Staff Report(s)

PLANNING COMMISSION REPORT

Meeting Date: June 9, 2010
General Plan Element: *Land Use, Community Mobility*
General Plan Goal: *Create a sense of community through land uses*
Recognize diversity and different mobility needs

ACTION

Optima Sonoran Village
1-GP-2010
1-ZN-2010
3-AB-2010

Request to consider the following:

1. A recommendation to City Council for a Non-Major General Plan Amendment from Urban Neighborhoods to Mixed-Use Neighborhoods on a 9.87 +/- acre parcel located at 6801 E. Camelback Road.
2. A recommendation to the City Council for a zoning district map amendment, including Amended Site Development Standards, from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) on a 9.87 +/- acre parcel located at 6801 E. Camelback Road.
3. Find that the Planned Block Development criteria have been met, determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and award bonus floor area for Special Public Improvements.
4. A recommendation to City Council regarding a request by owner for the abandonment of the ten (10) foot right-of-way easement that functions as a portion of an alley located along the south property line of the 9.87 +/- acre parcel located at 6801 E. Camelback Road.

Related Policies, References:

General Plan
Downtown Character Area Plan

OWNER

OPTIMA SONORAN VILLAGE, LLC
480-874-9900

Action Taken _____

APPLICANT CONTACT

JOHN BERRY
BERRY & DAMORE
480-385-2727



LOCATION

6801 E. Camelback Road

BACKGROUND

Zoning

The site is currently zoned Service Residential (S-R), which allows administrative, clerical, and professional offices of a residential scale and character, and medium density residential uses.

General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multi-family dwellings, with residential densities greater than eight dwelling units per acre, and should generally be located near retail, office and other compatible non-residential uses.

Character Area Plan

The site is classified by the Downtown Character Area Plan's Land Use chapter as Downtown Regional – Type 2, which is characterized primarily by land uses consisting of regional/community serving commercial uses, as well as larger scale housing developments that are commonly centered around or near major regional retail developments. The site was recently incorporated into the Downtown Character Area boundary with the adoption of the Downtown Character Area Plan update in June 2009.

Context

Located on the southeast corner of E. Camelback Road and N. 68th Street, the site is surrounded by a variety of uses including retail, commercial office, motel, and single-family residential uses. The site is currently occupied by vacant multi-family residential buildings of the development known as Orchidtree.

Adjacent Uses and Zoning

- North E. Camelback Road abuts the property to the north. A vacant lot, an office building and a motel are located further north of the site in the Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), Commercial Office, Downtown Overlay (C-O/DO) and Multiple-Family Residential, Downtown Overlay (R-5/DO) zoning districts, respectively.
- South Existing single-family residences are located south of the site in the Single-Family Residential (R1-10) zoning district.

- East An existing office building is located east of the site in the Highway Commercial, Downtown Overlay (C-3/DO) zoning district.
- West N. 68th Street abuts the property to the west. Existing single-family, semi-attached residents in the Pavoreal subdivision are located further west in the Townhouse Residential (R-4) zoning district.

Key Items for Consideration

- Conformance with the Downtown Character Area Plan.
- The Development Review Board voted unanimously 7-0 to support the applicant's proposed Amended Site Development Standards, site plan and building elevations at their May 20, 2010 hearing.
- Emergency, service and general vehicular access will be retained through the reservation and dedication of Public Motorized Access and Public Utility Easements across the area of the abandonment.
- The proposal for a new mixed-use project is not anticipated to have any infrastructure or service level impacts.
- Comments have been received both in favor and in opposition of the proposed requests.

APPLICANTS PROPOSAL

Goal/Purpose of Request

Optima Sonoran Village is a mixed-use project comprised of 493 residential units and 40,000 square feet of commercial/retail and amenity space for a total of approximately 726,700 square feet of floor area. Five buildings will be arranged around two primary courtyards in the center of the project. Four of the five buildings will be sixty-five (65) feet in height with the most southern building built at a maximum height of thirty-eight (38) feet. Commercial and amenity space will be located at the northeast corner of the site near the location of the primary access to the site, and will front E. Camelback Road. A large, public open space will be located at the northwest corner of the site and the site will incorporate public art features as required by the Planned Block Development (PBD) overlay.

To accomplish the development plan as proposed, the applicant is requesting the following:

Case 1-GP-2010 is a request by the owner for a Non-Major General Plan Amendment to amend the land use classification for the site from the existing Urban Neighborhoods land use designation to the Mixed-Use Neighborhoods land use designation.

Case 1-ZN-2010 is a request by the owner for a zoning district map amendment from the existing Service Residential (S-R) zoning district to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO). As part of the applicant's zoning district map amendment request to rezone to the Planned Block Development (PBD) overlay district, the applicant is also requesting Amended Site Development Standards.

Case 3-AB-2010 is a request by the owner for the City to abandon a ten (10) foot right of way easement along the south property line that is currently being used for an alley.

Development Information

- Existing Use: Vacant buildings, former multi-family site
- Proposed Use: Mixed-Use (multi-family residential and commercial uses)
- Buildings/Description: Five buildings arranged around two central courtyards
- Parcel Size: 8.38 net acres (9.86 gross acres) (pre-abandonment)
- Parcel Size: 8.53 net acres (post abandonment)
- Building Height Allowed: 18 feet (existing zoning)
- Building Height Allowed: 65 feet (proposed zoning with PBD overlay)
- Building Height Proposed: 38 feet to 65 feet
- Parking Required: 901 spaces
- Parking Provided: 931 spaces
- Open Space Required: None
- Open Space Provided: 262,030 sf
- Floor Area: 726,700 sf
- Density Allowed: 12.5 du/gross acre (existing zoning)
- Density Allowed: 50 du/gross acre (proposed zoning)
- Density Proposed: 50 du/gross acre

IMPACT ANALYSIS

General Plan Analysis

The proposed Mixed-Use Neighborhood designation accommodates higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office uses. Areas within the Mixed-Use Neighborhoods land use designation generally have strong access to multiple modes of transportation, regional transportation access, increased number of services, and a focus on human scale development. New developments within the Mixed-Use Neighborhoods designation should recognize existing, sensitive residential neighborhoods adjacent to them and provide adequate transitions and buffers to ensure privacy and protect personal property.

Although the Mixed-Use Neighborhoods designation allows for a generally higher intensity of development than that of the existing land use designation, this increased intensity is compatible with the surrounding mix of single-family and multi-family residential, commercial and office uses in this area. This site is located on a minor arterial, with transit service, and is providing a buffer to adjacent single-family homes to the south and west of the site. The Mixed-Use Neighborhoods land use designation is the most appropriate land use designation for the project's proposed mixed-use development.

Downtown Character Area Plan Analysis

This site is one of three areas added to the Downtown Character Area Plan boundary with the recent update approved in June 2009. The development plan for the site is in compliance with the goals and policies outlined in the Downtown Character Area Plan (CAP). More specifically, the proposed development aligns with specific policies of the Land Use chapter including LU1.2., which states that it is important to maintain Downtown as a year-round, 24-hour highly functional mixed-use center, containing areas of different densities, architectural styles, and land uses that support the needs of Scottsdale's residents and visitors. The proposed development plan is for a mixed-use development that will integrate with the existing regional land uses near the E. Camelback Road and N. Goldwater Boulevard intersection.

The concept of incorporating the site into the Downtown (CAP) with a Mixed-Use Neighborhoods designation was generally supported by the community during the extensive Downtown Plan update of 2009. The General Plan notes that the Downtown area, as delineated in the Downtown CAP, is one of the city's most suitable areas for mixed-use developments and the proposal will align the subject property with the Downtown CAP's Land Use Goal #2 (LU#2) that promotes the development of Downtown as a collection of mixed-use neighborhoods. Other important aspects of the Downtown CAP include Urban Design, Mobility, Arts and Culture, Economic Vitality and Public Services and Facilities. The applicant has provided a detailed analysis of the project's merits as it relates to each of the elements of the Downtown CAP and it has been provided as Attachment #3A. As noted above, the community generally supported the concept of incorporating the subject site and other sites into the Downtown boundary with the Downtown Plan update and the proposed development plan successfully integrates and aligns with the goals and policies of the Downtown CAP.

Zoning District Map Amendment Analysis

Downtown Regional Commercial Type-2 (D/RCO-2)

The existing Service Residential (S-R) district allows for small, neighborhood-serving office and medium-density residential uses. The S-R zoning classification is designed to be used primarily on smaller sites on properties in the city that are located adjacent to a roadway, but that also may or may not abut adjacent residential uses. The allowed uses of the S-R district are generally less impactful than that of other commercial zoning districts to promote a buffer between more intense commercial districts and residential neighborhoods. This site's location at the western edge of the Downtown combined with its relatively larger size warrant a zoning classification that more closely aligns with the goals of the Mixed-Use Neighborhoods land use designation and the Downtown Character Area Plan's Downtown Regional – Type 2 land use designation.

The proposed Downtown Regional Commercial Office zoning district allows for a wide range of commercial, retail, office and residential uses and is used to accommodate large regional uses such as shopping malls, large-scale residential uses and mixed-use developments. Specific goals within the Downtown CAP strive to ensure compatibility of new development with existing neighborhoods surrounding the Downtown area. To implement this, the Downtown zoning district of the Zoning Ordinance defines specific criteria to promote buffers and appropriate transitions to existing neighborhoods.

The subject site is located at the western boundary of the Downtown and adjacent to several well-established residential neighborhoods. The proposed development plan for the site incorporates requirements of the Downtown zoning district through adherence to the requirements, or through specific request for Amended Site Development Standards (reviewed in more depth below), and provides a mixed-use development that in general attempts to push proposed buildings further away from the sensitive edges along the west and south sides of the site and closer to the northern and eastern edges of the site. Modification to development standards are not permitted under the site's current S-R zoning. The proposed D/RCO-2 PBD DO zoning is consistent with the proposed Non-Major General Plan Amendment to Mixed-Use Neighborhoods and the adopted Downtown Character Area Plan designation of Downtown Regional – Type 2.

In conjunction with the requested zoning district map amendment, the applicant is requesting bonus floor area for special public improvements per Section 5.3090.C.4. of the Zoning Ordinance. Projects within the Downtown boundary may request bonus floor area, not to exceed three-tenths (0.3) FAR to be awarded by City Council for contributions to a special downtown improvement fund, or for dedication of land and construction of improvements in excess of those required of similarily situated properties. The applicant is requesting an additional two-tenths (0.2) FAR bonus floor area in exchange for contributions to improvements on and around the site including:

- Dedication of a "Gateway Corner" public open space to be located at the northwest corner of the site;
- Burying of existing overhead power lines located in the alley south of the property;
- Construction of the site and buildings to an established green building standard;
- Underground electric car charging stations; and,
- Consolidation of proposed driveway with existing driveway on adjacent parcel at 69th Street alignment;

The applicant is required to meet a specific monetary value for all special public improvements to be greater or equal to, $3,200,000. The applicant will be required to submit additional cost estimates for proposed special public improvements to further refine those improvements' value with the Development Review Board submittal for the project.

Planned Block Development Overlay District Criteria

The purpose of the Planned Block Development Overlay District (PBD) is to capitalize on additional opportunities at larger scale development by providing flexibility in certain land use and development standards such as building setbacks, building stepbacks, building spacing and building design standards. In addition, the use of the Planned Block Development Overlay allows for enhanced public benefits to be applied to development projects such as increased open space, augmented buffers and cultural art improvements. An application for use of the PBD Overlay District first requires review by the Development Review Board of any proposed Amended Site Development Standards (ASDS). The Development Review Board then forwards a recommendation to the City Council regarding any ASDS, as well as a project's site plan and building elevations. After receiving the Development Review Board's recommendation regarding any proposed modifications

to Section 5.3060. Schedule B, Site Development Standards, including any Additional Regulations which apply, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings have been made:

1. *That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.*

   Generally, the proposed development plan (Attachments #19-24) is consistent with the adopted Downtown Character Area Plan and other applicable policies. In addition, through the use of increase buffers and Amended Site Development Standards (ASDS) the proposed development plan is compatible with surrounding developments and future development in Downtown.

2. *That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.*

   Generally, the proposed development plan contributes, beyond the underlying regulations, to the urban design objectives articulated for Downtown. The proposed development incorporates several elements of the design guidelines that are contemplated for Type-2 areas of Downtown and request ASDS to further enhance the development plan's setbacks and buffers from existing neighborhoods. Although not required, the development plan incorporates large areas of open space surrounding the site, including a large public park at the northwest corner of the site.

3. *That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted, connections between underground parking facilities.*

   All effected city departments have reviewed the application and have determined that adequate provisions for utilities, services, and emergency vehicle access have been incorporated in the proposed development plan. There are currently no existing underground parking facilities in the near vicinity of the site and, therefore, staff has determined that connections between underground parking facilities are not warranted.

4. *That projected traffic generated by the development plan will not exceed the capacity of affected streets.*

   The Transportation Department had a Traffic Impact Mitigation Analysis conducted and has concluded that the proposed development plan will not negatively impact capacity of affected streets. Additional information is provided below under the Traffic heading and detailed in the Traffic Impact Summary (Attachment #11).

5. *That the development plan will not significantly increase solar shading of adjacent land in comparison with the development under prevailing regulations.*

The solar shading from the site has been studied and has been found to not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.

The City of Scottsdale has recognized public art, its long-established presence in Downtown, and its benefit towards the continued vitality and cultural prosperity of Downtown. As such, any request for the Planned Block Development District Overlay requires that the development plan include original works of art costing a minimum of one (1) percent of the building valuation to be installed and maintained per the provisions of the art in public places program. The owner and applicant have been working closely with the Scottsdale Cultural Council to site public works of art on the site to meet the requirements of this provision. A copy of the applicant' Cultural Improvement Program has been provided as Attachment #18.

Downtown Overlay Analysis

The proposed project aligns with the goals and purpose of the Downtown Overlay by creating a new mixed-use project in the Downtown, with an emphasis on providing new residential housing opportunities. In addition, the project incorporates features such as underground parking, public open space and a mixture of land uses that help keep Downtown vital in the day and night. Finally, the project is consistent with the design and architecture of other buildings in Downtown and its location on the western boundary of the Downtown, as defined by the Downtown CAP, further support the site's inclusion in the Downtown Overlay.

Amended Site Development Standards Analysis

To accommodate a mixed-use development and additional flexibility in design, the applicant is requesting Amended Site Development Standards (ASDS) as part of the zoning district map amendment request to add the Planned Block Development Overlay District to the site. In accordance with the Zoning Ordinance, the Development Review Board shall make a recommendation to the City Council pertaining to the applicant's proposed ASDS. On May 20, 2010, the Development Review Board voted 7-0 to recommend approval to the City Council of the applicant's proposed ASDS. The minutes of that hearing are provided as Attachment #25. Following the Development Review Board's recommendation, the Planning Commission shall review the development plan and proposed ASDS and forward a recommendation to the City Council regarding both.

The Site Development Standards (SDS) of the Downtown zoning district were established to assure that small and medium-scale developments maintain an appropriate relationship within the established urban fabric of the Downtown area as well as maintaining appropriate buffers for areas adjacent to the Downtown. For larger developments, the PBD Overlay District of the Downtown zoning district allows modifications to certain aspects of the SDS in order to provide flexibility in the design of a proposed development. Generally, large-scale developments that have a site area exceeding 100,000 square feet, including office buildings, large-scale residential developments, shopping malls, and mixed-use developments, have amended their SDS. Developments in the Downtown that have ASDS include Portales, X-Lofts, Safari, Fashion Square, and Main Street Plaza (Loloma Mixed-Use Development).

The applicant is proposing amendments to the following Site Development Standards and their related additional regulations:

- maximum number of levels,
- buildings lines (minimum percentage of building built to the setback line),
- building size maximum,
- spacing between buildings minimum,
- large walls, vertical dimension maximum,
- interior side walls, vertical dimension maximum,
- minimum setback from Camelback Road,
- minimum mature tree planting,
- minimum mechanical screening setback, and
- maximum building height within 300 feet of an R-1 residential district.

Required Standard	Amended Standard
Maximum number of levels Not more than 5 levels (stories)	Delete standard
Building lines Minimum 25% of front building face below 26 feet built at front setback line	Delete standard
Building size maximum 350 feet any side, 550 feet any two adjacent sides; above 38-foot elevation, 200 feet maximum	495 feet any side, 610 feet any two adjacent sides; above 38-foot elevation 495 feet maximum
Spacing between buildings minimum 10% of two longest sides	10 feet
Large walls, vertical dimension max. Maximum 38 feet without additional setback	Maximum 65 feet without additional setback
Interior side walls, vertical dimension max. Maximum 38 feet without an offset of 10 feet or more	Change exception square footage to 200,000 square feet
Minimum setback from Camelback Road 40 feet building setback from Camelback Road	Delete standard; front setback defaults to standard 20-foot requirement
Minimum mature tree planting One mature tree for every 400 square feet of landscape area	One mature tree for every 900 square feet of landscape area
Minimum mechanical screening setback Mechanical equipment must be setback 10 feet from the building edge	Mechanical equipment must be setback 10 feet from the furthest building edge
Maximum building height adjacent to R-1 Building height cannot exceed 38 feet within 300 feet of an R-1 district	Building height cannot exceed 38 feet within 141 feet of an R-1 district

The applicant's legislative changes to the Site Development Standards and justification for each of the proposed ASDS are included as Attachments #16 and #17, respectively. Staff has provided a narrative analysis of the proposed ASDS below:

Maximum number of levels (delete requirement):

The intent behind limiting the number of levels (stories) for buildings in the Downtown is to establish a relatively low-scale for new development, regardless of building types, including residential, commercial and hotel buildings. By limiting different types of buildings to a consistent number of levels, a particular type of building becomes a component of an overall character, across different projects, within Downtown.

The applicant's request to strike this provision as part of the ASDS request allows the project to provide a greater diversity of unit types and sizes to meet market demands and reflects the trend of recent development with regards to floor plate heights. Optima requested this provision also be stricken as part of their previous Downtown project, Camelview Village, which was successfully built with similar floor plate heights. There are no anticipated adverse affects from the applicant's proposed amendment to this development standard.

Building Lines (delete requirement of building at setback line):

The general intent of the building lines standard is to have portions of a building elevation nearer to the street, while other portions of a building are recessed. This allows for setback variation and visual interest to be incorporated into the walls of a large building, as projected towards a street typical of an urban built environment.

In some areas of the Downtown, the establishment of buildings at the required setback lines helps to define a distinctively urban character. The subject site is located at the western boundary of the Downtown area. The applicant is requesting to eliminate this requirement along 68th Street in order to allow the site design to transition from the urban character of the Downtown to the adjacent, lower-scale character of the single-family homes surrounding the site, through the use of a large landscape setback. 68th Street is primarily residential in character and, therefore, does not require strict adherence to the commercial and urban character that this development standard is promoting.

Along Camelback Road, the applicant has noted a desire to also strike the requirement that at least twenty-five percent (25%) of the building be located at the setback line. The applicant is requesting this ASDS in order to allow the proposed residential units of the project to be pushed further back from Camelback Road and create a landscape area between the building and Camelback Road. As noted above, the site is located at the far western edge of the Downtown and acts as a transition to the urban character of areas further east of the site. Permitting this ASDS would allow the site to transition from the primarily residential character west of the site to the urban character found east of the site.

Building Size Maximum (amend requirement both above and below 38 feet):

The general intent of the building size maximum site development standard is to ensure that individual buildings do not appear too long, lack pedestrian interest, and to minimize blank walls. In addition, the provision is designed to introduce variation and horizontal dimension to long building walls.

The applicant is proposing to amend this site development standard by over 150 feet (from 350 to 495 feet) on portions of the buildings below thirty-eight (38) feet in height and nearly 300 feet (from 200 to 495 feet) on portions of the buildings above thirty-eight (38) feet in height. The proposed ASDS will be most noticeable on the building side facing Camelback Road. The proposed building

along this frontage will be nearly 500 feet long. The applicant states that the stacked courtyard home concept of the proposed building design creates sufficient "breaks" in the building façade that work to reduce the mass of the building along any one side. The changes in depth of the building masses from one unit to the next will provide sufficient variation in the building frontage to ensure the building does not appear too long and sufficient penetrations into the building spaces will ensure pedestrian and visual interest.

Spacing Between Buildings Minimum (from 10% of building length to 10 feet):

The general intent of the spacing between buildings minimum standard is to separate tall building masses on the same site to ensure that appropriately sized open spaces are provided between buildings.

The applicant is proposing an amendment to this site development standard to reduce the requirement from a percentage of the length of two adjacent buildings to one standard, 10-foot requirement for all buildings. While this will effectively reduce the amount of space between several buildings on the site, the site plan proposed has created open space courtyards between most of the buildings on the site. In addition, by pushing the buildings closer to one another in certain areas of the site, increased setbacks have been created at the project's sensitive edges to surrounding single-family residential areas. The applicant's ASDS request for minimum spacing between buildings is appropriate.

Large Walls, Vertical dimension maximum (increase from 38 to 65 feet):

The general intent of the large walls, vertical dimension maximum Site Development Standard is to discourage the use of high, flat, vertical walls at the building setback, and to avoid a canyon effect adjacent to the street. This is accomplished by requiring upper floor walls to step back a further distance beyond that required for the building setback.

The applicant is requesting to strike this Site Development Standard in order to accommodate a vertically-stacked courtyard home concept for the site. The applicant argues that this code provision restricts all new building design in the Downtown to ziggurat-type structures. The proposed design of the buildings for the site creates terraces for each unit at each level that may setback, or extend further out, than the terrace above or below that unit. This creates a building façade that undulates as it rises in elevation. The applicant argues that this creates a dynamic, vibrant composition of shades and deep shadows with the landscaped terraces becoming a living vertical garden.

While the proposed buildings on the site will not meet the Zoning Ordinance's requirement by stepping back upper portions of the building as height increases, the intent of provision will be met. The buildings are setback further than are required, thus placing the upper levels of the buildings at positions close to where they would be if the buildings were built at the setback line and stepped back at upper levels.

Interior side walls, vertical dimension maximum (increase in exemption size):

Similar to the large walls, vertical dimension maximum requirement, this Site Development Standard is designed to setback portions of the building above thirty-eight (38) feet in height, further away from the required setback line, to promote a ziggurat-like design of the building. This requirement differs from that of the large walls, vertical dimension maximum in that it applies only to interior side walls setback greater than sixteen (16) feet from the side property line and within

100 feet of the front setback; the large walls provision applies to all building walls, regardless of location on the site.

Similar to the large walls, vertical dimension maximum provision above, the increased setbacks of the building from property lines combined with the undulation provided by the vertically-stacked courtyard home design of the buildings will provide sufficient stepback and vertical breaks in the façade. The proposed ASDS to exempt the project is appropriate.

Minimum setback from Camelback Road (delete requirement):

The general intent of the minimum setback from Camelback Road is to create sufficient buffers from new development from the major thoroughfare of Camelback Road through an increased building setback. Similar setback requirements exist for Indian School Road, Scottsdale Road and the couplet roads Drinkwater Boulevard and Goldwater Boulevard.

Camelback Road has been identified as a major thoroughfare into and through the Downtown area. In order to protect the vehicular capacity of the road and to create sufficient buffers from new development, an increased building setback for buildings fronting the road is required. The applicant is requesting to amend this Site Development Standard by striking Camelback Road from the list of roads requiring greater setback than that of the standard 20-foot setback. The applicant states that the buildings on the site have been positioned as far north as possible to reduce impacts on existing homes to the south of the site. In addition, the applicant states that a sufficient setback has been provided along Camelback Road that exceeds the standard 20-foot setback. The proposed setback is comparable to other existing setbacks along the road in other areas of the Downtown, and an adequate setback has been provided for Camelback Road with the proposed site plan.

Minimum mature tree planting (reduced from one tree every 400 sf to one tree every 900 sf):

The general intent of the minimum mature tree planting requirement is to ensure appropriate levels of tree canopy coverage in setback areas visible from a street.

The applicant is proposing to amend the requirement for mature trees in setback areas visible from the street from a minimum of one mature every 400 square feet to a minimum of one mature tree every 900 square feet. The applicant states that this amendment is required due to the varying types of vegetation proposed for the site and to support proper growth and crowns of trees. Trees are typically planted on 20- to 25-foot centers in the Downtown area. The applicant's proposal is for planting on 30-foot centers. Given the types of trees to be planted on the site, adequate coverage will be achieved with the applicant's proposed spacing of trees.

Minimum mechanical screening setback (clarification of building edge language):

The general intent of the minimum mechanical screening setback is to require that mechanical equipment screening is setback a sufficient distance from the edge of the building's parapet line. This ensures that the mechanical equipment does not become a dominating element of the building's roof line and design.

The applicant is requesting a language change to the development standard to clarify that the requirement applies to the furthest edge of a building's parapet. The varying nature of the building façade creates jogs in the building of up to thirty feet. In order to accommodate efficient placement of mechanical equipment for each unit, the proposed amended standard is appropriate.

Maximum building height within 300 feet of an R-1 district (reduction from 300 to 141 feet):

The general intent behind this requirement is to provide an appropriate buffer and transition between the generally higher densities and heights of the Downtown area and those single-family residential districts which surround the Downtown area. This is accomplished by restricting overall height of buildings to thirty-eight (38) feet within three-hundred (300) feet of any R-1 (single-family) residential district.

The proposed amendment request is to amend the required buffer by 159 feet. The buffer and proposed amendment affect the southern portion of the site that abuts adjacent R1-10 zoning. The applicant noted that the increased landscape area on the site, afforded by having all parking underground, as well as generous setbacks, negate the need for most of the buffer. In addition, the applicant states that a greater distance requirement for the height buffer would, in turn, require a larger building footprint that would diminish the amount of open space on the site.

The applicant has addressed the issue of building height and mass adjacent to the existing single-family residences to the south in three ways. First, the applicant has provided increased building setbacks adjacent to the south property line in order to allow for enhanced vegetation and reduced visual impact by providing a setback of more than forty (40) feet from the southern property line. Second, the applicant has reduced the overall height of the nearest portion of the building mass, relative to the south property line, to thirty (30) feet in order to transition the building's height down to that of the existing homes. Third, the applicant has stepped back a portion of the two taller buildings in order to reduce mass and height in proximity to the southern property line, by limiting height of all buildings within 141 feet of the southern property line to thirty-eight (38) feet in height. Therefore, the proposed methods and amended standard to reduce the buffer by a little more than half maintains an appropriate buffer and transition.

Traffic

The site is located at the southeast corner of Camelback Road and 68th Street. Camelback Road is classified as a minor arterial street. Along the subject property's frontage it has three east and west travel lanes with an existing raised median. 68th Street is classified as a minor collector street. It has one north and south travel lane with a center two-way left-turn lane. At the intersection of Camelback Road, 68th Street is expanded to two lanes in either direction with a center left turn lane. The intersection of Camelback Road and 68th Street is signalized. Site access is provided by two access points, one near the northeast corner of the site from Camelback Road, and the other near the southwest portion of the site from 68th Street. Both of these access locations are located approximately where driveways currently exist that served the previous multi-family development.

A traffic impact study was prepared for the proposed development by United Civil Group. The proposed development plan is estimated to generate 3,723 average daily trips with an estimated 237 trips occurring during the a.m. peak hour and 330 trips occurring during the p.m. peak hour. This is an increase of 1,891 average daily trips as compared to the trips associated with the prior use on the site. The current Service Residential (S-R) zoning district on the site would also allow the development of approximately 215,000 square feet of office land use. The office land use is estimated to generate approximately 2,372 daily trips.

Capacity calculations were completed for all major intersections surrounding the site, including the proposed site driveways. The signalized intersections of Camelback Road with 68th Street and

Goldwater Boulevard are projected to continue operate at acceptable levels of service upon opening of the development. The two site driveways will operate at acceptable levels of service except for the left turn movements out of the site, which is typical for uncontrolled left turns on major streets. A complete summary of the traffic impact analysis is included as Attachment #11.

Parking

The proposed development plan requires a total of 901 parking spaces. The development plan is providing a total of 931 parking spaces. All provided parking for the site will be provided in two levels of underground parking garage. Access to the underground parking garage is provided at both site access points. A majority of the parking for the site's commercial/retail uses will be provided on the first level of the underground garage.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services. The applicant will be required to remove or reroute any unused water lines and relocate existing fire hydrants that run through the site.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services. The applicant has made allowances on the site plan to provide adequate staging areas for fire access to the site, including staging areas on E. Camelback Road, N. 68th Street and at the northern terminus of N. 69th Street at the southeast corner of the site.

School District Comments/Review

Scottsdale Unified School District has been notified of this application, and has advised the City that there are adequate school facilities to accommodate the projected number of additional students that may be generated by the proposed development plan.

Open Space

The site is not required to provide common open space due to its location within the Downtown Zoning District. However, the development plan has been designed to provide approximately six (6) acres of common open space on the site, a portion of which will be dedicated public open space. A large landscape buffer has also been provided between the existing single-family residential units to the south and the building furthest south on the site.

In addition, the project is required to have a private outdoor living space provided adjacent to each residential unit. The proposed development plan exceeds the minimum requirement at each unit.

Public Utilities

Public utilities currently exist in the area of the requested abandonment. The applicant has submitted letters from all the major utility providers in the area, including the City's Water Resources Department, providing approval of the proposed alley abandonment provided the retention of a public utility easement. The applicant has agreed to retain and dedicate a public utility easement over the area of the abandonment.

Trails and Bicycle Routes

The nearest trail to the subject site is located adjacent to the southeast side of the Arizona Canal. There are currently no proposed bicycle improvements along the alley that is proposed to be abandoned. The requested abandonment would not affect implementation of the Trail System Master Plan or Bicycle Element of the Transportation Master Plan.

Policy Implications

The proposed General Plan land use designation, zoning district map designation, and Amended Site Development Standards provide an opportunity to effectively integrate this large site into the greater context of the Regional land use designation of the surrounding Downtown areas with the potential to create a lasting synergy between this project and nearby regional uses and provide a grand "gateway" to the Downtown at its western edge.

Community Involvement

The applicant has held two public open house meetings regarding the proposed development plan and development requests. In addition, the applicant has been conducting public outreach within the adjacent neighborhoods to gain input regarding the development plan. The applicant has submitted a Citizen Involvement Report summarizing their efforts, which is provided as Attachment #12. In addition, the applicant has provided written letters of support for the proposed project, which are provided in Attachment #14.

City staff has also notified property owners within 750 feet of the subject property. Staff has received several phone and e-mail inquires and comments regarding the development plan. Comments received were generally concerned with proposed height adjacent to existing single-family residences in the area. E-mails and letters received, as well as a petition of concern regarding the project, are provided in Attachment #13.

Community Impact

The proposed development will introduce a new, more intensive residential development type into an existing neighborhood. This proposal is for the redevelopment of the site into a mixed-use project that is generally encouraged by the Downtown Character Area Plan. The site's location at the western edge of the Downtown combined with its proximity to existing residential neighborhoods requires careful integration with the existing pattern of development. The development plan, with proposed Amended Site Development Standards, has been designed to provide increased landscape setbacks and buffers from existing, sensitive areas, while incorporating important aspects of Downtown's urban fabric, such as increased massing adjacent to major streets, a mix of uses within the same building and the integration of useful public open space.

OTHER BOARDS & COMMISSIONS

Development Review Board

At their May 20, 2010, hearing the Development Review Board voted unanimously 7-0 to recommend approval of the applicant's proposed Amended Site Development Standards, site plan and building elevations to the City Council. Councilman Littlefield read into record the concerns of

two residents regarding the project (see Attachment #25). In general, Board members expressed confidence in the owner's ability to perform a quality project in the Downtown.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Non-Major General Plan Amendment request

Staff recommends that the Planning Commission make a recommendation to City Council for approval of the proposed Non-Major General Plan Amendment from Urban Neighborhoods to Mixed-Use Neighborhoods.

Zoning District Map Amendment request

Staff recommends that the Planning Commission make a recommendation to City Council for approval of the proposed zoning district map amendment, including Amended Site Development Standards, from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO), subject to the attached stipulations, finding that the Planned Block Development District Overlay criteria have been met, and determining that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan, and award bonus floor area for Special Public Improvements.

Abandonment request

Staff recommends that the Planning Commission make a recommendation to City Council for approval of the abandonment of the ten (10) foot right of way easement, subject to the following:

1. The City Council reserve and the owner dedicates Public Motorized Access and Public Utility Easements over the alley right-of-way that is proposed to be abandoned.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACTS (S)

Brad Carr, AICP
Senior Planner
480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

Approved By

Brad Carr, AICP, Report Author — Date: 6-2-2010

Tim Curtis, AICP, Acting Current Planning Director — Date: 6/2/2010
480-312-4210, tcurtis@scottsdaleaz.gov

Connie Padian, Acting Executive Director — Date: 6/3/10
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

ATTACHMENTS

1. Stipulations
   Exhibit A to Attachment 1: Site Plan
2. Additional Information
3. Applicant's Narrative for 1-GP-2010 (General Plan discussion)
3A. Applicant's Narrative for 1-GP-2010 (Downtown Character Area Plan discussion)
4. Applicant's Narrative for 1-ZN-2010
5. Applicant's Narrative for 3-AB-2010
6. Context Aerial
6A. Aerial Close-Up
7. General Plan Map
8. Zoning Map
9. Downtown Future Land Use Map
10. Abandonment Location Map
11. Traffic Impact Summary
12. Citizen Involvement Report
13. Opposition Letters and Petition of Concern
14. Support Letters
15. City Notification Map
16. Amended Site Development Standards
17. Amended Site Development Standards Justification
18. Cultural Improvement Program
19. Site Plan
20. Landscape Plan
21. Building Elevations
22. Building Massing Model
23. Site Sections
24. Perspectives
25. May 20, 2010 Development Review Board Minutes and Comment Cards

Stipulations for the Zoning Application:
Optima Sonoran Village
Case Number: 1-ZN-2010

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by David Hovey and Associates Architect, Inc. with the city staff date of 06/01/2010, attached as Exhibit A to Attachment 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the zoning code at the time of the development, except for the specific amended development standards in the "Amended Development Standards", with the city staff date of 05/13/2010, appended as Attachment #16. Unless otherwise amended by future zoning ordinance updates, any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed twenty-eight (28) feet in height, measured as provided in the applicable section of the Zoning Ordinance, within sixty-three (63) feet of the south property line. No building shall exceed thirty-eight (38) feet in height, measured as provided in the applicable section of the Zoning Ordinance, within one hundred forty-one (141) feet of the south property line.
4. BUILDING SETBACK. No building shall be located closer than forty-three (43) feet to the southern property line.
5. CULTURAL IMPROVEMENT PROGRAM. The owner shall install and maintain original works of art costing a minimum of one (1) percent of the commercial building valuation in accordance with the Zoning Ordinance and the art in public places program. The owner shall submit a detailed Cultural Improvement Program with the Development Review Board submittal identify specific locations and art pieces to be placed on site to satisfy these requirements.
6. SPECIAL PUBLIC IMPROVEMENTS. With the Development Review Board submittal, the owner shall submit a Special Public Improvements master plan identifying specific public improvements to be built by the owner and specific cost estimates for each improvement.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.
8. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.

ATTACHMENT #1

INFRASTRUCTURE AND DEDICATIONS

9. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

   a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Camelback Road	Minor Arterial	Additional Right-of-way or roadway easement , transit stop easement	10-foot wide sidewalk, 2 deceleration lanes, 2 fire access pads, Transit stop	a.1., a.2., a.3., a.4., a.5.
68th Street	Minor Collector	Additional right-of-way or roadway easement	8-foot wide sidewalk, a deceleration lane	a.4., a.6., a.7.
Public Alley	Alley	Access Easement	Repave alley	

   a.1. The owner shall construct a deceleration lane with Scottsdale Fire Department access pad at the entrance to the site on Camelback Road.

   a.2. A transit stop shall be provided west of the entrance on Camelback Road, east of the intersection of 68th Street. If a "drop off" area is to be provided along E. Camelback Road, it shall require further review and approval by City Transportation Department staff prior to Development Review Board approval.

   a.3. The owner shall provide a ten (10) foot wide sidewalk located at the back of curb along site frontage at Camelback Road.

   a.4. The owner shall dedicate to the City of Scottsdale, right-of-way or roadway easement along Camelback Road and 68th Street over the public sidewalk, deceleration lanes and Scottsdale Fire Department access pads. A transit stop easement shall be dedicated to include the transit shelter and pad.

   a.5. The owner shall construct a deceleration lane with Scottsdale Fire Department access pad at the entrance to the site on Camelback Road.

   a.6. The owner shall construct a deceleration lane at the entrance to the site on 68th Street. The length of the deceleration lane may be shortened in order to minimize the impact to the adjacent property to the south.

   a.7. The owner shall provide an 8-foot wide sidewalk along site frontage at 68th Street. The sidewalk shall be separated from the back of curb with a five (5) foot minimum separation.

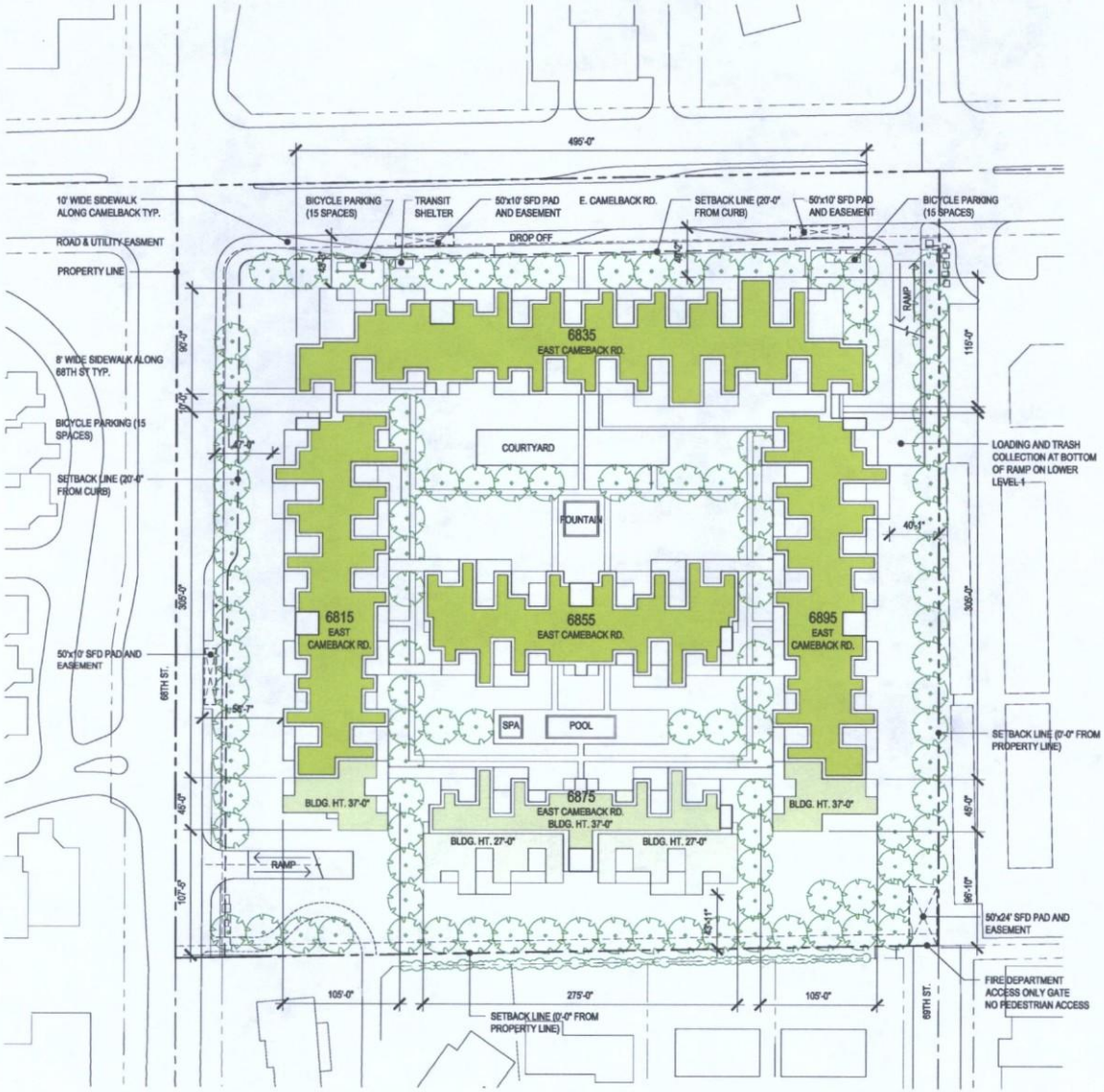
b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on N. 68th Street and E. Camelback Road except at the approved street entrance(s).

c. AUXILIARY LANE. Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at 68th Street and Camelback Road and at all site entrances.

10. TRANSIT FACILITIES. Before any certificate of occupancy is issued for the site, the owner shall construct a bus bay and stop facilities (landscaping, bench, trash can and a bike rack) on Camelback Road, east of 68th Street as shown on the submitted site plan with the city staff date of 06/01/2010. The shelter shall be located behind the sidewalk. The owner may use City of Scottsdale Standards for the design of transit improvements or submit a design that reflects the architecture of the site. Transit design shall be reviewed and approved by City of Scottsdale Transportation Engineering staff.

11. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):

a. There shall be a maximum of two site driveways, one from Camelback Road and the other from 68th Street, with a minimum of 330 feet between the driveway(s) and street intersection(s).



OPTIMA SONORAN VILLAGE - PROJECT DATA

T:\5130\10\07-2\[5130_ANA_Development Areas.xls]Plan Commission Data

	ALLOWED	PROVIDED
SITE AREAS		
SITE AREA (ACRES)	-	9.8
SITE AREA (SQFT)	-	429,718
NET SITE AREA (ACRES)	-	8.5
NET SITE AREA (SQFT)	-	371,287
RESIDENTIAL UNITS		
STUDIO / ONE BEDROOM		209
TWO BEDROOM / THREE BEDROOM		284
TOTAL	493	493
DENSITY (UNITS / ACRE)	50	50
AREA		
COMMERCIAL (SQFT)	-	40,000
RESIDENTIAL (SQFT)	-	686,700
TOTAL (1.8* x 371,287) + (1.0** x (23,456+ 34,975))	726,748	726,700
F.A.R. (* Sec 5.3060.SCHED B.I.3, ** Sec 5.3061.B)	1.80	1.80
PARKING / CIRCULATION / MECHANICAL AREA (SQFT)	-	500,000
PARKING SPACES		
COMMERCIAL (40,000 / 300) *COMMERCIAL TOTAL INCLUDES 4% ACCESIBLE SPACES (7)	134	-
RESIDENTIAL ((209 x 1) + (284 x 2)) * RESIDENTIAL TOTAL INCLUDES 2% ACCESIBLE SPACES (17)	777	-
REDUCTION FOR BICYCLE PARKING	(10)	-
PARKING SPACES PROVIDED AT - LOWER LEVEL 1 * INCLUDES 30 VISITOR PARKING SPACES	-	468
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	463
PARKING TOTALS * TOTAL INCLUDES (24) ACCESIBLE SPACES, OF WHICH (4) ARE VAN ACCESIBLE SPACES.	901	931
BICYCLE STORAGE	100	180
PROJECT OPEN SPACE	-	262,030

PRIVATE OUTDOOR LIVING SPACE

PER 5.3060.B111.g

QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
32	STUDIO	60	50
167	ONE BEDROOM A	60	120
10	ONE BEDROOM B	60	120
68	TWO BEDROOM A	60	140
128	TWO BEDROOM B	60	240
88	THREE BEDROOM	60	300
TOTAL (QTY x SF Per Unit.)		29,580	89,480

N Site Plan

0' 50' 100' 200'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\5130\10\06-FIA Optima\Sheets\Schematic\FLOOR PLANS.dwg

08.01.10 - 3:23 PM

Exhibit A

1-ZN-2010

5th: 6/1/2010

Additional Information for:
Optima Sonoran Village
Case: 1-ZN-2010 & 3-AB-2010

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. wall design,
    b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
    c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
    d. major stormwater management systems, and
    e. signage.
3. DRAINAGE REPORT. In the required drainage report, the owner shall address:
    a. A final drainage report must be submitted with improvement plan that demonstrate compliance with the approved preliminary case drainage report prepared by Kimley-Horn and Associates, dated 3/2010.
    b. Underground stormwater storage facilities must comply with DS&PM criteria.
    c. A drainage easement will be needed over stormwater storage facilities.
4. BASIS OF DESIGN REPORT (WATER and WASTEWATER). The Basis of Design Reports (Water and Wastewater) were accepted on March 26, 2010 by City of Scottsdale Water Resources Department staff.
5. EASEMENTS.
    a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
6. CONSTRUCTION COMPLETED. Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

7. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

8. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Project Narrative
6801 E. Camelback

General Plan Amendment Narrative Report

Request for a Non-Major General Plan Amendment
from
Urban Neighborhoods
to
Downtown Regional Type 2

Note: Analysis of Optima Sonoran Village to the City of Scottsdale General Plan

Prepared for:
Optima Sonoran Village, LLC

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: March 10, 2010

ATTACHMENT #3

I. Introduction

Scottsdale's voter approved General Plan provides as follows:

"There is a natural tendency to presume that the [General] Plan, as adopted, will be applied in its entirety with minimal change over that period of time. But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. Making long-range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances. Beyond this practical issue, there is also a legal issue. Each succeeding City Council has the discretion to reconsider pervious long-range policy decisions and may choose to modify them, subject of course to community discussion in public hearings. The General Plan is a key instrument to reflect changing perspectives and attitudes."

