

**General Plan Amendment Application Checklist #9:**

***"Provide discussion of how your proposed amendment contributes to achieving the city's goals regarding scenic corridors, vista corridors, character area plans, neighborhood plans, housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic."***

Optima Sonoran Village will become a new mixed-use community in Downtown Scottsdale containing commercial space along the northeastern edge and residential dwellings strategically located on the remainder of the Property sensitively blending with the established residential neighborhoods to the South and the West. The development will be an open urban community encouraging pedestrian access in and through to Downtown. Optima Sonoran Village will include studio, one, two, and three bedroom units varying in size from approximately 600 to 3,000 square feet. This unit mix provides options for residents at various life stages and vocations to live in a single diverse and sustainable community promoting the vitality and vibrancy of the development and Downtown.

Optima Sonoran Village is composed of five buildings organized around a grand central courtyard open to Camelback Road through a dramatic, two-story covered entry. This entry invites pedestrians and motorists into the development and symbolically into Downtown. The design also incorporates lushly landscaped open spaces on the northwest, southwest, south and southeast of the Property along Camelback Road, 68<sup>th</sup> Street and the southern border of the Property. These spaces are interconnected with the central courtyards allowing public pedestrian access along pathways into and through the development. Located on the boundary of the Downtown District the street spaces are designed to accommodate and encourage a visual and functional connection of the adjacent urban neighborhoods with the Camelback Corridor and Downtown Scottsdale.

Located adjacent to single family homes to the south and two story townhouses to the west, Optima Sonoran Village is designed as a mixed-use residential community with limited commercial space intended for occupancy by users supporting the residences. Commercial uses are located on the northeast corner of the site with the remainder of the Property occupied by residential uses to provide a functional buffer of the regional commercial uses of Downtown to the northeast with the

residential urban neighborhoods to the southwest. The project sensitively balances the need for higher urban densities in the Downtown with human scale, pedestrian friendly neighborhoods surrounding Downtown.

Sonoran Village is designed to be a pedestrian friendly open development encouraging residents, neighbors, and the public to enjoy the pathways throughout the project that connect the residents and neighbors to the Camelback Road commercial corridor. Like Optima Camelview, this "pedestrian relief" is based on the concept of desert sensitive architecture and landscaping providing shade and protection from sun during the harsh summer months.

Optima Sonoran Village will contain 493 homes which will house hundreds of residents who will support Downtown restaurants, commercial, and retail establishments. The Property is within a short walk to Fashion Square Mall, The Waterfront and Old Town retail and restaurants allowing homeowners to enjoy the convenience of living in Downtown Scottsdale and contributing to its vitality.

\*NOTE: ANALYSIS PROVIDED BY C.O.S.

### General Plan Amendment Application Checklist



#### 10. Provide Analysis of the Following:

- If this is a General Plan land use amendment the proposed changes include 9.8(2) Gross Acre amount of acres/dwelling units/square footage changing from General Plan land use designation(s) Urban Neighborhood to General Plan land use designation(s) Residential - Type 2
- The estimated increase or decrease in population this proposed General Plan amendment will create is \_\_\_\_\_ (circle one - increase or decrease or no change).
- The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is \_\_\_\_\_ (circle one - increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on water use per year will be \_\_\_\_\_ (circle one - increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on wastewater generation per year is Not Provided - Analysis (circle one - increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on solid waste generation per year is Not Provided - Analysis /tons (circle one - increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on vehicle trips per day is \_\_\_\_\_ (circle one - increase or decrease or no change).
- The estimated number of employees this proposed General Plan change will result in is \_\_\_\_\_ (circle one - increase or decrease or no change).
- A significant consideration of any proposed General Plan Amendment is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.
- The Advance Planning Unit of Scottsdale's Planning and Community Development Department has developed a Land Use Impact electronic spreadsheet model that enables an analysis and projection of the impacts of the use and development of land areas of any size in any of the city's Planning Zones and for any purpose proposed under the Land Use Element of the city's General Plan. The model runs on the Microsoft Office 2000 Excel program and is available at: <http://www.scottsdaleaz.gov/Assets/documents/bldgresources/LandUseImpactModel.xls>  
The only input necessary to run the model is the total acreage included in a proposed GPA, by specified land use category; and the output is a single page table with summary listing and graph of all requisite impact data.  
GPA applicants may contact the Advance Planning unit at 480-312-7990 for an appointment to have an in-house Land Use Impact model analysis run for the proposed GPA.



#### 11. GP Element Analysis: provide discussion and analysis of any changes to all general plan elements that your proposed amendment would make, include narrative discussing those plans, goals, and/or policies proposed for changes (list each element & discuss the applicable plans & policies within each element as it relates to your proposed amendment).



#### 12. Proposition 207 information handout (sample agreement provided)

By signing below, the parties agree that the above documentation has been submitted/received.

Applicant Signature

Date

Coordinator Signature

Date

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088