialty service retail (financial services and two restaurants with limited square footages) are proposed to serve the office development. The retail development will be subject to master plan approval at a subsequent public hearing. The development also provides additional acreage for the municipal golf course which will become a major focus for the development.


POTENTIAL IMPACTS: None anticipated

ATTACHMENTS: A-Conditions
#1-Vicinity Map/General Plan
#2-Zoning Map
#3-Development Plan

ML:ss

000070



 - SUBJECT PROPERTY

 - APPROVED REZONINGS

134-Z-85 REQUEST REZONING
From R1-35 To C-O &
C-2 (Conditional)



000012

CONDITIONS FOR CASE 134-Z-85

1. Development shall be in substantial conformance with the plan submitted as part of the application.
2. Parcel 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, financial services (bank, savings and loan, financial planning, brokerage, etc.), and two restaurants totalling a maximum of 20,000 gross square feet of building area. Parcel D shall be subject to a master site plan approval through the 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.
4. Dedication of the following half-street right-of-way shall be made within 6 months of the date of City Council approval:

Bell	55'
Pima	95'
5. A 1" VNE (vehicular non-access easement) shall be provided along perimeter streets except at approved intersections. Intersections shall be located 660' and 1320' west of Pima as shown on the submitted plan.
6. 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 \$75,000.00 per 100 percent participation.
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.
8. Prior to any application for Development Review Board approval, a Traffic Impact Study shall be approved by Project Review staff to determine the street classification for the major access roadway.
9. A 15' bikeway and landscape easement shall be provided along Bell Road.
10. Equestrian trails shall be provided in accordance with the General Plan.

APPROVED

000073

11. Prior to the adoption of zoning or an application for 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, 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 watersheds which drain onto and through the property to be developed, indicating the estimates of the pre- and post-development peak runoff flow rates from the 2, 10, 25 and 100 year return frequency storms at the points where the flows enter and leave the property, at the points where the flows across the streets shown on the Street Master Plan, and at the points where flow will enter and leave a drainage management structure. The report shall include the peak flow calculation sheets and graphs showing combined hydrographs.
- B. A portrayal of the location, flow capacity, and type of structure to be constructed at each location where the streets shown on the Street Master Plan will cross a wash or man-made channel. Include the culvert size calculation sheets and calculations for flow depth estimates where flow will cross road dip-sections.
- C. 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.
- D. 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.
- E. A description of the phasing of the construction of the streets, storm drains, channels, and other facilities which will manage stormwater runoff and an explanation of the relationship of this phasing to the phasing planned for construction of each part of the development.
- F. An explanation of the measures to provide protection from property damage and excessive erosion or deposition of sediment by stormwater runoff during phased construction.
- G. The identification of persons or agencies responsible for the construction of each facility which will manage stormwater runoff.
- H. Portrayal of those areas where any significant cuts or fills will occur. Include proposed final contour lines.
- I. A description of the locations (on-site or off-site) for the stock-piling or disposal of excavated material.

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WATER/SEWER

12. 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. The applicant's master wastewater plan shall include, but not be limited to the following:
 - A. Location and size of all necessary wastewater/sewer facilities and the land areas for the facilities.
 - 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. 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 construction of the 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.
14. 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 applicant's development.
15. 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.

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16. 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.
 17. 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.
 18. All outdoor lighting east of the main access drive shall be designed with horizontal cut-off and directed downward.

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CONDITIONS FOR CASE 134-Z-85

1. Development shall be in substantial conformance with the plan submitted as part of the application.
2. Parcel D shall be zoned C-2 but subject to the more restrictive development standards of C-0. Uses shall be limited to business and professional offices, financial services (bank, savings and loan, financial planning, brokerage, etc.), and two restaurants totalling a maximum of 20,000 gross square feet of building area. Parcel D shall be subject to a master site plan approval through the 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.
4. Dedication of the following half-street right-of-way shall be made within 6 months of the date of City Council approval:

Bell	45' + 10' P.U.E. (Public Utility Easement)
Pima	95'
5. A 1' VNE (vehicular non-access easement) shall be provided along perimeter streets except at approved intersections. Intersections shall be located 660' and 1320' west of Pima as shown on the submitted plan.
6. 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 INTERSECTION OF 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 \$75,000.00 per 100 percent participation.
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.
8. Prior to any application for Development Review Board approval, a Traffic Impact Study shall be approved by Project Review staff to determine the street classification for the major access roadway.
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10. Equestrian trails shall be provided in accordance with the General Plan.