II. Overview

This request is for a Non-Major General Plan Amendment ("GPA") from Urban Neighborhoods to the Downtown Regional Type 2 land use category on approximately 9.8 (+/-) gross acres located on the southeast corner of 68th Street and Camelback Road known as 6801 East Camelback Road (the "Property" a.k.a. Optima Sonoran Village) and legally described as "The North half of the West half of the Northwest quarter of the southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona".

The Property is located in the Downtown District adjacent to residential and commercial properties of varying age, character, condition, scale and density. The Property is currently improved by the abandoned Orchidtree Apartments built in 1964. The site is generally flat with a nominal natural slope from northwest to southeast. All utilities necessary for the new development are available on site or in adjacent easements and/or right-of-ways to the site minimizing the need for off site disturbances.

Optima Sonoran Village will be a pedestrian friendly mixed-use multi-family residential project with approximately 40,000 square feet of commercial space currently intended to support the on-site residences. The development will include 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of effort by the City to rejuvenate Downtown with high density multi-family residential developments incorporating landscape, pedestrian access to shopping, entertainment and the canal developments as well as providing a variety of housing styles to stimulate and populate this mature and dynamic area of Scottsdale. Responding to the evolution of Scottsdale from a young town into a maturing and vibrant desert city, the proposal offers to provide an urban mixed-use development that provides an

appropriate buffer between neighboring residential uses to the south and west with intense Downtown commercial uses to the north and east.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers.

Optima is currently in the final phase of construction and sales for Optima Camelview Village, the highly acclaimed 700 unit mixed-use project located one block north of Fashion Square Mall on Scottsdale Road. This project was recently awarded the 2009 "Honor Award" from the Arizona American Institute of Architects, which is the top award selected annually by a national panel of architects. Optima Camelview Village has been the subject of numerous newspaper and magazine articles for excellence in design and urban living since its initial opening in the fall of 2006. David Hovey received a "Proclamation" from The City of Scottsdale in January in recognition of Optima Camelview Village's significant contribution to downtown Scottsdale and for it's achievement in architectural design and environmental sustainability.

III. The Guiding Principles of the General Plan

A myriad of goals and approaches intended to integrate the Guiding Principles into the planning process, determine if the City's Guiding Principles are being achieved in the context of general land use planning. These principles, goals and approaches are however not static or inflexible and the General Plan clearly recognizes that, "The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change." It is with this inherent flexibility in mind that the proposed Non-Major General Plan Amendment meets and exceeds the goals and vision established in the General Plan by conforming to the guiding principles, goals and approaches as described in this Application.

Scottsdale's character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning.

This request is for a Non-Major General Plan Amendment to the land use category and map contained in the Land Use element of the General Plan. Six guiding principles articulate (via goals and approaches) how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and lifestyle, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further breakdown the "Goals and Approaches" established in each chapter. Following this section is a description of how this Application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.

A. Guiding Principle: Value Scottsdale's Unique Character & Lifestyle

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context. Optima Sonoran Village is designed to connect with the Downtown area and neighboring residential and commercial properties through bold visionary design, natural materials and dramatic landscaped spaces. The development itself seeks to sensitively link surrounding neighborhoods with the existing Downtown while creating a dynamic new "front door" to Downtown. Optima Sonoran Village is based upon the concept of vertically stacked courtyard houses in conjunction with grand civic courtyards reminiscent of classical era planning. The private courtyard residences are a unique blend evocative of Sonoran Desert Native American housing with the functionality of southwest indoor/outdoor living.

"Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of Optima Sonoran Village.

1. ***The design character of any area should be enhanced and strengthened by new development.***
   - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
   - *Building design should be sensitive to the evolving context of an area over time.*

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***
   - *Scenic views of the Sonoran desert and mountains.*
   - *Archaeological and historical resources.*

3. ***Development should be sensitive to existing topography and landscaping.***
   - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

4. ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***
   - *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***
   - *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

8. ***Buildings should be designed with a logical hierarchy of masses:***
   - *To control the visual impact of a building's height and size.*
   - *To highlight important building volumes and features, such as the building entry.*

9. ***The design of the built environment should respond to the desert environment:***
   - *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
   - *Materials with colors and coarse textures associated with this region should be utilized.*
   - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
   - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***
    - *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***
    - *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
    - *The landscaping should complement the built environment while relating to the various uses.*

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***
    - *Water, as a landscape element, should be used judiciously.*

- *Water features should be placed in locations with high pedestrian activity.*

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***
    - *A balance should occur between the ambient light levels and designated focal lighting needs.*
    - *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***
    - *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

In addition to the character and design factors discussed above, this Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Character and Design Element:

1) **Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.**

Response: The site is located on the southeast corner of Camelback Road and 68th Street. The surrounding properties contain residential and commercial properties of varying age, character, and scale. The Whitworth neighborhood located directly to the south is separated from the development by a masonry fence, ten-foot alley and a large and mature Oleander hedge. There is no planned vehicular or pedestrian connection to Sonoran Village directly to the south; however, pedestrians walking north from the Whitworth Neighborhood along 68th Street will have access to the pedestrian walks through the development to the Northeast corner of the property and the Camelback Road sidewalk. Located west across 68th Street is Pavoreal, a multi-family residential development. Residents of Pavoreal will also have pedestrian access to walkways through the development and to the Northeast corner of the site and the Camelback Road sidewalk.

2) **Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

Response: Different than the design and planning vernacular of the award winning Optima Camelview Village, Optima Sonoran Village is based upon the concept of vertically stacked courtyard houses in conjunction with grand civic courtyards reminiscent of classical era planning. The private courtyard residences are a unique blend evocative of Sonoran Desert Native American housing with the functionality of southwest indoor/outdoor living.

4) **Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.**

Response: 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, 68th 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. 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.

6) **Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.**

Response: Each dwelling is designed as a dynamic combination of layered interior space expanding uninterrupted into lushly landscaped private terraces. All parking is located underground enabling the buildings to interact fully with the desert climate and reducing hard surface and its resulting heat island effect. Through technical innovation resulting from extensive design exploration, engineering and a multi-year research collaboration with Arizona State University, Sonoran Village will incorporate Optima's terrace planting system, which incorporates a soil depth of 6-8" to facilitate the economical construction of landscaped roof gardens. The garden roofs promote evaporative cooling, re-oxygenate the air, reduce dust and smog levels, reduce ambient noise, detain storm water and thermally insulate and shield residents from the desert sun, all of which contribute to a more sustainable urban environment.

The palate of plants are similar to those selected for Optima Camelview Village and represent the City policy of projecting a "desert oasis design character, providing an abundance of shade, color, varied textures, and forms". The plant materials will be integrated into the design and structure of the building and will compliment the existing neighborhoods with regard to scale, density, placement, and arrangement

7) Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Response: Exterior lighting will consist of low pathway lights, landscape accents and other focused task lighting to minimize unnecessary artificial illumination in full compliance with Scottsdale's requirements including no residual illumination beyond the property line.

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to void conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

This Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Land Use Element:

1) Recognize Scottsdale's role as a major regional economic and social center, featuring business, tourism and cultural activities.

Response: Optima Sonoran Village is a mixed-use residential development containing 493 homes which will house hundreds of residents who will support existing Downtown restaurants, commercial, retail, entertainment and cultural institutions contributing substantially to the vitality and economic viability of Downtown. Sonoran Village is a few minute walk from Fashion Square Mall, The Waterfront, and Old Town shopping and galleries. Residents will enjoy the conveniences of urban living while strengthening and promoting the Downtown as a vital place for businesses to thrive and grow. The Land Use Element is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in elements of the General Plan the Land Use Element recognizes that variety and quality of housing is crucial to the stability of the local economy.

2) **Coordinate land uses effecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.**

Response: Optima Sonoran Village will provide patrons for Downtown businesses supporting the Downtown commercial, retail, restaurant, entertainment and cultural institutions and promoting the economic vitality of the Downtown. In addition to supporting the above land uses the development will incorporate commercial space and open public spaces connected by new and existing pedestrian pathways.

4) **Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

Response: 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. Residential units will include studio, one, two and three bedroom units adding to the demographic vitality of the community and Downtown.

5) **Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

Response: 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.

.

6) **Promote land use patterns that conserve resources such as land, clean air, water and energy to serve all people within the community.**

Response: Optima Sonoran Village will continue with the mindset of ecological stewardship exemplified by Optima Camelview Village.

Landscaping is as important an element of the architectural composition as the physical expression of the buildings. Through technical innovation resulting from extensive design exploration, engineering and a multi-year research collaboration with Arizona State University, Optima's terrace planting system utilizing a soil depth of 6 to 8 inches will facilitate the economical construction of a private landscaped garden terrace at every residential dwelling. These garden terraces promote evaporative cooling, re-oxygenate the air, reduce dust and smog levels, reduce ambient noise, detain storm water and thermally insulate and shield residents from the desert sun, all of which contribute to a more sustainable urban environment.

8) Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Response: Many of the features incorporated into Sonoran Village are similar to elements incorporated into Optima Camelview Village, which was highly successful in fulfilling the intentions of the General Plan. Optima is committed to maintaining it's responsiveness to the needs of the Scottsdale community, the neighbors and the local business owners to deliver another project that addresses the vision and values that have been established in the General Plan.

9) Provide a broad variety of land uses that create a high level of synergy within mixed use neighborhoods.

Response: The development will provide housing for additional residents supporting Downtown restaurants, commercial, and retail establishments. The Property is within a short walk to Fashion Square Mall and Old Town retail and restaurants allowing homeowners to enjoy the convenience of living in Downtown Scottsdale and contributing to its vitality.

B. Guiding Principle: Support Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

C. Guiding Principle: Enhance Neighborhoods

i. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living and working in the community and the creation of neighborhoods that have easy connections with other neighborhoods and surrounding amenities.

This Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Housing Element:

2) Seek a variety of housing options that blend with the character of the surrounding community.

Response: Optima Sonoran Village will include studio, one, two, and three bedroom units varying in size from approximately 600 to 3,000 square feet. Similar to Optima Camelview Village, 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.

4) Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: 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.

5) **Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale's older neighborhoods and adaption of dated housing stock.**

Response: Optima Sonoran Village is intended to celebrate its location as a gateway into the Downtown. Residents of Sonoran Village will support existing Downtown shops, restaurants and entertainment venues while encouraging future development and improvements of the Camelback corridor. Optima Sonoran Village is the result of the City's effort to encourage new development and reinvestment that maintains Downtown's economic edge in the region. The additional housing will promote the retention of existing business as well as the development of new ones

ii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood's Guiding Principle of the General Plan identifies several goals and approaches intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that a neighborhood viability and sustainability is as equally important as a strong economic base.

This Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Neighborhood Element:

2) **Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.**

Response: Optima Sonoran Village is a mixed-use development strategically designed to respect its location on the boundary of the Downtown by incorporating a higher concentration of residential space to commercial space. Furthermore, commercial space and services in the development are located to the northeast adjacent to neighboring intense Downtown commercial properties while residential uses in the development are located on the remainder of the site as a buffer to residential uses to the south west surrounding the Downtown District.

5) **Promote and encourage context appropriate new development in established areas of the community.**

Response: The architecture will embody a site-sensitive vocabulary of deep-layered shades, shadows, colors, textures and transparency. Overlapping and interconnected forms and voids will create a diverse and provocative composition of space. Cantilevering landscaped terraces will shade public pedestrian courtyards, creating shelter not just as covered space, but as a serene sanctuary from the southwest desert. These landscaped courtyards are intended to celebrate the Sonoran Desert landscape and climate. Water features, used judiciously, will be placed in locations of higher pedestrian activity to accentuate the oasis qualities of the spaces.

D. Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural area and open space to provide both recreational amenity and the preservation of undisturbed natural areas.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the McDowell Sonoran Preserve, scenic corridors, natural and urban open spaces and recreational opportunities. A well managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all residents on a year-round basis in the City. Maintaining connected open space corridors provides continuous visual and functional linkages within and between local neighborhoods.

This Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Open Space and Recreation Element:

1) **Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.**

Response: Optima Sonoran Village incorporates lushly landscaped open spaces on the northwest, southwest, south and southeast of the Property. These spaces are interconnected with the central courtyards allowing public pedestrian access along pathways into and through the development. The open space concept in Sonoran Village is much like that of Optima Camelview Village. Grand courtyards open to the public

will celebrate the lush urban oasis of landscaping and celebrate the scale of courtyards and open spaces of the classical eras.

ii. Preservation and Environmental Planning Element

The preservation of our community relies on a built environment that is sustainable and in harmony with the surrounding established character. There are several ways to accomplish this goal which include (but are not limited to) reducing vehicle trips to minimize congestion and pollution, encouraging environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

This Non-Major General Plan Amendment is consistent with the following Goals and Approaches contained within the Preservation and Environmental Planning Element:

4) Reduce energy consumption and promote energy conservation.

Response: The development program will focus on utilizing natural properties (sun, shade, insulation, native materials, colors) for building and site design, developing a plan that will be green certifiable, utilizing landscaping that contributes to energy conservation.

7) Promote local and regional efforts to improve air quality.

Response: One of the greatest ways to improve air quality is by reducing vehicle trips and automobile emissions. Promoting neo-traditional planning methods which includes a balance of land uses appropriately woven together falls closely in line with the City's goals of improving air quality, reducing traffic congestion and promoting the live, work, play philosophy. Providing diversity in housing opportunities for the residents of Scottsdale further supports this objective. The site offers an inherent pedestrian amenity due to its proximity to Downtown's retail, employment and entertainment core.

10) Encourage environmentally sound "green building" alternatives that support sustainable desert living.

Response: The proposed development will incorporate resource and energy efficient materials and design methods for new building construction. The abovementioned development program will focus on utilizing low impact building materials, developing a plan that will be green certifiable, employing sustainable design through the selection of materials, fixtures and systems, and protecting and enhancing the natural features of the site all of which contribute to an environmentally sound and sustainable built environment

and "green building" ideology. The choice of building techniques, materials, and vegetation will be selected to minimize the heat island effect.

E. Guiding Principle: Seek Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapter and the discussion of "sustainability" (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale's finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs. Development of Optima Sonoran Village will increase property values in the area resulting in additional property tax and thus contributing to the greater economic sustainability of the City.

The City has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions.

F. Guiding Principle: Advance Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's high aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

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

Downtown. Like Optima Camelview Village, this "pedestrian relief" is based on the concept of desert sensitive architecture providing shade and protection from sun during the harsh summer months. The pedestrian walkways and paths will be bicycle friendly and will provide a unified way-finding system throughout the development. Vehicular access has been reviewed by City officials and already meets all regulations for ingress and egress, truck delivery access and operations, and emergency response vehicles.

IV. Conclusion

In summary, each element of the City of Scottsdale's General Plan provides goals and approaches which, when satisfied, provide the basis for successfully shaping the growth, both financially and physically, of Downtown. This application, which seeks a Non-Major General Plan Amendment to change the land use designation of the Property from Urban Neighborhoods to Downtown Regional Type 2, satisfies the "Values" and "Goals" identified in each element of the General Plan.

In terms of context, the surrounding neighborhood includes a combination of residential and commercial properties of varying age, character, condition, scale and density. The design of Optima Sonoran Village represents the "new west" incorporating a 21st century approach to design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhoods and businesses, establishing a symbolic gateway into Downtown.

By adding to the choices of housing in Downtown in compliance with the guidelines specified by the General Plan, the character, culture, urban neighborhoods, and local businesses will benefit. Optima Sonoran Village and the Downtown Regional Type 2 land use designation on this Property are appropriate and consistent with the surrounding context and location as highlighted in this Application.

Project Narrative
6801 E. Camelback

General Plan Amendment Narrative Report

Request for a Non-Major General Plan Amendment
from
Urban Neighborhoods
to
Downtown Regional Type 2

Prepared for:
Optima Sonoran Village, LLC

Note: Analysis of Optima Sonoran Village to the City of Scottsdale Downtown Plan

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: February 2nd, 2010

ATTACHMENT #3A

I. Introduction

Scottsdale's adopted Downtown Plan: The Downtown Plan was adopted in 1984, amended in 2009, and has served as the comprehensive policy document that guides growth and development decisions for Downtown Scottsdale. The Downtown Plan has been successful at shaping the growth, both financially and physically, of Downtown Scottsdale for the past 25 years.

Optima Sonoran Village will implement the guiding visions and principals of the Downtown Plan by creating a premier development for its residents, neighbors, and the community of Scottsdale.

II. Overview

This request is for a non-major General Plan Amendment ("GPA") from Urban Neighborhoods to the Downtown Regional Type 2 land use category on approximately 9.8 (+/-) gross acres located on the southeast corner of 68th Street and Camelback Road known as 6801 East Camelback Road (the "Property" a.k.a. Optima Sonoran Village) and legally described as "The North half of the West half of the Northwest quarter of the southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona".

The Property is located in the Downtown District adjacent to residential and commercial properties of varying age, character, condition, scale and density. The Property is currently improved by the abandoned Orchidtree Apartments built in 1964. The site is generally flat with a nominal natural slope from northwest to southeast. All utilities necessary for the new development are available on site or in adjacent easements and/or right-of-ways to the site minimizing the need for off site disturbances.

Optima Sonoran Village will be a pedestrian friendly mixed-use multi-family residential project with approximately 40,000 square feet of commercial space currently intended to support the on-site residences. The development will include 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of effort by the City to rejuvenate Downtown with high density multi-family residential developments incorporating landscape, pedestrian access to shopping, entertainment and the canal developments as well as providing a variety of housing styles to stimulate and populate this mature and dynamic area of Scottsdale. Responding to the evolution of Scottsdale from a young town into a maturing and vibrant desert city, the proposal offers to provide an urban mixed-use development that provides an appropriate buffer between neighboring residential uses to the south and west with intense Downtown commercial uses to the north and east.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers.

Optima is currently in the final phase of construction and sales for Optima Camelview Village, the highly acclaimed 700 unit mixed-use project located one block north of Fashion Square Mall on Scottsdale Road. This project was recently awarded the 2009 "Honor Award" from the Arizona American Institute of Architects, which is the top award selected annually by a national panel of architects. Optima Camelview Village has been the subject of numerous newspaper and magazine articles for excellence in design and urban living since its initial opening in the fall of 2006. David Hovey received a "Proclamation" from The City of Scottsdale in January in recognition of Optima Camelview Village's significant contribution to downtown Scottsdale and for it's achievement in architectural design and environmental sustainability.

III. Optima Sonoran Village and the Vision for Downtown Plan

***Downtown Scottsdale Vision Statement:* "Downtown Scottsdale is where the new west meets the old west."**

Optima Sonoran Village is a mixed-use, multi-family residential development containing approximately 40,000 square feet of commercial space with all requisite parking spaces for the entire development concealed underground. Building components are arranged around a grand central courtyard visible and accessible by pedestrians from Camelback Road establishing a dramatic symbolic gateway into Downtown Scottsdale. Optima Sonoran Village represent "the new west" through a 21st century approach to mixed-use, multi-family design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhood, businesses, and adds to Downtown's vitality and vibrancy.

***Downtown Scottsdale Vision:* "Comprised of it's unique neighborhoods, Downtown Scottsdale is a dynamic city center which recognizes its western heritage while boldly looking into metropolitan future."**

Optima Sonoran Village is designed to connect with Downtown through bold visionary design, natural materials and dramatic landscaped spaces. The development itself comprises a new neighborhood that seeks to sensitively link surrounding neighborhoods with the existing Downtown

while creating a dynamic new "front door" to Downtown. Many of the features incorporated into Sonoran Village are similar to elements incorporated into Optima Camelview Village, which was highly successful in fulfilling the intentions of the Downtown Plan. Optima is committed to maintaining it's responsiveness to the needs of the Scottsdale community, the neighbors and the local business owners to deliver another project that addresses the vision and values that have been established in the Downtown Plan.

Value # 1: A diverse collection of vibrant mixed-use urban neighborhoods

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. Residential units will include studio, one, two and three bedroom units adding to the demographic vitality of the community and Downtown.

Value # 2: Contextually sensitive world class planning, architecture, and urban design

Different than the design and planning vernacular of the award winning Optima Camelview Village, Optima Sonoran Village is based upon the concept of vertically stacked courtyard houses in conjunction with grand civic courtyards reminiscent of classical era planning. The private courtyard residences are a unique blend evocative of Sonoran Desert Native American housing with the functionality of southwest indoor/outdoor living.

Value # 3: Meaningful open space with interconnectivity to every Downtown neighborhood.

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.

Value # 4: Sustainability with sensitivity to our unique desert environment.

Each dwelling is designed as a dynamic combination of layered interior space expanding uninterrupted into lushly landscaped private terraces. All parking is located underground enabling the buildings to interact fully with

the desert climate and reducing hard surface and its resulting heat island effect. Through technical innovation resulting from extensive design exploration, engineering and a multi-year research collaboration with Arizona State University, Sonoran Village will incorporate Optima's terrace planting system, which incorporates a soil depth of 6-8" to facilitate the economical construction of landscaped roof gardens. The garden roofs promote evaporative cooling, re-oxygenate the air, reduce dust and smog levels, reduce ambient noise, detain storm water and thermally insulate and shield residents from the desert sun, all of which contribute to a more sustainable urban environment.

Value # 5: A focus on arts and culture

Optima Sonoran Village will include a public art component. The development will bring new residents to Downtown that will support and strengthen existing culture institutions, local restaurants, commercial, and retail businesses in Downtown.

Value # 6: Fluid connectivity in and out of Downtown as well as within and between neighborhoods, focusing on workability.

The site is located on the southeast corner of Camelback Road and 68th Street. The surrounding properties contain residential and commercial properties of varying age, character, and scale. The Whitworth neighborhood located directly to the south is separated from the development by a masonry fence, ten-foot alley and a large and mature Oleander hedge. There is no planned vehicular or pedestrian connection to Sonoran Village directly to the south; however, pedestrians walking north from the Whitworth Neighborhood along 68th Street will have access to the pedestrian walks through the development to the Northeast corner of the property and the Camelback Road sidewalk. Located west across 68th Street is Pavoreal, a multi-family residential development. Residents of Pavoreal will also have pedestrian access to walkways through the development and to the Northeast corner of the site and the Camelback Road sidewalk.

Value # 7: Economic vitality supported by public-private partnership.

Optima Sonoran Village will contain 493 residential units with residents needing services and activities in close proximity. Therefore, these residents will support restaurants, commercial, and retail establishments located throughout Downtown.

Value # 8: Worldwide recognition as the premier destination in the United States.

With over 30 years of experience in architecture, development, construction, real estate sales, and property management, Optima intends on developing another nationally recognized project. Optima Sonoran Village will:

(1) Blend urban and natural desert landscapes to create a dynamic, public, pedestrian friendly environment.

(2) Integrate local contemporary architectural vernacular with the demands of high-density 21st century residential design.

(3) Integrate natural sustainable design concepts including green roof design and technology to enhance human experiences and ecological stewardship while providing private landscaped space to every residence.

IV. Optima Sonoran Village and the Principles of the Downtown Plan

***Land Use:* The Downtown land use goals and policies define the functional relationships, land use types and locations, physical form, and development strategy to maintain and enhance Downtown Scottsdale and were designed to assist in the continued transformation of Downtown into a highly efficient mixed use center and complete urban neighborhood community.**

Land Use Goal 1: Maintain Downtown Scottsdale as the commercial, cultural, civic, and symbolic center of the community to ensure a vibrant mix of mutually supportive land uses.

The Property is located in the Downtown District and designated by the city of Scottsdale as a Regional Type 2 development site; "suited for larger, higher scale mixed use projects"

Optima Sonoran Village is a mixed-use residential development containing 493 dwelling units and approximately 40,000 square feet of commercial space. The development will provide housing for additional residents supporting Downtown restaurants, commercial, and retail establishments. The Property is within a short walk to Fashion Square Mall and Old Town retail and restaurants allowing homeowners to enjoy the convenience of living in Downtown Scottsdale and contributing to its vitality.

Land Use Goal 2: Promote the development of Downtown as a collection of mixed use urban neighborhoods.

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.

Land Use Goal 3: Continue the use of development types to guide the physical and built form of Downtown Scottsdale.

The City of Scottsdale designates the Property as a Type-2 development site "suited for larger, higher scale mixed use projects". Optima Sonoran Village is a mixed-use development strategically designed to respect its location on the boundary of the Downtown by incorporating a higher concentration of residential space to commercial space. Furthermore, commercial space and services in the development are located to the northeast adjacent to neighboring intense Downtown commercial properties while residential uses in the development are located on the remainder of the site as a buffer to residential uses to the south west surrounding the Downtown District.

Land Use Goal 4: Encourage Downtown land use development flexibility.

Designed as a pedestrian friendly open development, Optima Sonoran Village is intended to celebrate its location as a gateway into the Downtown. Residents of Sonoran Village will support existing Downtown shops, restaurants and entertainment venues while encouraging future development and improvements of the Camelback corridor.

Land Use Goal 5: Enhance, Expand, and create new downtown public realm and open space areas.

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. These spaces are interconnected with the central courtyards allowing public pedestrian access along pathways into and through the development. The open space concept in Sonoran Village is much like that of Optima Camelview Village. Grand

courtyards open to the public will celebrate the lush urban oasis of landscaping and celebrate the scale of courtyards and open spaces of the classical eras.

Land Use Goal 6: Promote Diversity in Downtown housing options.

Optima Sonoran Village will include studio, one, two, and three bedroom units varing in size from approximately 600 to 3,000 square feet. Similar to Optima Camelview Village, 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.

Land Use Goal 7: Support a mix of land uses that promote a sustainable Downtown.

Optima Sonoran Village is a 493 unit mixed-use development that will provide patrons for Downtown businesses supporting the Downtown commercial, retail, restaurant, entertainment and cultural institutions and promoting the economic vitality of the Downtown. In addition to supporting the above land uses the development will incorporate commercial space and open public spaces connected by new and existing pedestrian pathways.

Character and Design: **The Downtown Plan and its associated Urban Design and Architectural Guidelines provide the framework that guides how individual developments visually and physically work together to form the cohesive fabric of Downtown Scottsdale's identity.**

Character and Design Goal 1: The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

Optima Sonoran Village is based upon the concept of vertically stacked courtyard houses in conjunction with grand open civic courtyards that are reminiscent of classical era planning. The private courtyard residences blend the environmental sensitivity of Sonoran Desert Native American housing with the functionality of well designed indoor/outdoor southwest living. Materials will be a 21st century representation of urban desert structures similar to Optima Camelview Village and will contextually blend with the surrounding neighborhoods and Downtown. The project is intended to:

(1) Blend urban and natural desert landscapes to creating a dynamic, public, pedestrian friendly environment.

(2) Integrate local contemporary architectural vernacular with 21st century residential design.

(3) Integrate green roof design and technology to enhance human experiences and ecological stewardship providing landscaped space to every residence.

Character and Design Goal 2: Development should sensitively transition in scale, height, and intensity at the Downtown plan boundary and between adjoining urban neighborhoods of differing development types.

Optima Sonoran Village is located on the western boundary of the Downtown District bounded by:

North: Camelback Road and directly north of Camelback a vacant lot, a 10-story office building, a hotel, a restaurant and other commercial buildings within a combination of zoning districts which include D/RCO-2 PBD DO, C-0 DO and R-5 DO.

East: A 3-story office building and parking structure within the C-3 DO Highway Commercial district within the Downtown Overlay.

South: A 10-foot public alley occupied by a tall mature oleander hedge bordered on the south by a masonry fence and single family homes within the Whitworth neighborhood, a R1-10 Single Family Residential district.

West: 68th Street right-of-way bordered on the west of 68th by 2-story townhomes within the Pavoreal townhome development, an R-4 Townhome Residential district.

Optima Sonoran Village is a mixed-use development containing residential uses along its south and western borders adjoining neighboring residential districts and commercial uses along its north and western borders adjoining the adjacent commercial districts. Sonoran Village's mix of uses harmonizes with the existing urban neighborhoods to effectively connect the residential neighborhoods to the Downtown. The development is composed of five buildings oriented around two grand landscaped courtyards establishing a new urban residential community. The buildings are composed of individual courtyard dwellings which focus views within the development and toward generous landscaped roof gardens providing private outdoor spaces for each home. This design provides a highly articulated façade with large recesses, setbacks and bridging terraces

creating a rich array of shades and shadows. The courtyards are linked by public pathways and open spaces that encourage walking. The development includes a 46-foot setback from its southern border and the southern building is limited to 38-feet in height. The eastern and western most buildings are oriented north-south and setback 100-feet from the southern border and 60-feet from parts of 68th Street. These setbacks are fully landscaped further screening and softening the transition of the development to adjacent neighborhoods.

Character and Design Goal 3: Downtown Development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.

The architecture will embody a site-sensitive vocabulary of deep-layered shades, shadows, colors, textures and transparency. Overlapping and interconnected forms and voids will create a diverse and provocative composition of space. Cantilevering landscaped terraces will shade public pedestrian courtyards, creating shelter not just as covered space, but as a serene sanctuary from the southwest desert. These landscaped courtyards are intended to celebrate the Sonoran Desert landscape and climate. Water features, used judiciously, will be placed in locations of higher pedestrian activity to accentuate the oasis qualities of the spaces.

Character and Design Goal 4: Strengthen pedestrian character and create strong pedestrian linkages.

The Property is located on Camelback Road and 68th Street and the immediate neighborhoods surrounding it contain residential and commercial properties of varying age, character, and scale. The Whitworth neighborhood and single family homes directly to the south are separated by a public alley containing a tall, mature Oleander hedge and masonry fence , While there is no direct connection to this neighborhood from Sonoran Village planned, pedestrians walking north from the Whitworth neighborhood on the sidewalk of 68th Street will have access to the public pedestrian pathways through Sonoran Village, its courtyards and spaces to the northeast corner of the site at Camelback Road. From the west across 68th Street the Pavoreal townhome development will also have access to the pathways through Sonoran Village to the Northeast corner of the site at Camelback Road and the shops and entertainment of Downtown.

Character and Design Goal 5: Create coherent and consistent street spaces

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, 68th 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.

Character and Design Goal 6: Incorporate a regional landscape palette that complements Downtown's urban character.

The palate of plants are similar to those selected for Optima Camelview Village and represent the City policy of projecting a "desert oasis design character, providing an abundance of shade, color, varied textures, and forms". The plant materials will be integrated into the design and structure of the building and will compliment the existing neighborhoods with regard to scale, density, placement, and arrangement.

Character and Design Goal 7: The extent and quality of lighting should be integrally designed as a part of the built environment.

Exterior lighting will consist of low pathway lights, landscape accents and other focused task lighting to minimize unnecessary artificial illumination in full compliance with Scottsdale's requirements including no residual illumination beyond the property line.

Character and Design Goal 8: Implement high quality design in Downtown architecture.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers. Sonoran Village will build on many of the elements and qualities found in the highly acclaimed Optima Camelview Village development including the use of high quality

materials, indoor/outdoor living, efficient open plans and luxurious exterior urban spaces that excite the senses.

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 architecture will embody a site-sensitive vocabulary of deep-layered shades, shadows, colors, textures and transparency. Overlapping and interconnected forms and voids will create a diverse and provocative composition of space along the public way and within the development. Cantilevering landscaped terraces will shade public pedestrian courtyards, creating shelter not just as covered space, but as a serene sanctuary from the southwest desert.

Character and Design Goal 9: Development should incorporate sustainable building practices and products.

Optima Sonoran Village will continue with the mindset of ecological stewardship exemplified by Optima Camelview Village. Landscaping is as important an element of the architectural composition as the physical expression of the buildings. Through technical innovation resulting from extensive design exploration, engineering and a multi-year research collaboration with Arizona State University, Optima's terrace planting system utilizing a soil depth of 6 to 8 inches will facilitate the economical construction of a private landscaped garden terrace at every residential dwelling. These garden terraces promote evaporative cooling, re-oxygenate the air, reduce dust and smog levels, reduce ambient noise, detain storm water and thermally insulate and shield residents from the desert sun, all of which contribute to a more sustainable urban environment.

Mobility: The mobility chapter of the Downtown plan contains goals and policies that guide public and private sector implementation strategies to improve mobility and circulation to, from, and within Downtown Scottsdale.

Mobility Goal 1: Develop complete streets through public and private infrastructure investments and improvements.

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 Downtown. Like Optima Camelview Village, this "pedestrian relief" is

based on the concept of desert sensitive architecture providing shade and protection from sun during the harsh summer months. The pedestrian walkways and paths will be bicycle friendly and will provide a unified way-finding system throughout the development. Vehicular access has been reviewed by City officials and already meets all regulations for ingress and egress, truck delivery access and operations, and emergency response vehicles.

Mobility Goal 2: Create, complete, comfortable, and attractive pedestrian circulation systems.

Sonoran Village includes pedestrian paths designed in accordance with the polices outlined in Mobility Goal 2. Space for meeting, way finding signage, focused task lighting, seating, and plenty of shade are all incorporated into the development pathways.

Mobility Goal 3: Create a hierarchy of pedestrian spaces within the overall Downtown

N/A – This goal is not applicable to Optima Sonoran Village.

Mobility Goal 4: Ensure a convenient and adequate parking supply downtown.

Optima Sonoran Village is designed with all parking located underground and includes the requisite parking in accordance with the zoning ordinance for both the residential aspect of the development as well as the limited commercial aspect of the development.

Mobility Goal 5: Encourage transit that local and regional connections to and from downtown Scottsdale.

Optima Sonoran Village is adjacent to an eastbound bus stop and is in close proximity to a westbound bus stop along Camelback Road.

Arts and Culture: The goals and policies of the Arts and Culture chapter define the direction for existing and future Downtown arts and cultural amenities and programs particularly those that celebrate what is unique to our community and continue to distinguish it artistically and creatively.

Arts and Culture Goal 1: Invest in current and create new opportunities to advance Downtown Scottsdale as an arts and cultural hub with regional, national, and international significance.

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. Optima Sonoran Village will include a public art component appropriately integrated into the

development. The development will bring new residents to Downtown that will support and strengthen existing culture institutions, local restaurants, commercial, and retail businesses in Downtown.

Arts and Culture Goal 2: Create a museum without walls Downtown where all can participate.

Optima Sonoran Village is intended to be another "signature project" for the City of Scottsdale. Optima seeks to create architecture that engages people in the same way as art. In addition and as discussed in Arts and Culture Goal 1, through compliance with the cultural improvements program the project is intended to retain the feeling of a "museum without walls" integrating the pedestrian paths with nature and public art.

Arts and Culture Goal 3: Promote and support initiatives that foster Downtown as an interactive arts district.

N/A – This goal is not applicable to Optima Sonoran Village.

Economic Vitality: The goals and policies of the Economic Vitality chapter encourage Downtown to be a sustainable and functional mixed-use center for the city and region

Economic Vitality 1: Support Downtown's economic role as a hub for arts, culture, retailing, entertainment, tourism, and events.

Optima Sonoran Village is a mixed-use residential development containing 493 homes which will house hundreds of residents who will support existing Downtown restaurants, commercial, retail, entertainment and cultural institutions contributing substantially to the vitality and economic viability of Downtown. Sonoran Village is a few minute walk from Fashion Square Mall, The Waterfront, and Old Town shopping and galleries. Residents will enjoy the conveniences of urban living while strengthening and promoting the Downtown as a vital place for businesses to thrive and grow. The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in elements of the General Plan the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

Economic Vitality 2: Promote private investment and attract new development to Downtown.

Optima Sonoran Village is the result of the City's effort to encourage new development and reinvestment that maintains Downtown's economic edge

in the region. The additional housing will promote the retention of existing business as well as the development of new ones.

Economic Vitality 3: Establish public regulations and processes that encourage creativity and flexibility in building and site design.

Optima Sonoran Village's companion rezoning application includes a request for Planned Block Development (PBD) along with the base Downtown zoning (D/RCO-2). The PBD allows for flexibility in development standards if the Downtown Plan's urban design objectives are exceeded through appropriate buffering and development character.

Public Services and Facilities: The goals and policies of the Public Services and Facilities chapter outline strategies to fortify and increase Downtown infrastructure programs.

N/A to the Optima Sonoran Village submittal.

V. Conclusion

In summary, each element of the City of Scottsdale's Downtown Plan provides goals and approaches which, when satisfied, provide the basis for successfully shaping the growth, both financially and physically, of Downtown. This application, which seeks a non-major General Plan Amendment to change the land use designation of the Property from Urban Neighborhoods to Downtown Regional Type 2, satisfies the "Vision" and "Goals" identified in each element of the Downtown Plan.

In terms of context, the surrounding neighborhood includes a combination of residential and commercial properties of varying age, character, condition, scale and density. Optima Sonoran Village at 6801 East Camelback Road is located within the Downtown on its western edge and is designed in compliance with the Downtown Plan and Downtown Scottsdale's Vision Statement. The design of Optima Sonoran Village represents the "new west" incorporating a 21st century approach to design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhoods and businesses, establishing a symbolic gateway into Downtown.

By adding to the choices of housing in the Downtown in compliance with the guidelines specified by the Downtown Plan, the character, culture, urban neighborhoods, and local businesses will benefit. Optima Sonoran Village and the Downtown Regional Type 2 land use designation on this

Property are appropriate and consistent with the surrounding context and location as highlighted in this Application.

Project Narrative
6801 E. Camelback

Rezoning Narrative Report

Request for rezoning from
Service Residential (S-R)
to
Downtown Regional Commercial Office – Type 2
Planned Block Development with Downtown Overlay
(D/RCO-2 PBD DO)

Prepared for:
Optima Sonoran Village, LLC

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: February 2nd, 2010

ATTACHMENT #4

1-ZN-2010
1st: 2/02/10

I. Overview

This request is for a Rezoning from the existing Service Residential with Downtown Overlay (S-R DO) to Downtown Regional Commercial Office – Type 2, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO) on approximately 9.8 (+/-) gross acres located on the southeast corner of 68th Street and Camelback Road known as 6801 East Camelback Road (the "Property" a.k.a. 6801 E. Camelback) and legally described as "The North half of the West half of the Northwest quarter of the southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona".

6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space containing uses supporting the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscape, pedestrian friendly access to shopping, entertainment and the canal developments as well as increasing residential density with a variety of housing options to stimulate and populate this mature area of Scottsdale. The project responds to the evolution of Scottsdale from a young town into a maturing and vibrant desert city. The project provides a mixed-use infill development providing a buffer and link between the residential developments to the west and south to intense commercial developments to the north and east.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers.

Optima is currently in the final phase of construction and sales for Optima Camelview Village, the highly acclaimed 700 unit mixed-use project located one block north of Fashion Square Mall on Scottsdale Road. This project was recently awarded the 2009 "Honor Award" from the Arizona American Institute of Architects, which is the top award selected annually by a national panel of architects. Optima Camelview Village has been the subject of numerous newspaper and magazine articles for excellence in design and urban living since its initial opening in the fall of 2006. David Hovey received a "Proclamation" from The City of Scottsdale in January in recognition of Optima Camelview Village's significant contribution to downtown Scottsdale and for it's achievement in architectural design and environmental sustainability.

II Existing Conditions and Context

The Property is located in the downtown district along Camelback Road, a major thoroughfare leading to and from downtown Scottsdale. The Property is adjacent to residential and commercial properties of varying age, character, condition, scale and density; and currently improved by the abandoned Orchidtree Apartments constructed in 1964. The site is generally flat with a nominal natural grade sloped from northwest to southeast. All utilities are available on site or in adjacent easements and/or right-of-ways minimizing the need for off site disturbances.

Scottsdale's planning for Downtown and surrounding land areas contemplated a mix of land uses intended to create a vibrant, dynamic and attractive downtown transitioning to less intense uses beyond the downtown. This rezoning request is consistent and in concert with the mixed-use neighborhood planning principles encouraged by the City of Scottsdale Downtown Plan (the "Plan"). The Plan encourages redevelopment that invigorates an area while also respecting the character of the adjacent neighborhood, which is a core goal for this project.

The proposed development will reduce vehicle miles traveled by encouraging walking and facilitating shorter automobile trips given its close proximity to several nearby retail, office, and entertainment establishments in the Downtown. Additionally, being located along Camelback Road where public transportation is existing, residents may take advantage of alternative modes of transportation to and from the Property.

The Property's close proximity to shopping, entertainment and the waterfront canal make this an ideal site for revitalization. The Project will provide an improved gateway into downtown and provide a buffer from existing commercial development to the north and east and residential development to the south and west consistent with the Plan. The Property is only a 3 minute walk from Fashion Square Mall and a 10 minute walk from the Waterfront offering an inherent pedestrian amenity to Scottsdale's downtown retail, employment and entertainment core.

III. Mixed Use District (D/RCO-2)

The City of Scottsdale Zoning Ordinance indicates the Downtown District / Regional Commercial Office - Type 2 Area (Intermediate Development) D/RCO-2 district is intended to provide for "large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development".

IV. Scottsdale's Sensitive Design Principles

1-ZN-2010
1st: 2/02/10

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in the community. The following Sensitive Design Principles are fundamental to the design and development of 6801 E. Camelback.

1. ***The design character of any area should be enhanced and strengthened by new development.***
   - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
   - *Building design should be sensitive to the evolving context of an area over time.*

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***
   - *Scenic views of the Sonoran desert and mountains.*
   - *Archaeological and historical resources.*

3. ***Development should be sensitive to existing topography and landscaping.***
   - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

4. ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***
   - *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

8. ***Buildings should be designed with a logical hierarchy of masses:***
   - *To control the visual impact of a building's height and size.*
   - *To highlight important building volumes and features, such as the building entry.*

9. ***The design of the built environment should respond to the desert environment:***
   - *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
   - *Materials with colors and coarse textures associated with this region should be utilized.*
   - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
   - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***
    - *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***
    - *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
    - *The landscaping should complement the built environment while relating to the various uses.*

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***
    - *Water, as a landscape element, should be used judiciously.*
    - *Water features should be placed in locations with high pedestrian activity.*

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***
    - *A balance should occur between the ambient light levels and designated focal lighting needs.*
    - *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***
    - *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

V. Adoption of PBD Overlay and Development Plan

Adoption of PBD overlay district and development plan: The Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:

1. ***That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.***
    - The development plan meets the City of Scottsdale Vision and Values as well as the Land Use, Character and Design, Mobility, Arts and Culture, and Economic Vitality principals as described in the Downtown Plan and the General Plan Amendment narrative.

