

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 18, 2007

ITEM NO. \_\_\_\_\_

## SUBJECT

DC Ranch 1.1  
15-PP-2006 and 91-DR-2006

## REQUEST

Request approval for an 11-lot Preliminary Plat on a 17.9-acre-acre parcel, and approval of a conceptual site plan, landscape plan and building elevations for a planned neighborhood shopping center with a hotel.

### Key Items for Consideration.

- The overall design of the development is a mixed use project that has viable pedestrian orientation and accessibility to and through the site.
- Linear pedestrian promenades and courtyards are provided.
- Strong relationship of the site to the adjoining residential development to the west.
- The proposed development is located in the Airport Influence Area and will comply with the Scottsdale Airport Vicinity Development Guidelines.
- Timing of construction for E. Trailside View is in conjunction with other site infrastructure.
- The proposal is consistent with the master plans for DC Ranch.

### Related References:

- Cases 16-PP-2006 and 92-DR-2006 propose residential development on the adjacent 9 acres to the east.
- Cases 54-ZN-1989#1-10, DC Ranch Development Agreement, and the DC Ranch Master Plans.

## OWNER

DC Ranch LLC  
7600 E. Doubletree Ranch  
Road  
Scottsdale, AZ  
(480) 538-9854

**ENGINEER** Wood & Patel  
2051 W. Northern, Suite 100  
Phoenix, AZ  
(602) 335-8500

## APPLICANT CONTACT

Shelly McTee  
Anderson Brody Buchalter  
Nemer  
4600 E. Shea Blvd., Suite 100  
Phoenix, AZ  
(602) 296-1836

## ARCHITECT/DESIGNER

H&S International  
17785 N. Pacesetter Way  
Scottsdale, AZ  
(480) 585-6898

## LOCATION

Southeast corner of N. Pima Road and E. Union Hills Drive.

**BACKGROUND**

**Zoning.**

Approximately 18-acres in size, this site is part of a larger 28-acre parcel within Planning Unit 1 of the DC Ranch master planned community. This 28-acre site has long been planned as a mixed-use center, and is zoned Planned Community District with comparable uses of Planned Neighborhood Center District (PNC PCD) and Resort Townhouse Residential District (R-4R PCD). The DC Ranch Master Plan has been amended numerous times over the years, with the most recent amendment to establish the R-4R comparable uses to allow a hotel this site (Case 54-ZN-1989#10).

*This application focuses on the 18-acre commercial portion of the property, including the proposed hotel, which represents allowable uses in the PNC PCD and R4-R PCD districts subject to the Development Review Board (DRB) approval. A companion application for a residential development will also be heard by the DRB January 18, 2007 (Cases 16-PP-2006 and 92-DR-2006).*

**Context.**

This subdivision and the associated site plan area, encompassing approximately 18 acres, are located on the western portion of the larger 28-acre site. The site is generally located at the southeast corner of E. Union Hills Drive and the new alignment of N. Pima Road, and is also bounded by N. 91<sup>st</sup> Street to the east and E. Trailside View to the south.

**Adjacent Uses or Zoning:**

- North E. Union Hills Drive, vacant and single family homes further north, zoned PNC PCD District
- South E. Trail Side View, vacant future 15-acre municipal park further south, zoned O-S PCD District
- East Planned multi-family residential project, N. 91<sup>st</sup> Street and single-family homes further to the east, zoned PNC PCD and R1-7 PCD District
- West N. Pima Road and vacant further west, zoned I-1 PCD ESL District

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

This application focuses on the 18-acre commercial portion on the west side of the proposed 28-acre, mixed-use center. A small portion of the commercial development will occur on the north side of E. Union Hills Drive. The proposed commercial development will subdivide Parcel 1.1 into ten building sites, with associated infrastructure and other common improvements. The request is also for the conceptual site plan, landscape plan and building elevations that include a hotel, bank, retail and specialty shops, restaurants and a grocery store on the site. Primary access to the site will be from N. Pima Road, with access driveways also from E. Union Hills Drive and E. Trailside View.

**Case No. 91-DR-2006**

**Development Information.**

- Existing Use: Vacant, planned for Mixed Use Development
- Proposed Use: Commercial center with hotel
- Parcel Size: 18 Acres, part of the 28-acre parcel
- Buildings/Description: 12 Buildings for the site; several free-standing, with others in attached building groups.
- Building Height Allowed: 56 Feet above average natural grade, per Development Agreement, Second Amendment
- Building Height Provided: 56 Feet above average finish grade
- Parking Required: 565 Parking spaces
- Parking Provided: 656 Parking spaces
- Open Space Required: Not applicable per Development Agreement
- Open Space Provided: 8.2 Acres
- FAR : 0.38 (299,493 Square feet)

**Preliminary Plat.**

The preliminary plat is to accommodate potential land sale and lease arrangements for various buildings, or building groups, on the site and to identify common area obligations with the eventual construction of shared infrastructure, parking, and perimeter landscaping. Utilities are anticipated to be provided within appropriate easements on site. Concurrent application has occurred for Case #16-PP-2006 which impacts the eastern 9 acres of the larger site.

