

CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 10/4/94
 FROM: PLANNING & COMMUNITY DEVELOPMENT
 SUBJECT: CASE 10-GP-94 & RESOLUTION NO. 4118
 134-ZN-85#2 & ORDINANCE NO. 2703

AGENDA ITEM NO. 29LISA COLLINS
JOHN FARAMELLI

STAFF

REQUEST: General Plan amendment from Major Office and developed Open Space to
 13.62 acres and developed Open Space; and rezone from C-O and OS
 (Commercial Office/Open Space) to R-5 and O-S (Multi-Family
 Residential/Open Space)

LOCATION: Southwest corner of 84th Way and Bell Road

APPLICANT: Nara & Associates

621 E. Thomas Rd. Ste. 201
Scottsdale, AZ

OWNER: Pima Bell Business Park L.C.

737 Scottsdale Rd. #130C
Scottsdale, AZ

PLANNING COMMISSION RECOMMENDATION: APPROVE Cases 10-GP-94 & 134-ZN-85#2
 subject to the attached stipulations by a
 vote of 7-0 and ADOPT Resolution No. 4118
 and Ordinance No. 2703 affirming these
 cases

STAFF RECOMMENDATION: Per Planning Commission

CONCURRENCE: None required

PUBLIC COMMENT: One person spoke in general opposition to multi-family
 rezonings.

ZONING HISTORY: Annexed as R1-35, rezoned to C-O in case 134-ZN-85

SITE DETAILS

USE: Multi-family and Open space
 PARCEL SIZE: 13.62 acres
 DWELLING UNITS: 228 units
 DENSITY: 16 du/ac
 PARKING REQUIRED: 368 spaces
 PARKING PROVIDED: 368 spaces

BUILDINGS: 10
 HEIGHT: 30 feet maximum

GENERAL PLAN DISCUSSION:

The General Plan identifies this area for major office. The land uses
 surrounding this identify both medium to high density residential along with
 general employment and major office. The request to change a portion of the
 development from major office to high density residential will continue the
 mixture of uses for this area and will specifically enhance the resulting mixture
 of uses for this site. The introduction of a residential use will provide areas
 for living near places of employment.

PROJECT HISTORY:

This case was continued at the last Council hearing to allow additional
 information on issues relating to the airport and multi-family in the area.

PROJECT DISCUSSION:

This request is for a rezoning from C-O (commercial office) to R-5 (multi-
 family residential) at the southwest corner of 84th Way and Bell Road, on the
 north side of the TPC Golf course. This 13.62 acre parcel is a portion of the
 64 acre rezoning which introduced golf course/open space commercial office and
 commercial to the area.

APPROVED

ACTION TAKEN

DATE

INITIALS

5355754 (6-90)

002398

CITY COUNCIL ACTION REPORT

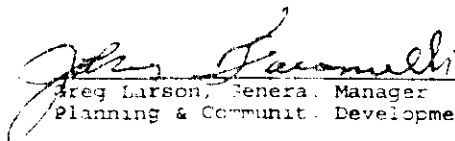
Page 2
Case 10-GP-90 & 13 ZN-85#2

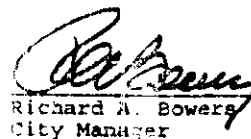
This requested multi-family development would provide 228 units on 13.62 acres resulting in a density of 16.7 dwelling units per acre (du/ac). A total of 19 buildings are proposed on the site with 2 pool areas. The units will take advantage of the golf course as an open space feature on the southern portion of the site. Access to the site will be from Bell Road and the southern extension of 84th Way.

The primary concerns with this case were the proximity to the airport and the reduction of office in the area. The noise associated with the airport is being addressed by requiring special building features that provide noise insulation. Additionally an aviation easement has been recorded and notice will be given to the property owner specifying distance to the airport. The change in land use to residential will result in a small reduction to the overall employment located here. Additionally, this will provide a mixed use character providing a residential component near employment centers.

COMMUNITY IMPACT:

This development will provide residential areas within an employment center providing a positive mixture of uses.


Greg Larson, General Manager
Planning & Community Development


Richard A. Bowers
City Manager

ATTACHMENTS: A - Specifications
#1 - Aerial
#2 - Zoning Map
#3 - Site Plan
#4 - Resolution No. 4118
Exhibit A - General Plan Map
#5 - Ordinance No. 270
Exhibit A - Zoning Map
#6 - Planning Commission Minutes 9/12/94

APPROVED

DATE

10/4/94

5735736 (10/89)

0002399

ZONING/DEVELOPMENT

1. Development shall be in substantial conformance with the plan submitted as part of the application 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 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 DENSITY.