2. ***That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.***

- The development plan meets the City of Scottsdale urban design objectives.
- Like Optima Camelview Village, Optima Sonoran Village is based on providing the City of Scottsdale a 21st century approach to multi-family design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhood, businesses, and adds to the vitality and vibrancy of what has made Scottsdale what it is today.

3. ***That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted connections between underground parking facilities.***
   - The Optima development team has met with City of Scottsdale Planning Department officials, Fire Department, traffic engineers and utility companies and will continue to coordinate the adequate provisions for utilities, services, and emergency vehicle access.

4. ***That projected traffic generated by the development plan will not exceed the capacity of affected streets.***
   - The Optima development team has met with City of Scottsdale planning Department officials as well as traffic engineers and has submitted coordinated plans to TIMA.

5. ***That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.***
   - Sonoran Village has been designed to meet all D/RCO-2 PBD DO zoning requirements.

V. Conclusion

In summary, the immediate neighborhood contains residential and commercial properties of varying age, character, condition, scale and density. The property currently consists of the abandoned Orchidtree Apartment complex which was originally built in 1964. 6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space for uses to support the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscaped, pedestrian access to shopping, entertainment and the canal developments as well as an increase in residential density of varying types to stimulate and populate this mature area of Scottsdale with new and improved housing. Responding to the evolution of Scottsdale from a young town into a maturing and vibrant desert city, the proposal offers to infill and strengthen the residential

character of downtown while providing a transition between residential uses to the south and west and intense downtown commercial uses to the north and east.

1-ZN-2010
1st: 2/02/10

Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 05/14/10 Project No: ____ - PA - ____

Coordinator: Brad Carr Case No: 3 - AB - 2010

Project Name: Optima Sonoran Village

Project Location: 6801 E. Camelback Road, Scottsdale, Arizona

Property Details:

☐ Single-Family Residentail ☑ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: S-R Proposed Zoning: D/RCO-2 PBD DO

Number of Buildings: 5 Parcel Size: 9.8 +/- gross acres

Gross Floor Area/Total Units: n/a Floor Area Ratio/Density: n/a

Parking Required: n/a Parking Provided: n/a

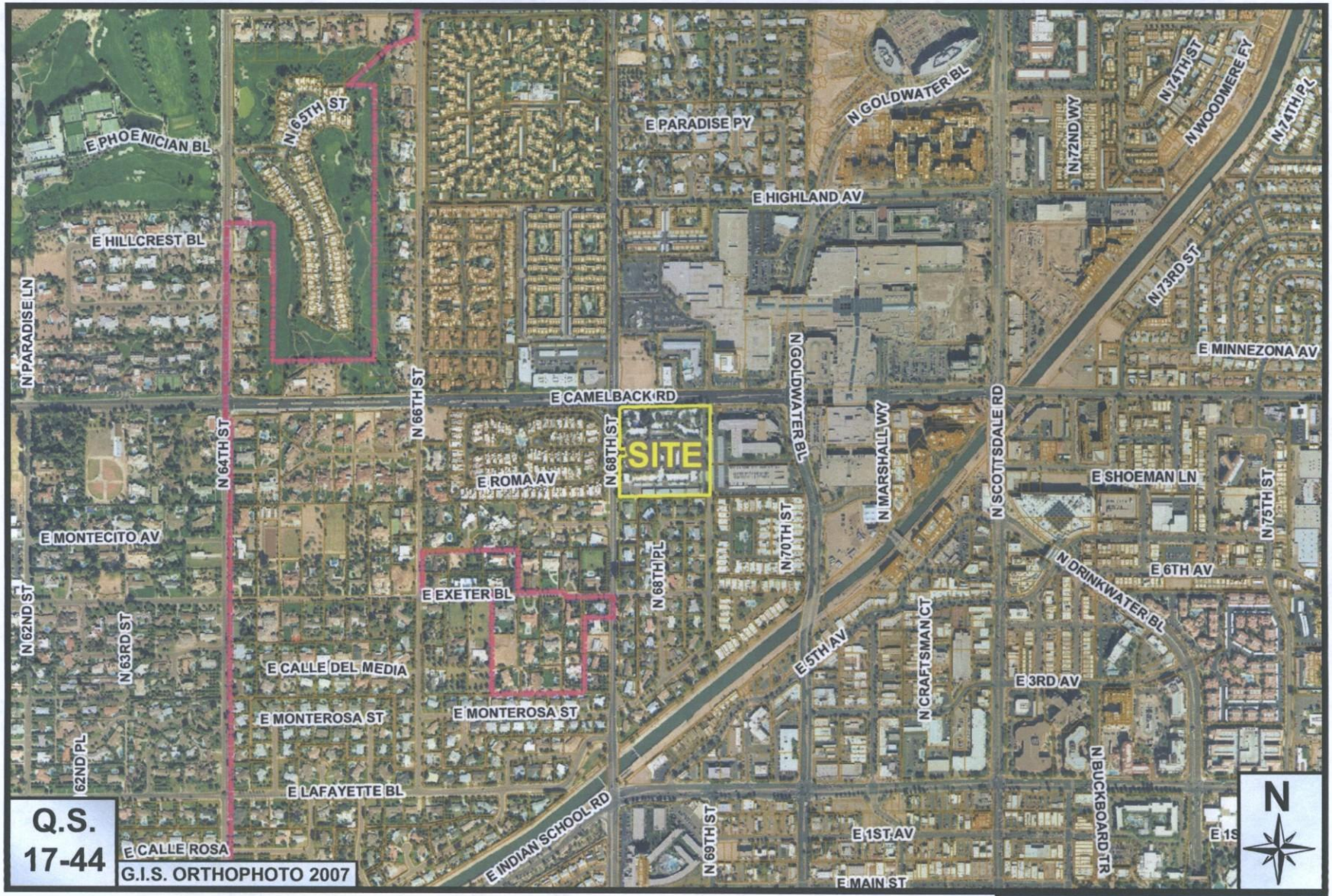
Setbacks: N - n/a S - n/a E - n/a W - n/a

Description of Request:

Abandonment of the 10' alley (north half) located along the southern edge of the subject property.

ATTACHMENT #5

3-AB-2010
1st: 4/16/2010



Optima Sonoran Village

1-ZN-2010

ATTACHMENT #6



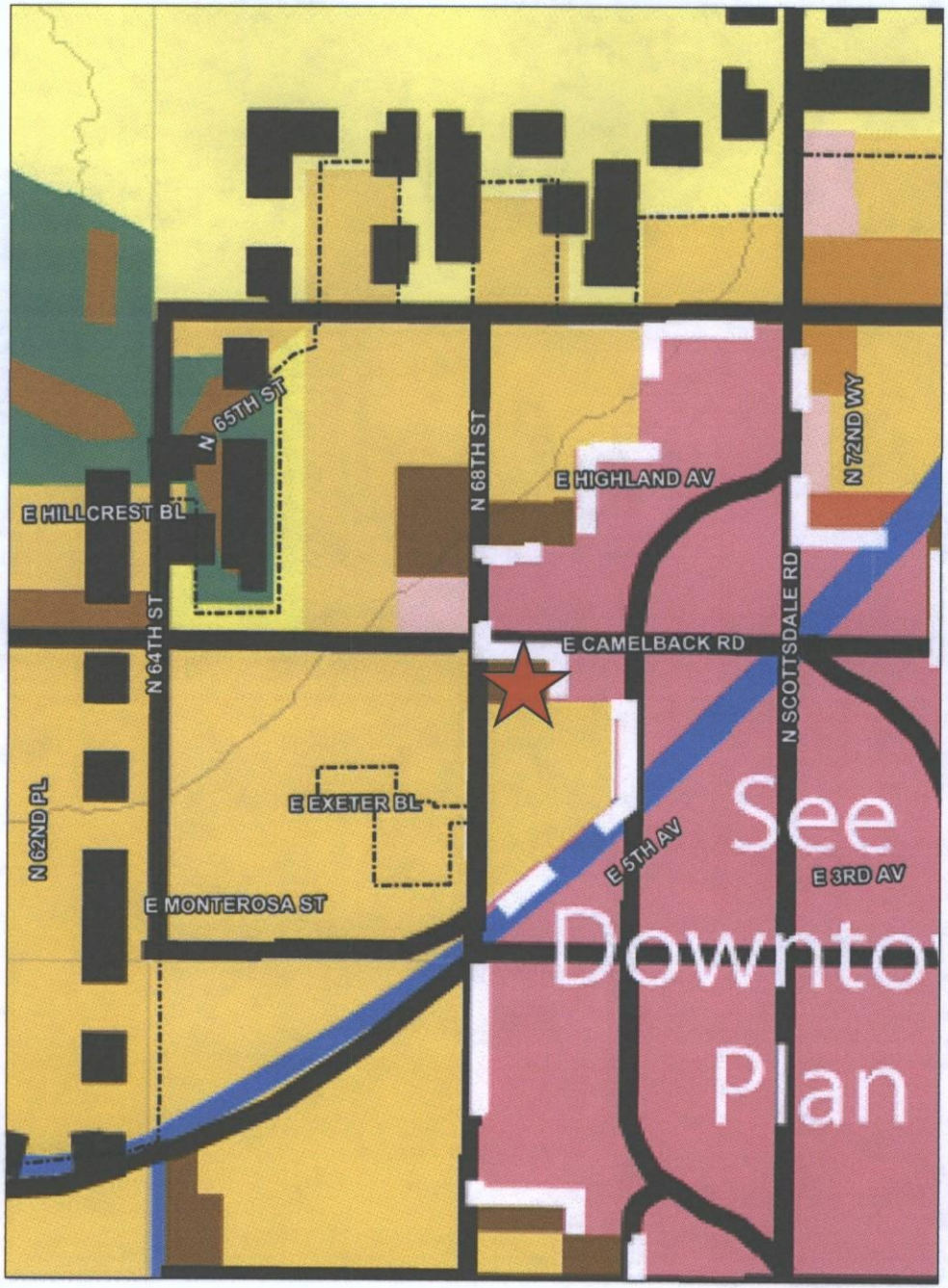
Optima Sonoran Village

1-ZN-2010

ATTACHMENT #6A

General Plan Map

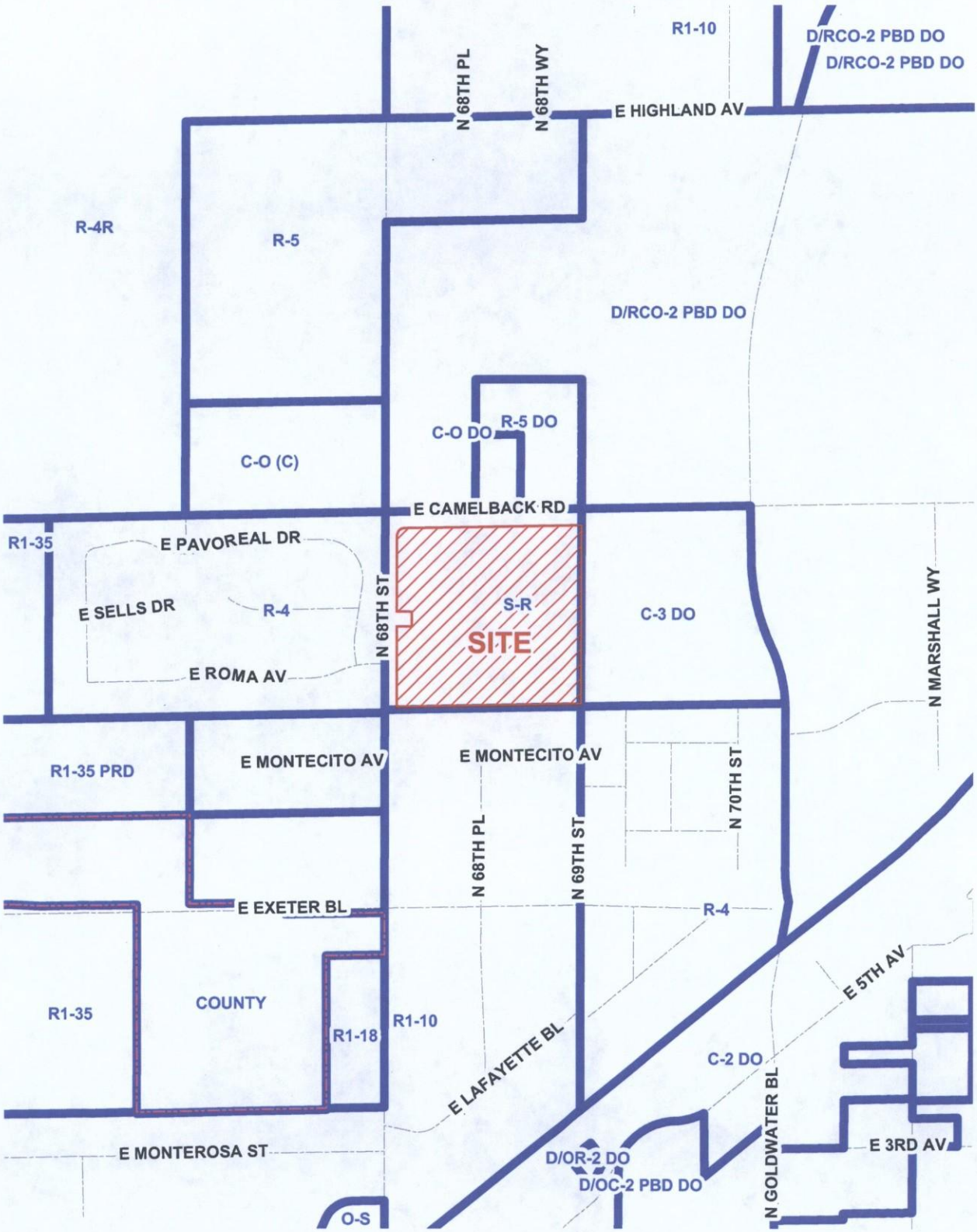




N

1-ZN-2010

ATTACHMENT #7

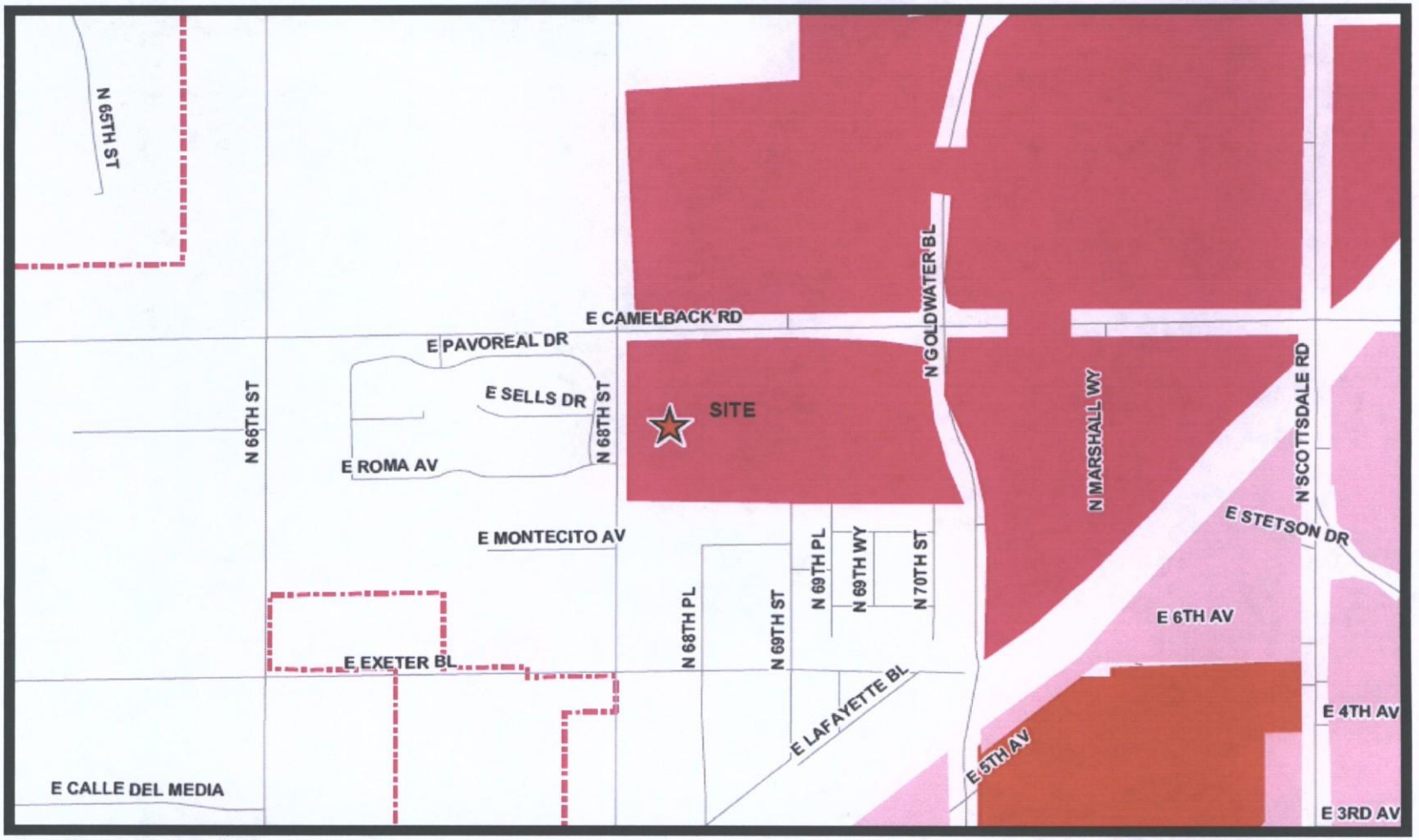


1-ZN-2010

ATTACHMENT #8

N

Land Use Plan



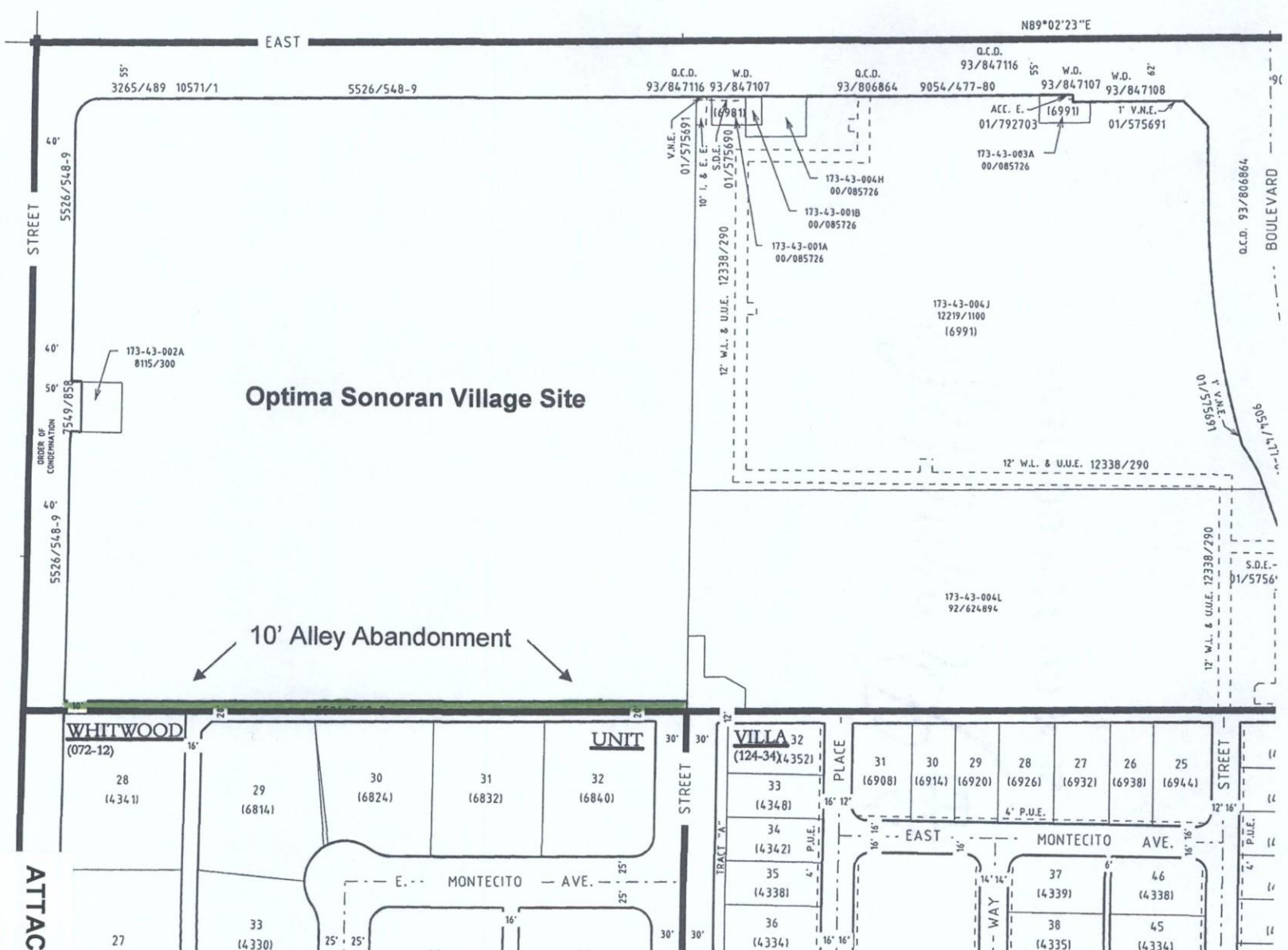
Land Use Designations

- Downtown Civic Center - Type 2
- Civic Center or Medical - Type 2
- Downtown Core - Type 1
- Downtown Medical - Type 2
- Downtown Multiple Use - Type 2
- Downtown Regional Multiple Use - Type 2

1-ZN-2010

N
W E
S

ATTACHMENT #9



ATTACHMENT #10

3-AB-2010
1st: 4/16/2010

TRAFFIC IMPACT ANALYSIS SUMMARY
Optima Sonoran Village (1-ZN-2010)

Summary Prepared by Jennifer Bohac, COS Traffic Engineering
Traffic Impact Study Prepared by Keith Winney, United Civil Group Corp.

Existing Conditions:
The project is a redevelopment of the existing Orchidtree Apartments site. The existing site is located on the on the southeast corner of the intersection of Camelback Road and 68th Street. The streets in the vicinity of the site are 69th Street, Goldwater Boulevard, and Roma Avenue.

Camelback Road is classified as a Minor Arterial – Suburban roadway in the city's 2008 Transportation Master Plan. Camelback Road runs east-west with three lanes in each direction along the northern boundary of the site. The posted speed limit adjacent to the site is 40 mph. At the 68th Street intersection, Camelback Road has a left-turn lane, two through lanes, and a through-right lane in the eastbound and westbound directions. The intersection of Camelback Road with 68th Street is currently signalized. At the Goldwater Boulevard intersection, eastbound Camelback Road has a left-turn lane, three through lanes, and a right-turn lane. Westbound Camelback has a left-turn lane, two through lanes, and a through-right turn lane. The intersection of Camelback Road with Goldwater Boulevard is also currently signalized. The 2010 ADT on Camelback Road east of 68th Street is 27,310 vehicles/day.

68th Street is classified as a Minor Collector – Suburban roadway in the city's 2008 Transportation Master Plan. 68th Street runs north-south along the western side of the site with one lane in each direction and a center two-way left-turn lane. 68th Street widens out to two lanes in each direction at the intersection with Camelback Road. The posted speed limit on 68th Street is 35 mph. The intersection of 68th Street and Roma Avenue is two-way stop controlled, with Roma Avenue being stop controlled. The 2010 ADT on 68th Street south of Camelback Road is 6,094 vehicles/day.

69th Street serves as a major driveway for the existing developments within the area. There is a median break at 69th Street on Camelback Road. 69th Street has one lanes in each direction and runs along the eastern boundary of the site. To the north, 69th Street terminates into Scottsdale Fashion Square Mall.

Goldwater Boulevard is classified as a Major Arterial – Urban roadway in the city's Transportation Master Plan. Goldwater Boulevard runs north-south with two lanes northbound and three lanes southbound. The posted speed limit in the vicinity of the site is 35 mph. At the Camelback Road intersection, Goldwater Boulevard has dedicated dual left-turn lanes and single right-turn lanes in the northbound and southbound directions. The 2010 ADT on Goldwater Boulevard south of Camelback Road is 14,380 vehicles/day.

Collision history from January 2007 to December 2009 shows that there were 29 total collisions at the intersection of Camelback Road/Goldwater Boulevard. The collisions were predominately left-turn or angle type collisions. In the same period, there were 27 total collisions at the intersection of Camelback Road/68th Street. The collisions were also predominately left-turn or angle type collisions. These collisions were typically caused by drivers failing to properly yield right-of-way, or disregarding the traffic signals.

ATTACHMENT #11

The segment collision rate for the section of Camelback Road from 68th Street to 69th Street was 2.41 collisions per million vehicles miles for the period from 2007-2009. The citywide average collision rate in 2006 was 1.87. The intersection collision rate for the intersection of Camelback Road and Goldwater Boulevard was 0.54 collisions per million entering vehicles for the period from 2007-2009. The intersection collision rate for the intersection of Camelback Road and 68th Street was 0.66 collisions per million entering vehicles for the period from 2007-2009. The 2006 citywide average intersection collision rate was 0.64.

Proposed Development:
The site currently has a zoning designation of Service Residential (S-R). The proposed rezoning to Downtown Regional Commerical Office – Type 2 District, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO), would allow the development of 493 condominium units in five buildings with 40,000 square feet of retail support services and a 14,000 square feet fitness center (for residents only) on 8.52 acres.

The trip generation calculation for the current zoning is based on the trip generation for the Orchidtree Apartments that formerly occupied the site. The trip generation for the proposed zoning is based on the development plan submitted with the requested change to Downtown Regional Commerical Office – Type 2 District, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO). The trip generation for the allowable development is based on the office usage allowed under the current S-R zoning. The trip generation is based on data contained in the Institute of Transportation Engineer's *Trip Generation*. The trip generation numbers for the development are presented below.

Trip Generation Comparison Table

Land Use	*Quantity*	*Daily Total*	*AM Peak Hour*			*PM Peak Hour*		
			In	*Out*	*Total*	*In*	*Out*	*Total*
Existing								
Apartments	278	1,832	27	101	128	105	56	161
Proposed Development								
Residential Condominium/ Townhouse	493,000 SF	2,894	37	180	217	172	84	256
Shopping Center*	40,000 SF	859	12	8	20	37	38	75
Total		3,723	49	188	237	208	122	330
Difference		1,891	22	87	109	106	66	169
Proposed vs. Allowable Development								
Proposed		3,723	49	188	237	208	122	330
Office	215,400 SF	2,372	267	67	334	55	266	321
Difference		1,351	-218	121	-97	153	-144	9

*assumes 50% reduction for internal patronage
The Trip Generation Comparison Table demonstrates that the redeveloped site will generate approximately 3,723 trips per day with 237 trips occurring during the AM peak hour and 330 trips occurring during the PM peak hour. This represents an approximately 103% increase in daily trips from the existing apartment use.

The trip generation table also includes a comparison of the proposed development plan to the allowable development plan based upon the existing S-R zoning with potential office use. This represents an approximately 57% increase in daily trips from the allowable office use under the current zoning.

A traffic impact study was prepared by United Civil Group under the City's Traffic Impact and Mitigation Analysis (TIMA) Program, which examines the impacts from the proposed redevelopment in detail. A copy of this report is included for reference.

Capacity calculations were performed for the signalized intersections of Camelback Road/68th Street and Camelback Road/Goldwater Boulevard to evaluate the Level of Service (LOS) at the intersections. Access to the site will be through two unsignalized driveways, one on 68th Street (Access B) and on at 69th St/Camelback Rd (Access A). Capacity calculations were performed for the unsignalized site access driveways on 68th Street and Camelback Road, and for the existing intersection of 68th Street/Roma Avenue.

Capacity calculations for the signalized intersections were evaluated for the intersection overall. The results of the capacity calculations are presented below.

Signalized Intersection Level of Service

	2010 Existing		2015 Base		2015 Total	
Intersection/ Approach	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**
Camelback Rd/68th Street						
EB	C	B	C	C	C	C
WB	B	B	C	B	C	B
NB	C	D	C	D	C	D
SB	D	D	D	D	D	D
Intersection	C	C	C	C	C	C
Camelback Rd/Goldwater Blvd						
EB	B	C	B	C	C	C
WB	D	D	D	D	D	D
NB	C	C	C	C	C	C
SB	D	D	D	D	D	D
Intersection	C	D	C	D	C	D

The above table demonstrates that the level of service for the signalized intersection of Camelback Road/68th Street will be at LOS C or better with the project. The signalized

intersection of Camelback Road/Goldwater Boulevard is projected to operate at LOS C in the AM peak, however the intersection will be at LOS D in the PM peak. This poor level of service in the PM peak is expected to occur due to the westbound and southbound delay.

At the unsignalized intersections, the level of service was evaluated for each movement; the LOS shown is the LOS for the worse movement. The worse movement is often the exiting left-turn movement onto a roadway with relatively high through volume.

The table below demonstrates that 68th Street/Roma Avenue will operate well. The level of service for the stop controlled side streets at the two site access points will be at poor levels of service (LOS E or F) with the project, which is typical for unsignalized intersections on arterial streets during the peak hours. The addition of the future traffic and site-generated traffic will only increase this delay.

Unsignalized Intersection Level of Service

	2010 Existing		**2015 Base**		**2015 Total**	
Intersection/ Approach	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**
Camelback Rd/69th Street - Access A						
EB	A	B	A	B	A	B
WB	A	B	A	B	B	B
NB	E	F	E	F	E	F
SB	D	D	D	D	E	F
68th/Roma Ave						
EB	B	B	B	B	B	C
WB	-	-	-	-	-	-
NB	A	A	A	A	A	A
SB	A	A	A	A	A	A
Access B/ 68th St						
EB	-	-	-	-	-	-
WB	-	-	-	-	C	E
NB	-	-	-	-	A	A
SB	-	-	-	-	A	A

Right Turn and Left Turn Queuing Analysis:
A right turn deceleration lane is warranted for eastbound at Camelback Road/69th Street-Access A.

The existing two way left turn striping should remain on 68th Street to provide left turn access for Access B.

Internal Site Circulation:
No circulation is provided at the roadway level surface to accommodate emergency vehicles, deliveries, or trash pick up. The area at grade between the buildings is dedicated to pedestrian movements only.

Additional Improvements to Accommodate Site Traffic:
Based on the above analysis, the following improvements are recommended in the study:

- Construct an eastbound right turn deceleration lane at Camelback Road/69th St - Access A (190' total)
- Construct Access A as full access. Separate right and left turn egress lanes should be provided. Combine Access A with the adjacent driveway to the east and align it with the existing north leg of 69th Street as close a possible. This will limit the number of turning movement conflicts at this driveway.
- Construct Access B as a full access. Separate right and left turn egress lanes should be provided.

Summary:
Analysis of the trip generation demonstrates that the proposed development of the Optima Sonoran Village would generate 3,723 trips per day with 237 trips occurring during the AM peak hour and 330 trips occurring during the PM peak hour. This represents an approximately 103% increase in daily trips from the existing apartment use.

The trip generation table also includes a comparison of the proposed development plan to the allowable development plan based upon the existing S-R zoning with potential office use. This represents an approximately 57% increase in daily trips from the allowable office use under the current zoning.

Capacity calculations were performed for the signalized intersections of Camelback Road/68th Street and Camelback Road/Goldwater Boulevard to evaluate the Level of Service (LOS) at the intersections. Access to the site will be through two unsignalized driveways, one on 68th Street (Access B) and on at 69th St/Camelback Rd (Access A). Capacity calculations were performed for the unsignalized site access driveways on 68th Street and Camelback Road, and for the existing intersection of 68th Street/Roma Avenue. The signalized intersection of Camelback Road/68th Street will be at LOS C or better with the project. The signalized intersection of Camelback Road/Goldwater Boulevard is projected to operate at LOS C or better in the AM peak, however the intersection will be at LOS D in the PM peak. This poor level of service in the PM peak is expected to occur due to the westbound and southbound delay.

The unsignalized intersection of 68th Street/Roma Avenue will operate well. The level of service for the stop controlled side streets at the two site access points will be at poor levels of service (LOS E or F) with the project, which is typical for unsignalized intersections on arterial streets during the peak hours. The addition of the future traffic and site-generated traffic will only increase this delay.

Staff Comments/Concerns:

- Construct at eastbound right turn deceleration lane at Camelback Road/Access A (190' total)
- Construct Access A as full access. Separate right and left turn egress lanes should be provided. Combine Access A with adjacent driveway to the east and align with existing north leg of 69th Street as close a possible. This will limit the number of turning movement conflicts at this driveway.
- Construct Access B as a full access. Separate right and left turn egress lanes should be provided.
- Sight triangles should be provided at site access points to give drivers exiting the site a clear view of oncoming traffic on 68th Street and Camelback Road.
- Need to provide for an area for deliveries loading/unloading and emergency response vehicles, such as ambulances, on site.

CITIZEN REVIEW REPORT & NEIGHBORHOOD INVOLVEMENT REPORT
Southeast Corner of Camelback Road & 68th Street
Optima Sonoran Village (formerly Orchidtree)
April 14, 2010

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a minor general plan amendment and rezoning request for the redevelopment of approximately 9.8 gross acres located on the southeast corner of Camelback Road and 68th Street. The design team has created a project that is architecturally striking and sensitive to neighboring properties. As part of the request, this citizen review and neighborhood involvement plan has been drafted and will be ongoing throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties has been ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties is taking place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The project team has been busy conducting outreach into the community. Door to door work and smaller meetings with homeowners and interested parties began in October of 2009 and will continue throughout the process. We have been door-to-door in the neighborhoods walking in October, November, December, January, February, March and April. To date we have met with many neighbors in Whitwood, Villa Adrian, and Villa D'Este. We have met with Wells Hampton, Charles Jepson, and Rich Robertson. In addition, we presented the project at the Pavoreal Homeowner's Association in February which was attended by approximately fifteen neighbors. We will continue to walk neighborhoods and meet individually with neighbors. The team met with approximately 16 homeowners of the Pavoreal Homeowner's Association again on April 13, 2010. Neighbors have been appreciative of the outreach effort and the opportunity to provide input on our plans.

The issues that neighbors have raised are their interest in seeing the power lines south of the project put underground, avoiding pedestrian access to existing

1-ZN-2010
3rd: 4/15/10
ATTACHMENT #12

residential neighborhoods, building height proximate to adjacent properties, and the timing of the demolition of the current unoccupied building on the site. We have communicated to the neighbors that power lines in the alleyway south of the proposed project subject to SRP direction will be relocated **undergrounded at the developer's expense.** We have also alerted them that no pedestrian connection will be made between the proposed project and the existing neighborhood to the south. The existing buildings will be scheduled for demolition in connection with construction. The project has been designed in **accordance with the neighbors' concerns regarding height.**

On March 26, 2010, surrounding property owners and other interested parties within one thousand (1000+) feet (see attached map) were noticed via first class mail regarding the project. This notifi**cation area is in excess of the City's** required seven hundred fifty (750) foot notice requirement. The notification contained information about the project, a preliminary site plan, contact information to receive additional information, and the opportunity to give feedback. On April 1, 2010, surrounding property owners and other interested parties were noticed again via first class mail regarding the project. The notification contained information about the project, a preliminary site plan, contact information to receive additional information, and the opportunity to give feedback.

The notifications also contained information regarding two Neighborhood Open Houses to be held on April 6 and April 12, 2010 at the Optima Camelview Sales Office from 5:30-6:30 pm for anyone interested in learning more about the Sonoran Village project. The Open House on April 6th was attended by twenty three (23) neighbors. The Open House on April 12th was attended by fourteen (14) neighbors (see attached sign in sheets.) The attendees were appreciative of the plans on display and interested in **the proposed project. Optima's design** was well received and comment cards received were positive (see attached comment cards.) Many in attendance were also interested in the sales of units and pre-purchase events.

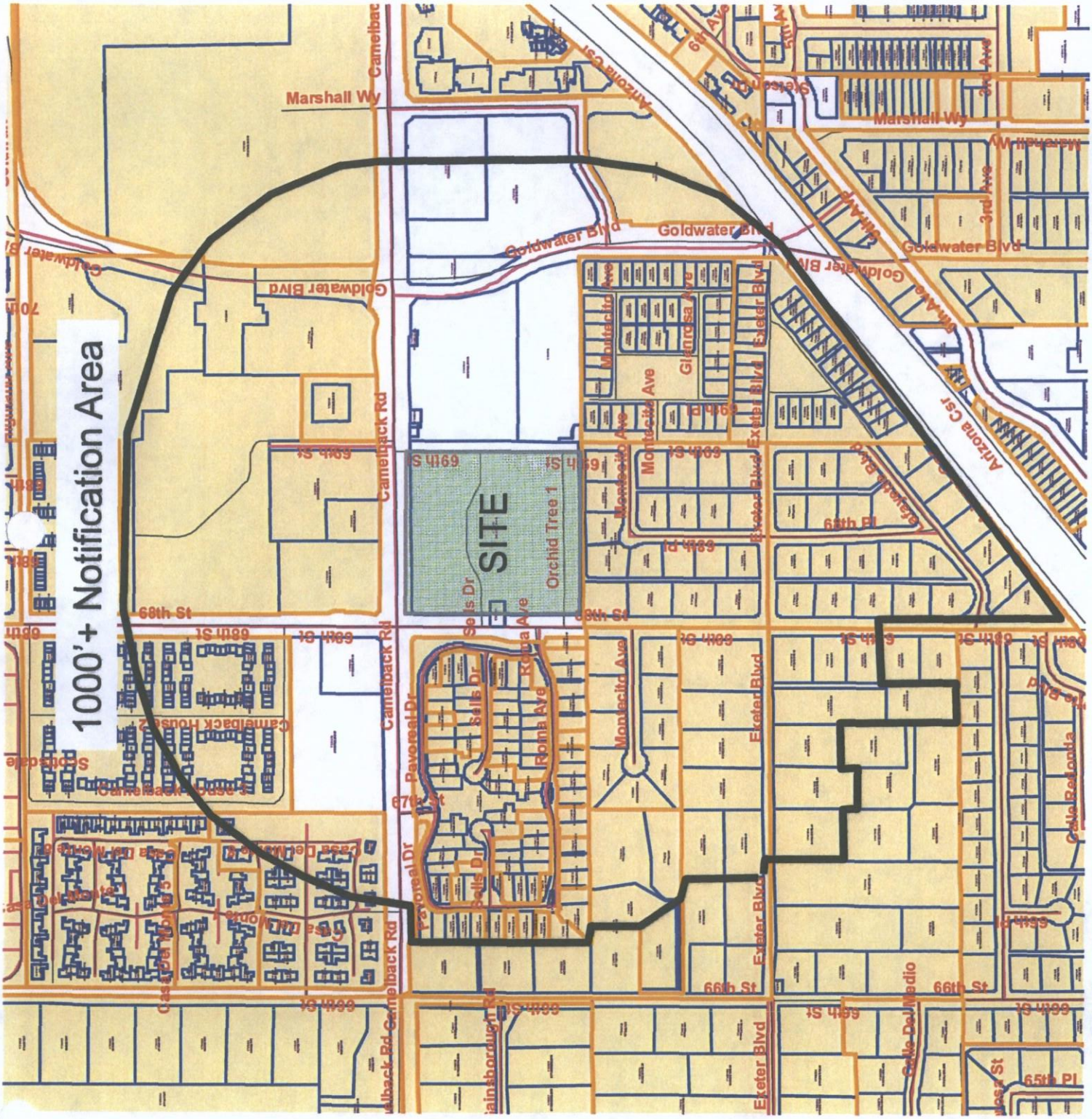
Members of the outreach team will continue be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and email to answer any questions relating to the project.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Area Map
Notification Letter 03-26-2010
Notification Letter 04-01-2010
Notification List
Meeting Sign-In-Sheet 04-06-2010
Meeting Sign-In-Sheet 04-12-2010
Comment Cards

1-ZN-2010
3rd: 4/15/10



1-ZN-2010
3rd: 4/15/10

optima

March 26, 2010

Dear Neighbor:

We are excited to let you know that Optima Sonoran Village, LLC has purchased the Orchidtree Apartments property. We have a vision that will bring a first class project to the long vacant property that will complement the existing neighborhood. As part of the process with the City of Scottsdale, applications have been filed for a non-major general plan amendment and rezoning of approximately 9.8 acres located for the property at the southeast corner of Camelback Road and 68th Street.

Our project is envisioned as a pedestrian friendly mixed-use multi-family residential project. The design and development of Optima Sonoran Village has taken inspiration from our award winning development Optima Camelview Village which has been the recipient of:

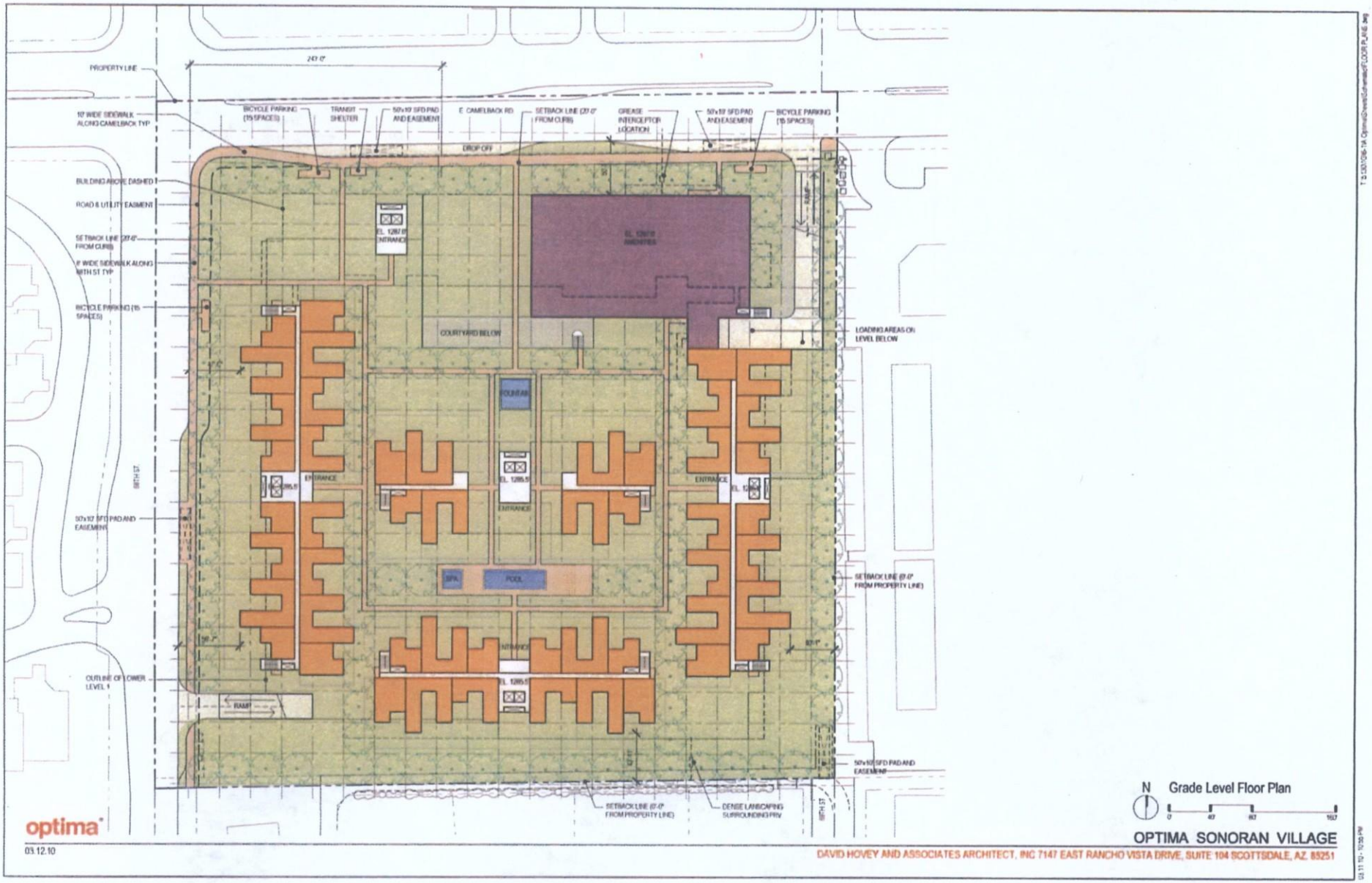
- **The 2009 American Architecture Award** – From the "American Architecture Awards" which has become one of the most prestigious awards program for excellence in architecture both nationally and internationally.
- **The 2009 Arizona American Institute of Architects "Honor Award"** – The highest Architectural Award given by the Arizona American Institute of Architects.
- **Voted the Best Condominium Development in the Valley 2009** – Arizona Foothills Magazine, voted Best Condominium Development in the Valley by the public.
- **2008 Southwest Contractor Best Landscape/Urban Design/Residential Project** – Selected from over 650 entries from Arizona, Nevada, and New Mexico.
- **2008 Valley Forward Cresorcordia Award for Environmental Excellence** – Given by Valley Forward as the highest award for environmental excellence.