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11. Prior to the adoption of zoning or an application for 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, 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 watersheds which drain onto and through the property to be developed, indicating the estimates of the pre- and post-development peak runoff flow rates from the 2, 10, 25 and 100 year return frequency storms at the points where the flows enter and leave the property, at the points where the flows across the streets shown on the Street Master Plan, and at the points where flow will enter and leave a drainage management structure. The report shall include the peak flow calculation sheets and graphs showing combined hydrographs.
 - B. A portrayal of the location, flow capacity, and type of structure to be constructed at each location where the streets shown on the Street Master Plan will cross a wash or man-made channel. Include the culvert size calculation sheets and calculations for flow depth estimates where flow will cross road dip-sections.
 - C. 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.
 - D. 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.
 - E. A description of the phasing of the construction of the streets, storm drains, channels, and other facilities which will manage stormwater runoff and an explanation of the relationship of this phasing to the phasing planned for construction of each part of the development.
 - F. An explanation of the measures to provide protection from property damage and excessive erosion or deposition of sediment by stormwater runoff during phased construction.
 - G. The identification of persons or agencies responsible for the construction of each facility which will manage stormwater runoff.
 - H. Portrayal of those areas where any significant cuts or fills will occur. Include proposed final contour lines.
 - I. A description of the locations (on-site or off-site) for the stock-piling or disposal of excavated material.

000078

WATER/SEWER

12. 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. The applicant's master wastewater plan shall include, but not be limited to the following:
 - A. Location and size of all necessary wastewater/sewer facilities and the land areas for the facilities.
 - 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. 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 construction of the 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.
14. 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 applicant's development.
15. 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.

- 000079
16. 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.
 17. 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.
 18. All outdoor lighting east of the main access drive shall be designed with horizontal cut-off and directed downward.
 19. WITH REFERENCE TO STIPULATIONS 12B, 13B AND 16 ABOVE, THE DEVELOPER MAY ENTER INTO AN AGREEMENT WITH THE CITY PROVIDING FOR EXTENDING AND OVERSIZING, WHERE NECESSARY, DOMESTIC WATER AND SANITARY SEWER LINES SERVING THE SUBJECT PROPERTY. THE AGREEMENT PURPOSE SHALL BE TO EXTEND AND CONSTRUCT CITY UTILITIES IN AN ORDERLY AND COST EFFECTIVE MANNER AND SHALL PROVIDE FOR AN EQUITABLE COST SHARING BASED ON BENEFIT DERIVED.

000082

MEMORANDUM

December 2, 1985

TO: Mayor and City Council

FROM: Community Development/Project Review

SUBJECT: CASE 134-Z-85 - Revised stipulations

The applicant has requested the following clarification to the stipulations recommended for Case 134-Z-85:

6. 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 INTERSECTION OF 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 \$75,000.00 per 100 percent participation.
19. WITH REFERENCE TO STIPULATIONS 12B, 13B AND 16 ABOVE, THE DEVELOPER MAY ENTER INTO AN AGREEMENT WITH THE CITY PROVIDING FOR EXTENDING AND OVERSIZING, WHERE NECESSARY, DOMESTIC WATER AND SANITARY SEWER LINES SERVING THE SUBJECT PROPERTY. THE AGREEMENT PURPOSE SHALL BE TO EXTEND AND CONSTRUCT CITY UTILITIES IN AN ORDERLY AND COST EFFECTIVE MANNER AND SHALL PROVIDE FOR AN EQUITABLE COST SHARING BASED ON BENEFIT DERIVED.

The staff concurs with the requested revisions.

ML:ss

III. REQUEST FOR CONTINUANCE continued

- CON'T TO 12/10 7. 138-Z-85 REQUEST BY GCH ARCHITECTURE PLANNING, APPLICANT, JOHN W. WALLACE, JR., OWNER, FOR REZONING FROM R-5 TO S-R OF A .4 ± ACRE PARCEL LOCATED AT 2928 NORTH 70TH STREET.

IV. EXPEDITED REZONINGS, USE PERMITS AND ABANDONMENTS

- APPROVED 4-0 8. 132-Z-85 REQUEST BY MARTIN T. JONES, APPLICANT, DECKER ENTERPRISES, INC., OWNER, FOR REZONING FROM R-5 AND R1-7 TO R-5
AND
84-UP-85 CONDITIONAL AND FOR APPROVAL OF A RESIDENTIAL HEALTH CARE USE PERMIT ON 13.4 ACRES LOCATED AT 2700 NORTH HAYDEN ROAD.