2. Parcel D shall be zoned C-2 but subject to the more restrictive development standards of I-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 C-3. However, the maximum gross floor area attainable for affected parcels shall not be reduced by virtue of the dedication.
4. MAXIMUM DENSITIES AND DWELLING-UNIT COUNTS SHALL BE AS INDICATED IN 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 OF 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 TREES AND THE SOUTHERN MOST ROW OF APARTMENTS TO MINIMIZE THE POSSIBLE INTERFERENCE OF GOLF BALLS INTRUDING WITH RESIDENTIAL ACTIVITIES.
7. THE APPLICANT SHALL SUBMIT A PLAN IDENTIFYING BOTH VEHICULAR AND PEDESTRIAN CIRCULATION PROVIDING CONNECTIONS BETWEEN THIS PARCEL AND THE REMAINING COMMERCIAL OFFICE PARCELS.

ATTACHMENT A

APPROVED

DATE

INITIALS

8. 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.
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.

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 BUT LESS THAN 250 CFS OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO PROJECT COORDINATION STAFF APPROVAL.
2. THE DEVELOPMENT REVIEW BOARD SHALL PAY PARTICULAR ATTENTION TO THE LANDSCAPE THEME OF THIS PROJECT 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 DESIGNED 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 VEGETATION, ARE SUITABLE FOR TRANSPLANTING OR ARE NECESSARILY DESTROYED 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 NOT COST TO THE OWNER IN ACCORDANCE WITH STATE LAW AND PERMIT PROCEDURE OR MAY BE OFFERED AT SALE.

APPROVED

ATLAS

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 WASHERS, STORM DRAINS, DRAINAGE STRUCTURES, WATER SYSTEMS, SEWER SYSTEM, 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 within ~~6 months of the date of City Council approval~~

Bell 55
Pima 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. ~~Intersections shall be located 660' and 1330' west of Pima as shown on the submitted plan.~~ THE MAJOR ACCESS INTERSECTIONS SHALL ALIGN WITH THE EXISTING MEDIAN OPENINGS OR BE LOCATED A MINIMUM DISTANCE OF 660 FEET FROM THESE LOCATIONS. RIGHT-TURN ONLY ACCESS DRIVEWAYS MAY BE PROVIDED AT MINIMUM 330 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 \$75,000.00 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.
- 7-4. 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.
- 8-5. Prior to any application for Development Review Board approval, a Traffic Impact Study ANALYSIS shall be approved by Project Review staff to determine the street classification, CROSS-SECTION, AND ALIGNMENT for the major access roadway.
9. ~~A 25' bikeway and landscape easement shall be provided along Bell Road.~~
- 10-6. Equestrian trails shall be provided in accordance with the General Plan.

APPROVED

10/4/94
INITIALS

WATER AND SEWER

11. Prior to the adoption of zoning or an application for Development Review Board approval, the applicant shall provide the 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 design procedures and criteria. The report shall include the following:

1. Maps portraying the water sheds which drain into and through the property to be developed, indicating the contours of the pre- and post-development peak runoff flow rates from the 5, 10, 25 and 100 year return frequency storms at the points 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. The report shall include the peak flow calculations on sheets and graphs, including combined hydrographs.
2. A portrayal of the location, flow capacity, and type of structure to be constructed at each location where the street shown on the Street Master Plan will cross a wash or non-paved channel. Include the culvert size calculation sheets and calculations for flow depth estimates where flow will cross road dispersions.
3. A portrayal of the location 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 structure.
4. A portrayal of the preliminary or conceptual design of all channels which are to be constructed or improved, showing planned improvements, including landscaping concepts, bank etc. Include channel design calculations.
5. 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 planned for construction of each part of the development.
6. An explanation of the measures to provide protection from property damage and excessive erosion or deposition of sediment by stormwater runoff during phased construction.
7. The identification of persons or agencies responsible for the construction of each facility which will manage stormwater runoff.
8. Portrayal of those areas where any significant cuts or fills will occur. Include proposed final contour lines.
9. A description of the locations (on site or off site) for the stock piling or disposal of excavated material.

12. 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.

APPROVED

12/4/94

DATE

INITIALS

Page 5
Case No. 85-10-GP-94 & 134-ZN-8502

WATERMASTER (Stipulations 1-6 apply to the remainder of the area specified in the original case 134-ZN-85).

4-2. 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.

4-3. 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 requirement.
- D Integration of Master Water Plan with the city's Master Water Plan.