We are pleased to invite you to either of two open houses to view our proposal. The open houses will both present the same information and be held at Optima Camelview Village Sales Offices 7157 East Rancho Vista Dr. Suite 109 on Tuesday, April 6, 2010, and Monday, April 12, 2010, from 5:30 to 6:30 p.m. If you have any questions, you please contact Sarah Dorn or Claudia Neal of Technical Solutions who have been meeting with neighbors at (602) 957-3434. The City of Scottsdale Project Coordinator for this project is Brad Carr who can be reached at (480) 312-7713 or at bcarr@scottsdaleaz.gov.

Sincerely,

David Hovey Jr.

1-ZN-2010
3rd: 4/15/10



optima

03.12.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

1-ZN-2010
3rd: 4/15/10

optima

April 1, 2010

Dear Neighbor:

This is just a reminder that Optima Sonoran Village, LLC has purchased the Orchidtree Apartments property. We have a vision that will bring a first class project to the long vacant property that will complement the existing neighborhood. As part of the process with the City of Scottsdale, applications have been filed for a non-major general plan amendment and rezoning of approximately 9.8 acres located for the property at the southeast corner of Camelback Road and 68th Street.

Our project is envisioned as a pedestrian friendly mixed-use multi-family residential project. The design and development of Optima Sonoran Village has taken inspiration from our award winning development Optima Camelview Village which has been the recipient of:

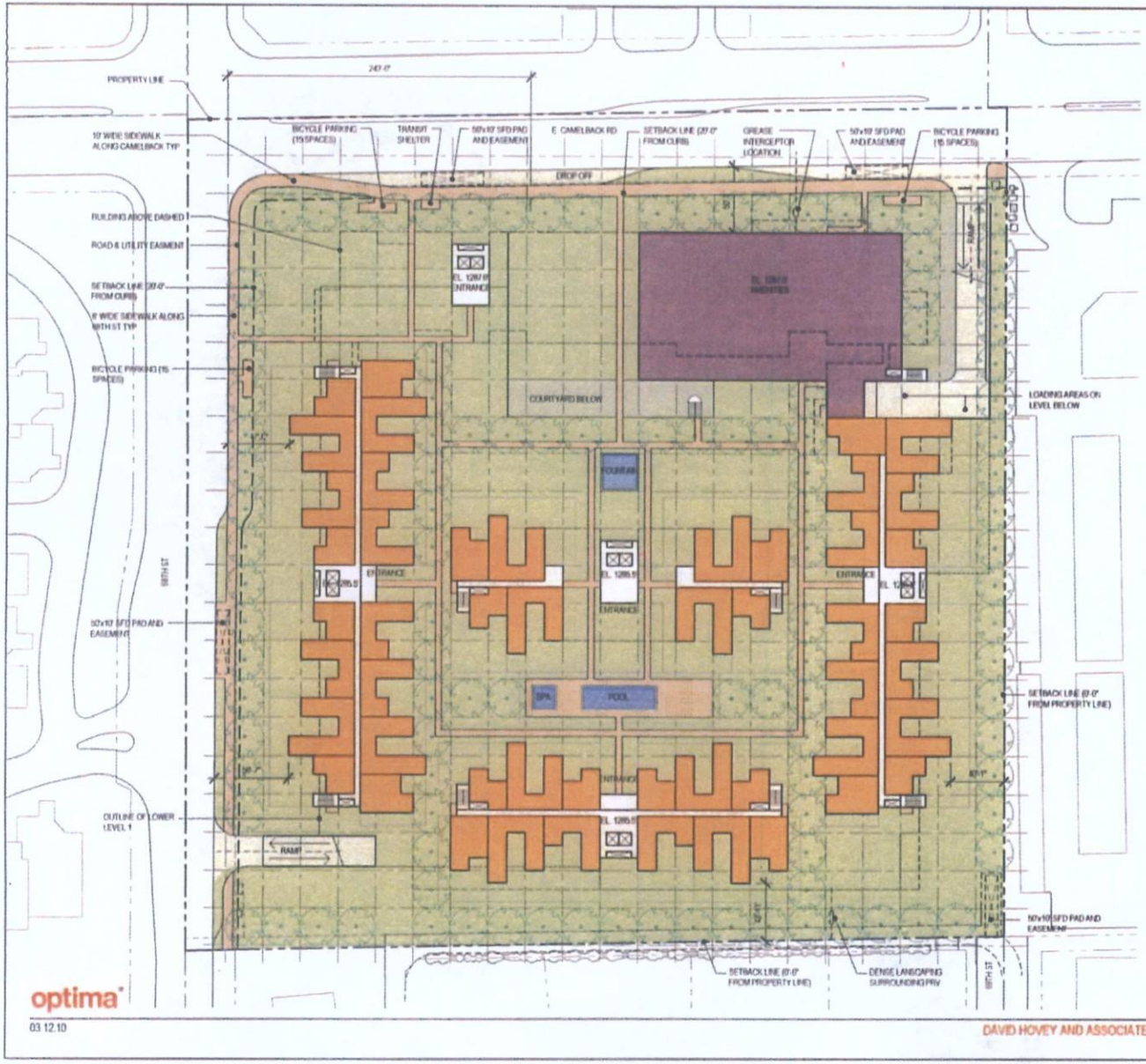
- **The 2009 American Architecture Award** – From the "American Architecture Awards" which has become one of the most prestigious awards program for excellence in architecture both nationally and internationally.
- **The 2009 Arizona American Institute of Architects "Honor Award"** – The highest Architectural Award given by the Arizona American Institute of Architects.
- **Voted the Best Condominium Development in the Valley 2009** – Arizona Foothills Magazine, voted Best Condominium Development in the Valley by the public.
- **2008 Southwest Contractor Best Landscape/Urban Design/Residential Project** – Selected from over 650 entries from Arizona, Nevada, and New Mexico.
- **2008 Valley Forward Cresorcordia Award for Environmental Excellence** – Given by Valley Forward as the highest award for environmental excellence.

We are pleased to invite you to either of two open houses to view our proposal. The open houses will both present the same information and be held at Optima Camelview Village Sales Offices 7157 East Rancho Vista Dr. Suite 109 on Tuesday, April 6, 2010, and Monday, April 12, 2010, from 5:30 to 6:30 p.m. If you have any questions, you please contact Sarah Dorn or Claudia Neal of Technical Solutions who have been meeting with neighbors at (602) 957-3434. The City of Scottsdale Project Coordinator for this project is Brad Carr who can be reached at (480) 312-7713 or at bcarr@scottsdaleaz.gov.

Sincerely,

David Hovey Jr.

1-ZN-2010
3rd: 4/15/10



optima

03.12.10

N Grade Level Floor Plan

0' 40' 80' 160'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ 85251

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
A D ANDERSON A C C LTD	PO BOX 117508	CARROLTON	TX	75011	
ACOSTA CARLOS (LEASE)	1501 SAN PATRICIO SW	ALBUQUERQUE	NM	87104	
ADOLPHSON GERALD E/PATRICIA B LEASE	4610 N 68TH ST UNIT 413	SCOTTSDALE	AZ	85251	
ALEXANDER CHARLES M/BETH TR	4222 NORTH 69TH PLACE	ARIZONA	AZ	85251	
ALFONSO STEPHANIE (LEASE)	27576 N 65TH ST	SCOTTSDALE	AZ	85262	
ALLARE VERNETTE K TR/ALLARE MARY K TR	6711 E CAMELBACK RD UNIT 51	SCOTTSDALE	AZ	85251	
AMBURN ELMER E JR & MARY F	4301 N 68TH PL	SCOTTSDALE	AZ	85251	
AMMERMAN DONALD WAYNE TR	4214 N 69TH PL	SCOTTSDALE	AZ	85251	
ANCHOR GERALD L/HAZEL MAUREEN TR	6711 E CAMELBACK RD NO 3	SCOTTSDALE	AZ	85251	
ANDERSON CLARA FAY TR	P O BOX 439017	SAN YSUDRI	CA	921439017	
ANDERSON JUSTIN M	4311 N 68TH PL	SCOTTSDALE	AZ	85251	
ANDERSON OLIVIA K TR	5820 LORING DR	MINNETRISTA	MN	55364	
ANDERSON ZANE/MARGARET	6937 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
ARCADIA WATER CO	7009 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
ARCADIA WATER CO	P O BOX 1546	SCOTTSDALE	AZ	85252	
BAKER FAMILY TRUST	12 E DALE AVE	FLAGSTAFF	AZ	86001	
BALETIN LEITH E/JUDITH M	35 GABLES WAY	JACKSON	NJ	8257	
BARTON TAYLOR/ESTRADA NANCY	4610 N 68TH ST NO 466	SCOTTSDALE	AZ	85251	
BEEGLE BARRY L/NELSON SHARON L	6909 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
BEHRENDT JOHN T/NANCI E NOTIFY	4610 N 68TH ST UNIT 416	SCOTTSDALE	AZ	85251	
BELKNAP MARK F (LEASE)	9273 E WESTERN SADDLE WAY	SCOTTSDALE	AZ	85255	
BENNEY STEPHEN J/MELANIE S	3162 CAVENDISH DR	ROCKFORD	IL	61109	
BENOIST WILLIAM/MARY TR	6711 E CAMELBACK RD 57	SCOTTSDALE	AZ	85251	
BENSON DARRELL R/GLADYS R	4610 N 68TH ST #448	SCOTTSDALE	AZ	85251	
BERKEL JULIANNE M	4345 NORTH 70TH ST	SCOTTSDALE	AZ	85251	
BEST EUGENE A/JEFF G (LEASE)	4600 N 68TH ST UN 336	SCOTTSDALE	AZ	85251	
BETTY L GANTZ REVOCABLE TRUST	4334 N 69TH PL	SCOTTSDALE	AZ	85251	
BEVIRT GARRELL T/JULIE A TR	4400 N SCOTTSDALE RD STE 9-723	SCOTTSDALE	AZ	85251	
BINDER KAREN	5 PINEWOOD RD	KENNEBUNK	ME	4043	
BLANDFORD EVAN J	1518 N OGDEN	MESA	AZ	85205	
BLUEMEL GERRI RUTH	6927 E GLENROSA	SCOTTSDALE	AZ	85251	
BOHLEN JAMES/JOAN/BOHLEN STACY/LOVETT DAVID	6909 MACKINAW RD	BAY CITY	MI	48706	
BOWERS MARGARET VIRGINIA	6950 E EXETER BLVD	SCOTTSDALE	AZ	85251	
BRACHTL MARK C/LYNN ZANELLI	4210 N 68TH PL	SCOTTSDALE	AZ	85251	
BRING SUSAN ETAL LEASE	24585 WALDEN AD	ROCHERT	MN	565789626	
BROOKS JOHN C	6905 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
BRUBAKER SCOTT R/KRISTEN L	60 E COUNTRY CLUB DR	PHOENIX	AZ	85014	

1-ZN-2010
3rd: 4/15/10

Optima 1000'+ Notification Ar 03/26/2010 04/01/2010

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
BRYSON LARRY E TR	8711 E PINNACLE PEAK RD 226	SCOTTSDALE	AZ	852553517	
BULLINGTON ROBERT H/J DANIEL TR	3409 E CLAREMONT	PARADISE VALLEY	AZ	85253	
BURKETT DAVID V	4610 N 68TH ST UNIT 451	SCOTTSDALE	AZ	85251	
CALIHAN KEVIN P/TARA B	4238 N 68TH PL	SCOTTSDALE	AZ	85251	
CAMELBACK 2 LLC	6909 E MAIN ST	SCOTTSDALE	AZ	85251	
CAMELBACK 2 LLC/ICP2700B LLC	6909 E MAIN ST	SCOTTSDALE	AZ	85251	
CAPADONA FRANK P TR	4600 N 68TH ST UNI 307	SCOTTSDALE	AZ	85251	
CAPADONA PETER P (LEASE)	10 BARNSTABLE EAST	ROCKAWAY	NY	11518	
CAPADONA SUSAN E TR	10494 E BECKER LN	SCOTTSDALE	AZ	85259	
CARCONE FRED/HANNELORE/CARCONE ANITA	6711 E CAMELBACK RD #16	SCOTTSDALE	AZ	85251	
CAREY MARILYN M/BRESNAHAN DAVID	6711 E CAMELBACK RD UNIT 76	SCOTTSDALE	AZ	85251	
CAREY NEIL PATRICK	6711 E CAMELBACK RD 46	SCOTTSDALE	AZ	85251	
CARLISE GE GE A (LEASE)	4600 N 68TH ST UN 343	SCOTTSDALE	AZ	85251	
CARLSON C DAVID M/MARY W	6933 E GLENROSA AVE	SCOTTSDALE	AZ	85251	
CARRINO LEE T	6711 E CAMELBACK RD #37	SCOTTSDALE	AZ	85251	
CARROLL MAXINE/MIZER ROBERTA C	6934 EXETER BLVD	SCOTTSDALE	AZ	85251	
CHAPIN J TR/BIRCH J L/KRISS J L/CHAPIN J S	6737 E EXETER BLVD	SCOTTSDALE	AZ	85251	
CHERNY ANDREI/FLEISCHMAN STEPHANIE (LEASE)	4918 N 42ND WY	PHOENIX	AZ	85018	
CHESHIRE RUTH	4220 N 68TH PL	SCOTTSDALE	AZ	85251	
CHRISTENSEN DOUGLAS G & PAULA R	4330 N 68TH PL	SCOTTSDALE	AZ	85251	
CIOCCHETTI NEAL L/JAMES CHRISTINE V	27252 N 150TH ST	SCOTTSDALE	AZ	85255	
COBLEY SEAN (LEASE)	4600 N 68TH ST UNIT 373	SCOTTSDALE	AZ	85251	
CONDEV WEST INC	4501 N BEACH ST	FORTH WORTH	TX	76137	
CONLEY JEANNE A TR	351 SELBOURNE RD	RIVERSIDE	IL	605461624	
COOK JOHN G/CHRISTIE L	PO BOX 731	PEBBLE BEACH	CA	93953	
COSTA GREGORY A/BELINDA A LEASE	8420 CHICORY CT	DARIEN	IL	60561	
CRAWFORD WILLIAM G	4301 N 68TH ST	SCOTTSDALE	AZ	85251	
CROOM HENRY C/CATHERINE KENT	6736 E MONTECITO	SCOTTSDALE	AZ	85251	
CULBERT MICHAEL E/JANICE A	6711 E CAMELBACK RD NO 81	SCOTTSDALE	AZ	85251	
CUTTING CORNERS	6925 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251	
DAHLGREN CONNIE K	6711 E CAMELBACK RD #21	SCOTTSDALE	AZ	85251	
DAHLGREN GORDON	PO BOX 67	VERGAS	MN	56587	
DEBOER RICHARD L/SHARON C LEASE	4600 N 66TH ST #344	SCOTTSDALE	AZ	852512029	
DELANEY ANN	4525 N 66TH ST	SCOTTSDALE	AZ	85251	
DEMPSEY PROPERTIES LLC	5525 E THOMAS RD UNIT J 3	PHOENIX	AZ	85018	
DEMPSEY PROPERTIES LLC (LEASE)	5100 N MILLER NO 46	SCOTTSDALE	AZ	85250	
DERAKHSHANI RAMBOD (LEASE)	4610 N 68TH ST UN 467	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
DICKERSON JOHN S (LEASE)	4600 N 68TH ST UN 366	SCOTTSDALE	AZ	85251	
DILLARD ROY O JR/B BENTLEY TERRACE TR	4400 N SCOTTSDALE RD STE 9 334	SCOTTSDALE	AZ	85251	
DONNELLY JO ANN/CHARLES F TR	6711 E CAMELBACK RD UNIT 41	SCOTTSDALE	AZ	85251	
DONOFRIO JOSEPH M/DOROTHEA D	6640 E EXETER BLVD	SCOTTSDALE	AZ	85251	
DRIVER ERIC DAVID/MARBACH VALERIE JEANNE	4318 N 69TH PL	SCOTTSDALE	AZ	85251	
EHLERS GARNETA	4610 N 68TH ST UNIT 431	SCOTTSDALE	AZ	85251	
ELEANOR B ALBERTS TR THE LEASE	14290 N CHOCTAW DR	TUCSON	AZ	85737	
ELLEGARD KENNETH E/CHERYL O TR	6727 E EXETER BLVD	SCOTTSDALE	AZ	85251	
ELLIS KEMP M/BRIGGS-ELLIS ELIZABETH A	6838 E EXETER	SCOTTSDALE	AZ	85251	
ENTRUST ADMINSTRATION INC ACCOUNT NO 26036	1142 E BEVERLY LN	PHOENIX	AZ	85022	
EPSTEIN RICHARD S/ACKERMAN JUDY W TR	6711 E CAMELBACK RD NO 62	SCOTTSDALE	AZ	85251	
ERLICK DWIGHT E TR	4221 N 68TH PL	SCOTTSDALE	AZ	85251	
FERRIS KENNETH R/MARILYN M	6711 E CAMELBACK RD NO 42	SCOTTSDALE	AZ	85251	
FILEFF ANTONE/CONSTANCE TR	2041 ASHBRY LANE UNIT#2	SHERERVILLE	IN	46375	
FLYTE DANIEL R (LEASE)	4600 N 68TH ST 351	SCOTTSDALE	AZ	85251	
FOOTE KRAIG O	4337 N 70TH ST	SCOTTSDALE	AZ	85251	
FOOTE KRAIG O TR	4341 N 70TH ST	SCOTTSDALE	AZ	85251	
FORD BROOKE	6814 E EXETER BLVD	SCOTTSDALE	AZ	85251	
FRANCES JILL HOLDINGS LLC	14141 HAMILTON ST	OMAHA	NE	68152	
FRANCIS GEORGE J LEASE	4525 N 66TH ST UNIT 42	SCOTTSDALE	AZ	85251	
FRANCIS KENNETH M	6708 E EXETER	SCOTTSDALE	AZ	85251	
FRENCH JOHN M/MARSHA BERKEY TR	6711 E CAMELBACK RD NO 83	SCOTTSDALE	AZ	85251	
FRENCH PATRICIA M TR	4334 N 70TH ST	SCOTTSDALE	AZ	85251	
FRENKEL THOMAS C/JANE L	6716 MONTECITO	SCOTTSDALE	AZ	85251	
FRIGNAC JEAN-PAUL L/DORIS M TR	6711 E CAMELBACK RD #23	SCOTTSDALE	AZ	85251	
FROMKES ELIZABETH J	8270 N HAYDEN 2042	SCOTTSDALE	AZ	85251	
GANTOS RICHARD L/CLAIRE	6711 E CAMELBACK RD #50	SCOTTSDALE	AZ	85251	
GARNETT CATHERINE H	6711 E CAMELBACK RD UNIT 35	SCOTTSDALE	AZ	85251	
GARRETT ROBERT G LEASE	4600 N 68TH ST APT 375	SCOTTSDALE	AZ	85251	
GATUNDU FRANKIE BILLS/VIRGINIA	4610 N 68TH ST UNIT 479	SCOTTSDALE	AZ	85251	
GAZDA THOMAS D	4237 N 68TH ST	SCOTTSDALE	AZ	85251	
GEORGE L NUNN REVOCABLE TRUST	6953 EAST LAFAYETTE BLVD.	SCOTTSDALE	AZ	85251	
GERTRUDE SERLIN LIVING TRUST	6711 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
GESSER WILLIAM P JR/OCONNOR ANN K	4357 N 66TH ST	SCOTTSDALE	AZ	85251	
GIBSON CYNTHIA E	4610 N 68TH ST UNIT 415	SCOTTSDALE	AZ	85251	
GILLER THOMAS W	6847 E LAFAYETTE	SCOTTSDALE	AZ	852512333	
GOLDSTEIN NEIL M/SUSAN B	6711 E CAMELBACK RD #68	SCOTTSDALE	AZ	85253	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
GOSSETT MATTHEW J/MARGARET C	6829 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
GOWER HENRY H/BARBARA J	6711 E CAMELBACK RD #84	SCOTTSDALE	AZ	85251	
GRAMS HARRY/MARTHA A	12 DOUGLASBANK GARDENS SE	CALGARY	AB	T2Z 2C9	CANADA
GRAPPLE TRUST	4326 N 69TH PL	SCOTTSDALE	AZ	85251	
GRENELL SUZANNE N TR	4317 N 70TH ST	SCOTTSDALE	AZ	85251	
GROBSTEIN LEONARD/ELAINE TR	6711 E CAMELBACK RD NO 36	SCOTTSDALE	AZ	85251	
GROSSMAN DAVID H/FRANCES ELLEN	6711 E CAMELBACK RD NO 7	SCOTTSDALE	AZ	85251	
GUTHRIE ROBERT H/SUSAN L	4352 N 69TH PL	SCOTTSDALE	AZ	85251	
H&S 68TH STREET LLC	41212 N BENT CREEK CT	ANTHEM	AZ	85086	
HALL BRUCE W/VICKIE	PO BOX 37	RINDGE	NH	3461	
HALL DARLYN P (LEASE)	4610 N 68TH ST UNIT 475	SCOTTSDALE	AZ	85251	
HANDMAKER HIRSCH	6711 E CAMELBACK RD NO 24	SCOTTSDALE	AZ	85253	
HARDIN WILLIAM M TR	6711 E CAMELBACK RD UNIT 72	SCOTTSDALE	AZ	85251	
HARDING BYRON R/ROSWITHA G TR	6926 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
HARRIS BARBARA K TR LEASE	8532 N 84TH ST	SCOTTSDALE	AZ	85258	
HARTWIG ROBERT D/LOIS S	461 N 68TH ST UNIT 432	SCOTTSDALE	AZ	85251	
HAUGEN LORIE ANN LEASE	30111 N 64TH ST	CAVE CREEK	AZ	85331	
HAWKER CHERYL A	PO BOX 9212	SCOTTSDALE	AZ	85252	
HAWKES MARSHALL J/MICHELLE D	11506 LARKIN FORE WY NO 102	LOUISVILLE	KY	40291	
HAWKS ULEN O JR TR	4353 N 70TH ST	SCOTTSDALE	AZ	85251	
HAYES DEACON (LEASE)	4600 N 68TH ST UNIT 352	SCOTTSDALE	AZ	85251	
HELEN L WRIGHT REVOCABLE TRUST	4230 N 69TH STREET	SCOTTSDALE	AZ	85251	
HENRICH BRADLEY ALAN	6814 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
HENWARD DEBANKS M/BARBARA H TR	6711 E CAMELBACK RD NO 63	SCOTTSDALE	AZ	85251	
HERBERT GOODMAN RESIDENTIAL LLC	6726 E MONTECITO	SCOTTSDALE	AZ	85253	
HERMAN PHILIP M TR/JACQUELINE G TR LEASE	3630 PHILLIPS PARKWAY SOUTH #312	ST LOUIS PARK	MN	55426	
HIGGINS RAY J/JOAN G	2031 BRENNAN CRESCENT	EDMONTON	AB	T5T OW3	CANADA
HITT NICOLE C	4600 N 68TH ST NO 315	SCOTTSDALE	AZ	85251	
HOEFS HARVEY H/CONNIE M	3141 PIONEER DR	WISCONSIN RAPIDS	WI	54494	
HOFFMAN FAMILY LIMITED PARTNERSHIP (LEASE)	2023 HARBOR DR	BISMARK	ND	58504	
HRASKY GREGORY M/CHRISTI TR	6720 E EXETER BLVD	SCOTTSDALE	AZ	85251	
HUDAK WILLIAM C	6930 E EXETER BLVD	SCOTTSDALE	AZ	85251	
HUGHES DANIEL J	6735 E MONTECITO RD	SCOTTSDALE	AZ	85251	
HURST KENNETH LEE/CAROLYN MARIE TR (LEASE)	11709 SE CRESTED EAGLE LN	HAPPY VALLEY	OR	97086	
HUSS NADINE R TR	6921 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
ICP 2700A LLC ETAL	2235 FARADAY AVE STE 0	CARLSBAD	CA	92008	
INGWERSEN JAMES J/PHYLLIS C TR LEASE	4610 N 68TH ST 427	SCOTTSDALE	AZ	852512053	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
INGWERSEN JAMES T/PHYLLIS C TR	4610 N 68TH ST 427	SCOTTSDALE	AZ	85251	
IVERSEN ROBERT I/ROBERTSON MARY B (LEASE)	4525 N 66TH ST NO 20	SCOTTSDALE	AZ	85251	
JACK WILLIAM F TR	4601 N 73RD ST NO 3	SCOTTSDALE	AZ	85251	
JEPSON CHARLES W	6832 E MONTECITO	SCOTTSDALE	AZ	85251	
JOHN STEPHEN AND LUCY HOWELL 1985 TRUST	4501 N 22ND ST STE 250	PHOENIX	AZ	85016	
JOHNS R MICHAEL	4400 N SCOTTSDALE RD 397	SCOTTSDALE	AZ	85251	
KALOCIN KURT	4247 N 68TH ST	SCOTTSDALE	AZ	85251	
KANUGA SAMIR/FONTAINE JASON (LEASE)	7161 E BERNEIL LN	PARADISE VALLEY	AZ	85253	
KASHEY ANNA TR	4321 N 70TH ST	SCOTTSDALE	AZ	85251	
KASHEY ARMIDA ANNA TR	6906 E EXETER BLVD	SCOTTSDALE	AZ	85251	
KASHEY ARMIDA ANNA TR	4313 N 70TH ST	SCOTTSDALE	AZ	85251	
KDH IRREVOCABLE TRUST/PWH IRREVOCABLE TRUST	6711 E CAMELBACK RD UNIT 69	SCOTTSDALE	AZ	85251	
KIRKORIAN ELENA	6746 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
KIRSCH THOMAS D	6949 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
KLEIN MONROE	6711 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
KLINE ROY L TR LEASE	4801 E ROCKRIDGE RD	PHOENIX	AZ	85018	
KOBS JAMES F TR	173 CAWDOR LN	PALATINE	IL	60067	
KOCLANIS NICK	4600 N 68TH ST NO 379	SCOTTSDALE	AZ	85251	
KOENIG DENISE D	10660 E DESERT COVE	SCOTTSDALE	AZ	85259	
KOENIG JEFF/KATHI TR	585 SHALIMAR DR	PRESCOTT	AZ	86303	
KRETCHMAN GRAHAM B/BARBARA C	6711 E CAMELBACK RD #7	SCOTTSDALE	AZ	85251	
KRIKORIAN ELENA/MICHAEL	6745 E MONTECITO	SCOTTSDALE	AZ	85251	
KRIKORIAN PHILIP TR	6839 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
KUNZLI WALTER H/SHELLI D	6848 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
LABARRE DEBORAH A (LEASE)	19 MOUNTAIN VIEW RD	MANITOU SPRINGS	CO	80829	
LADKIN PATRICIA A	6711 E CAMELBACK RD 45	SCOTTSDALE	AZ	85251	
LAFFERTY A MICHAEL JR TR	4310 N 69TH PL	SCOTTSDALE	AZ	85251	
LAIDLAW ROBERT W SR/ESTHER E LEASE	4525 N 66TH ST #19	SCOTTSDALE	AZ	85251	
LAMER JOHN P/BRIGITTA M	6945 E GLENROSA AVE	SCOTTSDALE	AZ	85251	
LANG BONNIE J/BRESHEARS GARY P	6711 E CAMELBACK RD 82	SCOTTSDALE	AZ	852512062	
LANG NATALIE S TR	6711 E CAMELBACK RD #26	SCOTTSDALE	AZ	85251	
LARSON ALAN A	6925 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
LATTS SHIRLEY A TR LEASE	2031 PINE ISLAND RD	MINNETONKA	MN	55305	
LAURIE TERRENCE M LEASE	1036 N LA BREDA	COVINA	CA	917220000	
LEAHY MICHAEL/CYNTHIA	6711 E CAMELBACK RD 25	SCOTTSDALE	AZ	85251	
LEMMON EMMA LOU TR	6837 E EXETER BLVD	SCOTTSDALE	AZ	85251	
LEMMON NICOLETTE S	1403 W 10TH PL #B114	TEMPE	AZ	852815252	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
LESATZ GEORGE/DIANE M	6946 E EXETER BLVD	SCOTTSDALE	AZ	85251	
LEVITT THOMAS I	P O BOX 1776	SCOTTSDALE	AZ	85252	
LEVY WILLIAM A/JEANNE	6914 E EXETER BLVD	SCOTTSDALE	AZ	85251	
LEWIS ALAN E/SANDRA R TR	6930 E GLENROSA AVE	SCOTTSDALE	AZ	85251	
LEWIS DAVID H TR	4210 N 69TH PL	SCOTTSDALE	AZ	85251	
LINDA J KRAMER REVOCABLE TRUST	6711 E CAMELBACK RD NO 27	SCOTTSDALE	AZ	85251	
LINVILLE JOHN/CYNTHIA	4600 N 68TH ST UNIT 333	SCOTTSDALE	AZ	85251	
LORD DAVID E TR	6914 E MONTECITO	SCOTTSDALE	AZ	85251	
LOTZER ROBERT N/CHARLENE TR	816 HAWTHORN AVE	MARSHFIELD	WI	54449	
LUBNER CLIVE L/SONYA	14201 FARRAGUT CT	FT MYERS	FL	33908	
LUCERO E MICHAEL/HARRIET	6701 E EXETER BLVD	SCOTTSDALE	AZ	85251	
LUNDMARK KAREN A LEASE	4610 N 68TH ST #407	SCOTTSDALE	AZ	85251	
LUNT BRENT R	16420 N THOMPSON PEAK PKWY UNIT 1119	SCOTTSDALE	AZ	85260	
LYTWAK RENEE	4331 N 69TH WAY	SCOTTSDALE	AZ	85251	
MARTIN JOSEPH J	6901 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
MARY LOU FRAZIER REVOCABLE TRUST LEASE	13319 TWILIGHT TRAIL PLACE N E	ALBUQUERQUE	NM	87111	
MASON BRUCE B/JACQUELINE T TR	6902 E EXETER BLVD	SCOTTSDALE	AZ	852517216	
MAXWELL JAMES H/JANETTE F LEASE	4 CANNINGTON MEWS	REGINA	SK	S4S5Z7	CANADA
MAXWELL JAMES H/JANETTE F TR LEASE	5242 N 47TH ST	PHOENIX	AZ	85018	
MAYER SALLY NELL TR	PO BOX 9790	MARINA DEL REY	CA	90295	
MCCANN MICHAEL JAMES	4610 N 68TH ST	SCOTTSDALE	AZ	85251	
MCGOWAN ROSEMARIE	5142 N 81ST ST	SCOTTSDALE	AZ	85250	
MCMULLIN JAY E & RUTH W LEASE	4600 N 68TH ST APT346	SCOTTSDALE	AZ	85251	
MEEKS FAMILY TRUST	4349 N 70TH ST	SCOTTSDALE	AZ	85251	
MEIHSNER CHARLES G/CAROL A	6820 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
MEIHSNER ELIZABETH	6821 E LAFAYETTE	SCOTTSDALE	AZ	85251	
MELLOR MARY-AUDREY WEICKER TR	6711 E CAMELBACK RD NO 1	SCOTTSDALE	AZ	85251	
MEYERS SONIA A	6711 E CAMELBACK #65	SCOTTSDALE	AZ	85251	
MEYERS-WEBER TRUST	6711 E CAMELBACK RD NO 13	SCOTTSDALE	AZ	85251	
MICHAEL MARK A/KELLY	6938 E EXETER BLVD	SCOTTSDALE	AZ	85251	
MICK JULIE M	6801 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
MIERNICKI PAUL C	P O BOX 11793	TEMPE	AZ	85284	
MILLER SANDY COWEN	6918 E EXETER BLVD	SCOTTSDALE	AZ	85251	
MOORE ELIZABETH TR	4348 N 69TH PL	SCOTTSDALE	AZ	85251	
MOORE RUTH ANN/STEPHANIE ANN	4309 N GOLDWATER BLVD	SCOTTSDALE	AZ	85251	
MORRISSEY JANE M	4600 N 68TH ST NO 347	SCOTTSDALE	AZ	85251	
MOSES LOUIS S/TERESA	6715 E EXETER BLVD	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
MOSTAFAVI JALIL/MAHROOYEH	3541 GALWAY CT	IOWA CITY	IA	52246	
MULROONEY LEVONNE D	6711 E CAMELBACK RD #43	SCOTTSDALE	AZ	85251	
MULVANEY DONALD M/MARY L TR	5809 E CALLE TUBERIA	PHOENIX	AZ	85018	
MYCON STEVE C/DEVORAH J	4335 N 69TH WAY	SCOTTSDALE	AZ	85251	
NELSEN JAMES D/DONNA M LEASE	4610 N 68TH ST #452	SCOTTSDALE	AZ	85251	
NELSON JOHN GILCHRIST (LEASE)	21411 FOX PUP DR	CROSBY	TX	77532	
NERING EVAR D TR	4226 N 69TH PL	SCOTTSDALE	AZ	85251	
NITZKY SHELDON S/RONNA	4326 N 70TH ST	SCOTTSDALE	AZ	85251	
NITZKY SHELDON/RONNA M	6942 E GLENROSA AVE	SCOTTSDALE	AZ	85251	
O'CONNOR ANNA	6834 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	
OCRAIGHAN JEANNE M	6711 E CAMELBACK RD NO 77	SCOTTSDALE	AZ	85261	
ODITT DANIEL D/BROWN J WESLEY	6711 E CAMELBACK RD UNIT58	SCOTTSDALE	AZ	85251	
OFACK JEAN TR LEASE	19475 N GRAYHAWK DR UNIT 1169	SCOTTSDALE	AZ	85255	
OLIVER RUBY S/ARTHUR DAVID/RUTH C	4610 N 68TH STE 438	SCOTTSDALE	AZ	85251	
OMEJE EMMANUEL	4620 N 68TH ST #177	SCOTTSDALE	AZ	85251	
OPTIMA SONORAN VILLAGE LLC	630 VERNON AVE	GLENCOE	IL	60022	
OVERLY JERE J	4525 N 66TH ST UNIT 15	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #154	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #156	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #170	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #172	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #174	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #176	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #178	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #304	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #306	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #308	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #310	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #312	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #320	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #322	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #324	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #326	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #328	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #354	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #356	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #358	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
OWNER/RESIDENT	4600 N 68th Street #360	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #362	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #370	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #372	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #374	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #376	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #378	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #408	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #410	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #412	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #420	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #422	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #424	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #426	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #428	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #454	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #456	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #458	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #460	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #462	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #470	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #472	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #474	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #476	SCOTTSDALE	AZ	85251	
OWNER/RESIDENT	4600 N 68th Street #478	SCOTTSDALE	AZ	85251	
PARAGON REAL ESTATE LLC	8711 E PINNACLE PEAK RD PMB 268	SCOTTSDALE	AZ	85255	
PARKHURST ASHLEY R TR	4800 N 68TH ST NO 165	SCOTTSDALE	AZ	85251	
PAROLA GARY TR/ETAL	PO BOX 2780	MONTERREY	CA	93940	
PAYSON AND SCOTTSDALE LLC	PO BOX 1369	WINDERMERE	FL	34786	
PEDULLA MICHELE K (LEASE)	14290 N CHOCTAW DR	TUCSON	AZ	85737	
PENKHUS ROBERT N/MARILYN J	6711 E CAMELBACK RD #71	SCOTTSDALE	AZ	85251	
PENNINGTON DUANE H/BETTY J	841 NORTHWOOD NE	GRAND RAPIDS	MI	49505	
PERKOWSKI REVOCABLE LIVING TRUST	6711 E CAMELBACK RD # 80	SCOTTSDALE	AZ	85251	
PERLMAN MARVIN/MONA TR	6138 CAMINITO PAN	SAN DIEGO	CA	92120	
PETERS EDWARD R/JANE TR	6711 E CAMELBACK RD UNIT 40	SCOTTSDALE	AZ	85251	
PETERS JOHN DOUGLAS/TINA	6730 E EXETER BLVD	SCOTTSDALE	AZ	85251	
PETERS RUTH E TR	6711 E CAMELBACK RD #29	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
PETERSEN LUCILLE A	4600 N 68TH ST 327	SCOTTSDALE	AZ	85251	
PHOENIX INVESTMENT LTD	2425 VICTORIA AVE	REGINA	SK	S4P 0S8	CANADA
PIOTROWSKI ROBERT/COLEENE	4525 N 66TH ST NO 23	SCOTTSDALE	AZ	85251	
PIPER BRAD S/ELYSE M	14290 N CHOCTAW DR	TUSCON	AZ	85737	
PLANETA ERIC R	P O BOX 8050	SCOTTSDALE	AZ	85252	
POLLACK TOBY	4333 N 70TH ST	SCOTTSDALE	AZ	85251	
POTEMKEN BARRY/LEE BARBARA C	6711 E CAMELBACK RD NO 79	SCOTTSDALE	AZ	85251	
POTTS C RICHARD/LINDA A TR	6711 E CAMELBACK RD UNIT 52	SCOTTSDALE	AZ	85251	
POWELL SHANE E/TABARES GUSTAVO	6711 E CAMELBACK RD 10	SCOTTSDALE	AZ	85251	
POWELL WELLINGTON	4230 N 68TH PL	SCOTTSDALE	AZ	85251	
POWERS MARY GRACE	240 RIVERSIDE BLVD APT 6L	NEW YORK	NY	10069	
POWERS MARY GRACE	14290 N CHOCTAW DR	TUCSON	AZ	85737	
RAGONE VINCENT A/LOUISE S TR	6711 E CAMELBACK RD NO 67	SCOTTSDALE	AZ	85251	
READ JONATHAN R	6711 E CAMELBACK RD 32	SCOTTSDALE	AZ	85251	
REED-DENT SERVICES LIMITED	2072 MCINTYRE ST	REGINA	SK	S4P 2R6	CANADA
REID RUSSELL E/PATRICIA W LEASE	1545 SCOTT CREEK DR	BELMONT	MI	49306	
REISS PETER WHEELER/CARMA B TR	6733 E EXETER BLVD	SCOTTSDALE	AZ	85251	
RHOADES JUNE	4525 N 66TH ST 14	SCOTTSDALE	AZ	85251	
RICHARDSON BRENT DOUGLAS/LEZLIE LYN	6710 E CAMELBACK RD #100	SCOTTSDALE	AZ	85251	
RIGAS ANHANASIOS/MARY A (LEASE)	2056 E 8TH ST	BROOKLYN	NY	11223	
RIGAS ATHANASIOS D/MAIRY A	P O BOX 230318	BROOKLYN	NY	11223	
RIGOLLET JEAN-MARIE & MARTINE	900 BUSH ST APT 1208	SAN FRANCISCO	CA	94109	
RIKESS ETTA L TR	6942 E EXETER RD	SCOTTSDALE	AZ	85251	
ROBERTSON RICHARD S & SHERRY L	4321 N 68TH PL	SCOTTSDALE	AZ	85251	
ROBINSON FLORENCE P	4610 N 68TH ST NO 477	SCOTTSDALE	AZ	85251	
ROMERO LYDIA (LEASE)	4600 N 68TH ST UNIT 352	SCOTTSDALE	AZ	85251	
RORBACH ELIZABETH STEWART	4338 N 70TH ST	SCOTTSDALE	AZ	85251	
ROSEN DAVID	4620 N 68TH ST 151	SCOTTSDALE	AZ	85251	
ROSS CHARLOTTE O	4227 N 68TH ST	SCOTTSDALE	AZ	85251	
ROTHMAN GILBERT G TR	6711 E CAMELBACK RD #60	SCOTTSDALE	AZ	85251	
RUBIN LILLIAN ARLINE	6909 E GLENROSA	SCOTTSDALE	AZ	85251	
SACKS SEYMOUR	6711 E CAMELBACK RD UNIT 20	SCOTTSDALE	AZ	85251	
SANDERS COLLINS F SR LEASE	13530 W 62ND PL	ARVADA	CO	80004	
SARVIS ROBERT/GIONET JULIE	6711 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
SCANNELL JIM	6157 E INDIAN SCHOOL RD STE 101	SCOTTSDALE	AZ	85251	
SCEPTRE INVESTMENTS LTD LEASE	68 WESTBROOK DRIVE	EDMONTON	AB	T6J 2E1	CANADA
SCHAFER ERIK J (LEASE)	4610 N 68TH ST 468	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
SCHWARTZ DANIEL B/NORTON LAURA J	6705 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
SCHWARTZ HOWARD/BRENDA H TR	6711 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
SCONZA JOHN R/VIRGINIA L TR	6711 E CAMELBACK RD 53	SCOTTSDALE	AZ	85751	
SCOTTSDALE CITY OF					
ATTN: BRAD CARR	7447 E INDIAN SCHOOL RD STE 105	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	
SCOTTSDALE FASHION SQUARE LLC	2235 FARADAY AVE STE O	CARLSBAD	CA	92008	
SCOTTSDALE WATERFRONT LLC	625 N MICHIGAN AVE STE 2000	CHICAGO	IL	60611	
SCROPPO FRANCES TR	6725 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
SDC 4201 LLC	4201 N 68TH ST	SCOTTSDALE	AZ	85251	
SDC 4215 LLC	4829 N 68TH PL	SCOTTSDALE	AZ	85251	
SEAFORD AARON W	4338 N 69TH PL	SCOTTSDALE	AZ	85251	
SERVER JAY A/RUTH B	4322 N 69TH ST	SCOTTSDALE	AZ	85251	
SERVOLD STEVEN D	4671 S VISTA PL	CHANDLER	AZ	852485537	
SHAFER JOHN C/CONSTANCE L	6711 E CAMELBACK RD #49	SCOTTSDALE	AZ	85251	
SHAPIRO FRED B/LINDA E TR	6938 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
SHIELDS MICHAEL R/JOSEPHINE R	25189 WHITEWATER DR	COLGATE	WI	53017	
SILCO ENTERPRISES LLC	PO BOX 5541	SCOTTSDALE	AZ	85261	
SIMMONS WILLIAM R	4235 N 68TH PL	SCOTTSDALE	AZ	85251	
SIMMS ANNETTE M TR	6915 E GLENROSA AVE	SCOTTSDALE	AZ	85251	
SIMMS SANDRA L	360 CARLSON PKWY #328	MINNETONLA	MN	55305	
SIMPSON CAROL J TR	6711 E CAMELBACK RD 47	SCOTTSDALE	AZ	85251	
SINGER HOWARD N	6711 E CAMELBACK #30	SCOTTSDALE	AZ	85251	
SINSHEIMER RICHARD D TR	680 GREEN BAY RD 304	WINNETKA	IL	60093	
SKAFF SAM J	1130 28TH AVE S	MOORHEAD	MN	56560	
SONSTEGARD ELMA C TR (LEASE)	14290 N CHOCTAW DR	TUSCON	AZ	85737	
SOREN EUGENE G TR	6929 E LAFEYETTE BLVD	SCOTTSDALE	AZ	85251	
SPERANZO TODD C/DEBORAH F	4236 N 68TH ST	SCOTTSDALE	AZ	85251	
SPERLING STANNA L TR LEASE	3370 N HAYDEN RD #178	SCOTTSDALE	AZ	85251	
STAHL LOUISE W TR	4339 N 69TH WY	SCOTTSDALE	AZ	85251	
STEFANIAK MICHAEL A	4600 N 68TH ST UNIT 329	SCOTTSDALE	AZ	85251	
STEIN NANCY	4330 N 70TH ST	SCOTTSDALE	AZ	85251	
STRAUSS HOWARD G & RUTH A TR	6711 E CAMELBACK RD #75	SCOTTSDALE	AZ	85251	
STRUCTURED ASSET SECURITIES CORPORATION REVER	2900 ESPERANZA CROSSING	AUSTIN	TX	78758	
STUHL MICHELLE/WERNER HOWARD	41 E 11TH ST 11 FL	NEW YORK	NY	10003	
STURR GEOFFREY/DIANA	4363 N 66TH ST	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
STURTZ DONALD E/ARLENE M LEASE	4524 N 66TH ST 24	SCOTTSDALE	AZ	85251	
SUHLER LINDA	6711 E CAMELBACK RD	SCOTTSDALE	AZ	85251	
SUTTON MICHAEL S/KATHRYN B	4327 N 68TH ST	SCOTTSDALE	AZ	85251	
SZILI CHRISTINE JOYCE	7725 E ROVEY	SCOTTSDALE	AZ	85253	
TANKERSLEY WILLIAM H/VELMA B TR	11585 N 108TH WAY	SCOTTSDALE	AZ	85259	
TAUNTON MYRNA LYNN TR LEASE	7749 E OAKSHORE DR	SCOTTSDALE	AZ	85258	
TD NOTE LLC	6109 N PALO CRISTI DR	PARADISE VALLEY	AZ	85253	
TEAFORD PATRICIA A TR	6711 E CAMELBACK RD NO 15	SCOTTSDALE	AZ	85251	
THILL CATHRYN A/ROBERT J TR LEASE	2308 W 3RD ST	MARSHFIELD	WI	54449	
UZZI JAMES C TR (LEASE)	4934 W DESERT COVE AVE	GLENDALE	AZ	85304	
VALENTINE FREDERICK M	1026 N SAGUARO ST	CHANDLER	AZ	85224	
VALLE VALERIE A	1429 N CHOCTAW DR	TUCSON	AZ	85737	
VAN SWINDEREN WICHER DE/KEMME BEVERLY	PO BOX 931	SCOTTSDALE	AZ	85252	
VILLAGE OF PAVOREAL HOMEOWNERS ASSOC	PO BOX 27008	PHOENIX	AZ	85061	
VOGEL JON N/CHARLES TR	4312 N 69TH ST	SCOTTSDALE	AZ	85251	
VOLKMAN WILLIAM W/BONNIE	570 EL CAMINO REAL NO 150-207	REDWOOD CITY	CA	94063	
WALL HOWARD E TR	6711 E CAMELBACK RD 59	SCOTTSDALE	AZ	85251	
WALLERICH CATHERINE C TR	6944 E MONTICITO AVE	SCOTTSDALE	AZ	85251	
WARD MICHAEL S TR	4332 N 68TH PL	SCOTTSDALE	AZ	85251	
WARSHAWSKY FLORENCE TR (LEASE)	6015 W 119TH ST APT 2316	OVERLAND PARK	KS	66209	
WASHOR JUDITH BLASS TR	6711 E CAMELBACK RD NO 14	SCOTTSDALE	AZ	85251	
WATTS LORI A	6824 E MONTECITO AVE	SCOTTSDALE	AZ	85251	
WEAVER MELINDA SUZAN/DAVID LYNN TR	3773 TAGLE RIDGE	MANHATTAN	KS	66503	
WEBER JAMES B TR	P O BOX 1604	SCOTTSDALE	AZ	85252	
WEGBREIT NORMAN/GLORIA P CO TR	6711 E CAMELBACK RD #2	SCOTTSDALE	AZ	85251	
WEINBERG WENDY TR	6711 E CAMELBACK RD NO 44	SCOTTSDALE	AZ	85251	
WELCH GEORGE JR/NONA L	6957 E LAFAYETTE BLVD #13	SCOTTSDALE	AZ	85251	
WELLS FARGO BANK ARIZONA NA	PO BOX 2609	CARLSBAD	CA	92018	
WERST GERALD L	PO BOX 2382	YAKIMA	WA	98907	
WHALEN JOHN D/PEARL M	4600 N 68TH ST NO 342	SCOTTSDALE	AZ	85251	
WHITE CAROL L & DOUGLAS S	6829 E LAFAYETTE	SCOTTSDALE	AZ	85251	
WHITNEY JAMES E/MARY JANICE	4610 N 68TH ST #459	SCOTTSDALE	AZ	85251	
WICK JAMES A/MAXINE TANKERSLEY TR	4420 N ARCADIA LN	PHOENIX	AZ	85018	
WILLIAM L AND TAMORAH L SPART REVOCABLE LIVIN	4610 N 68TH ST UNIT 464	SCOTTSDALE	AZ	85251	
WILSON GILMAN R & BEVERLY A	4341 N 68TH ST	SCOTTSDALE	AZ	85251	
WILSON STANLEY F/BONNIE K	6711 E CAMELBACK RD #17	SCOTTSDALE	AZ	85251	
WINDSTEIN GERARD J	6811 E LAFAYETTE BLVD	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
WOERTH RICHARD L	8632 E VIA DEL PALACIO	SCOTTSDALE	AZ	85258	
WOJTA DANIEL W	4620 N 68TH ST 180	SCOTTSDALE	AZ	85251	
WOLFF CONTINENTAL CENTER LLC	3230 E BROADWAY RD STE 235	PHOENIX	AZ	85040	
WRIGHT KIRK D TR	6840 E MONTECITO	SCOTTSDALE	AZ	85251	
WYRICK JASON (LEASE)	4610 N 68TH ST UNIT 420	SCOTTSDALE	AZ	85251	
YAMASAKI KAREN M	6711 E CAMELBACK RD NO 11	SCOTTSDALE	AZ	85251	
YANULAVICH BRUCE W/ANN (LEASE)	6148 E KAREN DR	SCOTTSDALE	AZ	85254	
YEAGER JENNIFER R	6913 E LAFAYETTE	SCOTTSDALE	AZ	85251	
YOST RONALD K/ROBERTA M	4610 N 68TH ST #435	SCOTTSDALE	AZ	85251	
ZAMENSKI ZANE E LEASE	4600 N 68TH ST NO 332	SCOTTSDALE	AZ	85251	
ZEMAN LIVING TRUST	6711 E CAMELBACK RD UNIT 38	SCOTTSDALE	AZ	85251	
ZIMMERMAN MARK	4139 N 68TH ST	SCOTTSDALE	AZ	85251	
ZIVNEY CHRISTINE Z	4251 N MARSHALL WAY	SCOTTSDALE	AZ	852513203	
ZYCHICK JOEL D TR	6920 E MONTECITO AVE	SCOTTSDALE	AZ	85251	