- APPROVED 4-0 9. ~~134-2-85~~ ¹³⁴²⁸⁵ REQUEST BY G. WILLIAM LARSON ASSOCIATES, APPLICANT, C&H DEVELOPMENT, OWNER, FOR REZONING FROM R1-35 TO C-0 AND C-2 CONDITIONAL OF A 64 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF PIMA AND BELL ROADS.

- APPROVED 4-0 10. 139-Z-85 REQUEST BY UNIVERSAL DEVELOPMENT CORPORATION, APPLICANT/OWNER, TO AMEND THE DEVELOPMENT STANDARDS FOR THE SWEETWATER RANCH R-4 PCD APPROVED IN CASE 53-Z-80 FOR A 40+ ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF 96th STREET AND SWEETWATER AVENUE.

- APPROVED 4-0 11. 82-UP-85 REQUEST BY JERRY AVAKIAN, APPLICANT, WESTERN DIOCESE OF THE ARMENIAN CHURCH OF NORTH AMERICA, OWNER, FOR APPROVAL OF A USE PERMIT FOR A CHURCH ON 2.1 ACRES AT THE SOUTHEAST CORNER OF CHOLLA AND PIMA ROAD.

- APPROVED 4-0 12. 18-A-85 REQUEST BY RECORP OF AMERICA, APPLICANT FOR ABANDONMENT OF A CERTAIN PORTION OF 104TH STREET RIGHT-OF-WAY LOCATED 1,320 FEET NORTH TO 2,640 FEET NORTH OF THE PINNACLE PEAK ROAD ALIGNMENT.

V. REZONINGS, USE PERMITS AND ABANDONMENTS

- CON'T TO 1/14 13. 122-Z-85 REQUEST BY GORDON HALL, APPLICANT/OWNER, FOR REZONING FROM O-S AND R1-7 TO C-2 AND TO AMEND A GOLF COURSE USE PERMIT
AND
75-UP-85 APPROVED IN CASE 21-UP-79 FOR A 44+ ACRE SITE LOCATED AT THE NORTHEAST CORNER OF HAYDEN AND CAMELBACK ROADS.

- APPROVED 4-0 14. 135-Z-85 REQUEST BY DRAKE AND ASSOCIATES, APPLICANT, THE EAGLE PARTNERSHIP, OWNER, FOR REZONING FROM R1-35 TO PCD (PLANNED COMMUNITY DISTRICT) OF A 172 ± ACRE PARCEL LOCATED 1500 ± FEET NORTH OF THE BELL ROAD ALIGNMENT, 1325 ± FEET EAST OF SCOTTSDALE ROAD.

VI. WRITTEN COMMUNICATIONS

15. PROPOSED COMMISSION INITIATIVE

VII. MISCELLANEOUS

VIII. ADJOURNMENT

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 12/3/85
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: CASE 134-Z-85

AGENDA ITEM NO. _____

James L. Roberts

Neal T. Pascoe

STAFF

REQUEST: Rezoning from R1-35 to C-0 and C-2 Conditional
LOCATION: Southwest corner of Bell and Pima Roads
APPLICANT/OWNER: G. William Larson, Assoc./C&H Development, Ltd.

PLANNING COMMISSION RECOMMENDATION: CONDITIONALLY APPROVE subject to the attached conditions

STAFF RECOMMENDATION: Per Planning Commission

CONCURRENCE: None required

PUBLIC COMMENT: No known opposition

GENERAL PLAN: Marginal - Foothills Plan indicates employment
ZONING HISTORY: Annexed as R1-35

SITE DETAILS

USE: Office/service retail
PARCEL SIZE: 64 acres
GROSS FLOOR AREA: N/A
FLOOR AREA RATIO: .6 max
PARKING REQUIRED: N/A
PARKING PROVIDED: N/A

BUILDINGS: N/A
HEIGHT: N/A
SETBACKS: N/A
OTHER: incorporates golf course

DISCUSSION: The proposal is to develop a 57.3 acre commercial office park north of the TPC municipal golf course. Additionally, 6.3 acres of specialty service retail (financial services and two restaurants with limited square footages) are proposed to serve the office development. The retail development will be subject to master plan approval at a subsequent public hearing. The development also provides additional acreage for the municipal golf course which will become a major focus for the development.

At their November 26, 1985 meeting, the Planning Commission voted unanimously to recommend approval.

POTENTIAL IMPACTS: None anticipated

Barbara Burns
Community Development Dept. Head

Tommy J. Davis
Assistant City Manager

ATTACHMENTS: A-Conditions
#1-Vicinity Map/General Plan
#2-Zoning Map
#3-Development Plan

APPROVED

ACTION TAKEN

mailed 11-27-85

plan calls for a substantial setback, which would act as a buffer.