**Design Elements.**

The applicant has committed to a strong pedestrian experience on the site, consistent with type of project previously generated in other areas of DC Ranch. Design features include the use of trellis areas, water features, and seating areas throughout the neighborhood shopping area. Pedestrian linkages with variable width sidewalks are evidenced throughout the development, with emphasis along the main shopping corridor abutting the residential development of the site and the shared main driveway into the site serving both the commercial and residential portions of the larger 28 acre-parcel. Internal paths will connect to perimeter trails that are to serve both local and regional pedestrian and bicycle users. There has been a concerted effort evidenced in the plan to make the site more pedestrian in scale in critical locations, such as navigating through the main north-south shopping area, and west to out parcels. The applicant has also committed to strong environmental considerations with the revegetation of the 80-foot wide Scenic Corridor along N. Pima Road and the balance of the perimeter of the site along both E. Trailside View and E. Union Hills Drive.

Architectural style proposed for the development is Spanish Mediterranean in character, with considerable use of architectural embellishments and textures. Building heights will vary to take advantage of grade changes across the site. Colonnades and awnings are proposed for all buildings throughout the site. Landscape elements include articulated pedestrian pathways through the site, use of sheltered or covered seating areas, water features and various wall treatments for visual interest.

**IMPACT ANALYSIS**

**Traffic.**

The majority of traffic will come from the adjoining street connections to N. Pima Road, E. Union Hills Drive and E. Trailside View. These roads will also be accommodating bicycle and pedestrian traffic to the site from regional connections and other developments nearby. There will also be internal vehicular and pedestrian connections, between the commercial development portion of the site and the residential condominium, through gated entrances shown on the site plan.

**Airport Vicinity.**

The development lies within the City of Scottsdale Airport Noise Influence Area. As such, noise reduction efforts will be undertaken during construction, and proper disclosure of flight impacts will be provided to lessees and/or purchasers.

**Parking.**

Vehicle parking will be located such that most parking will be in common areas for shared use throughout the site. Some parking will be allocated to the hotel, the bank and the free-standing office building. 565 Parking spaces are required and 656 spaces have been provided.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated impacts on existing infrastructure, as this area has been master planned for the proposed uses.

**Police/Fire.**

Police and fire facilities exist in the DC Ranch Master Planned Community and no service impacts are anticipated.

**Open space/Scenic Corridors.**

Along the western perimeter of the site, adjacent to N. Pima Road, will be a Scenic Corridor (minimum 80-foot width) that will be revegetated with native plant materials salvaged from the site, and nursery stock. There will be DC Ranch thematic pole lighting along a meandering 10-foot wide concrete sidewalk adjacent to the three major streets adjoining the site's western boundary. The corridor will be used to accommodate on-site and through-site storm water run-off, so the design will create naturalized wash edges without compromising the functional requirements as a storm water channel. There will be screen walls within adjoining parking areas to buffer the uses on site from the wash area, and minimize negative impacts on pedestrian use of the

wash corridor. Approximately 10 acres of open space has been provided along street perimeters and within parking areas. There will be additional landscape areas near water features on site and within all building groups.

**Community Involvement.**

Surrounding property owners within 750 feet of the site were notified of the pending applications and several community meetings were held to allow for residents to learn about the proposals and to offer input or feedback to the applicant and the design team. Comments heard at the open house were oriented to learning more about the proposed uses, the visual reference the residents nearby would have into the site, the amenities and services to be provided, the accessibility of the site by pedestrians, traffic that might be generated and view impacts that might occur. The applicant has continued meeting with concerned residents, and there have been no written comments received regarding this proposal.

**Community Impacts.**

The proposed development and the range of uses possible were previously approved in concept with the Development Agreement and Master Plans for DC Ranch. Adjustments were made based on trends and market conditions to fine tune the uses to meet present needs as allowed by the Development Agreement prior to conceptual site development plan approval. The uses will be consistent with the modified standards allowed by the Development Agreement and the Environmental and Infrastructure Master Plans affecting Planning Unit No. 1. The roadway system, to be completed with the first phase of construction, will accommodate the type of uses proposed when full build-out occurs. There are no anticipated impacts to either infrastructure or services provided to the site.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**



Hank Epstein, AICP  
Senior Planner  
480-312-7976  
E-mail: [hepstein@ScottsdaleAZ.gov](mailto:hepstein@ScottsdaleAZ.gov)

**Scottsdale Development Review Board Report  
and**

**Case No. 15-PP-2006**

**Case No. 91-DR-2006**

**APPROVED BY**

  
\_\_\_\_\_  
Hank Epstein, AICP  
Senior Planner  
Report Author  
\_\_\_\_\_  
Steve Venker  
Development Review Board Liaison  
Phone: 48-312-2506  
E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)

**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements for 15-PP-2006
- B. Stipulations/Zoning Ordinance Requirement for 91-DR-2006
- C. Fire Ordinance Requirements for 15-PP-2006
- D. Fire Ordinance Requirements for 91-DR-2006
  - 1. Applicant's Narrative
  - 2. Context Aerial
  - 2A. Aerial Close-Up
  - 3. Zoning Map
  - 4. Preliminary Plat/Site Plan
  - 5. Illustrated Site Plan
  - 6. Conceptual Landscape and Wall Plan
  - 7. Representative Building Elevations
  - 8. Pedestrian Connectivity Plan
  - 9. Bikeways and Trails Plan