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Meeting Sign-In Sheet
April 6, 2010

Print Name	Address	Phone	Email
Bob & Lois Hartwig	4610 N. 68th St #432, Scottsdale	(480) 423-1048	
John & Virginia Scovell	6711 E. Camelback #53 Scott.	480 994 1412	
Mark Zimmerman	4139 North 68th St. 85251	480 444 2517	
Ruth + Jay Server	4322 N 69th St	248 310-4008	
Monroe Klein	6711 E Camelback Rd	480 663-1101	
Jane + Ed Peters	6711 E. Camelback #40	480-661-3827	epeters98@live.com
EDWARD PERKOWSKI	6711 E CAMELBACK #80	480-994-1897	
Daniel Schwartz	6705 E Montecito Av	480 949 1367	
Ben & Alice Wood	4712 N. 41st Pl	602 956-5939	
DAVID Zemm	6711 E CAMELBACK #38	480 994 5530	
Steve & Debbie Mycon	4335 N 69th Way	206-786-2159	djmycon@hotmail.com
Bill Wilson & Beverly Wilson	4341 N. 68th St.	480-946-4629	
Charles & Karen Jepsen	6832 E. Montecito	480 2799200	
Nancy Stein	4330 N. 70th St	480 945-2222	
Pat French	4334 N. 70th St	480-941-4426	rjfrench116@aol.com

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Meeting Sign-In Sheet
April 12, 2010

Print Name	Address	Phone	Email
Rita + Paul Hingstel	4600 N. 68th #328	429-7569	—
~~LYNN TAUNTON~~	~~7749 E. OAKSHORE DR #113~~	~~991-2133~~	
Jim + Nadine Kobs	6711 E. CAMELBACK - PAVOREAL	941-5997	
MARSHA + John French	6711 E " "	443-8373	
Ken Ellegood	Exeter Blvd		
JEANNE + BILL LEFFLER	6914 E. EXETER	480.425.0678	
★ BILL HARDIN	6711 E CAMELBACK	602-741-4962	
LYNN TAUNTON	7749 E. OAKSHORE DR	480-991-2133	

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Meeting Sign-In Sheet
April 12, 2010

Print Name	Address	Phone	Email
DAN OOITT	6711 E. Camelback Rd #58	480-818-1414	dadittt@cox.net
Kathy Sutton	4357 N 68th St.	480 471 7774	
Glenn Klinkhum	6811 E. Lafayette	480-941-5615	

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME ED PERKOWSKI

ADDRESS 6711 E CAMELBACK CITY _____ ZIP 85251

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

EXCELLENT AS A NEXT DOOR NEIGHBOR

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME EDWARD R. PETERS

ADDRESS 6711 E. CAMELBACK CITY SCOTTSDALE ZIP 85251

PHONE 480 661-3827 EMAIL epeters98@live.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

LOOKS GOOD LET US KNOW WHEN PRE-SALES START.

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME BOB HARTWIG

ADDRESS _____ CITY _____ ZIP _____

PHONE 480-423-1048 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Looks very nice. Look forward to learning more as you proceed.

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME John / Virginia Sconza

ADDRESS 6711 E. Camelback #53 CITY Scottsdale ZIP 85251

PHONE 480 994 1412 EMAIL JohnSconza@MSN.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Am impressed with the development. Reside AT Pavilions & the OPTIMA Plan would be a welcome addition to our neighborhood.

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

1-ZN-2010
3rd: 4/15/10

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME Rita & Paul Pingsten

ADDRESS 4600 N. 68th #328 CITY Scottsdale ZIP 85251

PHONE 480 429-7569 EMAIL ———

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Just great as planned. Welcome to the neighborhood! Thanks!

Paul Pingsten

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Optima Sonoran Village
Neighborhood Input Card

PRINT NAME John French

ADDRESS 6711 Camelback Rd #83 CITY _____ ZIP 85251

PHONE _____ EMAIL jmfmcb@aol

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

As I understand the plan I am impressed and want it up tomorrow.

Technical Solutions • 3875 N 44th Street #300 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

1-ZN-2010
3rd: 4/15/10

Carr, Brad

From: Ruenger, Jeffrey
Sent: Tuesday, May 25, 2010 4:43 PM
To: Carr, Brad; Lebovitz, Brandon
Subject: FW: Case Number: 1-GP-2010, 1-ZN-2010, and 3-AB-2010, Attention Mr. Brad Carr

-----Original Message-----
From: jmoore4232@cox.net [mailto:jmoore4232@cox.net]
Sent: Tuesday, May 25, 2010 7:41 AM
To: Projectinput
Subject: Case Number: 1-GP-2010, 1-ZN-2010, and 3-AB-2010, Attention Mr. Brad Carr

Dear Mr. Carr

In the initial notification regarding the sale of the Orchid Tree Apartments, there was no mention of the specific plans, and because the property has been a nuisance to the community for quite sometime, I thought the proposed use would be an improvement. Had I know that the developer's plans would be in violation of the current building restrictions, I would have been as opposed then to the developer's plan as I now am. Building at an increased height, nearer to the property line, will obstruct my view to Camelback mountain from both the downstairs patio and the upstairs deck of my property at 4348 N. 69th Place, in Villa Adrian, thus devaluating my property, and I do not think the changes should be approved.

Since the developer purchased the property knowing the current building restrictions, and the zoning restrictions in an Urban Neighborhood, he must have believed those designations would allow him to develop the property as he wished within those restrictions, should not now be allowed to change those restrictions to the detriment and devaluation of the property adjacent to his recent purchase, therefore I am opposed to the changes he is requesting.

Sincerely,

Elizabeth Moore

ATTACHMENT #13

Carr, Brad

From: john shafer [jcshafer@webtv.net]
Sent: Sunday, May 23, 2010 2:25 PM
To: Carr, Brad
Subject: Concerns regarding Optima Sonoran Village

Dear Mr. Carr,

I am an 18 year resident of the Village of Pavoreal, located at the southwest corner of 68th St. and Camelback Rd. Please note that my home will be directly across 68th St. from this new development.

Although I support the Optima Sonoran Village project (located at the SE corner of 68th St. & Camelback), I believe that the height of 65 feet is too massive and that 50 feet/5 stories-with adequate setback- would be more than sufficient based on the character of the surrounding neighborhoods.

I am also concerned about the increase a project of this magnitude will have on 68th Street traffic, and recommend that the Optima Sonoran Village 68th St. entrance be a right-turn only entrance and exit for safety purposes.

Thank you for considering my concerns in this matter.

Sincerely,

Constance L. Shafer
6711 E. Camelback Rd. Unit 49
Scottsdale, AZ 85251

Carr, Brad

From: HSchwartzAZ@aol.com
Sent: Thursday, May 20, 2010 9:36 AM
To: Carr, Brad
Subject: Optima zoning and plans

Dear Mr. Carr:
We are residents in Pavoreal and are looking forward to the new Optima project with just a few concerns which are:

1. Traffic patterns relating to their exit onto 68th Street. The plans reveal their driveway is almost directly across from our 68th Street gate where we enter and exit our property. We hope Scottsdale will run a traffic study.

2. Setbacks on 68th Street. We hope they do not build any closer to the street than the Orchid Tree buildings were built.

3. Height on 68th Street - It will seem overpowering if 7 stories are approved on 68th Street.

Thank you for your time.
Brenda Schwartz
7611 E. Camelback Rd. #22
Scottsdale, Az. 85251

Carr, Brad

From: Cjpavo@aol.com
Sent: Monday, May 10, 2010 4:01 PM
To: Carr, Brad
Subject: optima sonoran village

Mr. Carr I reside in the Village of Pavoreal located at the south west corner of 68th St. & Camelback. I have concerns about the proposed development of the optima sonoran development. First, the proposal is too massive for the area which in large measure is residential --one & two story homes. Second the impact on traffic on 68th street poses significant safety issues. These issues could be substantially eliminated by having ingress/egress to the optima project on 68th st be by right turn only.
Thank you for your consideration of my concerns Charlie Donnelly 6711 E.Camelback Rd.unit 41

Lebovitz, Brandon

From: Curtis, Nicole D
Sent: Thursday, May 06, 2010 1:17 PM
To: Carr, Brad
Cc: Lebovitz, Brandon; Cookson, Frances
Subject: FW: optima sonoran village #1gp2010/1zn2010

fyi
-----Original Message-----
From: cjpavo@aol.com [mailto:cjpavo@aol.com]
Sent: Wednesday, May 05, 2010 12:35 PM
To: Projectinput
Subject: optima sonoran village #1gp2010/1zn2010

I own property and reside in the village of pavoreal located at the southeast corner of 68th st & camelback. While we welcome the redevelopment of the subject property we do have two modifications for your consideration.First the project is too massive(65ft) for essentially a residential area.Second to avoid traffic congestion on 68th street,we request that ingress and egress from and to the project be right hand turns only.

Charles Donnelly
480 945 5433
cjpavo@aol.com

This message was feedback from the following web page:
http://www.scottsdaleaz.gov/boards/pc.asp
5/5/2010 12:34:52 PM

68.3.138.179 Mozilla/4.0 (compatible; MSIE 7.0; AOL 9.0; Windows NT 6.0; WOW64; Trident/4.0; GTB6.4; SLCC1; .NET CLR 2.0.50727; Media Center PC 5.0; eSobiSubscriber 2.0.4.16; .NET CLR 3.5.30729; .NET CLR 3.0.30729)
sessionID: 0

Sarah Dorn

From: hampton25@cox.net
Sent: Wednesday, May 05, 2010 2:37 PM
To: Sarah Dorn
Cc: OWNER OF THIS PHONE Hampton, Wells
Subject: Orchidtree property

Dear Sarah:

With regard to the petition which has been circulated in our neighborhood, I would like to clarify to the City of Scottsdale that we have met with Technical Solutions to discuss all of the concerns in the petition.

At this time, a majority of those concerns have been addressed. We will continue to work with Technical Solutions to resolve any outstanding issues.

We are not opposed to this project and do not want to be on record as opposing it.

We are very pleased with the helpful approach which Technical Solutions has taken in this matter.

Sincerely,

Wells Hampton
Sent from my Verizon Wireless BlackBerry
No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.437 / Virus Database: 271.1.1/2855 - Release Date: 05/05/10 06:26:00

Brad Carr, May 4, 2010

I think we are all relieved to see some progress on the Orchid Tree site at 68 St and Camelback. It has been a problem area for many years.

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

- We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor amendments to the current development standards.
- We would like to have the power lines removed and buried along the block between 68 St and Goldwater.
- We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies as well as provide us some privacy in our yards.
- We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.
- We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

Name	Scottsdale Address 85251
1.	4353 N. 70th St.
2. Louise M Hewitt	4339 N. 69th Way
3. Michael Lafferty	4310 N 69TH PL
4. Joley Pollack	4333 N. 70 St.
5. Patt Trent	4334 N. 70th ST
6. Sandy Sears	6930 E Glenrosa
7. Nancy Stein	4330 N. 70th St
8. Mary Carlson	6933 E Glenrosa

9.		6939 E GLENROSA AVE
10.	Catherine Wallerich	6944 E. Montecito ave
11.	Megan Todd	6921 E Glenrosa Ave
12.	Corinne Cravens	4326 N. 69 Place
13.	Ruth Hampton	4353 N. 69th Place
14.	Linda Shapiro	6938 E. Montecito
15.	Maureen Ford	6914 E. Montecito
16.	Billy L Hardy	4334 N 69th Place
17.		4338 N. 69th Place
18.		
19.		
20.		

Brad Carr, Coordinator
City of Scottsdale
7447 E Indian School Road # 105
480 312-7000
bcarr@scottsdaleaz.gov

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

· We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor an amendment to the current development standards.

· We would like to have the power lines removed and buried along the block between 68 St and Goldwater.

· We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies.

· We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.

· We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

Name ANNETTE SIMMS
& Address 6915 E. GLENROSA SCOTTS. 85251

Carr, Brad

From: dlord@arausa.com
Sent: Wednesday, April 28, 2010 7:47 AM
To: Carr, Brad
Subject: Optima
Importance: High

City of Scottsdale Email

Mr. Barr, I am in the real estate business and have no issues with new development done properly within reasonable guidlines. I look forward to the removal of the eye sore Orchidtree however do not want to see a 65 foot tower without setbacks if that is the request. I live in Villa Adrian along the alley and would prefer lower heights along the boundry reasonable setbacks and okay with 65 feet in the center of the project. Thanks for your time

---

Home | Residents | Business | Visitors | Online Services

Events | Jobs | Services | Departments | City News

Privacy Policy | Terms of Use | Contact Us

© 2010 City of Scottsdale. All Rights Reserved.

May 25th, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

As a resident of the Whitworth neighborhood and a homeowner directly to the south of the existing abandoned Orchitree Apartments I am writing this letter to inform you that I am in support of the proposed Optima Sonoran Village development as currently designed (see attached Site Plan dated 5/20/10). Optima has appropriately addressed my concerns regarding height and proximity to my property and I am pleased that Optima is the Developer and Architect of this site and that they will be developing this project with their traditional high quality architecture and generous landscaping.

I am looking forward to seeing this project constructed and I feel that the residential use of this site, the character of the architecture, and the overall development plan will help re-vitalize this corner and have a positive overall impact on our entire community.

Sincerely,

5/25/10

Brad Henrich
6814 E. Montecito Ave.
Scottsdale, AZ 85251

RECEIVED
MAY 27 2010
BY: BRAD CARR

ATTACHMENT #14

Lori Watts
6824 E. Montecito Avenue
Scottsdale, AZ 85251

May 21, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments As a resident of the neighborhood directly south of the project and the owner of an adjacent property, I encourage you to support this project as currently proposed. The proposed Sonoran Village will revitalize a key corner in Scottsdale as well as bring a high quality development to our neighborhood

I have personally met with representatives of Optima and I appreciate the accommodations they have made to minimize the impact on my property and neighborhood. I look forward to continuing to work with them as the project moves forward to make this development a positive addition to our neighborhood

Please do not delay in approving Sonoran Village.

Sincerely,



RECEIVED
MAY 27 2010
BY: BRAD CARR

May 17, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Howard & Wall
Alda Lois Wall

Howard & Lois Wall
6711 E. Camelback Road
Unit 59
Scottsdale, AZ 85251

May 17, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

John Sconza
6711 E. Camelback Road
Unit 53
Scottsdale, AZ 85251

May 3, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Dan Oditt
6711 E. Camelback Road #58
Scottsdale, AZ 85251

May 3, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

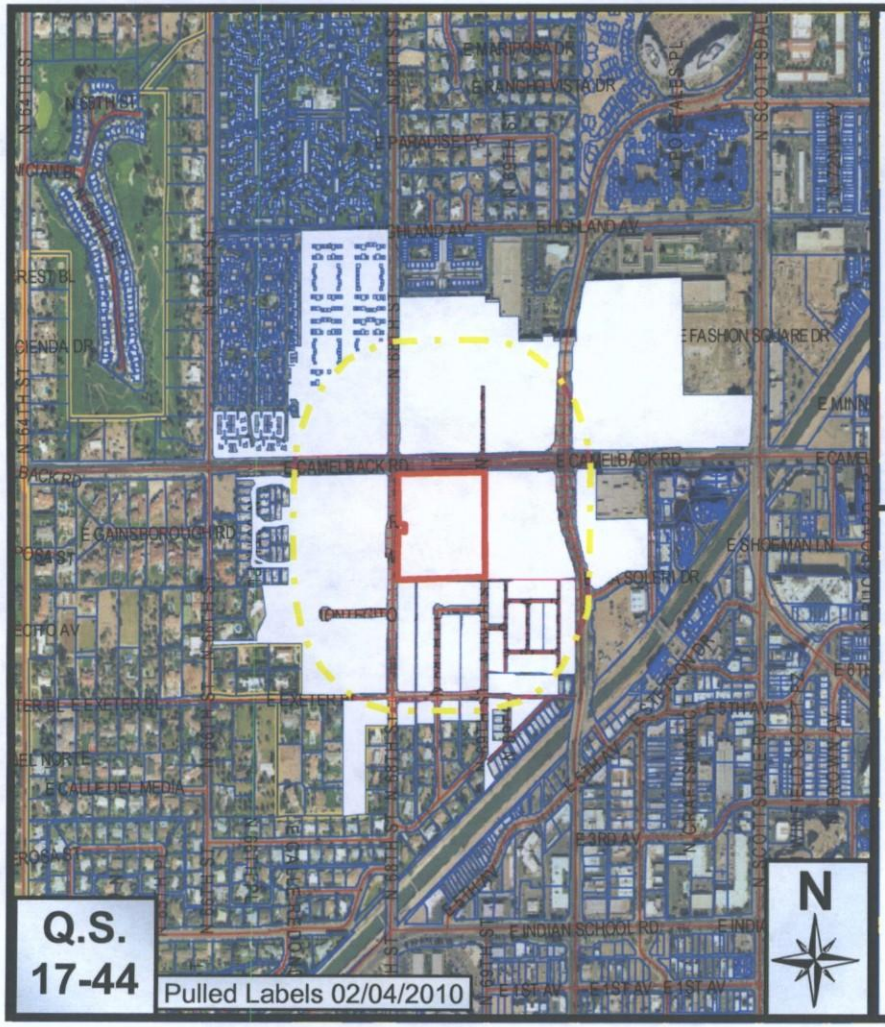
I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Wes Brown

Wes Brown
6711 E. Camelback Road
Scottsdale, AZ 85251

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet

Additional Notifications:

- Interested Parties List
- Adjacent HOA's

Optima Sonoran Village

1-ZN-2010

ATTACHMENT #15

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Amended Development Standards"
2-PA-2010

Sec. 5.3000. - (D) DOWNTOWN DISTRICT.

Sec. 5.3001. - Purpose.

The purpose of the D downtown district is to identify the downtown area by designation, to delineate special land use subdistricts, and to formulate appropriate development standards toward implementation objectives articulated in the downtown plan adopted by resolution by City Council. Specific objectives of the downtown plan which these D (downtown) district regulations will implement include:

A. Preserve and protect the character of the Fifth Avenue, Old Town and West Main districts as pedestrian-oriented shopping areas.

B. Encourage new hotel development to support specialty retailing downtown.

C. Attract new office development to sites suitable for such use.

D. Provide opportunities and incentives for residential projects and for mixed-use development.

E. Encourage historic preservation.

F. Establish incentives for underground parking and off-site parking in order to promote more efficient use of land and to improve the appearance of downtown.

G. Allow latitude for creative design and architectural variety within limits established to preserve solar access, light, and privacy and to create definitive streetscapes.

H. Encourage joint project planning by neighboring property owners.

I. Establish incentive and bonus system to obtain public amenities.

(Ord. No. 1796, 11-5-85)

Sec. 5.3002. - Conflict with other sections.

Where there is conflict between these D downtown district provisions and other sections of the zoning ordinance, these D (downtown) district regulations (sections 5.3000 through 5.3090) shall govern development within the D downtown district except where specifically superceded by the downtown overlay (DO).

(Ord. No. 1796, 11-5-85; Ord. No. 3520, § 1, 7-1-03)

Sec. 5.3010. - Definitions.

Adjacent curb: An existing curb abutting a lot. On a corner lot or a lot bounded by two (2) or more streets or alleys, the nearest adjacent curb is the curb that is closest to the center of a building pad, which is determined by the intersection of diagonal lines connecting the outermost corners of the building pad. For lots adjacent to elevated or depressed streets, the elevation of the adjacent curb shall be considered to be the elevation as if the street were at grade and not depressed.

1-ZN-2010
4th: 5/13/10
ATTACHMENT #16

Adjacent lot: A lot that either abuts for a distance not less than twenty-five (25) feet along a side or rear lot line of another lot or would so abut for such a distance if not separated by an alley.

Building envelope: The volume within which a building may be designed as shaped by the building setback, the inclined stepback plane, and the height limit.

Building footprint shall mean the building area occupied by a single tenant and associated tenant spaces having common access within the confines of the primary use. The building footprint does not include outdoor activity areas, basements, or floor areas above the first floor level.

Building line: The location of a wall of a building nearest to and most nearly parallel to a property line.

Building height: The vertical distance measured from grade to top of roof structure. Grade shall be either three (3) feet above the lowest adjacent curb, or twelve (12) inches above average curb, whichever is lowest. Top of building in a Type 1.5 and a Type 2 area shall be the highest point of the structural roof element; and in a Type 1 area the highest point of the coping of a flat roof, or the highest point of a mansard roof, or to the highest gable of a pitch or hip roof.

Building setback: The minimum distance a building can be located from the planned curb, centerline of an alley, or a property line, as appropriate to the following:

1. Building setbacks (front or side) from streets shall be measured from the planned curb.
2. Building setbacks from an alley shall be measured from the centerline of the alley.
3. Building setbacks in all other cases shall be measured from the property line.

Where a building setback is not stipulated it shall be considered to be on the property line.

Covered walk: A continuous walkway sheltered by a roof structure adjacent and open to the roadway, and accessible to the public at all times.

Development type: The character of development sought in various parts of downtown designated as type 1, type 1.5 or type 2, and as regulated by standards listed in schedule B, section 5.3060.

Floor area, gross: The sum of the floor areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the center line of a wall separating two (2) buildings. Gross floor area shall not include:

A. Parking area in building structures.
B. Uncovered steps.
C. Exterior balconies.

Floor area ratio (FAR): The ratio of gross building floor area to the net lot area of the building site.

Inclined stepback plane: An imaginary plane sloping inward on the site from a specified height on the building setback, which together with the building setback and the height limit defines the allowable building envelope.

Off-site parking: Parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the use it serves.

Overlay district: A special zoning district prescribing additional regulations to those of an underlying subdistrict (see section 5.3080).

Planned block development (PBD): A plan for a larger parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and requiring approval by City Council. A planned block development may include certain modifications to land use regulations or development standards, and shall be adopted or amended in accord with section 5.3082.

Planned curb: A reference back of curbline along a property frontage from which the building setback is measured and which is established by the public works administrator.

Subdistrict: One (1) of the zoning subdistricts established to regulate land use within the (D) downtown district.

Underground parking: Parking in a structure not higher than three (3) feet above the lowest adjacent top of curb reference point.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3394, 6-19-01)

Sec. 5.3020. - Approvals required.

No structure shall be built or altered without Development Review Board approval to be obtained as prescribed in article I, section 1.900.

(Ord. No. 1796, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3030. - Land use standards.

Within the D district six (6) subdistricts are identified in accordance to their function within the downtown and shown on the official zoning map. Land uses appropriate to each of these subdistricts are identified and shown in schedule

"P"	— Permitted without conditions.
"L"	— Permitted with limitations to size or use characteristics as described in land use classifications (section 5.3050).
"CU"	— Permitted with a conditional use permit.

A. These land uses are allowed at three (3) levels of permitted activity:

SCHEDULE A
LAND USE REGULATION FOR SUBDIVISIONS OF THE (D) DOWNTOWN DISTRICT

Use Classifications	Retail Specialty Subdistrict	Office/ Commercial Subdistrict	Office/ Residential Subdistrict	Regional Commercial Office Subdistrict	Residential/ Hotel Subdistrict	Medical Subdistrict	Civic Center Subdistrict	Residential High Density
Residential								
Day Nursery	—	—	CU	—	CU	—	—	CU
Group residential	—	—	CU	—	CU	L(2)	—	CU
Multifamily residential	L(1)	P	P	P	P	P	P	P
Specialized health care facility	—	—	CU	—	—	P	—	—
Minimal health care facility	—	—	CU	—	—	P	—	—
Single-family residential	—	—	P	—	P	—	—	—
Visitor accommodations								
Hotels, motels, and resorts	CU	P	P	P	P	—	—	CU
Commercial								
Adult businesses	—	CU	—	CU	—	—	—	—
Ambulance services	—	—	—	—	—	P	—	—

Animal sales and services								
Animal hospitals	—	P	—	P	—	—	—	—
Pet stores	L(8)	P	—	P	—	—	—	—
Banks and savings & loans	L(3)	P	P	P	—	P	—	—
;i1=&-8q;With drive-up service	—	P	CU	P	—	P	—	—
Catering services	L(8)	P	—	P	—	—	—	—
Commercial recreation and entertainment								
;i1=&-8q;Game center, pool halls, billiard parlors	—	CU	—	CU	—	—	—	—
;i1=&-8q;Other	L(3)	P	—	P	—	—	CU	—
Communications facilities	—	CU	—	CU	—	—	—	—
;i1=&-8q;Small-scale	—	P	P	P	—	—	—	—
Eating and drinking establishments	P	P	P	P	CU	L(2)	—	—
Live entertainment establishment	CU(10)	CU(10)	—	CU(10)	CU(10)	—	—	—
;i1=&-8q;With take-out service	L(3), (8)	L(3)	L(3)	L(3)	—	—	—	—
;i1=&-8q;Drive-through	—	P	—	P	—	—	—	—
;i1=&-8q;Bar/Microbrewery	L	L	—	L	L	—	—	—
;i1=&-8q;Bar/Microbrewery with limited retail and wholesale sales	CU	CU	—	CU	—	—		
Food sales	L(3)	P	P	P	—	—	—	—
Laboratories	—	P	—	P	—	P	—	
Maintenance and repair services	—	P	—	P	—	—	—	—
Mortuaries	—	CU	—	—	—	—	—	—
Nurseries, plant	—	CU	—	CU	—	—	—	—
Offices, business and professional	L(5)	P	P	P	—	P	—	—
Offices, medical and dental	L(5)	P	P	P	—	P	—	—
Pawnshops	—	P	—	—	—	—	—	—
Personal improvement services	L(5)	P	—	P	—	—	—	—
;i1=&-8q;Health studio	—	P	—	P	—	—	—	—
;i1=&-8q;Massage studio	—	P	—	P	—	—	—	—
Personal and convenience services	L(3), (6)	P	L(2), (3)	P	L(3), (4)	L(2), (3)	—	—
Retail sales								
;i1=&-8q;Arts and crafts	P	—	—	P	L(4)	—	—	—
;i1=&-8q;Big box	—	—	—	P	—	—	—	—
;i1=&-8q;Home furnishings and hardware	L(3)	CU(9), (11)	—	P	—	—	—	—

;i1=&-8q;Other	L(3)	P	—	P	—	—	—	—
;i1=&-8q;Pharmacies and medical supplies	—	P	—	P	L(4)	L(2)	—	—
Seasonal art festival	CU	—	—	CU	—	—	—	—
Secondhand appliance sales	—	P	—	—	—	—	—	—
Travel services	L(3)	P	L(2)	P	L(4)	P	—	—
Vehicle/equipment sales and services								
;i1=&-8q;Automobile rentals	L(7)	CU	—	CU	L(7)	—	—	—
;i1=&-8q;Automobile washing	—	CU	—	CU	—	—	—	—
;i1=&-8q;Commercial parking facility	CU	CU	CU	CU	—	CU	—	—
;i1=&-8q;Service stations	—	CU	CU	CU	—	—	—	—
;i1=&-8q;Vehicle/equipment repair	—	CU	—	CU	—	—	—	—
Wireless communications facilities, (see sections 1.400, 1.906, 3.100 and 7.200)								
Types 1, 2, and 3	—	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)
Type 4	—	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)
Public and Semi-Public								
Clubs and lodges	L(5)	P	CU	P	CU	—	—	CU
Colleges and universities	—	CU	CU	CU	—	—	—	—
Cultural institutions	CU	CU	CU	—	CU	—	CU	—
Government offices	—	P	P	P	—	—	CU	—
Hospitals, clinics	—	—	—	—	—	CU	—	—
Municipal uses	—	P	P	P	P	—	CU	—
Religious assembly	—	CU	CU	CU	CU	—	—	CU
Schools, public or private	—	—	CU	—	CU	—	—	CU
Transportation facilities	CU	CU	—	CU	—	—	—	—
;i1=&-8q;Limited	CU	CU	CU	CU	—	CU	—	—
Utilities	—	CU	CU	CU	—	—	—	—
Accessory								
Accessory parking, separate	L(8)	P	P	P	—	P	CU	—
Accessory uses and structures	P	P	P	P	P	P	CU	P

ADDITIONAL REGULATIONS PERTAINING TO LAND USE SUBDISTRICTS

(1) Not permitted on first-floor and cannot occupy more than twenty-five (25) percent of floor area.

(2) Permitted only in mixed-use development as an accessory use.

(3) Only "limited" or "small-scale "uses allowed, as defined by use classifications.
(4) Permitted as accessory use on the site of a hotel or resort only if there is no separate entrance or sign for the limited use.
(5) Not permitted on ground-floor within twenty-five (25) feet of a street property line.
(6) Total ground level frontage occupied by this use classification shall not exceed fifteen (15) percent of the street frontage on a block face plus the street property lines forming the sides of corner lots.
(7) On-site storage limited to two (2) rental cars.
(8) Not permitted in (P) pedestrian overlay district; see section 5.3081.
(9) Type two (2) districts only.
(10) See section 1.403 for criteria.
(11) Only "medium-scale" uses allowed, as defined by use classification.
(12) Permitted when building or roof mounted; see sections 1.400, 1.906 and 3.100.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 3020, § 1(a), 6-3-97; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3040. - Subdistrict classifications.

A. *(RS) retail/specialty subdistrict.* This subdistrict classification protects the established character of the downtown retail specialty area and, together with development standards, regulates to achieve a compact concentration of those uses appropriate to a pedestrian-oriented selective shopping environment. Residential use is permitted in mixed-use development.

B. *(OC) office/commercial subdistrict.* This subdistrict is intended to provide opportunities for a full range of retail and service businesses appropriate in downtown. Residential use is permitted in mixed-use development.

C. *(OR) office/residential subdistrict.* This subdistrict provides for an environment compatible with office and residential uses either as mixed uses on one (1) site or as neighboring uses. Ancillary uses such as retail are permitted for local convenience, but limited in scale and design to protect against dispersion of these activities from other designated subdistricts.

D. *(RCO) regional commercial office subdistrict.* This subdistrict is intended to provide for large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development.

E. *(RH) residential/hotel subdistrict.* This subdistrict provides for residential/hotel development in an attractive, landscaped environment protected from incompatible uses. Retail and other commercial uses are permitted within hotels and resorts in order to serve the convenience of guests, but limited for the primarily residential character of this subdistrict and to direct the concentration of retail businesses and other appropriate subdistricts.

F. *(M) medical subdistrict.* This subdistrict provides for medical uses and supporting services, with residential development permitted in mixed-use projects. Limitations on nonmedical uses are intended to favor this area primarily for medical activity.

G. *(CC) civic center subdistrict.* This subdistrict regulates development and activities in an area designated principally for public and semi-public land uses.

H. *(RHD) residential high density subdistrict.* This subdistrict provides for a residential environment appropriate for multifamily residential development, and includes standards designed to ensure that light and reasonable privacy are preserved and that adequate open space is provided.

(Ord. No. 1796, 11-5-85)

Sec. 5.3050. - Land use classifications.

Sec. 5.3051. - Residential use classifications.

A. *Day care center.* Public or private establishment providing nonmedical care and supervision for five (5) or more *persons not related to the operator. This classification includes nursery schools, pre-schools, and day care centers for children and adults.

B. *Group residential.* Shared living quarters without separate kitchen facilities for each room or unit, including convents, and other special residences.

C. *Multifamily residential.* Two (2) or more dwelling units on a lot.

D. *Specialized health care facility.* Convalescent homes or nursing homes.

E. *Minimal health care facility.* Apartment-like accommodation but with some central services such as central dining, transportation service and limited medical assistance.

F. *Single-family residential.* One (1) dwelling unit on a lot.

(Ord. No. 1796, 11-5-85)

Sec. 5.3052. - Visitor accommodations use classifications.

A. *Hotels, motels, and timeshare facilities.* Establishments offering daily, weekly, or monthly lodging in dwelling units or guest units. These facilities may provide for ancillary recreation and athletic activities such as golf, horseback riding, swimming, shuffleboard, tennis, and similar activities, and offer eating, drinking, and banquet services. Guest units are defined as living and sleeping accommodations for an individual or family without cooking facilities, and within a hotel, resort or timeshare facility.

(Ord. No. 1796, 11-5-85)

Sec. 5.3053. - Commercial use classifications.

A. *Adult uses.* A business based primarily upon materials or performances that depict, describe, or relate to "specified sexual activities" or "specified anatomical areas," as defined in article III.

B. *Ambulance services.* Provision of emergency transportation which may include medical care, and including storage and maintenance of vehicles.

C. *Animal sales and services.*
   1. Animal Hospitals. Establishments where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air conditioned. Grooming and temporary (up to thirty (30) days) boarding of animals is included if incidental to the hospital use.
   2. Pet Stores. Retail sales of small animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of forty-eight (48) hours.

D. *Art gallery.* A place or establishment where the main business activity is that of buying and selling primarily original paintings, sculpture or limited edition art prints and those items of handcrafting generally considered as types of fine art, such as ceramics, glass, wood, fiber, mixed media and other materials; having an office or gallery staff on-site in person; being open to the public or art dealers on a regular basis. For the purpose of this definition, "primary" shall mean that at least eighty (80) percent of physical space and business activity shall be committed to buying, selling, displaying and storing original or one-of-a-kind works of art.

E. *Banks and savings and loans.* Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of cash.
   1. With Drive-up Service. Institutions providing services to persons who remain in their automobiles.
   2. Small-scale. Limited to facilities occupying less than two thousand (2,000) square feet.

F. *Catering services.* Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

G. *Commercial/recreation and entertainment.* Provision of participant or spectator recreation or entertainment.
   1. Game Center, Pool Hall, Billiard Parlor.
   2. Other. Bowling alleys, ice/roller skating rinks, tennis/racquetball courts, and indoor theaters.
      a. Limited. Indoor movie theaters and performing arts theaters.

H. *Communications facilities.* Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms but excluding utilities. This classification includes radio, television, or recording studios; telephone switching centers; and telegraph offices.
   1. Small-scale. Limited to communication facilities occupying less than two thousand (2,000) square feet of space and without transmitter towers.

I. *Eating and drinking establishments.* Businesses serving prepared food or beverages for consumption on or off the premises.
   1. Bars With Live Entertainment/Patron Dancing.
   2. With Take-out Service. Establishments at which twenty (20) percent or more of the transactions are sales for off-site consumption.
      a. Drive-through. Service from a building to persons in vehicles through an outdoor service window. This classification excludes "drive-in" service where food or drink are ordered from and served by persons outside of a building.
      b. Limited. Establishments that do not serve persons in vehicles.
   3. Bar/Microbrewery; Facility with provision for the brewing of beer for on-premises consumption only. Limited ability to supply catered functions. Maximum of fifteen (15) percent of floor area shall be devoted to the brewery.
   4. Bar/Microbrewery with Limited Retail and Wholesale Sales. A maximum of thirty (30) percent of floor area may be used for the brewing, bottling and/or packaging of the product.

J. *Food sales.* Retail sales of packaged food and food for home preparation. This includes bakeries, candy stores, grocery stores and supermarkets.
   1. Small-Scale. Occupying less than five thousand (5,000) square feet of space.

K. *Laboratries.* Establishments providing medical or dental laboratory services; or establishments occupying less than two thousand (2,000) square feet that provide photographic, analytical, or testing services. Other laboratories are excluded from this classification.

L. *Maintenance services and repair services.* Establishments providing appliance repair, office machine repair, and upholstery, or establishments providing building maintenance (janitorial) services. This classification excludes maintenance and repair of vehicles (see vehicle/equipment repair).

M. *Mortuaries.* Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, columbariums, and mausoleums.

N. *Offices, business and professional.* Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, and legal offices. This classification excludes banks and savings and loans, and medical and dental offices.

O. *Offices, medical and dental.* Offices providing medical or dental services, including laboratories incidental to an office use.

P. *Pawnshops.* Establishments in which the business of pawnbrokers is conducted, subject to the requirements of the City Code.

Q. *Personal improvement services.* Provision of instructional services or facilities, including the teaching of photography, fine arts, crafts; dance or music studios; driving schools; business and trade schools, reducing salons and fitness studios.
   1. Health Studios or Spas. Establishments with equipment for exercise and physical conditioning.
   2. Massage Studios. Establishments providing massage services. Establishments offering massage by one (1) person to another of the other gender are not permitted.

R. *Personal and convenience services.* Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry cleaning establishments (excluding bulk cleaning), photocopying, and self-service laundries.
   1. Limited. Excludes dry cleaning establishments and self-service laundries.

S. *Plant nurseries.* Establishments primarily engaged in the sale of plants in which all merchandise other than plants are kept within an enclosed building or a fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

T. *Retail sales.*
1. Arts and Crafts. Establishments selling art objects, art supplies, antiques, jewelry, handmade glass, custom photographs, pottery, porcelain, leather goods, and similar products. This classification includes art galleries, antique shops, craft shops, jewelry design and creation studios, photo studios, and wholesale distribution of high-value, low-bulk arts and crafts merchandise, such as gems, works of art, and handmade crafts.
2. Big box shall mean any single retail space with a building footprint of equal to or greater than 75,000 square feet.
3. Home Furnishings and Hardware. Establishments selling awnings and canvas, home appliances, carpets and floor coverings, hardware, furniture, kitchen utensils, paint, and wallpaper.
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
   b. Medium-scale. Occupying up to twelve thousand (12,000) square feet.
4. Other Retail Sales. This classification includes department stores, drugstores, clothing stores, and fabric stores, and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, records, sporting goods, shoes, office supplies, stationery, bicycles, and new automotive parts and accessories (excluding service and installation).
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
5. Pharmacies and Medical Supplies. Establishments primarily selling prescription drugs and medical supplies and equipment at wholesale or retail. This classification excludes dispensing opticians and drugstores primarily selling general merchandise.

