

Applicant Response:

- Staff is addressing traffic impacts.
- The first phase of building will include the hotel and retail and office space.
- The majority of parking would be underground.
- Build-out will take place in approximately four years.

Council discussion:

- Council agreed the project is well suited to the site.
- The project is compatible with the airport, and will be a positive amenity for the community.
- A recommendation was made to have more commercial, rather than industrial, uses on Scottsdale Road.
- It was suggested that the Development Review Board pay close attention to pedestrian circulation features in the project, perhaps including a pedestrian bridge.

MOTION AND VOTE – ITEM 1

COUNCILMAN ECTON MOVED TO APPROVE THE MAJOR GENERAL PLAN AMENDMENT OF THE LAND USE ELEMENT FROM EMPLOYMENT TO MIXED USE NEIGHBORHOODS (5-GP-2005), REZONING FROM INDUSTRIAL PARK DISTRICT TO PLANNED REGIONAL CENTER (14-ZN-2005), AND ADOPT RESOLUTION NO. 6763 AND ORDINANCE NO. 3648. COUNCILMAN OSTERMAN SECONDED THE MOTION, WHICH CARRIED 6-0, WITH COUNCILMEMBER DRAKE ABSTAINING.

2. Silverstone General Plan Amendment

Requests:

1. Consider a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Mixed Use Neighborhoods on 160 +/- acres located at the southeast corner of Pinnacle Peak and Scottsdale roads.
2. Adopt Resolution No. 6764 affirming the General Plan Amendment.

Location: Southeast corner of Pinnacle Peak and Scottsdale roads

Reference: 7-GP-2005

Staff Contact(s): Frank Gray, Planning and Development Services General Manager, 480-312-2890, fgray@scottsdaleaz.gov; Randy Grant, Chief Planning Officer, 480-312-7995, rgrant@scottsdaleaz.gov

Staff reviewed the application and the proposed uses of the site:

- The property is the former site of Rawhide.
- Land uses would include 25 acres of commercial property, 97 acres of residential property, 4.5 acres for municipal use, 13 acres for Rawhide Wash/Park site, and 20.5 acres for streets.
- The developer will pay for street, drainage, and sewage infrastructure.
- Roadway improvements for Pinnacle Peak Road, Miller Road, and Williams Road would be concurrent with the site development, along with installation of new traffic signals at Scottsdale/Williams and Miller/Williams.

The applicant stated this hearing was only to amend the General Plan, not to approve a specific site plan or zoning case, and provided the following information:

- Substantial impacts have taken place on this property including blading, fireworks, noise, dust, odors, and traffic.
- The property does not fall under ESLO.
- The wash will be 300 feet wide and will be a substantial amenity to the community.
- Many pedestrian connections will join the mixed uses of the site.
- Comparison was made to the Stacked 40s Development. The project will have:
 - 83% less building area
 - 24% fewer units per acre
 - 64% fewer trips generated
 - 22 acres of NAOS (as opposed to none for the Stacked 40s)
- Public art will be incorporated into the plan, and a 100-foot scenic corridor will be re-vegetated.

Mayor Manross opened public testimony:

Andrew Mutch, representing Desierto Vida HOA, 23605 N 80th Wy, 85255, said the Association was not opposed to the General Plan Amendment, although he presented a petition with suggested stipulations for development of the property. Mr. Mutch said the Association's primary concerns were an increase in population, housing density, widening of Pinnacle Peak Road, and ESLO requirements.

Leonard Huck, of Hyatt Classic Residence, 7501 E Thompson Peak Pkwy, 85255, spoke in support of the project, and commented on the benefits of this type of residential development for senior citizens.

Patsy Davidson, of Hyatt Classic Residence, 7501 E Thompson Peak Pkwy, 85255, believes more intergenerational residences are needed in Scottsdale. Ms. Davidson also noted there are about three hundred people on the waiting list for the Classic development.

Kenneth Steuer, 24101 N 76th Pl, 85255, said that the site plan could be better and the developer should make more concessions. He expressed concern about density and property values of the surrounding areas.

Howard Myers, Desert Property Owners' Association, 6631 E Horned Owl Tr, 85262, said he did not oppose the General Plan amendment, but feels the category of Mixed Use Neighborhoods is too intense for the area. He believes the area is generally Suburban Neighborhood, and the use should not be more intense than it was with Rawhide. He strongly supported having stipulations included in the project's zoning case.

Judy Weller, 23003 N 77th Wy, 85255, stated her home is closest to the project, and expressed her gratitude to the developer for their diligence in providing information. Ms. Weller was not opposed to the project, but hopes traffic issues will be monitored.

Bob Vairo, Coalition of Pinnacle Peak (COPP) 10040 E Happy Valley Rd, #451, 85255, said the Coalition was not opposed to the General Plan Amendment, but asked that the applicant consider changing the zoning to C-2 rather than Mixed Use. Mr. Vairo said the C-2 designation would be closer to what is being planned and would eliminate concern regarding more intense

use in the future. He is pleased that the developer has provided assurances that the project will be phased-in following the road improvements.

Mayor Manross closed public testimony.

Council discussion:

- Acting City Attorney Deborah Robberson stated that the category for Major General Plan Amendments could not be changed tonight. Any change would require re-notification, and the hearing would have to be postponed to next year.
- Clarification was given to Council that stipulations could not be placed on a General Plan Amendment, but would go on the zoning case.
- It was noted the zoning application has been filed for the property. The site plan is scheduled for the November 9, 2005 Planning Commission meeting, and the December 6, 2005 Council meeting. *(City Clerk note: The December 6, 2005 meeting was rescheduled to December 12, 2005.)*
- Councilmembers were pleased that the project will be master-planned, intergenerational, and includes re-vegetation.
- Councilmembers urged sensitivity in dealing with density and traffic in the site plan, and that the 100-foot scenic corridor be planned in a timely manner.
- Councilmembers appreciated the generous donation of land for municipal use and the funds for public art.

MOTION AND VOTE – ITEM 2

COUNCILMEMBER DRAKE MOVED TO APPROVE THE MAJOR GENERAL PLAN AMENDMENT OF THE LAND USE ELEMENT FROM CULTURAL/INSTITUTIONAL OR PUBLIC USE TO MIXED USE NEIGHBORHOODS (7-GP-2005), AND ADOPT RESOLUTION NO. 6764 WITH THE EXPECTATION THAT WHEN THE ZONING CASE COMES FORWARD, COUNCIL WILL SEE THE SAME INTENSITY OF USE DISCUSSED TONIGHT. COUNCILMAN ECTON SECONDED THE MOTION, WHICH CARRIED 7-0.

3. Parcel M and O At Troon General Plan Amendment and Rezoning Requests:

1. Consider a Major General Plan Amendment of the Land Use Element from Office to Suburban Neighborhoods on a 9.5 +/- acre parcel located at 28000 N. Alma School Parkway.
2. Consider rezoning from Commercial Office, Environmentally Sensitive Lands, Hillside District (C-O ESL HD/HC) to Single Family Residential District, Environmentally Sensitive Lands (R1-7 ESL) on a 9.5 +/- acre parcel located at 28000 N. Alma School Parkway.
3. Adopt Resolution No. 6765 affirming the General Plan Amendment.
4. Adopt Ordinance No. 3649 affirming the rezoning.

Location: 28000 N. Alma School Parkway

Reference: 8-GP-2005 and 17-ZN-2005

Staff Contact(s): Frank Gray, Planning and Development Services General Manager, 480-312-2890, fgray@scottsdaleaz.gov; Randy Grant, Chief Planning Officer, 480-312-7995, rgrant@scottsdaleaz.gov