MOTION : There being no other discussion, Councilman Cusack moved to concur with the Planning Commission recommendation and conditionally approve Cases 132-Z-85 and 84-UP-85, subject to the stipulations, and with particular emphasis on Stipulation No. 5 asking the D.R. Board to pay attention to the parking. Further, upon compliance, staff was instructed to prepare the map and ordinance to change the zoning. This motion was seconded by Councilman Wendell, and carried unanimously.

18. 134-Z-85 -- R1-35 to C-0 and C-2 Conditional -- Southwest corner of Pima and Bell Roads

The Planning Commission has recommended that the City Council conditionally approve Case 134-Z-85, subject to the conditions 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 application, or if Council wished for a presentation, but there was no response.

MOTION : Councilman Black therefore moved to concur with the Planning Commission recommendation and conditionally approve Case 134-Z-85, subject to the conditions. Further, upon compliance, staff was instructed to prepare the map and ordinance to change the zoning. This motion was seconded by Councilman Walton, and carried unanimously.

19. 135-Z-85 -- R1-35 to PCD -- North of CAP and east of Scottsdale Road

The Planning Commission has recommended that the City Council approve Case 135-Z-85, 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 application, or if Council wished for a presentation, but there was no response except that Councilman Bruner stated that he was delighted to have a hotel of the calibre of a Princess Hotel coming to Scottsdale.

MOTION : There being no other discussion, Councilman Gentry moved to concur with the Planning Commission recommendation and approve Case 135-Z-85, subject to the stipulations. Further, upon compliance, staff was instructed to prepare the map and ordinance to change the zoning. This motion was seconded by Councilman Cusack, and carried unanimously.

20. 139-Z-85 -- Amend Development Standards and stipulations of approval for Sweetwater Ranch R-4 PCD -- Northwest corner of 96th Street and Sweetwater Avenue

SCOTTSDALE MAYOR AND COUNCIL MEETING
TUESDAY, DECEMBER 3, 1985 -- 6:00 P.M.
PAGE 3

D. USE PERMIT

- APPROVED 15. 82-UP-85--church--southeast corner of Cholla and Pima Roads

Comments: The proposal is to develop a church with accessory buildings on the southeast corner of Pima and Cholla Roads. The Planning Commission recommends approval.

E. ZONING

- CON'T TO 16. 126-Z-85--R-4 to R-3 Conditional--southeast corner Thomas
4-1-86 Road and 60th Street

Comments: The proposal is to develop 96 condominium units ranging in size from 840 to 1380 square feet with single car garages at the southeast corner of 60th Street and Thomas Road. The Planning Commission recommends approval.

- APPROVED 17. 132-Z-85--R-5 and R1-7 to R-5 Conditional; AND
84-UP-85--residential health care facility--south of the
southwest corner of Hayden and Thomas Roads

Comments: The proposal is to develop a minimal care facility with 309 dwelling units and a 120 bed specialized care center on 13.5 acres located south of the southwest corner of Hayden and Thomas Roads. The Planning Commission recommends approval.

- APPROVED 18. 194-Z-85--R1-35 to C-0 and C-2 Conditional--southwest corner
of Pima and Bell Roads

Comments: The proposal is to develop a 57.3 acre commercial office park with an additional 6.3 acres of specialty service retail space north of the TPC municipal golf course. The Planning Commission recommends approval.

- APPROVED 19. 135-Z-85--R1-35 to PCD--north of CAP and east of Scottsdale
Road

Comments: The proposal is to develop a resort-oriented mixed-use project comprising the Princess Hotel on 68 acres, mixed-residential on 87 acres, and golf course uses on 18 acres. The Planning Commission recommends approval.

131-Z-85

GCH Architecture Planning, Applicant -
John W. Wallace, Jr., Owner - Rezoning
From R-5 To S-R - A .4± Acre Parcel
Located at 2928 North 70th Street.

Mr. Hoagland announced he would be abstaining due to a potential conflict of interest.

Mr. Svoboda reported that the applicant has requested a six-week continuance to the January 14, 1985 hearing date.

Case 138-Z-85 was automatically continued to December 10, 1985 due to the fact there was not a quorum.

Mr. Hawkins moved that Cases 85-Z-85, 86-Z-85, 87-Z-85, 65-UP-85, 79-UP-85, 104-Z-85, 64-UP-85, 128-Z-85, 80-UP-85, and 133-Z-85 be continued for two weeks to December 10th. Mr. Hoagland seconded the motion and it carried unanimously.