U. *Secondhand appliance sales.* The retail sale of used appliances. This classification excludes antique shops primarily engaged in the sale of used furniture and accessories other than appliances.

V. *Travel services.* Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies (see vehicle/equipment sales and services).
1. Small-scale. Limited to establishments occupying less than two thousand (2,000) square feet.

W. *Vehicle/equipment sales and services.*
1. Automobile Rentals. Rental of automobiles, including storage, but excluding maintenance.
2. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
3. Commercial Parking Facility. Lots offering short-term or long-term parking to the public for a fee.
4. Service Stations. Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks, but excludes body and fender work or repair of heavy trucks or vehicles.
5. Vehicle/Equipment Repair. Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.

(Ord. No. 1796, 11-5-85; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2279, § 1, 1-16-90; Ord. No. 3020, § 1(b), 6-3-97; Ord. No. 3394, 6-19-01)

Sec. 5.3054. - Public and semi-public use classifications.

A. *Clubs and lodges.* Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests.

B. *Colleges and universities.* Public or private educational institutions that offer a course of study leading to a recognized degree.

C. *Cultural institutions.* Nonprofit institutions displaying or preserving objects of interest in one (1) or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.

D. *Government offices.* Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

E. *Hospitals.* Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, and twenty-four-hour emergency clinics, as well as training, research, and administrative services for patients and employees.

F. *Municipal uses.* Any use providing service to the general public that is operated by or contracted for by the City of Scottsdale.

G. *Wireless communications facilities,* subject to the requirements of sections 1.400, 1.906, 3.100 and 7.200.

H. *Religious assembly.* Facilities for religious worship and incidental religious education.

I. *Schools, public or private.* Public elementary or secondary schools or private schools that offer a curriculum comparable to that of the public schools of the State of Arizona, excluding colleges and universities.

J. *Transportation facilities.* Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight between links of transportation. This classification includes bus terminals, public transit and trolley stations.
   1. Limited. Transit stops and trolley stations.

K. *Utilities.* Electrical substations, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines are excluded.

(Ord. No. 1796, 11-5-85; Ord. No. 2430, § 1, 1-21-92; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3055. - Accessory use classification.

A. *Accessory parking, separate.* Required automobile parking on a site separate from the use it serves.

B. *Accessory uses and structures.* Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site.

(Ord. No. 1796, 11-5-85)

Sec. 5.3060. - Site development standards.

Schedule B prescribes two (2) types of development standards applicable to areas in the D district as shown on the official zoning map: Development type 1 for areas of compact development, and development type 2 for areas of intermediate and large-scale development. Basic development standards within each development type are listed. References in the additional regulations column refer to regulations located elsewhere in the zoning ordinance.

(Ord. No. 1796, 11-5-85)

SCHEDULE B
SITE DEVELOPMENT STANDARDS

	Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
I. *Development Requirements*				
1. Basic Floor Area Ratio (FAR)	0.8	0.8	0.8	Section 5.3090
a. Underground parking FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3.
b. Historic site FAR bonus maximum	0.2	0.2	0.2	Section 5.3090 C2.
c. Special improvements FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C4.
d. Planned block development FAR bonus max.	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
2. Total maximum FAR (excluding residential bonus and right-of-way credit)	1.5	1.4	1.4	Sections 5.3061 B, 5.3065
a. Residential/hotel FAR bonus maximum	0.5	0.4	0.4	Section 5.3090 C3.
3. Total maximum FAR (including residential but excluding right-of-way credit)	2.0	1.8	1.8	Section 5.3061 L
II. *Site Requirements*				
1. Minimum Site Area	None required	None required	None Required	
2. Minimum Front Building Setback	12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
3. Minimum Interior Side Building Setback	None	None	None	Sections 5.3066, 5.3061 I
4. Minimum Corner Side Building Setback	12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
5. Minimum Rear Building Setback	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066, 5.3061 I
6. Landscaping	No minimum	No minimum	No minimum	Section 5.3062

7.	**Parking**	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX
8.	**Signs**				Section 5.3061 K
		Type 1 Area (Compact Development)	**Type 1.5 Area (Low-Scale Development)**	**Type 2 Area (Intermediate Development)**	**Additional Regulations**
III.	***Building Design Requirements***				
1.	**Basic Height Maximum (all uses)**	26 feet (not more than 2 levels)	26 feet	38 feet (not more than 3 levels)	Section 5.3061 C
2.	**Bonused Height Maximums**				Section 5.3090
a.	**Planned block development (all uses)**				Section 5.3082
	100,000 sq. ft. minimum parcel	None	None	50 feet (not more than 4 levels)	
	200,000 sq. ft. minimum parcel	None	30 feet (not more than 4 levels)	65 feet ~~(not more than 5 levels)~~	
b.	**Residential use**	36 feet (not more than 3 levels)	38 feet not more than 3 levels)	50 feet (not more than 5 levels)	Section 5.3061 M
c.	**Hotel use**	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	72 feet (not more than 8 levels)	
3.	**Building Size Maximum**	None	350 feet any side, 550 feet two adj. sides. Above 38-foot elevation, 200 feet maximum	~~350~~ **495** feet any side, ~~550~~ **610** feet two adj. sides. Above 38-foot elevation, ~~200~~ **495** feet maximum	Section 5.3061 D
4.	**Spacing Between Buildings Minimum**	None	10% of two longest sides	~~10% of two longest sides~~ **15 FEET**	Section 5.3061 E
5.	**Large Walls**				
a.	**Vertical dimension maximum**	26 feet	26 feet	~~38~~**65** feet without additional setback	Section 5.3061 F
b.	**Horizontal dimension maximum**	None	200 feet without "break"	200 feet without "break"	Section 5.3061 F
6.	**Building Envelope, starting at a point 26 feet above the building setback line, the inclined stepbacks plane slopes at:**	2:1 on the front, and 1:1 on the other sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	Section 5.3061 J, 5.3061 N
7.	**Encroachments Beyond Inclined Stepback Plane**	Not permitted	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	Sections 5.3063, 5.3066
8.	**Building Lines**	At the first level minimum 50% of front building face shall be at front building setback	Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at	~~Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback.~~ At first level, min. 25% of width of projected street elevation must be at	

				least 10 ft. behind front building setback	least 10 ft. behind front building setback	
	9.	**Private Outdoor Living Space**	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Ground-floor dwelling unit; min. dimension 10 ft. Upper floor unit; min. dimensions 6 ft. with min. area of 60 ft.	

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3061. - Additional regulations.

A. Within a planned block development (PBD) transfer of floor area between abutting parcels in the same ownership shall be permitted. Transfer of floor area between parcels under different ownerships in the same planned block development shall be permitted, subject to special conditions of approval for the planned block development (section 5.3082).

B. An additional square foot of allowable floor area will be permitted for each square foot of required right-of-way dedicated to the city before December 31, 1987.

C. Maximum building height shall not exceed thirty-eight (38) feet in the following areas:
   1. Within ~~three~~ **ONE** hundred **FORTY ONE** (~~30~~**141**) feet of an R-1 district.
   2. Within one hundred (100) feet of a type 1 area, except that planned block development projects may be approved with a bonused height maximum of up to fifty (50) feet.

D. Maximum building length shall not exceed:
   1. ~~Three~~ **FOUR** hundred ~~fifty~~**NINETY FIVE** (~~350~~**495**) feet in any horizontal dimension.
   2. ~~Five~~**SIX** hundred ~~fifty~~ **TEN** (~~550~~**610**) feet total for any two (2) adjacent building enclosure dimensions (*e.g.* front and side).
   3 ~~Two~~ **FOUR** hundred **NINETY FIVE** (~~200~~**495**) feet for the upper portion of a building above the thirty-eight-foot elevation.

E. Spacing between two (2) buildings on the same site shall be not less than ten (10) **FEET** ~~percent of the larger building's two (2) longest adjacent sides at the space~~ (*e.g.* front and side).

F. Large wall surfaces shall be controlled in vertical dimension and horizontal dimension by the following:
   1. *Horizontal dimension:* No wall surface shall be more than two hundred (200) feet long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth, and one-quarter of the building in length. The offset angle constituting the "break" recess shall be between ninety (90) degrees and forty-five (45) degrees to the wall).
   2. ~~*Vertical dimension:* A tall wall shall be set back an additional two (2) feet for every foot it measures in excess of thirty-eight (38) feet in vertical dimension. Such a wall shall constitute less than fifty (50) percent of the building's length as projected to any street or alley frontage. (Parallel vertical wall planes offset less than ten (10) feet shall be considered to be in the same plane).~~
   3. Interior side walls farther than sixteen (16) feet from a side property line and within one hundred (100) feet of the front setback line shall not have a vertical dimension greater than thirty-eight (38) feet without an offset of at least ten (10) feet. Offset angles shall be between ninety (90) degrees and forty-five (45) degrees to the wall. Exempt from this requirement are multifamily dwellings, hotels, and buildings containing less than **TWO HUNDRED** ~~fifty~~-thousand (~~50~~**200**,000) square feet in gross floor area.

G. Where existing setbacks on forty (40) percent or more of a blockface are less than the specified setback, the required setback on a site to be developed shall be the average setback of the developed portion of the blockface. Section 7.201 (adjustment of front yard requirements) shall not apply.

H. Buildings fronting on ~~Camelback Road,~~ Indian School Road, and on Scottsdale Road north from Camelback Road and south from Osborn Road to the D district boundary, shall be set back forty (40) feet from the planned curbline. Buildings fronting on the couplet road and located in a type 2 area shall be set back thirty (30) feet from the planned curbline.

I. No building wall shall be so placed as to create a yard measuring less than three (3) feet at a property line between two (2) private properties.

J. Adjoining an R-1 district, the inclined stepback plane shall be 1:1 from a ten-foot high stepback line.

K. RHD subdistrict signs shall comply with article VIII R-5 regulations. Signs in all other subdistricts shall conform with C-2 district regulations.

L. For residential development and timeshare facilities (as defined in section 3.100), density shall not exceed fifty (50) dwelling units per gross acre.

M. In order to qualify for the fifty-foot bonused height maximum a residential use shall be on a site larger than twenty thousand (20,000) square feet.

N. The inclined stepback plane shall not apply to interior property lines within a planned block development.

(Ord. No. 1796, 11-5-85; Ord. No. 1899, § 1, 7-15-80; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3062. - Screening and landscaping.

A. *Screening.* Fences, walls, hedges, or berms shall not exceed three (3) feet in height between a building setback line and a street property line or eight (8) feet in height between a building setback line and an interior side or rear property line.

A nonresidential use shall be screened from adjoining ground floor residential use or an adjacent residential district by masonry walls of the maximum heights permitted by this section unless the Development Review Board finds that such walls are unnecessary or inappropriate at the specific location.

All operations and storage shall be conducted within a completely enclosed building or within an area screened by a wall or fence approved by the Development Review Board or prescribed by the use permit if such is required for a principal use on the site.

B. *Landscaping.* All setback areas visible from the street shall be improved with landscaping, paving, walks or other appropriate materials. Landscaping shall include mature trees: In a type 1 area in accordance with requirements of the Development Review Board; and in a type 2 area, one (1) mature tree per ~~four~~**NINE** hundred (~~400~~**900**) square feet of landscape area.

C. *Maintenance of required planting areas.* Required planting areas shall be permanently maintained. This includes watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of the plant materials.

D. *Preservation of mature trees.* The removal or alteration of one (1) or more mature trees shall be by permit, issued by the project review director. The project review director's decisions shall be in accord with guidelines for tree planting, alteration, and removal established by the Development Review Board. The project review director may require that a tree removed to remedy adverse affects on views, privacy and amenity, be replaced by a mature tree at the same or another location.

(Ord. No. 1796, 11-5-85)

Sec. 5.3063. - Exceptions to height limits.

A. A maximum vertical building encroachment of fifteen (15) feet is permitted into the inclined stepback plane for not more than twenty-five (25) percent of the length of the building's elevation, but not above the maximum allowable bonused building height.

B. The ridge of sloping roof or a parapet wall, in addition to A above, may encroach vertically into the inclined stepback plane and into the maximum allowable height no more than four (4) feet in type 2 and type 1.5 areas only.

C. The following paragraph supersedes sections 7.100—7.103 (exceptions to height restrictions) which shall not apply within the D district.

Towers, spires, chimneys, transmission towers, fire towers, flag poles, utility penthouses, enclosures for necessary mechanical equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure to which they are accessory may exceed the allowable maximum bonused height by five (5) feet in a type 1 area, and by fourteen (14) feet in a type 1.5 or a type 2 area. Such structures located on top of a hotel or a multifamily building may, however, exceed the maximum allowable bonused height by eighteen (18) feet in a type 1.5 or a type 2 area. All such structures shall be set back a minimum of ten (10) feet from the **FURTHEST** outside edge of the roof on which they are located, and shall comply with the stepback requirements of section 5.3060, schedule B. Roofs and parapets on top of mechanical penthouses, elevator penthouses and similar structures shall not be allowed to exceed these additional height allowances.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3064. - Exceptions to maximum vertical and horizontal dimensions of walls.

Upon request, the City Council, after receiving a recommendation from the Planning Commission and the Development Review Board, may modify the maximum vertical dimension of wall or maximum horizontal dimension standards prescribed in schedule B if it finds that the beneficial intent of the regulations is exceeded by a particular design.

(Ord. No. 1796, 11-5-85; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3065. - Credit for area in dedicated right-of-way.

For the purpose of FAR calculations, right-of-way dedications shall not reduce the land area base size to less than eighty (80) percent of the original site size.

(Ord. No. 1796, 11-5-85)

Sec. 5.3066. - Building projections.

Maximum projections permitted into a required setback area but not beyond property line shall be as follows:

A. *Fireplaces or chimneys:* Two (2) feet.

B. *Uncovered porches, terraces, platforms, underground garages, and patios not more than three (3) feet above grade:* May extend into a front setback yard not closer than five (5) feet to the property line.

C. *Cornices, eaves, and ornamental features:* Two (2) feet.

D. *Balconies, stairs, canopies, awnings, and covered porches:* Four (4) feet beyond a front or rear setback and two (2) feet beyond a side setback, not exceeding twenty-five (25) percent of the length of the adjoining property line.

E. *Bay windows:* Two and one-half (2½) feet if not on ground.

(Ord. No. 1796, 11-5-85)

Sec. 5.3070. - Parking regulations.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Secs. 5.3071—5.3074. - Reserved.

Ord. No. 2736, § 1, adopted Mar. 7, 1995, repealed former §§ 5.3071—5.3074, which pertained to various parking regulations.

Sec. 5.3080. - Overlay regulations.

Sec. 5.3081. - (P) pedestrian overlay district.

A. *Purpose.* The purpose of the (P) pedestrian overlay district is to augment site development standards and land use regulations in order to obtain and preserve the compact character of certain pedestrian-oriented areas. The overlay district requirements are intended to encourage development and redevelopment that enhances the scale of the street frontages and the architecture, [and] the linkage of pedestrian activities.

B. *Boundaries.* The boundaries of the downtown shopping special use area shall be as indicated on the zoning district map by a "P" designator.

C. *Site development regulations.* Site development standards for the (P) overlay district shall be those specified in section 5.3060 schedule B with the addition of the following requirements:
   1. Covered Walkways: On designated frontage shown on the zoning district map (or a supplementary map illustrating the pedestrian overlay areas), a continuous covered walk shall be required. Configuration of the covered walk shall be as follows:
      (a) On frontages identified as local streets in the downtown plan, a building setback of twelve (12) feet is required, superseding requirements of schedule B. The covered walkway shall project in front of the building with the roof supported at a column line three (3) feet back of the planned curb line. Where a property line is more than twelve (12) feet from the planned curb, the required building setback shall be considered to be the property line.
      (b) On frontages identified as major streets in the downtown plan, the covered walkway shall project in front of the building setback ten (10) feet to a column line supporting the roof structure.
   2. Interior Side Lot Line Setbacks: Where side yards exist, they shall be screened to provide design continuity on the building frontage.
   3. Views Into Buildings: At least two-thirds of the width of each frontage shall consist of openings or clear glass windows providing views of merchandise displays, building interiors, or courtyards.
   4. Location of Parking: Parking in the pedestrian overly district shall be located pursuant to article IX.

D. *Subdistrict overlay regulations.* Special needs of specific subdistricts are served by the following regulations:
   1. (RS) Retail Specialty Subdistrict:
      a. The following use classifications, which are permitted in the RS subdistrict, are not permitted in the overlay district:
         (1) Accessory parking, separate.
         (2) Animal sales and services: Pet stores.
         (3) Catering services.
         (4) Eating and drinking establishments with take-out service.
         (5) Automobile rental.
      b. Storefront width: Apparent storefront width shall not exceed fifty (50) feet, except along the adjoining side lot line of a corner lot.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95)

Sec. 5.3082. - (PBD) planned block development overlay district.

A. *Purpose.* To capitalize on additional opportunities offered at larger scales of development, flexibility in certain land-use and development standards is available upon recommendation of the Planning Commission and express approval of City Council through the PBD overlay district.

B. *Area requirements:* Each PBD overlay district shall include a minimum contiguous land area of sixty thousand (60,000) square feet in the RS subdistrict and one hundred thousand (100,000) square feet in other underlying subdistricts, including intervening streets and alleys, and shall have no dimension less than one hundred twenty-two (122) feet. The net lot area in a PBD project shall include, for the purposes of calculating the minimum land area and allowable building gross floor area, property above or below dedicated right-of-way held either in ownership or as an easement, provided that such holdings are developed and provide pedestrian linkage acceptable to the city.

C. *Status.* Adoption of a PBD overlay district proposal shall be by amendment to the zoning district map, but the ordinance amendment shall not alter the use regulations or development standards of the underlying subdistrict except as specifically permitted below.

D. *Allowable modifications to use regulations and development standards.* Available FAR and height bonuses shall be as defined in schedule B (section 5.3060). The following modifications in use regulations and development standards may be approved as part of PBD overlay district:
   1. Allowable floor area may be transferred between parcels within the same subdistrict in a PBD overlay district proposal provided that a legal instrument satisfactory to the city attorney shall be recorded limiting the building floor area on parcels from which floor area is transferred.
   2. Regulations for specific use classifications may be modified by the development plan text to accommodate appropriately sized accessory uses.
   3. Site development standards, not including base FAR and required parking spaces, may be modified by the development plan text or map, provided that the maximum allowable heights shall not exceed the maximums specified in schedule B (section 5.3060).

E. *Application for designation.*
   1. A proposed amendment to create a PBD overlay district may be initiated by seventy-five (75) percent of the owners of the land area within the boundaries of the proposed PBD, by the city Planning Commission, or by the City Council, as prescribed by section 1.300.
   2. An application initiated by property owners shall include:
      a. A map indicating the proposed boundaries for the PBD overlay district; the property of participating type designations.
      b. Development plan consisting of a map and explanatory material as may be necessary to delineate land uses and locations, existing and projected building types and schematic designs, height, FAR (including any proposals for transfer of FAR), site development standards, existing and proposed open space, circulation, traffic impacts, on-site and off-site parking and any other pertinent information.
      c. A cultural improvements component which conforms with the provisions of the downtown cultural improvements ordinance and which describes artworks, cultural facilities and cultural programs included in the project.
      d. A comparison between underlying subdistrict regulations and standards and any proposed modified regulations and standards, together with resulting impacts.
      e. A statement of the reasons for any requested modifications to regulations and standards, and a description of proposed means of mitigating any adverse effects.
      f. A three-dimensional model, photomontage, or computer-generated perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PBD district boundaries.

F. *Adoption of PBD overlay district and development plan:* The city Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:
   1. That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.

2. That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.
3. That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted, connections between underground parking facilities.
4. That projected traffic generated by the development plan will not exceed the capacity of affected streets.
5. That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3083. - Cultural improvements program.

A. *Purpose.* The City Council finds as follows:
   [1.] That the continued vitality of the downtown district is essential to the economic, social, and aesthetic well-being of the City of Scottsdale;
   [2.] That downtown Scottsdale has an established artistic and cultural component, based on elements including the Scottsdale Center for the Arts, the many art galleries and a variety of public activities;
   [3.] That enhancement of this cultural and artistic component will contribute to the continued welfare and revitalization of the downtown district to the benefit of both the private and public sectors;
   [4.] That the integration of publicly visible works of art into private development projects will strengthen the downtown as the cultural center of the city by incorporating the arts into the urban environment;
   [5.] That the City Council wishes to promote these goals by encouraging collaboration between developers, artists, architects, landscape architects, engineers and other project planners, and by providing a means to finance art works and cultural facilities and programs in key public areas in the downtown [district];
   [6.] That a developer of a planned block development in the downtown district is afforded certain incentives and bonuses not available to developers of similar projects.

B. *Definitions.*
   1. *Art in public places program.* The program established pursuant to the provisions of Scottsdale Revised Code section 20-121 and 20-121.1 providing for the selection and installation of original works of art in public places within the City of Scottsdale.
   2. *Art work* or *works of art.* All forms of limited edition or one-of-a-kind original creations of visual art created by an artist.

An original work of art, shall not include any of the following, unless specifically allowed by the Scottsdale Cultural Council. Directional elements such as supergraphics, signage or color coding except where these elements are integral parts of the original works of art; art objects which are mass-produced of standard design such as playground equipment, fountains or statuary objects; reproduction by mechanical or other means of original works of art; decorative, ornamental or functional elements created by the project architect instead of an artist commissioned for this purpose; landscape architecture or gardening except for elements designed by the artist as an integral part of the work of art; electrical, water or mechanical service for activation of the works of art; art exhibitions and educational activities; security and publicity concerning works of art, architects fees, land costs.

   3. *Artist.* A practitioner in the visual arts, generally recognized by his or her critics and peers as a professional possessing serious artistic intent and ability.
   4. *Building valuation.* The building valuation as determined by the development services director or his or her designee, based on the building valuation data published by the International Conference of Building Officials, and noted on the building permits. For purposes of this ordinance only, calculation of building valuation shall not include public improvements square footage, residential uses other than hotel, or hospitals as defined in section 3.100 of the zoning ordinance.
   5. *Cultural trust fund.* The separate fund into which shall be placed only the monies received pursuant to this ordinance. This fund may be used only for the purposes authorized by this ordinance.
   6. *Planned block development.* A plan for a large parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and subject to specific review, all as provided in section 5.3082, et seq., of the Scottsdale Zoning Ordinance.

7. *Public improvements square footage.* Square footage which is attributable to a special public improvement constructed pursuant to section 5.3090(C)(4) of the zoning ordinance, for which the developer received bonus floor area.
8. *Scottsdale Cultural Council.* The entity, and any successor, designated by the City Council to administer the art in public places program.
9. *Visual arts professional.* An artist, art educator, art critic, art administrator, designer, art historian, art museum curator or director or fine art collector, who is well respected in his or her field, and recognized by his or her peers as being knowledgeable in regard to visual art.

C. *Imposition of percent for arts obligation.*
1. In a planned block development (PBD) in the downtown district, original works of art costing a minimum of one (1) percent of the building valuation shall be installed and maintained in accordance with the provisions of this ordinance, and the art in public places program.

The cost of the art work may include: Structures which enable the display of art work(s); expenses incurred within the artist's budget to cover professional fees for the artist(s); labor of assistants; materials and contracted services required for the production and installation of the work(s) of art; travel expenses of the artist for site visitation and research; transportation of the work of art to the site; site preparation for art work installation; and other installation costs of the completed art work.

2. The artists and art work shall be selected by one of the following procedures, at the option of the developer:
   a. The developer may select a visual arts professional to act as a consultant. The visual arts professional will aid the developer in selecting the artist and the art work, in accordance with the guidelines set forth in this ordinance; or
   b. The developer may utilize the resources and services of the Scottsdale Cultural Council in selecting the artist and/or art work, in accordance with procedures and guidelines established by the entity.
3. Original art work is to be placed within the PBD, on a site which takes into account the following: Unobstructed public viewing and accessibility; public safety; interior and exterior use patterns which are consistent with existing or future architectural and natural features; and primary uses of the building, and relationship of the proposed art work to existing art works within the site or area. Art work should be placed where visible from the street, or in exterior spaces such as walkways, plazas, and exterior building surfaces.

D. *In-lieu fee.* The developer of a PBD may pay an amount equal to one (1) percent of the building valuation or any portion of the obligation not used on site, into the cultural trust fund, in lieu of installing original art work in the PBD. Such amount shall be disbursed in accordance with the provisions of the art in public places program, provided that art work purchased with monies deposited in the cultural trust fund, shall be placed only in the downtown district.

E. *Cultural trust fund.* There is hereby established a cultural trust fund (CTF), into which shall be deposited all sums collected pursuant to the provisions of this ordinance. The CTF shall be used exclusively for the purposes and through the processes set forth in this ordinance, and in the art in public places program.

F. *Project completion.*
1. A preliminary art plan and schematic design which identifies location, type and approximate scale of the art work shall be submitted to the planning and zoning department prior to Development Review Board approval of the development project.

The Scottsdale Cultural Council will review the developer's proposed public art plan prior to Development Review Board for consistency with the public art master plan and make a written nonbinding recommendation to the Development Review Board, providing a copy to the developer.

2. A final art plan and design consisting of appropriate drawings and models shall be submitted to the planning and zoning department at or before the submission of final construction drawings.
3. On site art work must be installed by the artist, and the visual arts professional or the Scottsdale Cultural Council must certify that the requirements of this ordinance have been met, and/or the in-lieu fee must be deposited, before a certificate of occupancy will be issued for the project. Certification shall be by the Scottsdale Cultural Council only when the developer has opted not to employ a visual arts professional, and has chosen to select the artist as provided in section C(2)(b) of this ordinance.

The certification shall include: (1) a statement that the art work, artist and site meet the criteria established by this ordinance, (2) the date on which the installation or deposit was completed, and (3) an itemized account of the expenses incurred by the developer in fulfilling the requirements of this ordinance.

G. *Exemptions.* This ordinance shall not apply to:
   (1) Those portions of a planned block development for which a building permit has been issued prior to the effective date;
   (2) Individual tenant improvements; or
   (3) Alterations and reconstruction less than thirty thousand (30,000) square feet.

H. *General provisions.*
   1. The fee imposed by this ordinance shall be in addition to and supplemental to all other fees imposed by the city.
   2. If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the valid provision. To this end, the provisions of this ordinance are declared to be severable.

(Ord. No. 2018, 6-21-88; Ord. No. 2301, § 1, 7-17-90; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3090. - Bonus/incentive provisions.

A. *Purpose:* The bonus provisions make available incentives for private sector participation in pursuing specifically identified downtown objectives. Bonuses are available for: Underground or off-site parking, historic preservation, residential land use, contribution of special public improvements, and PBD projects (refer to schedule B). Bonuses are available in two (2) forms:
   1. Increased building intensity *via* floor area ratio (FAR) bonuses.
   2. Additional Building Height: Reserved for residential uses, hotel/resort uses and PBD projects.

B. *Applications:* An application for bonus floor area shall be submitted with the application for development review, and shall include appropriate documents and identify features of the project that qualify for the bonus floor area.

C. *Computation of bonus floor area or bonus FAR:*
   1. A FAR bonus for underground and on-site structure parking may be permitted pursuant to section 9.108.C.3.
   2. Historic Preservation: On a site within the D district that is also zoned (HP) historic property, a bonus floor area equal to twice that of the existing historic structure may be transferred to any other site in the D district. The floor area transferred shall not exceed an FAR of two-tenths for the receiving property. An instrument satisfactory to the city attorney shall be recorded specifying the amount of bonus floor area transferred from the historic property site and the remaining amount not transferred, and ensuring permanent maintenance of the exterior appearance of the historic property as seen from public streets.
   3. Residential Space: The bonus shall equal the total residential floor area on the site, determined on the basis of space used for dwelling units, but shall not exceed the maximum permitted by the FAR ratios in section 5.3060, schedule B. In large projects with bonus floor area for residential space, each phase of construction must contain an equal proportion of residential space, unless the project review director finds that requirement is infeasible because of the building design. The residential height and floor area ratio bonuses shall not apply to specialized health care facilities and minimal health care facilities.
   4. Special Public Improvements: Bonus floor area, not to exceed a three-tenths FAR, may be awarded to a project by City Council at its discretion for contributions to a special downtown improvement fund, or for dedication of land and construction of improvements in excess of those required of similarly situated properties. The bonus floor area shall be the cost the contribution divided by the per square foot value of the project's land as determined by the city. At its discretion, the city may commission one (1) or more fair market appraisals, to be paid for by the contributor, to assist in estimating the per square foot value of the project's land.
   5. Planned Block Development: A FAR bonus not to exceed one-tenth will be provided for participation in a planned block development, pursuant to section 5.3082.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Proposed Amended Development Standards Justification"
2-PA-2010

Section 5.3060.Schedule B.III.2.a.
The standard specifies a height limit of 65-feet ***and*** 5-stories. This same feet and story limit was applicable at Optima Camelview Village and the City of Scottsdale accepted the deletion of the specified story limitation allowing the construction of a seven story multi-family residential building. This amended standard request allows Optima to provide (i) a greater diversity of unit types and sizes to meet market demands and (ii) a higher quality project further enabling Optima to effectively address the following 6 guiding principals of the General Plan:

1.0 Value Scottsdale's Unique Lifestyle & Character

2.0 Support Economic Vitality

3.0 Enhance Neighborhoods

4.0 Preserve Meaningful Open Space

5.0 Seek Sustainability

6.0 Advance Transportation

This request is identical to that requested and approved at Optima Camelview Village.

Section 5.3060. Schedule B.III.8:
The standard requires a minimum of 25% of the area of the building be located at the front building setback line from grade to elevation 26-feet above grade. The applicant proposes eliminating this requirement. 68th Street is not a commercial street where holding the street edge would be appropriate. 68th Street is a transitional street between the downtown zoning district and residential districts. Optima Sonoran Village incorporates building setbacks of two to three times the setback requirement at grade to establish a generous landscape buffer to adjoining districts. Located along the western border of the downtown district; Optima Sonoran Village is designed as a gateway into downtown Scottsdale. A minimum 40 foot setback is maintained along Camelback to provide a generous landscape buffer and provide shade and screening for pedestrians walking into downtown. The development is predominately residential with a small commercial component to support the residential functions. The development provides a transition between more intense downtown commercial uses and neighboring residential uses. Holding the street edge is less important than providing adequate landscaping to buffer the residential uses, provide an adequate transition to neighboring districts and augment the gateway qualities of the development.

Section 5.3061.C:
The standard requires a three hundred foot setback to an R-1 district for any portion of the building height exceeding thirty eight feet. The applicant proposes reducing this setback requirement to one hundred forty-one feet. In June of 2009 the City approved the City of Scottsdale Downtown Plan establishing the City's policy goals with regard to development in the Downtown District. Policy CD 2.1 states, "The scale of existing developments surrounding the Downtown Plan boundary should be acknowledged and respected through sensitive edge transition buffer established on a location specific basis, that may include transitional development types, landscape buffers and sensitive architectural design solutions to

1-ZN-2010
4th: 5/13/10

ATTACHMENT #17

address building mass and height." With the design of Optima Sonoran Village we have addressed all of these policy goals.

Optima Sonoran Village is a multi-family use which provides a transitional development type from the more intense land uses to the north and east. Optima Sonoran Village incorporates building setbacks which exceed the minimum requirement by two to four times to create generous landscaped buffers between the building and adjacent properties as well as 68th Street. Additionally, the parking for the entire development is located underground to minimize the amount of surface paving and maximize the amount of landscaped open space within the development. The development as proposed contains approximately 6.0 acres of landscaped open space. Limiting the building height to 38-feet within three hundred feet of an R-1 district would require a larger building footprint thereby reducing setbacks and grade level open space by nearly two acres (a 33% reduction). Incorporating a larger footprint mitigates the effectiveness of providing underground parking, since most of the site would be covered by buildings. The vertically stacked courtyard design of Optima Sonoran Village was developed in part to create fenestration treatments which focus views from within buildings into the development rather than out toward the R-1 district to the south.

The applicant has provided greater building setbacks than required by the zoning ordinance on the western, southern and eastern property lines; these setbacks are significantly landscaped. The southernmost building in the development (identified as 6875 E Camelback Road ("6875")) is setback forty-six feet at grade more than required by the Zoning Ordinance. Additionally, in response to neighborhood feedback received during informal neighborhood meetings initiated by the Applicant, the Applicant has removed the south facing units on the fourth floor of 6875. This voluntary revision effectively limits the height of occupied portions on the south side of 6875 to less than 30-feet in height. Despite being allowed by ordinance, there are no encroachments into the stepped inclined setback line along the southern border of the property. The roof line of 6875 is not visible from the rear yards of the adjoining single family residences to the south.

The easternmost and westernmost buildings in the development (identified as 6895 ("6895") and 6815 ("6815") E Camelback Road respectively) are setback from the south property line over 96-feet and 106-feet respectively. The height of Buildings 6895 and 6815 are stepped toward the R-1 District such that the height steps down from sixty-five feet to thirty-eight feet within 141-feet and 151-feet respectively of the southern boundary. The buildings are oriented so only the narrow ends are parallel to the southern property line thereby facing all dwellings above thirty-eight feet east and west away form the R-1 District. Furthermore, the combined widths of these two buildings represent less than 30 percent of the total width of the Property along the southern boundary adjoining the R-1 district. The next nearest building to the southern boundary is the building located in the center of the development (identified as 6855 E Camelback Road ("6855")). 6855 has a height of sixty-five feet and is located 230-feet from the nearest point along the southern boundary.

The intent of Section 5.3061.C.1 and the policy goals as outlined in the City of Scottsdale Downtown Plan is to mitigate the impact of developments in downtown districts on neighboring R-1 districts. As noted above the transitional development type, landscape buffers and sensitive architectural design solutions incorporated into the proposed development meets that intent. Therefore, the applicant recommends the development standard be revised and the steps taken thus far to mitigate the height impact on neighboring properties be approved by the City Council.

Section 5.3061.D:

The standard requires the maximum building length be limited to (i) 350-feet in any horizontal dimension, (ii) 550-feet in any two adjacent dimensions, and (iii) 200-feet in any dimension above thirty-eight feet. The applicant proposes increasing these limitations to 495-feet, 610-feet and 495-feet respectively. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. When placed side-by-side, these vertically stacked components have the lineal scale and form similar to the neighboring townhome developments to the

west and southeast. Unlike most townhome developments where each home is technically an individual building thereby meeting the above standard despite being ganged adjacent to similar units forming a very long façade, Optima Sonoran Village is technically defined as a single building even though it has a similar form as the neighboring townhome developments. See the Context Aerial plan (Part I, Item 11) to see the relationship between the building length of Optima Sonoran Village and the townhome developments of Pavoreal to the west and Villa Adrian to the southeast. Optima Sonoran Village's courtyard design was specifically developed to blend appropriately with the existing context of adjacent townhome communities.

Section 5.3061.E:
The standard requires spacing between buildings on the same site be not less than ten percent of the longest two adjacent sides. The applicant proposes establishing ten feet as this minimum distance. Optima Sonoran Village is composed of five buildings organized around two very large landscaped courtyards. The relationship of each building to another is established to better define the open space within the development, provide a sense of privacy and create a dramatic contrast with the generously sized courtyards. The vertically stacked courtyard design provides privacy and additional natural light while focusing views internally within the unit's courtyard thereby minimizing the affects of neighboring units on one another. The arrangement of buildings within the development is not cramped or scattered; rather it is a well thought out, unified composition.

Section 5.3061.F.2:
The standard requires that a vertical façade wall in excess of thirty-eight feet be set back two feet for every foot of additional height, but not less than ten feet. The applicant proposes this requirement be deleted in its entirety. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. Each level of the stacked units has a landscaped terrace that helps define the courtyard and provides a livable outdoor landscaped space for each home. The landscaped terraces are interconnected and arranged in an asymmetrical composition on the façade. The terraces provided ten to thirty foot offsets in the façade although not in a prescribed ziggurat manner, but in a dynamic, vibrant composition of shades, deep shadows and rich textures. Since the terraces are all landscaped, the building façade becomes a living vertical garden with an ever-changing array of plant life, vines and flowers.

Section 5.3061.F.3:
The standard requires that vertical façades between sixteen feet and one hundred feet of a front setback be stepped in a similar way as Section 5.3061.F.2 above except for multifamily dwellings less than 50,000 square feet. The applicant proposes to increase the exemption to buildings less than 200,000 square feet. Please see the statements associated with Section 5.3061.F.2 above for justification for this modification.

Section 5.3061.H:
The standard requires that buildings fronting Camelback, Indian School, and portions of Scottsdale Roads be setback forty feet from the existing curb. The applicant proposes to delete Camelback Road. Optima Sonoran Village is setback forty to forty-five feet along Camelback Road at grade, but does not utilize the sloped step-back above 38-feet. The sloped step-back above 38-feet is accommodated with the standard 20-foot front yard setback. Buildings in the development are positioned as far north as possible to minimize the impact on the adjacent R-1 district to the south and to provide a generous landscape buffer along the southern boundary of the site. The buildings proximity to the curb, at and above grade was also established to create a gateway into downtown Scottsdale while relating to the large commercial structures to east including the Scottsdale Fashion Square Mall.

Section 5.3062.B:
The standard requires that all setback areas visible from the street include mature trees every 400 square feet. The applicant proposes to increase this requirement to 900 square feet. Optima Sonoran Village incorporates large setbacks which will be landscaped in a variety of species and sizes as shown in Part II, Item 5 to provide a natural setting that relates to surrounding neighborhoods. 900 feet requires trees be planted at approximately *thirty* foot centers, which will help support proper growth and crowns.

Section 5.3063.C:
The standard requires that mechanical/utility roof enclosures be setback a minimum 10 feet from the outside edge of the roof. The applicant proposes this requirement be limited from the "furthest" outside edge of the roof. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. As a result the roof plane is highly serrated (see Site Plan; Part II, Item 1). Roof enclosures will be setback from the furthest projection of the roof, but align with the recesses of the courtyards integrated with the overall form and façade of the building.

CULTURAL IMPROVEMENTS PROGRAM
Southeast Corner of Camelback Road & 68th Street
Optima Sonoran Village (formerly Orchidtree)
April 14, 2010

Overview

This Cultural Improvements Program is designed to meet the standards set forth in Zoning Ordinance Sec. 5.3083.

Requirement

The requirement for a Planned Block Development (PBD) in the Downtown District is original works of art costing 1% of the building valuation (i.e. construction cost) not including public improvements, residential other than hotel, or hospital uses.

Total commercial space (non-residential) at Optima Sonoran Village = 40,000 square feet.

The Anticipated cost of construction for the commercial space equals $4,000,000.00.

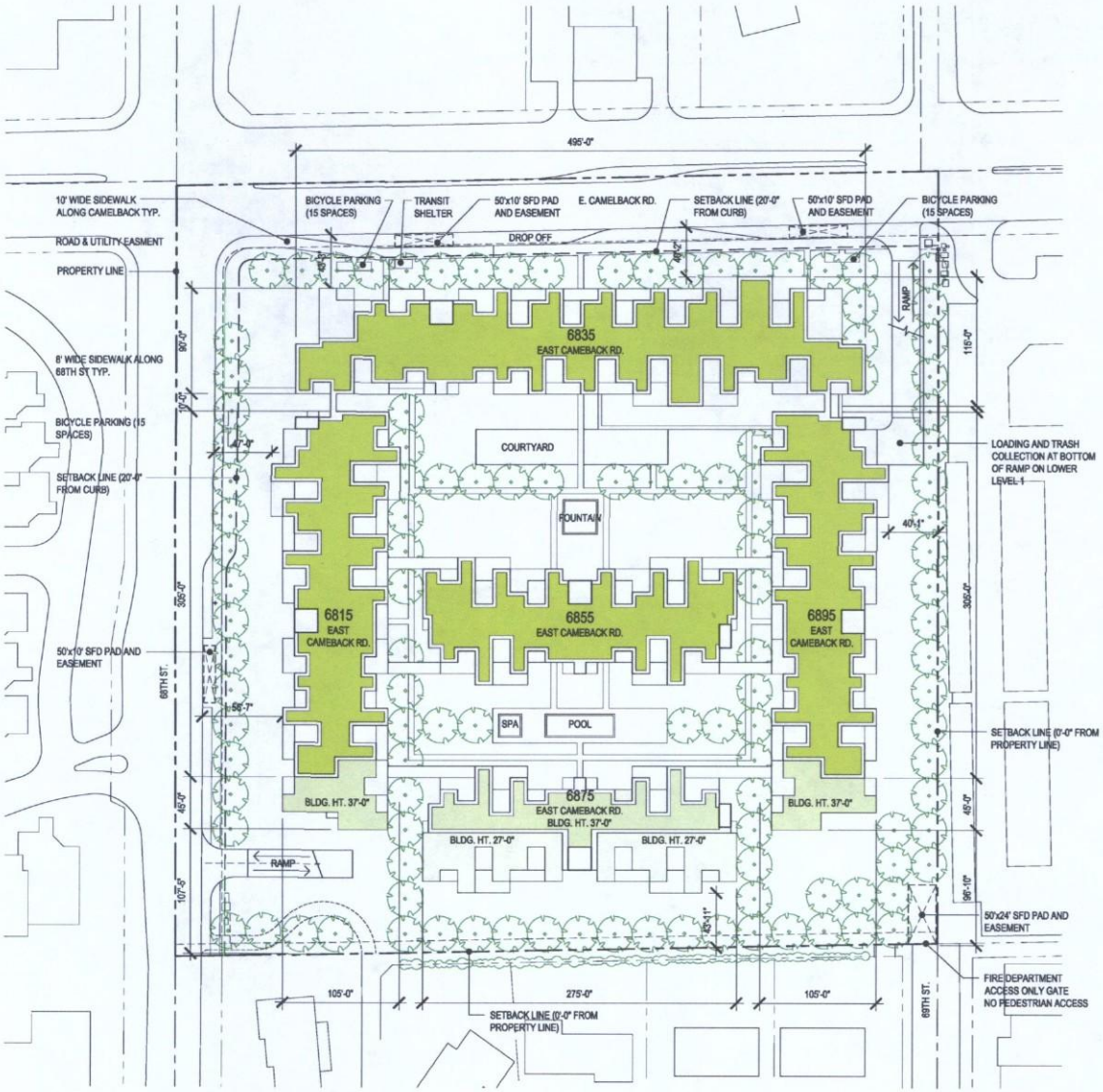
Required contribution for Original Artwork = $40,000.00 ($4,000,000 x 0.01)

Plan

Our plan is to provide original artwork in the value of $40,000 in the northwest area of the project. The artwork for this requirement will be selected by the Scottsdale Cultural Council and David Hovey. We will continue to work with Scottsdale Cultural Council Vice President Valerie Valada Homer and Associate Director Margaret Bruning in selecting the artwork.