4-4. 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.

4-5. 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.

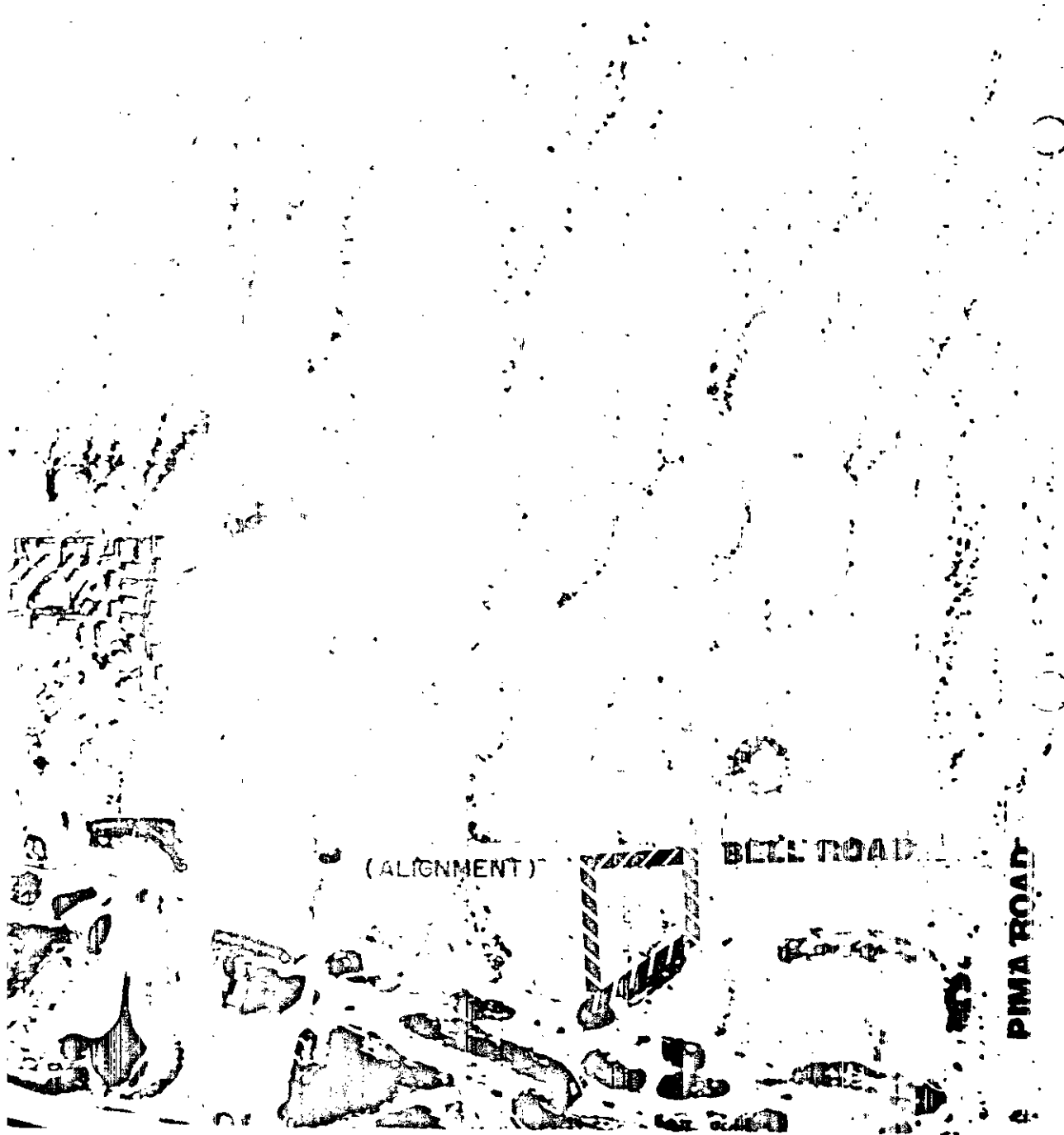
4-6. Building permits shall be subject to all fees and conditions in effect at the time of permit issuance. The applicant understands and agrees that constructing water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee or development tax which is applicable at the time building permits are issued.