122-Z-85
AND
75-UP-85

Gordon Hall, Applicant/Owner - Rezoning
From O-S and R1-7 To C-2 - And To Amend
a Golf Course Use Permit Approved in
Case 21-UP-79 - A 44± Acre Site Located
at the Northeast Corner of Hayden and
Camelback Roads.

Steven Earl, appearing on behalf of the applicant, requested the application be continued to January 14, 1986 to allow himself, as newly appointed counsel, to become familiar with the case and to resolve pending issues.

Mr. Hoagland moved that Case 122-Z-85 and Case 75-UP-85 be continued to January 14, 1986. Mr. Hawkins seconded the motion and it carried unanimously.

EXPEDITED REZONINGS, USE PERMITS AND ABANDONMENTS

134-Z-85

G. William Larson Associates, Applicant -
C&H Development, Owner - Rezoning From
R1-35 To C-0 and C-2 Conditional - A 64±
Acre Parcel Located at the Southwest
Corner of Pima and Bell Roads.

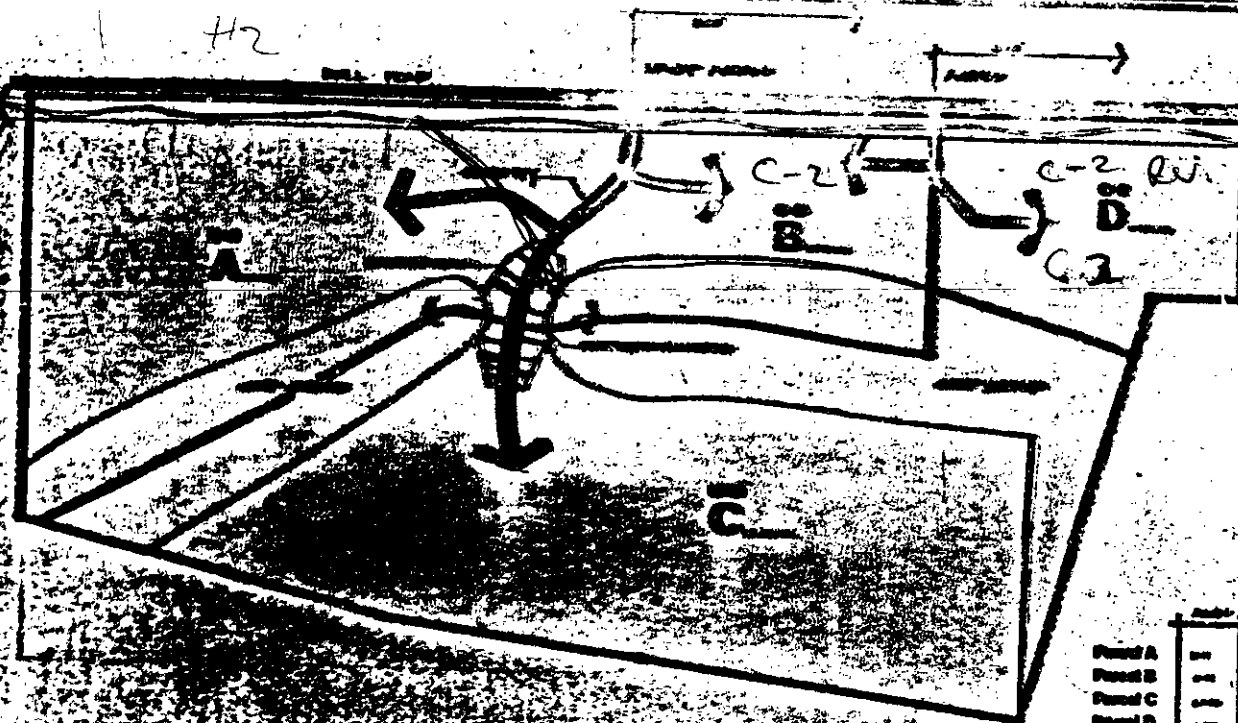
Mr. Svoboda briefed the Commission on the request. Staff recommends conditional approval subject to the revised conditions.

The applicant was present and concurred with the stipulations.

There was no public testimony.

Accom

442



	Actual Score	Standard Score	Test Score
Parent A	100	100	100
Parent B	90	90	90
Parent C	80	80	80
Parent D	70	70	70
Total	340	340	340

APPROVED

Scottsdale International Corporate Center

C20 Development, Ltd.

1997

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