ATTACHMENT #18

1-ZN-2010
3rd: 4/15/10



OPTIMA SONORAN VILLAGE - PROJECT DATA

T:\5130\10\7-2\[5130_ANA_Development Areas.xls]Plan Commission Data

	ALLOWED	PROVIDED
SITE AREAS		
SITE AREA (ACRES)	-	9.8
SITE AREA (SQFT)	-	429,718
NET SITE AREA (ACRES)	-	8.5
NET SITE AREA (SQFT)	-	371,287
RESIDENTIAL UNITS		
STUDIO / ONE BEDROOM		209
TWO BEDROOM / THREE BEDROOM		284
TOTAL	493	493
DENSITY (UNITS / ACRE)	50	50
AREA		
COMMERCIAL (SQFT)	-	40,000
RESIDENTIAL (SQFT)	-	686,700
TOTAL (1.8* x 371,287) + (1.0** x (23,456+ 34,975))	726,748	726,700
F.A.R. (* Sec 5.3060.SCHED B.I.3, ** Sec 5.3061.B)	1.80	1.80
PARKING / CIRCULATION / MECHANICAL AREA (SQFT)	-	500,000
PARKING SPACES		
COMMERCIAL (40,000 / 300) *COMMERCIAL TOTAL INCLUDES 4% ACCESIBLE SPACES (7)	134	-
RESIDENTIAL ((209 x 1) + (284 x 2)) * RESIDENTIAL TOTAL INCLUDES 2% ACCESIBLE SPACES (17)	777	-
REDUCTION FOR BICYCLE PARKING	(10)	-
PARKING SPACES PROVIDED AT - LOWER LEVEL 1 * INCLUDES 30 VISITOR PARKING SPACES	-	468
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	463
PARKING TOTALS * TOTAL INCLUDES (24) ACCESIBLE SPACES, OF WHICH (4) ARE VAN ACCESIBLE SPACES.	901	931
BICYCLE STORAGE	100	180
PROJECT OPEN SPACE	-	262,030

PRIVATE OUTDOOR LIVING SPACE
PER 5.3060.B111.g

QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
32	STUDIO	60	50
167	ONE BEDROOM A	60	120
10	ONE BEDROOM B	60	120
68	TWO BEDROOM A	60	140
128	TWO BEDROOM B	60	240
88	THREE BEDROOM	60	300
TOTAL (QTY x SF Per Unit.)		29,580	89,480

N Site Plan

0' 50' 100' 200'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\5130\10\06-11A Optima\Sheets\Schematic\FLOOR PLANS.dwg

06.01.10 - 3:23 PM

ATTACHMENT #19

1-ZN-2010
5th: 6/1/2010



PALATE - ONSITE COMMON ZONE

DALBERGIA SISSOO ROSEWOOD	15 GAL MIN
OLNEYA TESOTA IRONWOOD TREE	15 GAL MIN
PROSOPIS VELUTINA VELVET MEQUITE	15 GAL MIN
PARKINSONIA FLORIDA DESERT MUSEUM	15 GAL MIN
EBENOPSIS EBANO TEXAS EBONY	15 GAL MIN
PROSOPIS CHILENSIS CHILEAN MESQUITE	15 GAL MIN
BAUHINIA LUNARIOIDES ANACACHO ORCHID TREE	15 GAL MIN
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL MIN
CYCAS REVOLUTA SAGO PALM	5 GAL MIN
TECOMARIA CAPENSIS CAPE HONEYSUCKLE	5 GAL MIN
TECOMA STANS YELLOW BELLS	5 GAL MIN
STAKED TECOMA STANS STAKED YELLOW BELLS	5 GAL MIN
TECOMA STANS ORANGE JUBILEE	5 GAL MIN
STAKED TECOMA STANS STAKED ORANGE JUBILEE	5 GAL MIN
LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'GREEN CLOUD'	5 GAL MIN
DODONEA VISCOSA HOPSEED BUSH	5 GAL MIN
BUSH BOUGAINVILLEA SPP. BUSH 'LA JOLLA'	5 GAL MIN
STAKED BOUGAINVILLEA SPP. STAKED 'LA JOLLA'	5 GAL MIN
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL MIN
NERIUM OLEANDER PINK OLEANDER	5 GAL MIN
ROSA SINENSIS TROPICAL HIBISCUS	5 GAL MIN
CALLIANDRA CALIFORNICA MARICOPA RED FAIRY DUSTER	5 GAL MIN
EREMOPHILA 'VALENTINE' EMU BUSH	5 GAL MIN
MUHLENBERGIA RIGENS DEER GRASS	5 GAL MIN
AGAVE AMERICANA 'VARIEGATED' CENTURY PLANT	5 GAL MIN
AGAVE DESMETTIANA VAR. TROPICAL AGAVE	5 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL MIN
LANTANA MONTEVIDENSIS YELLOW TRAILING LANTANA	1 GAL MIN
LANTANA CAMARA RED LANTANA	1 GAL MIN
LANTANA CAMARA RADIATION	1 GAL MIN
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL MIN
MACFADYENA UNGUIS-CATI CAT'S CLAW	1 GAL MIN
RUELLIA BRITTONIANA RUELLIA	1 GAL MIN
MYOPORUM PROSTRATE MYOPORUM	1 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CHRYSACTINIA MEXICANA DAMANITA DAISY	1 GAL MIN
DALEA GREGGI TRAILING INDIGO BUSH	1 GAL MIN
WEDELIA TRILOBATA YELLOW DOTS	1 GAL MIN
ASPARAGUS DENSIFLORUS ASPARAGUS 'MYERI'	1 GAL MIN

PALATE - ONSITE PRIVATE ZONE

ONSITE PRIVATE ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS PLUS THE FOLLOWING:

STRELITZIA REGINAE BIRD OF PARADISE	5 GAL MIN
LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL MIN
FICUS PUMILA CREEPING FIG	5 GAL MIN
SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL MIN
ASPIDISTRA ELATIOR CASTE IRON PLANT	5 GAL MIN
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL MIN
RAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 GAL MIN
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CARISSA MACROCARPA NATAL PLUM	1 GAL MIN
TRADESCANTIA PALLIDA PURPLE HEART	1 GAL MIN
TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	1 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN

PALATE - PUBLIC R.O.W. ZONE

PUBLIC R.O.W. ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS.

GENERAL NOTES

1. ALL PUBLIC R.O.W ZONE AND ONSITE COMMON ZONE PLANTS SHALL COMPLY WITH THE C.O.S WATER CONSERVATION STANDARDS.
2. ALL LANDSCAPE AREAS TO BE COVERED WITH DECOMPOSED GRANITE OR BARK.
3. PLANT SPACING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION MEASURED BETWEEN PLANT CANOPIES.
4. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
5. REFERENCE CIVIL DOCUMENTS FOR LOCATION OF STORM WATER RETENTION SYSTEM.

LANDSCAPE ZONES

- PUBLIC R.O.W. LANDSCAPE ZONE
- ONSITE COMMON LANDSCAPE ZONE
- ONSITE PRIVATE LANDSCAPE ZONE

N

Grade Level Landscape Plan

0' 40' 80' 160'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\5130\1\DWG\1A Optima\Sheets\Schematic\L ANDSCAPE.dwg

05.12.10 - 11:21 AM

1-ZN-2010
4th: 5/13/10

ATTACHMENT #20



One Point Perspective - North Elevation

Conceptual Elevation

1-ZN-2010
4th: 5/13/10 **ATTACHMENT #21**

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251



One Point Perspective - East Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

optima

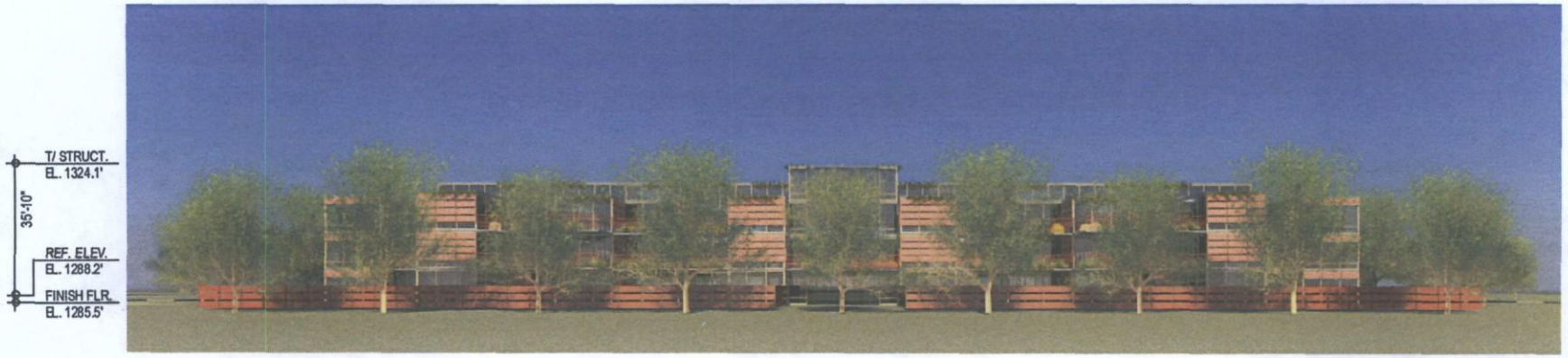
05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\CS\2Revit Architecture\5130_OVERALL_central.rvt

5/12/2010 11:42:31 AM



One Point Perspective - South Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

T:\5130\CAD\Revit Architecture\5130_OVERALL_central.rvt
5/12/2010 11:41:41 AM



One Point Perspective - West Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5930\08-2\Revit Architecture\5130_OVERALL_central.rvt
5/12/2010 11:36:52 AM

1-ZN-2010
4th: 5/13/10

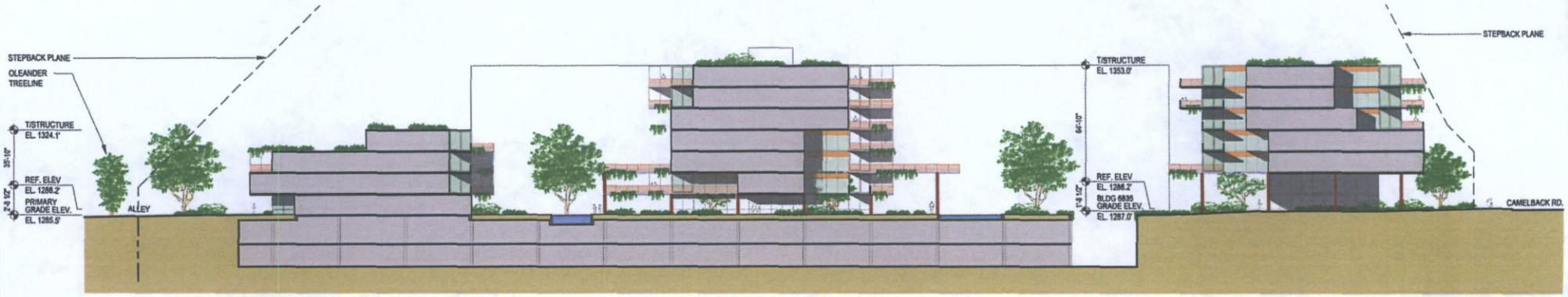
ATTACHMENT #22

optima
05.20.10

N 300' Context 3D Image
0' 150' 300'

OPTIMA SONORAN VILLAGE
DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51331\Gfx\3Photoshop\10_0620 DRB Meeting\Context 3D Image - Site Plan.psd
05.11.10 - 5:30PM



NORTH - SOUTH SECTION

1-ZN-2010
4th: 5/13/10

ATTACHMENT #23

Site Sections

0' 20' 40' 80'

optima

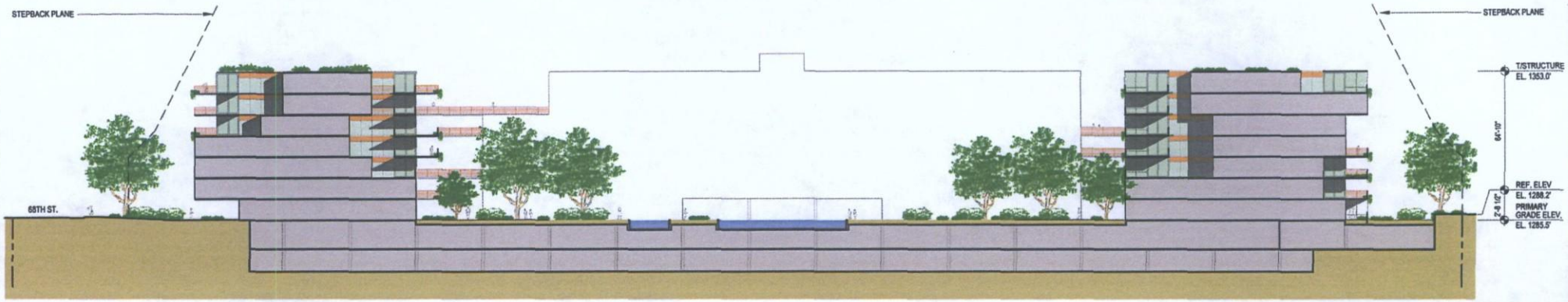
05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51301\05-11A Optima\Sheets\Schmatic\NEIGHBORHOOD SITE ELEVATIONS.dwg

05.11.10 - 5:49PM



EAST - WEST SECTION

1-ZN-2010
4th: 5/13/10

Site Sections

0' 20' 40' 80'

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251



View Looking East on Camelback Rd.

ATTACHMENT #24

1-ZN-2010

4th: 5/13/10

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\1\06-3\Photoshop\10_0520 DRB Meeting\Rendered Perspectives.psd

05.12.10 - 9:30AM



Courtyard Concept

1-ZN-2010
4th: 5/13/10

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\10\6-3\Photoshop\10_0520 DRB Meeting\Rendered Perspectives.psd

05.12.10 - 9:30AM

AMENDED

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

THURSDAY, MAY 20, 2010

DRAFT MEETING MINUTES

PRESENT:
Robert Littlefield, Council Member
Michael Edwards, Vice Chairman
Ed Grant, Planning Commission Member
David Brantner, Development Member
David Ortega, Design Member
Eric Gerster, Development Member
Chris Jones, Design Member

STAFF:
Steve Venker
Joe Padilla
Brad Carr
Keith Niederer
Kim Chafin
Meredith Tessier
Bob Wood

CALL TO ORDER

Councilman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ATTACHMENT #25

MINUTES

1. Approval of May 6, 2010 Development Review Board Study Session Minutes

2. Approval of May 6, 2010 Development Review Board Meeting Minutes

VICE-CHAIR EDWARDS MOVED TO APPROVE THE MAY 6, 2010 DEVELOPMENT REVIEW BOARD MINUTES INCLUDING THE STUDY SESSION; SECONDED BY COMMISSIONER GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE

3. 67-DR-1991#2 Frank Lloyd Wright Blvd. Streetscape Guidelines

BOARD MEMBER BRANTNER MOVED TO CONTINUE 67-DR-1991#2 TO JUNE 3, 2010; SECONDED BY BOARD MEMBER ORTEGA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 174-DR-2009 Verizon PHO Los Gatos

BOARD MEMBER BRANTNER MOVED TO CONTINUE 174-DR-2009 TO A DATE TO BE DETERMINED; SECONDED BY BOARD MEMBER ORTEGA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

5. 35 DR-2010 NewPath Networks (K689) E. Country Club Tr. And N. Club House Way

BOARD MEMBER BRANTNER MOVED TO CONTINUE 35-DR-2010 TO A DATE TO BE DETERMINED; SECONDED BY BOARD MEMBER ORTEGA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

6. 55-DR-2010 Bella Vista Private School

MOVED TO REGULAR BY BOARD MEMBER JONES

7. 111-DR-2006#2 South Bridge Canal Walk

MOVED TO REGULAR BY BOARD MEMBER ORTEGA

8 52-DR-2007#2 83rd Place Mini-Warehouse

9. 28-DR-2010 Scottsdale Centre

BOARD MEMBER BRANTNER MOVED TO APPROVE 28-DR-2010; SECONDED BY, BOARD MEMBER GERSTER; VICE CHAIR EDWARDS ABSTAIN, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

10. 21-DR-2010 Clearwire Wireless PHX0705a Desert Mountain High School

11. 26-DR-2010 Clearwire Wireless PHX5456b Chaparral High School

12. 51-DR-2010 NewPath Networks (K505) N. 118th Pl. and E. La Junta Rd.

APPROVED BY BOARD MEMBER ORTEGA WITH ADDITIONAL STIPULATION, SECONDED BY COMMISSIONER GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

13. 52-DR-2010 NewPath Networks (H032) E. Stagecoach Pass Road and N. 97th St.

14. 53-DR-2010 NewPath Networks (K675) E. Dixileta Dr. and N. 77th Pl.

BOARD MEMBER BRANTER MOVED TO APPROVE 52-DR-2007#2, 21-DR-2010, 26-DR-2010, 52-DR-2010, 53-DR-2010; SECONDED BY VICE-CHAIR EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

6. 55-DR-2010 Bella Vista Private School

BOARD MEMBER BRANTNER MOVED TO APPROVE 55-DR-2010; SECONDED BY BOARD MEMBER ORTEGA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 111-DR-2006#2 South Bridge Canal Walk

BOARD MEMBER ORTEGA MOVED TO APPROVED WITH ADDITIONAL STIPULATION, SECONDED BY VICE-CHAIR EDWARDS,THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

15. 29-DR-2010 SRP Telecom Beeline Substation WCF's

BOARD MEMBER GERSTER MOVED TO DENY 29-DR-2010; SECONDED BY BOARD MEMBER BRANTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0). BOARD MEMBER ORTEGA DECLARED A CONFLICT.

16. 44-DR-2010 NewPath Networks (H276) E. Desert Camp Dr. and E. Happy hollow Ln.

BOARD MEMBER BRANTNER MOVED TO APPROVE 44-DR-2010; SECONDED BY BOARD MEMBER GERSTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0). VICE-CHAIR EDWARDS ABSENT FROM THE DAIS.

17. 47-DR-2010 NewPath Networks (H093) E. Cross Canyon Way

BOARD MEMBER BRANTNER MOVED TO APPROVE 47-DR-2010; SECONDED BY VICE-CHAIR EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

18. 1-ZN-2010 Optima Sonoran Village

BOARD MEMBER BRANTNER MOVED TO APPROVE 1-ZN-2010; SECONDED BY COMMSSIONER GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 3:25 p.m.

SPEAKER/CITIZEN COMMENT CARD

18

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME C W CRAVENS MEETING DATE 5.20.10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 4326 N. 69 Pl ZIP 85251

HOME PHONE n/a WORK PHONE —

☑ YES, I WISH TO SPEAK REGARDING ITEM # Optima. # 18

☑ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM #_____ ☐ I AM OPPOSED TO AGENDA ITEM # see back

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

- The chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.
Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments
A yellow light will appear when you have one minute remaining
A red light will appear when your 3 minutes are up

Comments I like high density - I'd like to see it respect the older residential neighborhoods: not too close or abrupt a rise.
I question amendments to the current code.

SPEAKER/CITIZEN COMMENT CARD

18

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME Barbara Henward MEETING DATE 5.20.10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 6711 E Camelback Rd. S'dale ZIP 85251

HOME PHONE 480 945-4454 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 18

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD. See back for comments

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING height & traffic on 68th St.

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

- The chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.
Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments
A yellow light will appear when you have one minute remaining
A red light will appear when your 3 minutes are up

Comments The Homeowners of Pavoreal - located on 68th & Camelback express concern about: ① Traffic on 68th St - the 68th ex.T of Pavoreal + Optima is close proximity/potential traffic hazard. ② Height of bldg on 68th - too high. ③ Is the plan being presented today consistent w/ the plan which was presented to homeowners in April? We are not opposed to the plan — just the height of buildings on 68th!

August 26, 2010

John Berry
Berry & Damore
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 1-GP-2010
1-ZN-2010
Optima Sonoran Village

Dear John Berry,

This is to advise you that the case referenced above was approved at the July 6, 2010 City Council meeting. Enclosed is a copy of the approved ordinance and/or resolutions for the case referenced above. Please distribute all necessary copies to any persons involved with this project and remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2542.

Sincerely,

Frances Cookson
Planning Specialist

Enclosure

ORDINANCE NO. 3901

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2010 FROM SERVICE RESIDENTIAL (S-R) TO DOWNTOWN REGIONAL COMMERCIAL OFFICE - TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/RCO-2 PBD DO) WITH AMENDED SITE DEVELOPMENT STANDARDS, AND AWARD BONUS FLOOR AREA FOR SPECIAL PUBLIC IMPROVEMENTS ON A 9.87+/- ACRE PARCEL LOCATED AT 6801 E. CAMELBACK ROAD.

WHEREAS, the Planning Commission held a hearing on June 9, 2010;

WHEREAS, the City Council held a hearing on July 6, 2010; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 1-ZN-2010.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 9.87+/- acre parcel located at 6801 E. Camelback Road, marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Service Residential (S-R) to Downtown Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) with Amended Development Standards, attached as Exhibit B to Exhibit 1, and award bonus floor area for special public improvements pursuant to Section 5.3090(C)(4) of the Zoning Ordinance.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 6th day of July, 2010.

ATTEST:

By: _____
Carolyn Jagger
City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
Bruce Washburn, City Attorney
By: Sherry R. Scott

Stipulations for the Zoning Application:
Optima Sonoran Village
Case Number: 1-ZN-2010

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

Stipulations added by Planning Commission at the June 9, 2010 hearing are shown in **BOLD CAPS.**

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by David Hovey and Associates Architect, Inc. with the city staff date of 06/01/2010, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended site development standards as shown in the table entitled "Amended Site Development Standards", attached as Exhibit B to Exhibit 1. Any change to the amended site development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed twenty-eight (28) feet in height, measured as provided in the applicable section of the Zoning Ordinance, within sixty-three (63) feet of the south property line. No building shall exceed thirty-eight (38) feet in height, measured as provided in the applicable section of the Zoning Ordinance, within one hundred forty-one (141) feet of the south property line.
4. BUILDING SETBACK. No building shall be located closer than forty-three (43) feet to the southern property line.
5. CULTURAL IMPROVEMENT PROGRAM. The owner shall install and maintain original works of art costing a minimum of one (1) percent of the commercial building valuation in accordance with the Zoning Ordinance and the art in public places program. The owner shall submit a detailed Cultural Improvement Program with the Development Review Board submittal identify specific locations and art pieces to be placed on site to satisfy these requirements.
6. SPECIAL PUBLIC IMPROVEMENTS. With the Development Review Board submittal, the owner shall submit a Special Public Improvements master plan identifying specific public improvements to be built by the owner and specific cost estimates for each improvement.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.
8. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.

9. **PERMANENT BARRIER PROVISION. THE DEVELOPER SHALL PROVIDE AND MAINTAIN A PERMANENT BARRIER, INCLUDING GATE(S) FOR EMERGENCY VEHCILES AND EQUIPMENT AS REQUIRED, AT THE NORTHERN TERMINUS OF 69TH STREET NEAR THE SOUTHEAST CORNER OF THE SITE TO RESTRICT ACCESS FROM THE DEVELOPMENT TO 69TH STREET.**

INFRASTRUCTURE AND DEDICATIONS

10. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

    a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Camelback Road	Minor Arterial	Additional Right-of-way or roadway easement , transit stop easement	10-foot wide sidewalk, 2 deceleration lanes, 2 fire access pads, Transit stop	a.1., a.2., a.3., a.4., a.5.
68th Street	Minor Collector	Additional right-of-way or roadway easement	8-foot wide sidewalk, a deceleration lane	a.4., a.6., a.7.
Public Alley (to be abandoned)	Alley	Public Utility Easement		a.5

a.1. The owner shall construct a deceleration lane with Scottsdale Fire Department access pad at the entrance to the site on Camelback Road.

a.2. A transit stop shall be provided west of the entrance on Camelback Road, east of the intersection of 68th Street. If a "drop off" area is to be provided along E. Camelback Road, it shall require further review and approval by City Transportation Department staff prior to Development Review Board approval.

a.3. The owner shall provide a ten (10) foot wide sidewalk located at the back of curb along site frontage at Camelback Road.

a.4. The owner shall dedicate to the City of Scottsdale, right-of-way or roadway easement along Camelback Road and 68th Street over the public sidewalk, deceleration lanes and Scottsdale Fire Department access pads. A transit stop easement shall be dedicated to include the transit shelter and pad.

a.5. The owner shall provide at the time of Development Review Board submittal a plan to repave, or otherwise treat as approved by the Development Review Board, the alley south of the site.

a.6. The owner shall construct a deceleration lane at the entrance to the site on 68th Street. The length of the deceleration lane may be shortened in order to minimize the impact to the adjacent property to the south.

a.7. The owner shall provide an 8-foot wide sidewalk along site frontage at 68th Street. The sidewalk shall be separated from the back of curb with a five (5) foot minimum separation.

b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on N. 68th Street and E. Camelback Road except at the approved street entrance(s).

c. AUXILIARY LANE. Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at 68th Street and Camelback Road and at all site entrances.

11. TRANSIT FACILITIES. Before any certificate of occupancy is issued for the site, the owner shall construct a bus bay and stop facilities (landscaping, bench, trash can and a bike rack) on Camelback Road, east of 68th Street as shown on the submitted site plan with the city staff date of 06/01/2010. The shelter shall be located behind the sidewalk. The owner may use City of Scottsdale Standards for the design of transit improvements or submit a design that reflects the architecture of the site. Transit design shall be reviewed and approved by City of Scottsdale Transportation Engineering staff.

12. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):

a. There shall be a maximum of two site driveways, one from Camelback Road and the other from 68th Street, with a minimum of 330 feet between the driveway(s) and street intersection(s).

AMENDED DEVELOPMENT STANDARDS
1-ZN-2010
Optima Sonoran Village

SCHEDULE B
SITE DEVELOPMENT STANDARDS

				Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
I. *Development Requirements*							
	1.	Basic Floor Area Ratio (FAR)		0.8	0.8	0.8	Section 5.3090
		a.	Underground parking FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3
		b.	Historic site FAR bonus maximum	0.2	0.2	0.2	Section 5.3090 C2.
		c.	Special Improvements FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C4
		d.	Planned block development FAR bonus max.	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
	2.	Total maximum FAR (excluding residential bonus and right-of-way credit)		1.5	1.4	1.4	Sections 5.3061 B, 5.3065
		a.	Residential/hotel FAR bonus maximum	0.5	0.4	0.4	Section 5.3090 C3
	3.	Total maximum FAR (including residential but excluding right-of-way credit)		2.0	1.8	1.8	Section 5.3061 L
II. *Site Requirements*							
	1.	Minimum Site Area		None required	None required	None required	
	2.	Minimum Front Building Setback		12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
	3.	Minimum Interior Side Building Setback		None	None	None	Sections 5.3066, 5.3061 I
	4.	Minimum Corner Side Building Setback		12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
	5.	Minimum Rear Building Setback		No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066, 5.3061 I
	6.	Landscaping		No minimum	No minimum	No minimum	Section 5.3062
	7.	Parking		Pursuant to article IX	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX
	8.	Signs					Section 5.3061K
III. *Building Design Requirements*							
	1.	Basic Height Maximum (all uses)		26 feet (not more than 2 levels)	26 feet	38 feet (not more than 3 levels)	Section 5.3061C
	2.	Bonused Height Maximums					Section 5.3090
		a.	Planned block development (all uses)				Section 5.3082

				Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
			100,000 sq. ft. minimum parcel	None	None	50 feet (not more than 4 levels)	
			200,000 sq. ft. minimum parcel	None	30 feet (not more than 4 levels)	65 feet ~~(not more than 5 levels)~~	
		b.	**Residential use**	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	50 feet (not more than 5 levels)	Section 5.3061 M
		c.	**Hotel use**	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	72 feet (not more than 8 levels	
	3.	**Building Size Maximum**		None	350 feet any side, 550 feet two adj. sides. Above 38-foot elevation, 200 feet maximum	~~350~~**495** feet any side, ~~550~~ **610** feet two adj. sides. Above 38-foot elevation, ~~200~~ **495** feet maximum	Section 5.3061 D
	4.	**Spacing Between Buildings Minimum**		None	10% of two longest sides	~~10% of two longest sides~~ **10 FEET**	Section 5.3061 E
	5.	**Large Walls**					
		a.	**Vertical dimension maximum**	26 feet	26 feet	~~38~~**65** feet without additional setback	Section 5.3061 F
		b.	**Horizontal dimension**	None	200 feet without "break"	200 feet without "break"	Section 5.3061 F
	6.	**Building Envelope, starting at a point 26 feet above the building setback line, the inclined stepbacks plane slopes at:**		2:1 on the front, and 1:1 on the other sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	Section 5.3061 J, 5.3061 N
	7.	**Encroachments Beyond Inclined Stepback Plane**		Not permitted	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	Sections 5.3063, 5.3066
	8.	**Building Lines**		At the first level minimum 50% of front building face shall be at front building setback.	Minimum 25 % of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at least 10 ft. behind front building setback.	~~Minimum 25 % of area of front bldg. face below 26 ft. shall be at front building setback.~~ At first level, min. 25% of width of projected street elevation must be at least 10 ft. behind front building setback.	
	9.	**Private Outdoor Living Space**		Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Ground-floor dwelling unit; min. dimension 10 ft. Upper floor unit; min. dimensions 6 ft. with min. area of 60 ft.	

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3061. – Additional regulations.

A. Within a planned block development (PDB) transfer of floor area between abutting parcels in the same ownership shall be permitted. Transfer of floor area between parcels under different ownerships in the same planned block development shall be permitted, subject to special conditions of approval for the planned block development (section 5.3082).

B. An additional square foot of allowable floor area will be permitted for each square foot of required right-of-way dedicated to the city before December 31, 1987.

C. Maximum building height shall not exceed thirty-eight (38) feet in the following areas:
1. Within ~~three~~ **ONE** hundred **FORTY ONE** (~~300~~**141**) feet of an R-1 district.
2. Within one hundred (100) feet of a type 1 area, except that planned block development projects may be approved with a bonused height maximum of up to fifty (50) feet.

D. Maximum building length shall not exceed:
1. ~~Three~~**FOUR** hundred ~~fifty~~**NINETY FIVE** (~~350~~**495**) feet in any horizontal dimension.
2. ~~Five~~**SIX** hundred ~~fifty~~**TEN** (~~550~~**610**) feet total for any two (2) adjacent building enclosure dimensions (*e.g.* front and side).
3. ~~Two~~**FOUR** hundred **NINETY FIVE** (~~200~~**495**) feet for the upper portion of a building above the thirty-eight-foot elevation.

E. Spacing between two (2) buildings on the same site shall be not less than ten (10) **FEET** ~~percent of the larger building's two (2) longest adjacent sides at the space~~ (*e.g.* front and side).

F. Large wall surfaces shall be controlled in vertical dimension and horizontal dimension by the following:
1. *Horizontal dimension:* No wall surface shall be more than two hundred (200) feet long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth, and one-quarter of the building in length. The offset angle constituting the "break" recess shall be between ninety (90) degrees and forty-five (45) degrees to the wall).
2. ~~*Vertical dimension:* A tall wall shall be set back an additional two (2) feet for every foot it measures in excess of thirty eight (38) feet in vertical dimension. Such a wall shall constitute less than fifty (50) percent of the building's length as projected to any street or alley frontage. (Parallel vertical wall planes offset less than ten (10) feet shall be considered to be in the same plane).~~
3. Interior side walls farther than sixteen (16) feet from a side property line and within one hundred (100 feet of the front setback line shall not have a vertical dimension greater than thirty-eight (38) feet without an offset of at least ten (10) feet. Offset angles shall be between ninety (90) degrees and forty-five (45) degrees to the wall. Exempt from this requirement are multifamily dwellings, hotels, and buildings containing less than **TWO HUNDRED** ~~fifty~~ thousand (~~50~~**200,000**) square feet in gross floor area.

G. Where existing setbacks on forty (40) percent or more of a blockface are less than the specified setback, the required setback on a site to be developed shall be the average setback of the developed portion f the blockface. Section 7.201 (adjustment of front yard requirements) shall not apply.

H. Buildings fronting on ~~Camelback Road,~~ Indian School Road, and on Scottsdale Road north from Camelback Road and south from Osborn Road to the D district boundary, shall be set back forty (40) feet from the planned curbline. Buildings fronting on the couplet road and located in a type 2 area shall be set back thirty (30) feet from the planned curbline.

I. No building wall shall be so placed as to create a yard measuring less than three (3) feet at a property line between two 92) private properties.

J. Adjoining an R-1 district, the inclined stepback plane shall be 1:1 from a ten-foot high stepback line.

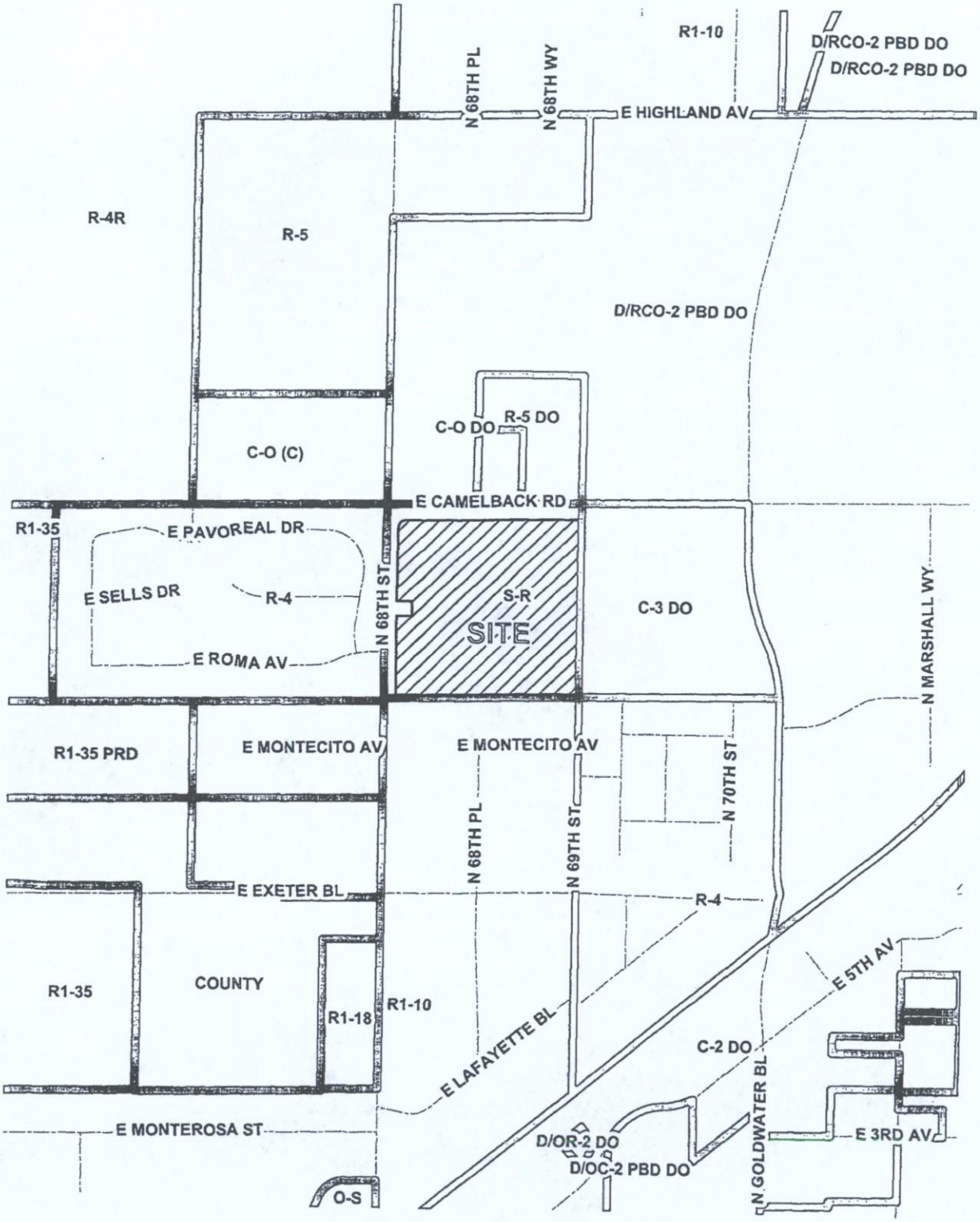
K. RHD subdistrict signs shall comply with article VIII R-5 regulations. Signs in all other subdistricts shall conform with C-2 district regulations.

L. For residential development and timeshare facilities (as defined in section 3.100), density shall not exceed fifty (50) dwelling units per gross acre.

M. In order to qualify for the fifty-foot bonused height maximum a residential use shall be on a site larger than twenty thousand (20,000) square feet.

N. The inclined stepback plane shall not apply to interior property lines within a planned block development.

(Ord. No. 1796, 11-5-85; Ord. No. 1899, § 1, 7-15-80; Ord. No 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)



1-ZN-2010

Exhibit 2
Ordinance No. 3901
Page 1 of 1

RESOLUTION NO. 8378

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE DESIGNATION FROM URBAN NEIGHBORHOODS TO MIXED-USE NEIGHBORHOODS ON A 9.87+/- ACRE PARCEL LOCATED AT 6801 E. CAMELBACK ROAD WITH SERVICE RESIDENTIAL (S-R) ZONING.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a hearing on June 9, 2010 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on July 6, 2010, and has incorporated, whenever possible, the concerns expressed by all interested persons; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element Conceptual Land Use Map for the City of Scottsdale, for the property located at 6801 E. Camelback Road from Urban Neighborhoods to Mixed-Use Neighborhoods.

Section 2. That the above amendment is described in Case No. 1-GP-2010 (relating to zoning case 1-ZN-2010) and on Exhibit 1 attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 6th day of July, 2010.

ATTEST:

By: _____
Carolyn Jagger
City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

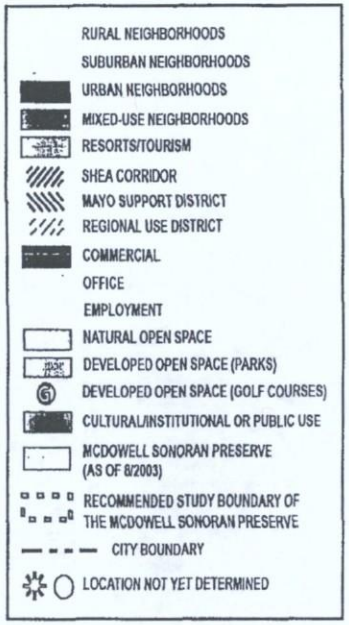
By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Bruce Washburn, City Attorney

7452175v1

Future Land Use Map



N

1-GP-2010

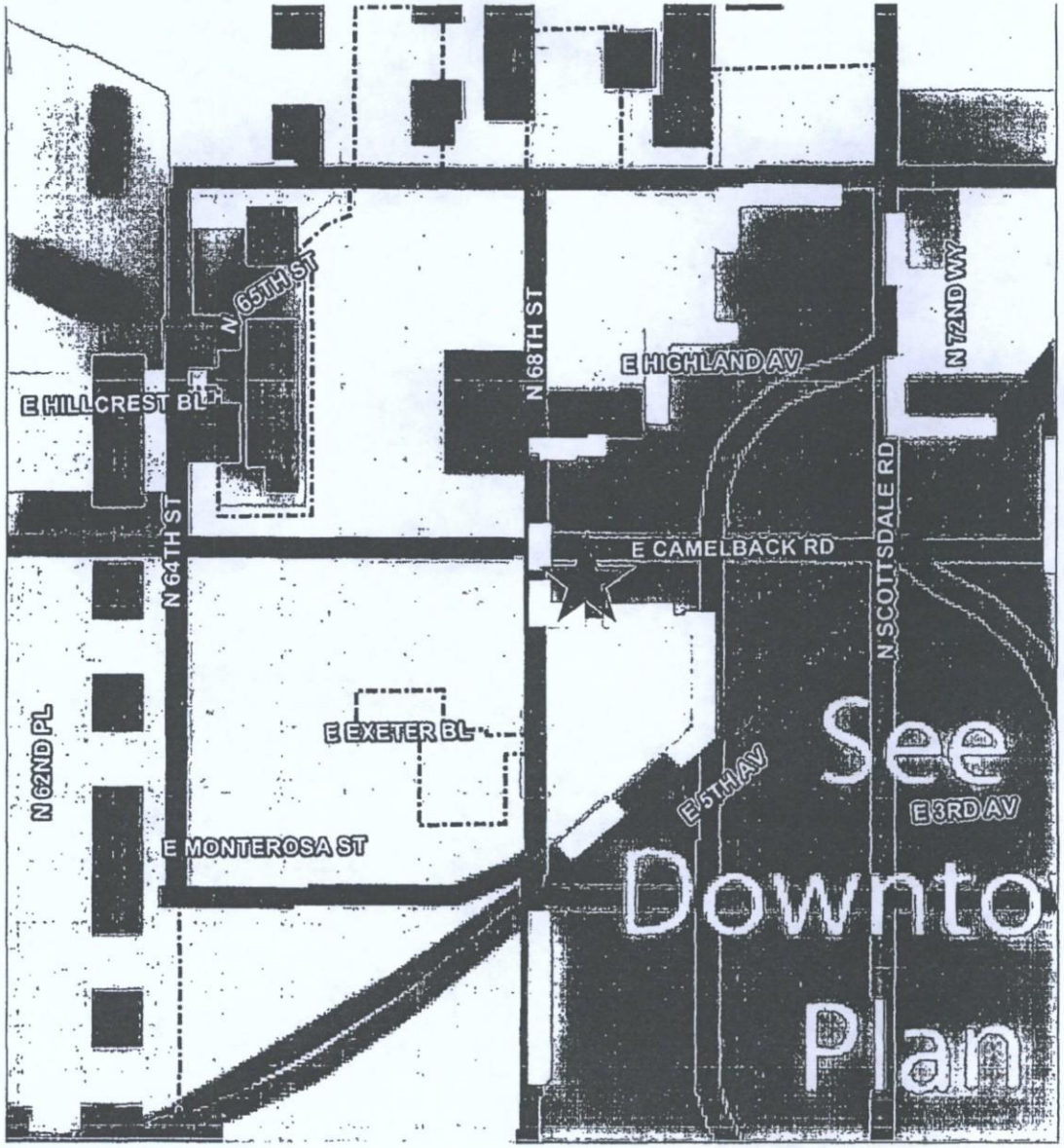


Exhibit 1
Resolution No. 8378
Page 1 of 1

DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: May 20, 2010 ITEM NO. 18

CASE NUMBER/ PROJECT NAME
1-ZN-2010
Optima Sonoran Village

LOCATION
6801 E. Camelback Road

REQUEST
Pursuant to the Planned Block Development requirements of the Downtown zoning district, the applicant is requesting a recommendation from the Development Review Board that the City Council will consider regarding proposed Amended Site Development Standards that are being requested as part of the zoning map amendment application.

Key Items for Consideration:

- Whether the proposed Amended Site Development Standards will achieve the goals of the Downtown Plan and the Downtown Plan Urban Design & Architectural Guidelines.
- Provide design comments to the City Council regarding the proposed building elevations and site plan.

Related Policies, References:
Downtown Plan
Downtown Plan Urban Design & Architectural Guidelines

OWNER	Optima Sonoran Village, LLC 480-874-9900	**ENGINEER**	Kimley-Horn and Associates, Inc. 602-944-5500
ARCHITECT/ DESIGNER	David Hovey and Associates 602-667-9900	**APPLICANT/ CONTACT**	John Berry Berry & Damore, LLC 480-385-2727

BACKGROUND

Zoning.
The site is currently zoned Service Residential (S-R), which allows administrative, clerical, and professional offices of a residential scale and character, and medium density residential uses. The applicant is requesting a zoning map amendment from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO).

General Plan.
The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multi-family dwellings, with residential densities greater than eight dwelling units per acre, and should generally be located near retail, office and other compatible non-residential uses. As part of the applicant's request, they are also seeking a Non-Major General Plan Amendment from the current Urban Neighborhoods designation to the Mixed-Use Neighborhoods designation in order to align with the proposed zoning map amendment for the site.

Downtown Character Area Plan, Land Use.
The site is classified by the Downtown Character Area Plan's Land Use chapter as Downtown Regional – Type 2, which is characterized primarily by land uses consisting of regional/community serving commercial uses, as well as larger scale housing developments that are commonly centered around or near major regional retail developments. The site was recently incorporated into the Downtown Character Area boundary with the adoption of the Downtown Character Area Plan update in June 2009.

Context.
Located on the southeast corner of E. Camelback Road and N. 68th Street, the site is surrounded by a variety of uses including retail, commercial office, motel, and single-family residential uses.