APPROVED

DATE

INITIALS

002405



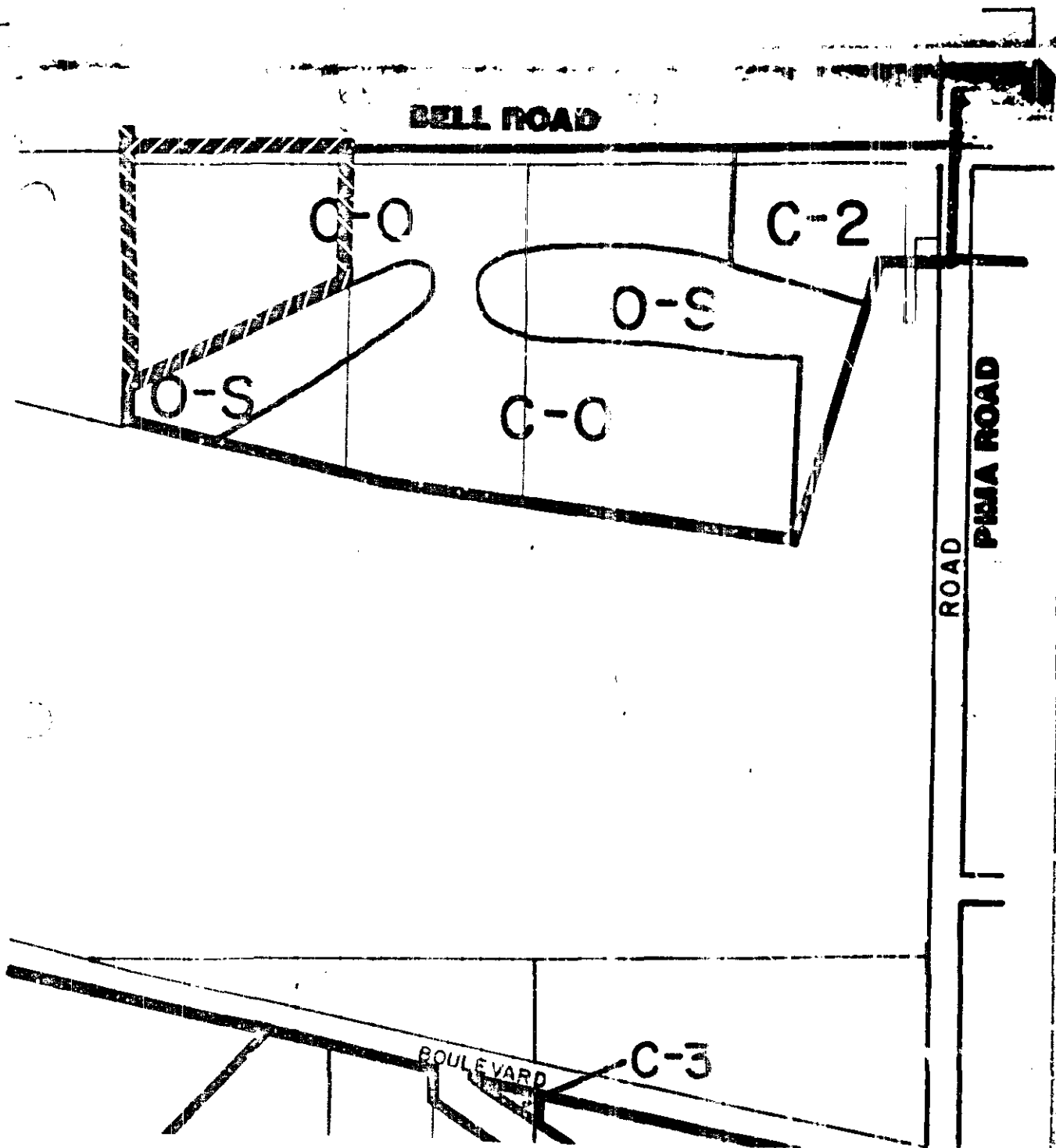
(ALIGNMENT)

BELL ROAD

PIMA ROAD

10-GP-94/134-ZN-85 #2

1"=400' 1991 ATTACHMENT #1



10-GP-94/134-ZN-85 #2
REQUESTS REZONING FROM C-3 OS TO R-5 OS

ATTACHMENT #2


 7-100-07
 JUL 14 1964

2000
 1000
 500
 0

[illegible]

SIZE MATR

IN REPLY TO MEMORANDUM OF 12/1/53
FROM THE DIRECTOR, FBI, DATED 11/24/53

DR. S. L. LEE, LINDSEY

* 1 DIFFERENTIALS 25.000000
* 2 SP. ANALYSIS 1.000000
* 3 ANALYSIS 1.000000

TOTAL UNITS → 321 UNITS

GEORGE ACAPACHE x 1942 46 49 51

المجلد ١ / العدد ١ / ٢٠١٢