Adjacent Uses and Zoning:

- North: E. Camelback Road abuts the property to the north. A vacant lot, an office building and a motel are located further north of the site in the Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), Commercial Office, Downtown Overlay (C-O/DO) and Multiple-Family Residential, Downtown Overlay (R-5/DO) zoning districts, respectively.
- South: Existing single-family residences are located south of the site in the Single-Family Residential (R1-10) zoning district.
- East: An existing office building is located east of the site in the Highway Commercial, Downtown Overlay (C-3/DO) zoning district.
- West: N. 68th Street abuts the property to the west. Existing single-family, semi-attached residents in the Pavoreal subdivision are located further west in the Townhouse Residential (R-4) zoning district.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant is requesting a zoning map amendment from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO). Pursuant to the Planned Block Development (PBD) requirements of the Downtown zoning district, the applicant is requesting a recommendation from the Development Review Board to the City Council regarding proposed Amended Site Development Standards (ASDS) that are being requested as part of the zoning map amendment application. This case was continued at the applicant's request from the May 6, 2010 Development Review Board hearing.

Development Information:

- Existing Use: Vacant buildings, former multi-family site
- Proposed Use: Mixed-Use (multi-family residential and commercial)
- Parcel Size: 8.38 net acres (9.86 gross acres)
- Building Size: 773,000 sf

- Building Height Allowed: 18 feet (existing zoning)
- Building Height Allowed: 65 feet (proposed zoning)
- Building Height Proposed: 65 feet
- Parking Required: 937 spaces
- Parking Provided: 967 spaces
- Open Space Required: None
- Open Space Provided: 262,030 sf
- FAR Allowed: 1.8
- FAR Proposed: 1.8
- Number of Units: 493
- Density Allowed: 50 du/gross acre
- Density Proposed: 50 du/gross acre

DISCUSSION

Amended Site Development Standards.
To accommodate additional flexibility in design of the site and develop a mixed-use development, the applicant is requesting ASDS as part of the request to amend the zoning district of the site from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO). In accordance with the Zoning Ordinance, the Development Review Board shall make a recommendation to the City Council pertaining to the applicant's proposed ASDS as well as the proposed site plan and building elevations.

The Site Development Standards of the Downtown zoning district were established to assure that small and medium scale developments maintain an appropriate relationship within the established urban fabric of the Downtown area as well maintaining appropriate buffers for areas adjacent to the Downtown. For larger developments, the PBD overlay district of the Downtown zoning district allows modification of the Site Development Standards in order to provide flexibility in the design of a proposed development. Generally, large-scale developments that have a site area exceeding 100,000 square feet, including office buildings, large-scale residential developments, shopping malls, and mixed-use developments, have in the past amended the Site Development Standards. Developments in the Downtown that have ASDS include Portales, X-Lofts, Safari, Fashion Square, and Main Street Plaza (Loloma Mixed Use Development).

The applicant is proposing amendments to the following Site Development Standards and their related additional regulations:

- maximum number of levels,
- building lines (minimum percentage of building built at the setback),
- building size maximum,
- spacing between buildings minimum,
- large walls, vertical dimension maximum,
- interior side walls, vertical dimension maximum,
- minimum setback from Camelback Road,
- minimum mature tree planting,
- minimum mechanical screening setback, and
- maximum building height within 300 feet of an R-1 residential district.

Required Standard	Amended Standard
Maximum number of levels Not more than 5 levels (stories)	Delete standard
Building lines Minimum 25% of front building face below 26 feet built at front setback line	Delete standard
Building size maximum 350 feet any side, 550 feet any two adjacent sides; above 38-foot elevation, 200 feet maximum	495 feet any side, 610 feet any two adjacent sides; above 38-foot elevation 495 feet maximum
Spacing between buildings minimum 10% of two longest sides	10 feet
Large walls, vertical dimension max. Maximum 38 feet without additional setback	Maximum 65 feet without additional setback
Interior side walls, vertical dimension max. Maximum 38 feet without an offset of 10 feet or more	Change exception square footage to 200,000 square feet
Minimum setback from Camelback Road 40 feet building setback from Camelback Road	Delete standard; front setback defaults to standard 20-foot requirement
Minimum mature tree planting One mature tree for every 400 square feet of landscape area	One mature tree for every 900 square feet of landscape area
Minimum mechanical screening setback Mechanical equipment must be setback 10 feet from the building edge	Mechanical equipment must be setback 10 feet from the furthest building edge
Maximum building height adjacent to R-1 Building height cannot exceed 38 feet within 300 feet of an R-1 district	Building height cannot exceed 38 feet within 96 feet of an R-1 district

The applicant's legislative changes to the Site Development Standards and justification for each of the proposed ASDS are included as Attachments #3 and #3A. Staff has provided a narrative analysis of the proposed ASDS below:

Maximum number of levels (delete requirement):
The intent behind limiting the number of levels (stories) for buildings in the Downtown is to establish a relatively low-scale for new development, regardless of building types, including residential, commercial and hotel buildings. By limiting different types of buildings to a consistent number of levels, a particular type of building becomes a component of an overall character, across different projects, within Downtown.

The applicant's request to strike this provision as part of the ASDS request allows the project to provide a greater diversity of unit types and sizes to meet market demands and reflects the trend of recent development with regards to floor plate heights. Optima requested this provision also be stricken as part of their previous Downtown project, Camelview Village, which was successfully built with similar floor plate heights. There are no anticipated adverse affects from the applicant's proposed amendment to this development standard.

Building Lines (delete requirement of building at setback line):
The general intent of the building lines standard is to have portions of a building elevation nearer to the street, while other portions of a building are recessed. This allows for setback variation and visual interest to be incorporated into the walls of a large building, as projected towards a street typical of an urban built environment.

In some areas of the Downtown, the establishment of buildings at the required setback lines helps to define a distinctively urban character. The subject site is located at the western boundary of the Downtown area. The applicant is requesting to eliminate this requirement along 68th Street in order to allow the site design to transition from the urban character of the Downtown to the adjacent, lower-scale character of the single-family homes surrounding the site, through the use of a large landscape setback. 68th Street is primarily residential in character and, therefore, does not require strict adherence to the commercial and urban character that this development standard is promoting.

Along Camelback Road, the applicant has noted a desire to also strike the requirement that at least twenty-five percent (25%) of the building be located at the setback line. The applicant is requesting this ASDS in order to allow the proposed residential units of the project to be pushed further back from Camelback Road and create a landscape area between the building and Camelback Road. As noted above, the site is located at the far western edge of the Downtown and acts as a transition to the urban character of areas further east of the site. Permitting this ASDS would allow the site to transition from the primarily residential character west of the site to the urban character found east of the site.

Building Size Maximum (amend requirement both above and below 38 feet):
The general intent of the building size maximum site development standard is to ensure that individual buildings do not appear too long, lack pedestrian interest, and to minimize blank walls. In addition, the provision is designed to introduce variation and horizontal dimension to long building walls.

The applicant is proposing to amend this site development standard by over 150 feet (from 350 to 495 feet) on portions of the buildings below thirty-eight (38) feet in height and nearly 300 feet (from 200 to 495 feet) on portions of the buildings above thirty-eight (38) feet in height. The proposed ASDS will be most noticeable on the building side facing Camelback Road. The proposed building along this frontage will be nearly 500 feet long. The applicant states that the stacked courtyard home concept of the proposed building design creates sufficient "breaks" in the building façade that work to reduce the mass of the building along any one side. The changes in depth of the building masses from one unit to the next will provide sufficient variation in the building frontage to ensure the building does not appear too long and sufficient penetrations into the building spaces will ensure pedestrian and visual interest.

Spacing Between Buildings Minimum (from 10% of building length to 10 feet):
The general intent of the spacing between buildings minimum standard is to separate tall building masses on the same site to ensure that appropriately sized open spaces are provided between buildings.

The applicant is proposing an amendment to this site development standard to reduce the requirement from a percentage of the length of two adjacent buildings to one standard, 10-foot requirement for all buildings. While this will effectively reduce the

amount of space between several buildings on the site, the site plan proposed has created open space courtyards between most of the buildings on the site. In addition, by pushing the buildings closer to one another in certain areas of the site, increased setbacks have been created at the project's sensitive edges to surrounding single-family residential areas. The applicant's ASDS request for minimum spacing between buildings is appropriate.

Large Walls, Vertical dimension maximum (from 38 to 65 feet):
The general intent of the large walls, vertical dimension maximum Site Development Standard is to discourage the use of high, flat, vertical walls at the building setback, and to avoid a canyon effect adjacent to the street. This is accomplished by requiring upper floor walls to step back a further distance beyond that required for the building setback.
The applicant is requesting to strike this Site Development Standard in order to accommodate a vertically-stacked courtyard home concept for the site. The applicant argues that this code provision restricts all new building design in the Downtown to ziggurat-type structures. The proposed design of the buildings for the site creates terraces for each unit at each level that may setback, or extend further out, than the terrace above or below that unit. This creates a building façade that undulates as it rises in elevation. The applicant argues that this creates a dynamic, vibrant composition of shades and deep shadows with the landscaped terraces becoming a living vertical garden.

While the proposed buildings on the site will not meet the Zoning Ordinance's requirement by stepping back upper portions of the building as height increases, the intent of provision will be met. The buildings are setback further than are required, thus placing the upper levels of the buildings at positions close to where they would be if the buildings were built at the setback line and stepped back at upper levels.

Interior side walls, vertical dimension maximum (increase in exemption size):
Similar to the large walls, vertical dimension maximum requirement, this Site Development Standard is designed to setback portions of the building above thirty-eight (38) feet in height, further away from the required setback line, to promote a ziggurat-like design of the building. This requirement differs from that of the large walls, vertical dimension maximum in that it applies only to interior side walls setback greater than sixteen (16) feet from the side property line and within 100 feet of the front setback; the large walls provision applies to all building walls, regardless of location on the site.

Similar to the large walls, vertical dimension maximum provision above, the increased setbacks of the building from property lines combined with the undulation provided by the vertically-stacked courtyard home design of the buildings will provide sufficient stepback and vertical breaks in the façade. The proposed ASDS to exempt the project is appropriate.

Minimum setback from Camelback Road (delete requirement):
The general intent of the minimum setback from Camelback Road is to create sufficient buffers from new development from the major thoroughfare of Camelback Road through an increased building setback. Similar setback requirements exist for Indian School Road, Scottsdale Road and the couplet roads Drinkwater Boulevard and Goldwater Boulevard.

Camelback Road has been identified as a major thoroughfare into and through the Downtown area. In order to protect the vehicular capacity of the road and to create sufficient buffers from new development, an increased building setback for buildings fronting the road is required. The applicant is requesting to amend this Site Development Standard by striking Camelback Road from the list of roads requiring greater setback than that of the standard 20-foot setback. The applicant states that the buildings on the site have been positioned as far north as possible to reduce impacts on existing homes to the south of the site. In addition, the applicant states that a sufficient setback has been provided along Camelback Road that exceeds the standard 20-foot setback. The proposed setback is comparable to other existing setbacks along the road in other areas of the Downtown, and an adequate setback has been provided for Camelback Road with the proposed site plan.

Minimum mature tree planting (from one tree every 400 sf to one every 900 sf): The general intent of the minimum mature tree planting requirement is to ensure appropriate levels of tree canopy coverage in setback areas visible from a street.

The applicant is proposing to amend the requirement for mature trees in setback areas visible from the street from a minimum of one mature every 400 square feet to a minimum of one mature tree every 900 square feet. The applicant states that this amendment is required due to the varying types of vegetation proposed for the site and to support proper growth and crowns of trees. Trees are typically planted on 20- to 25-foot centers in the Downtown area. The applicant's proposal is for planting on 30-foot centers. Given the types of trees to be planted on the site, adequate coverage will be achieved with the applicant's proposed spacing of trees.

Minimum mechanical screening setback (clarification of building edge language): The general intent of the minimum mechanical screening setback is to require that mechanical equipment screening is setback a sufficient distance from the edge of the building's parapet line. This ensures that the mechanical equipment does not become a dominating element of the building's roof line and design.

The applicant is requesting a language change to the development standard to clarify that the requirement applies to the furthest edge of a building's parapet. The varying nature of the building façade creates jogs in the building of up to thirty feet. In order to accommodate efficient placement of mechanical equipment for each unit, the proposed amended standard is appropriate.

Maximum building height within 300 feet of an R-1 district (from 300 to 141 feet): The general intent behind this requirement is to provide an appropriate buffer and transition between the generally higher densities and heights of the Downtown area and those single-family residential districts which surround the Downtown area. This is accomplished by restricting overall height of buildings to thirty-eight (38) feet within three-hundred (300) feet of any R-1 (single-family) residential district.

The proposed amendment request is to amend the required buffer by 159 feet. The buffer and proposed amendment affect the southern portion of the site that abuts adjacent R1-10 zoning. The applicant noted that the increased landscape area on the site, afforded by having all parking underground, as well as generous setbacks, negate the need for most of the buffer. In addition, the applicant states that a greater distance requirement for the height buffer would, in turn, require a larger building footprint that would diminish the amount of open space on the site.

The applicant has addressed the issue of building height and mass adjacent to the existing single-family residences to the south in three ways. First, the applicant has provided increased building setbacks adjacent to the south property line in order to allow for enhanced vegetation and reduced visual impact by providing a setback of more than forty (40) feet from the southern property line. Second, the applicant has reduced the overall height of the nearest portion of the building mass, relative to the south property line, to thirty (30) feet in order to transition the building's height down to that of the existing homes. Third, the applicant has stepped back a portion of the two taller buildings in order to reduce mass and height in proximity to the southern property line, by limiting height of all buildings within 141 feet of the southern property line to thirty-eight (38) feet in height. Therefore, the proposed methods and amended standard to reduce the buffer by a little more than half maintains an appropriate buffer and transition.

Site Plan and Building Elevations:
As part of the rezoning application process, the Development Review Board provides comments to the City Council regarding the proposed site plan and building elevations. Finer details of a project's site and building elevations design are typically refined in a subsequent Development Review Board review and approval process following the rezoning request and approval by City Council. As such, direction is typically sought from the Development Review Board at this time on general site plan and building elevation design aspects that may affect broader aspects of the overall layout of the site or building design. With regards to this application, direction is being sought regarding the following items:

- The location and massing of buildings on the site and their relation to existing buildings, commercial and residential, adjacent to the site;
- The location and design of pedestrian amenity areas, most notably the location at the northwest corner of the site;
- The proposed architectural massing, form, features and building elements utilized to reduce the perceived bulk of the development;
- The treatment of the building locations and design at the site's sensitive edge to single-family residential at the southern portion of the site;
- The incorporation of shade elements to pedestrian areas of the site; and,
- The types of pedestrian amenities that should be provided in and around the pedestrian plaza/park site at the northwest corner of the site.

The Development Review Board's comments will be forwarded to the City Council in the form of minutes taken during the hearing.

NEIGHBORHOOD COMMUNICATION

The applicant has held two public open house meetings regarding the proposed project. In addition, the applicant has been conducting public outreach within the adjacent neighborhoods to gain input regarding the proposal.

City staff has received several phone and e-mail inquires regarding the project. Inquires have generally been concerned with proposed height adjacent to existing single-family residences in the area.

OTHER BOARDS AND COMMISSIONS

The next step for this application is for review and recommendation by the Planning Commission before proceeding to the City Council for action regarding the proposed rezoning and non-major General Plan amendment request.

STAFF RECOMMENDATION

Staff recommends that the Development Review Board forward a recommendation of approval to the City Council regarding the proposed Amended Site Development Standards.

STAFF CONTACT

Brad Carr, AICP
Senior Planner
Phone: 480-312-7713
E-mail: bcarr@scottsdaleaz.gov

APPROVED BY

Brad Carr, AICP
Report Author

Steve Venker

Steve Venker
Development Review Board Liaison
Phone: 480-312-2831
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Amended Site Development Standards
3A. Amended Site Development Standards Justification
4. Context Aerial and Site Plan
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. Building Massing Model
9. Site Sections
10. Perspectives
11. Neighborhood Correspondence

Project Narrative
6801 E. Camelback

Rezoning Narrative Report

Request for rezoning from
Service Residential (S-R)
to
Downtown Regional Commercial Office – Type 2
Planned Block Development with Downtown Overlay
(D/RCO-2 PBD DO)

Prepared for:
Optima Sonoran Village, LLC

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: February 2nd, 2010

ATTACHMENT #1

1-ZN-2010
1st: 2/02/10

I. Overview

This request is for a Rezoning from the existing Service Residential with Downtown Overlay (S-R DO) to Downtown Regional Commercial Office – Type 2, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO) on approximately 9.8 (+/-) gross acres located on the southeast corner of 68th Street and Camelback Road known as 6801 East Camelback Road (the "Property" a.k.a. 6801 E. Camelback) and legally described as "The North half of the West half of the Northwest quarter of the southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona".

6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space containing uses supporting the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscape, pedestrian friendly access to shopping, entertainment and the canal developments as well as increasing residential density with a variety of housing options to stimulate and populate this mature area of Scottsdale. The project responds to the evolution of Scottsdale from a young town into a maturing and vibrant desert city. The project provides a mixed-use infill development providing a buffer and link between the residential developments to the west and south to intense commercial developments to the north and east.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers.

Optima is currently in the final phase of construction and sales for Optima Camelview Village, the highly acclaimed 700 unit mixed-use project located one block north of Fashion Square Mall on Scottsdale Road. This project was recently awarded the 2009 "Honor Award" from the Arizona American Institute of Architects, which is the top award selected annually by a national panel of architects. Optima Camelview Village has been the subject of numerous newspaper and magazine articles for excellence in design and urban living since its initial opening in the fall of 2006. David Hovey received a "Proclamation" from The City of Scottsdale in January in recognition of Optima Camelview Village's significant contribution to downtown Scottsdale and for it's achievement in architectural design and environmental sustainability.

II Existing Conditions and Context

The Property is located in the downtown district along Camelback Road, a major thoroughfare leading to and from downtown Scottsdale. The Property is adjacent to residential and commercial properties of varying age, character, condition, scale and density; and currently improved by the abandoned Orchidtree Apartments constructed in 1964. The site is generally flat with a nominal natural grade sloped from northwest to southeast. All utilities are available on site or in adjacent easements and/or right-of-ways minimizing the need for off site disturbances.

Scottsdale's planning for Downtown and surrounding land areas contemplated a mix of land uses intended to create a vibrant, dynamic and attractive downtown transitioning to less intense uses beyond the downtown. This rezoning request is consistent and in concert with the mixed-use neighborhood planning principles encouraged by the City of Scottsdale Downtown Plan (the "Plan"). The Plan encourages redevelopment that invigorates an area while also respecting the character of the adjacent neighborhood, which is a core goal for this project.

The proposed development will reduce vehicle miles traveled by encouraging walking and facilitating shorter automobile trips given its close proximity to several nearby retail, office, and entertainment establishments in the Downtown. Additionally, being located along Camelback Road where public transportation is existing, residents may take advantage of alternative modes of transportation to and from the Property.

The Property's close proximity to shopping, entertainment and the waterfront canal make this an ideal site for revitalization. The Project will provide an improved gateway into downtown and provide a buffer from existing commercial development to the north and east and residential development to the south and west consistent with the Plan. The Property is only a 3 minute walk from Fashion Square Mall and a 10 minute walk from the Waterfront offering an inherent pedestrian amenity to Scottsdale's downtown retail, employment and entertainment core.

III. Mixed Use District (D/RCO-2)

The City of Scottsdale Zoning Ordinance indicates the Downtown District / Regional Commercial Office - Type 2 Area (Intermediate Development) D/RCO-2 district is intended to provide for "large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development".

IV. Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in the community. The following Sensitive Design Principles are fundamental to the design and development of 6801 E. Camelback.

1. ***The design character of any area should be enhanced and strengthened by new development.***
   - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
   - *Building design should be sensitive to the evolving context of an area over time.*

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***
   - *Scenic views of the Sonoran desert and mountains.*
   - *Archaeological and historical resources.*

3. ***Development should be sensitive to existing topography and landscaping.***
   - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

4. ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***
   - *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

8. ***Buildings should be designed with a logical hierarchy of masses:***
   - *To control the visual impact of a building's height and size.*
   - *To highlight important building volumes and features, such as the building entry.*

9. ***The design of the built environment should respond to the desert environment:***
   - *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
   - *Materials with colors and coarse textures associated with this region should be utilized.*
   - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
   - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***
    - *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***
    - *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
    - *The landscaping should complement the built environment while relating to the various uses.*

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***
    - *Water, as a landscape element, should be used judiciously.*
    - *Water features should be placed in locations with high pedestrian activity.*

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***
    - *A balance should occur between the ambient light levels and designated focal lighting needs.*
    - *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***
    - *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

V. Adoption of PBD Overlay and Development Plan

Adoption of PBD overlay district and development plan: The Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:

1. ***That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.***
    - The development plan meets the City of Scottsdale Vision and Values as well as the Land Use, Character and Design, Mobility, Arts and Culture, and Economic Vitality principals as described in the Downtown Plan and the General Plan Amendment narrative.

2. ***That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.***

- The development plan meets the City of Scottsdale urban design objectives.
- Like Optima Camelview Village, Optima Sonoran Village is based on providing the City of Scottsdale a 21st century approach to multi-family design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhood, businesses, and adds to the vitality and vibrancy of what has made Scottsdale what it is today.

3. ***That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted connections between underground parking facilities.***
   - The Optima development team has met with City of Scottsdale Planning Department officials, Fire Department, traffic engineers and utility companies and will continue to coordinate the adequate provisions for utilities, services, and emergency vehicle access.

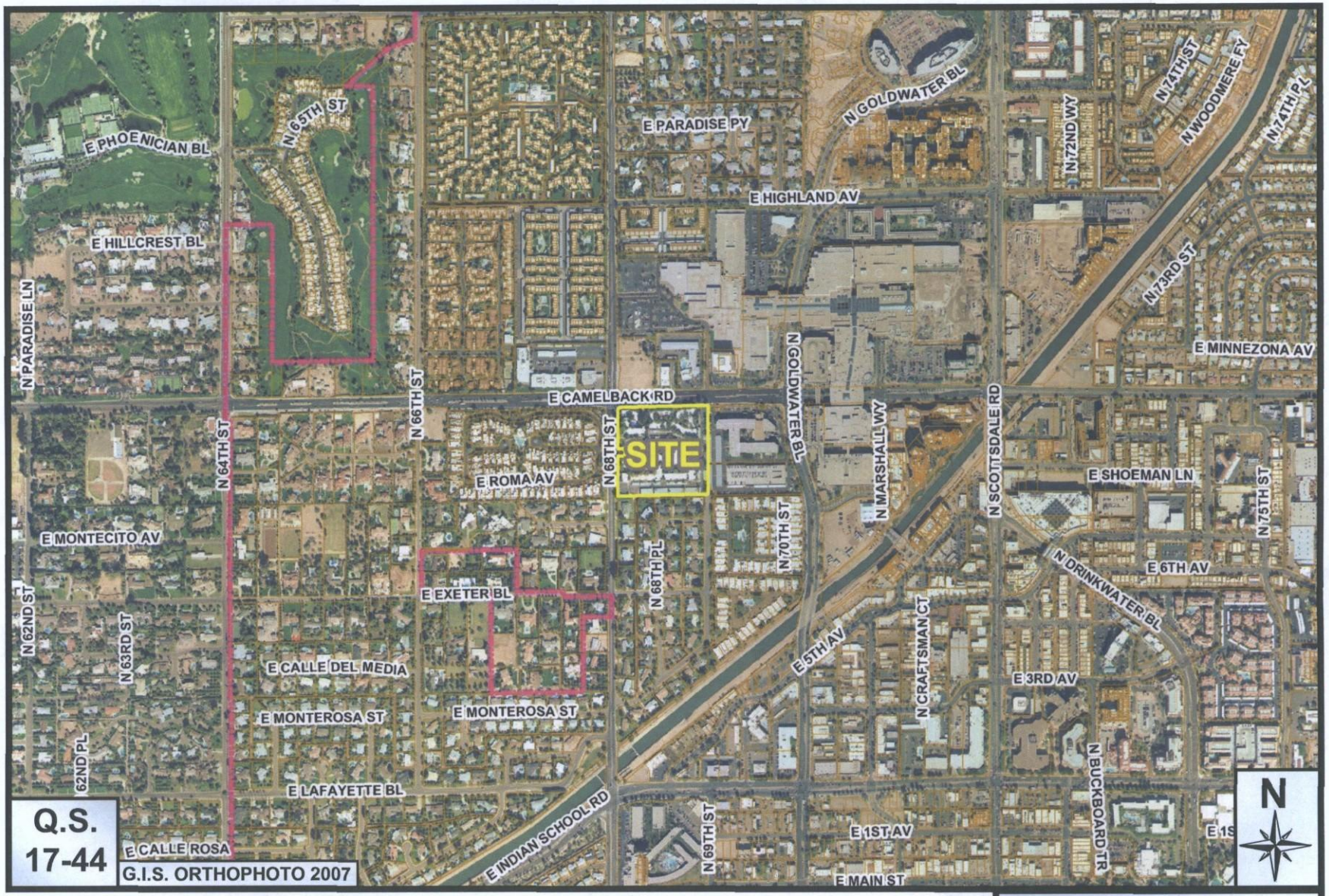
4. ***That projected traffic generated by the development plan will not exceed the capacity of affected streets.***
   - The Optima development team has met with City of Scottsdale planning Department officials as well as traffic engineers and has submitted coordinated plans to TIMA.

5. ***That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.***
   - Sonoran Village has been designed to meet all D/RCO-2 PBD DO zoning requirements.

V. Conclusion

In summary, the immediate neighborhood contains residential and commercial properties of varying age, character, condition, scale and density. The property currently consists of the abandoned Orchidtree Apartment complex which was originally built in 1964. 6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space for uses to support the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscaped, pedestrian access to shopping, entertainment and the canal developments as well as an increase in residential density of varying types to stimulate and populate this mature area of Scottsdale with new and improved housing. Responding to the evolution of Scottsdale from a young town into a maturing and vibrant desert city, the proposal offers to infill and strengthen the residential

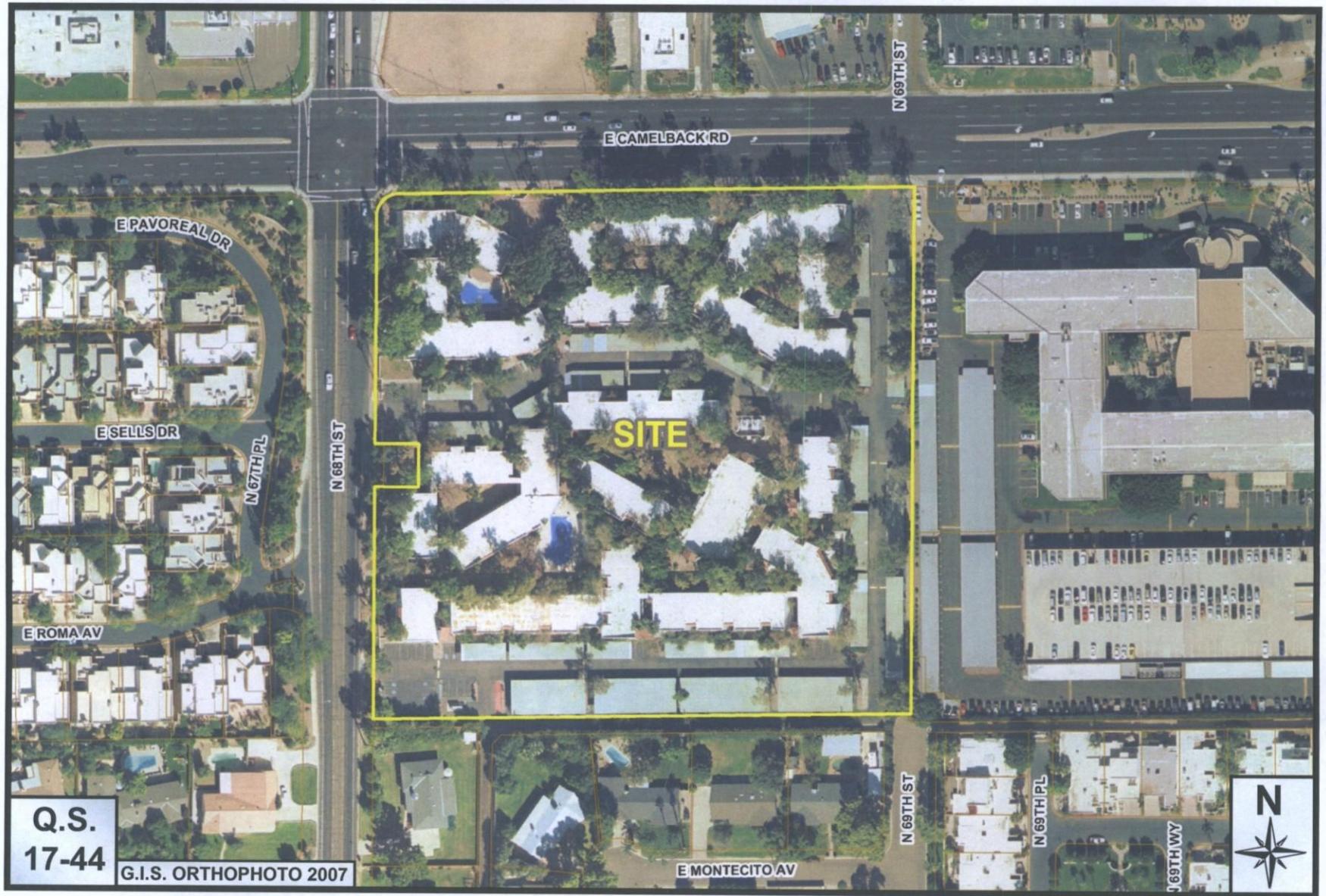
character of downtown while providing a transition between residential uses to the south and west and intense downtown commercial uses to the north and east.



Optima Sonoran Village

1-ZN-2010

ATTACHMENT #2



Optima Sonoran Village

1-ZN-2010

ATTACHMENT #2A

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Amended Development Standards"
2-PA-2010

Sec. 5.3000. - (D) DOWNTOWN DISTRICT.

Sec. 5.3001. - Purpose.

The purpose of the D downtown district is to identify the downtown area by designation, to delineate special land use subdistricts, and to formulate appropriate development standards toward implementation objectives articulated in the downtown plan adopted by resolution by City Council. Specific objectives of the downtown plan which these D (downtown) district regulations will implement include:

A. Preserve and protect the character of the Fifth Avenue, Old Town and West Main districts as pedestrian-oriented shopping areas.

B. Encourage new hotel development to support specialty retailing downtown.

C. Attract new office development to sites suitable for such use.

D. Provide opportunities and incentives for residential projects and for mixed-use development.

E. Encourage historic preservation.

F. Establish incentives for underground parking and off-site parking in order to promote more efficient use of land and to improve the appearance of downtown.

G. Allow latitude for creative design and architectural variety within limits established to preserve solar access, light, and privacy and to create definitive streetscapes.

H. Encourage joint project planning by neighboring property owners.

I. Establish incentive and bonus system to obtain public amenities.

(Ord. No. 1796, 11-5-85)

Sec. 5.3002. - Conflict with other sections.

Where there is conflict between these D downtown district provisions and other sections of the zoning ordinance, these D (downtown) district regulations (sections 5.3000 through 5.3090) shall govern development within the D downtown district except where specifically superceded by the downtown overlay (DO).

(Ord. No. 1796, 11-5-85; Ord. No. 3520, § 1, 7-1-03)

Sec. 5.3010. - Definitions.

Adjacent curb: An existing curb abutting a lot. On a corner lot or a lot bounded by two (2) or more streets or alleys, the nearest adjacent curb is the curb that is closest to the center of a building pad, which is determined by the intersection of diagonal lines connecting the outermost corners of the building pad. For lots adjacent to elevated or depressed streets, the elevation of the adjacent curb shall be considered to be the elevation as if the street were at grade and not depressed.

1-ZN-2010
4th: 5/13/10

ATTACHMENT #3

Adjacent lot: A lot that either abuts for a distance not less than twenty-five (25) feet along a side or rear lot line of another lot or would so abut for such a distance if not separated by an alley.

Building envelope: The volume within which a building may be designed as shaped by the building setback, the inclined stepback plane, and the height limit.

Building footprint shall mean the building area occupied by a single tenant and associated tenant spaces having common access within the confines of the primary use. The building footprint does not include outdoor activity areas, basements, or floor areas above the first floor level.

Building line: The location of a wall of a building nearest to and most nearly parallel to a property line.

Building height: The vertical distance measured from grade to top of roof structure. Grade shall be either three (3) feet above the lowest adjacent curb, or twelve (12) inches above average curb, whichever is lowest. Top of building in a Type 1.5 and a Type 2 area shall be the highest point of the structural roof element; and in a Type 1 area the highest point of the coping of a flat roof, or the highest point of a mansard roof, or to the highest gable of a pitch or hip roof.

Building setback: The minimum distance a building can be located from the planned curb, centerline of an alley, or a property line, as appropriate to the following:

1. Building setbacks (front or side) from streets shall be measured from the planned curb.
2. Building setbacks from an alley shall be measured from the centerline of the alley.
3. Building setbacks in all other cases shall be measured from the property line.

Where a building setback is not stipulated it shall be considered to be on the property line.

Covered walk: A continuous walkway sheltered by a roof structure adjacent and open to the roadway, and accessible to the public at all times.

Development type: The character of development sought in various parts of downtown designated as type 1, type 1.5 or type 2, and as regulated by standards listed in schedule B, section 5.3060.

Floor area, gross: The sum of the floor areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the center line of a wall separating two (2) buildings. Gross floor area shall not include:

A. Parking area in building structures.
B. Uncovered steps.
C. Exterior balconies.

Floor area ratio (FAR): The ratio of gross building floor area to the net lot area of the building site.

Inclined stepback plane: An imaginary plane sloping inward on the site from a specified height on the building setback, which together with the building setback and the height limit defines the allowable building envelope.

Off-site parking: Parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the use it serves.

Overlay district: A special zoning district prescribing additional regulations to those of an underlying subdistrict (see section 5.3080).

Planned block development (PBD): A plan for a larger parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and requiring approval by City Council. A planned block development may include certain modifications to land use regulations or development standards, and shall be adopted or amended in accord with section 5.3082.

Planned curb: A reference back of curbline along a property frontage from which the building setback is measured and which is established by the public works administrator.

Subdistrict: One (1) of the zoning subdistricts established to regulate land use within the (D) downtown district.

Underground parking: Parking in a structure not higher than three (3) feet above the lowest adjacent top of curb reference point.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3394, 6-19-01)

Sec. 5.3020. - Approvals required.

No structure shall be built or altered without Development Review Board approval to be obtained as prescribed in article I, section 1.900.

(Ord. No. 1796, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3030. - Land use standards.

Within the D district six (6) subdistricts are identified in accordance to their function within the downtown and shown on the official zoning map. Land uses appropriate to each of these subdistricts are identified and shown in schedule

"P"	— Permitted without conditions.
"L"	— Permitted with limitations to size or use characteristics as described in land use classifications (section 5.3050).
"CU"	— Permitted with a conditional use permit.

A. These land uses are allowed at three (3) levels of permitted activity:

SCHEDULE A
LAND USE REGULATION FOR SUBDIVISIONS OF THE (D) DOWNTOWN DISTRICT

Use Classifications	Retail Specialty Subdistrict	Office/ Commercial Subdistrict	Office/ Residential Subdistrict	Regional Commercial Office Subdistrict	Residential/ Hotel Subdistrict	Medical Subdistrict	Civic Center Subdistrict	Residential High Density
Residential								
Day Nursery	—	—	CU	—	CU	—	—	CU
Group residential	—	—	CU	—	CU	L(2)	—	CU
Multifamily residential	L(1)	P	P	P	P	P	P	P
Specialized health care facility	—	—	CU	—	—	P	—	—
Minimal health care facility	—	—	CU	—	—	P	—	—
Single-family residential	—	—	P	—	P	—	—	—
Visitor accommodations								
Hotels, motels, and resorts	CU	P	P	P	P	—	—	CU
Commercial								
Adult businesses	—	CU	—	CU	—	—	—	—
Ambulance services	—	—	—	—	—	P	—	—

Animal sales and services								
Animal hospitals	—	P	—	P	—	—	—	—
Pet stores	L(8)	P	—	P	—	—	—	—
Banks and savings & loans	L(3)	P	P	P	—	P	—	—
;i1=&-8q;With drive-up service	—	P	CU	P	—	P	—	—
Catering services	L(8)	P	—	P	—	—	—	—
Commercial recreation and entertainment								
;i1=&-8q;Game center, pool halls, billiard parlors	—	CU	—	CU	—	—	—	—
;i1=&-8q;Other	L(3)	P	—	P	—	—	CU	—
Communications facilities	—	CU	—	CU	—	—	—	—
;i1=&-8q;Small-scale	—	P	P	P	—	—	—	—
Eating and drinking establishments	P	P	P	P	CU	L(2)	—	—
Live entertainment establishment	CU(10)	CU(10)	—	CU(10)	CU(10)	—	—	—
;i1=&-8q;With take-out service	L(3), (8)	L(3)	L(3)	L(3)	—	—	—	—
;i1=&-8q;Drive-through	—	P	—	P	—	—	—	—
;i1=&-8q;Bar/Microbrewery	L	L	—	L	L	—	—	—
;i1=&-8q;Bar/Microbrewery with limited retail and wholesale sales	CU	CU	—	CU	—	—		
Food sales	L(3)	P	P	P	—	—	—	—
Laboratories	—	P	—	P	—	P	—	-
Maintenance and repair services	—	P	—	P	—	—	—	—
Mortuaries	—	CU	—	—	—	—	—	—
Nurseries, plant	—	CU	—	CU	—	—	—	—
Offices, business and professional	L(5)	P	P	P	—	P	—	—
Offices, medical and dental	L(5)	P	P	P	—	P	—	—
Pawnshops	—	P	—	—	—	—	—	—
Personal improvement services	L(5)	P	—	P	—	—	—	—
;i1=&-8q;Health studio	—	P	—	P	—	—	—	—
;i1=&-8q;Massage studio	—	P	—	P	—	—	—	—
Personal and convenience services	L(3), (6)	P	L(2), (3)	P	L(3), (4)	L(2), (3)	—	—
Retail sales								
;i1=&-8q;Arts and crafts	P	—	—	P	L(4)	—	—	—
;i1=&-8q;Big box	—	—	—	P	—	—	—	—
;i1=&-8q;Home furnishings and hardware	L(3)	CU(9), (11)	—	P	—	—	—	—

;i1=&-8q;Other	L(3)	P	—	P	—	—	—	—
;i1=&-8q;Pharmacies and medical supplies	—	P	—	P	L(4)	L(2)	—	—
Seasonal art festival	CU	—	—	CU	—	—	—	—
Secondhand appliance sales	—	P	—	—	—	—	—	—
Travel services	L(3)	P	L(2)	P	L(4)	P	—	—
Vehicle/equipment sales and services								
;i1=&-8q;Automobile rentals	L(7)	CU	—	CU	L(7)	—	—	—
;i1=&-8q;Automobile washing	—	CU	—	CU	—	—	—	—
;i1=&-8q;Commercial parking facility	CU	CU	CU	CU	—	CU	—	—
;i1=&-8q;Service stations	—	CU	CU	CU	—	—	—	—
;i1=&-8q;Vehicle/equipment repair	—	CU	—	CU	—	—	—	—
Wireless communications facilities, (see sections 1.400, 1.906, 3.100 and 7.200)								
Types 1, 2, and 3	—	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)
Type 4	—	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)
Public and Semi-Public								
Clubs and lodges	L(5)	P	CU	P	CU	—	—	CU
Colleges and universities	—	CU	CU	CU	—	—	—	—
Cultural institutions	CU	CU	CU	—	CU	—	CU	—
Government offices	—	P	P	P	—	—	CU	—
Hospitals, clinics	—	—	—	—	—	CU	—	—
Municipal uses	—	P	P	P	P	—	CU	—
Religious assembly	—	CU	CU	CU	CU	—	—	CU
Schools, public or private	—	—	CU	—	CU	—	—	CU
Transportation facilities	CU	CU	—	CU	—	—	—	—
;i1=&-8q;Limited	CU	CU	CU	CU	—	CU	—	—
Utilities	—	CU	CU	CU	—	—	—	—
Accessory								
Accessory parking, separate	L(8)	P	P	P	—	P	CU	—
Accessory uses and structures	P	P	P	P	P	P	CU	P

ADDITIONAL REGULATIONS PERTAINING TO LAND USE SUBDISTRICTS

(1) Not permitted on first-floor and cannot occupy more than twenty-five (25) percent of floor area.

(2) Permitted only in mixed-use development as an accessory use.

(3) Only "limited" or "small-scale "uses allowed, as defined by use classifications.
(4) Permitted as accessory use on the site of a hotel or resort only if there is no separate entrance or sign for the limited use.
(5) Not permitted on ground-floor within twenty-five (25) feet of a street property line.
(6) Total ground level frontage occupied by this use classification shall not exceed fifteen (15) percent of the street frontage on a block face plus the street property lines forming the sides of corner lots.
(7) On-site storage limited to two (2) rental cars.
(8) Not permitted in (P) pedestrian overlay district; see section 5.3081.
(9) Type two (2) districts only.
(10) See section 1.403 for criteria.
(11) Only "medium-scale" uses allowed, as defined by use classification.
(12) Permitted when building or roof mounted; see sections 1.400, 1.906 and 3.100.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 3020, § 1(a), 6-3-97; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3040. - Subdistrict classifications.

A. *(RS) retail/specialty subdistrict.* This subdistrict classification protects the established character of the downtown retail specialty area and, together with development standards, regulates to achieve a compact concentration of those uses appropriate to a pedestrian-oriented selective shopping environment. Residential use is permitted in mixed-use development.

B. *(OC) office/commercial subdistrict.* This subdistrict is intended to provide opportunities for a full range of retail and service businesses appropriate in downtown. Residential use is permitted in mixed-use development.

C. *(OR) office/residential subdistrict.* This subdistrict provides for an environment compatible with office and residential uses either as mixed uses on one (1) site or as neighboring uses. Ancillary uses such as retail are permitted for local convenience, but limited in scale and design to protect against dispersion of these activities from other designated subdistricts.

D. *(RCO) regional commercial office subdistrict.* This subdistrict is intended to provide for large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development.

E. *(RH) residential/hotel subdistrict.* This subdistrict provides for residential/hotel development in an attractive, landscaped environment protected from incompatible uses. Retail and other commercial uses are permitted within hotels and resorts in order to serve the convenience of guests, but limited for the primarily residential character of this subdistrict and to direct the concentration of retail businesses and other appropriate subdistricts.

F. *(M) medical subdistrict.* This subdistrict provides for medical uses and supporting services, with residential development permitted in mixed-use projects. Limitations on nonmedical uses are intended to favor this area primarily for medical activity.

G. *(CC) civic center subdistrict.* This subdistrict regulates development and activities in an area designated principally for public and semi-public land uses.

H. *(RHD) residential high density subdistrict.* This subdistrict provides for a residential environment appropriate for multifamily residential development, and includes standards designed to ensure that light and reasonable privacy are preserved and that adequate open space is provided.

(Ord. No. 1796, 11-5-85)

Sec. 5.3050. - Land use classifications.

Sec. 5.3051. - Residential use classifications.

A. *Day care center.* Public or private establishment providing nonmedical care and supervision for five (5) or more *persons not related to the operator. This classification includes nursery schools, pre-schools, and day care centers for children and adults.

B. *Group residential.* Shared living quarters without separate kitchen facilities for each room or unit, including convents, and other special residences.

C. *Multifamily residential.* Two (2) or more dwelling units on a lot.

D. *Specialized health care facility.* Convalescent homes or nursing homes.

E. *Minimal health care facility.* Apartment-like accommodation but with some central services such as central dining, transportation service and limited medical assistance.

F. *Single-family residential.* One (1) dwelling unit on a lot.

(Ord. No. 1796, 11-5-85)

Sec. 5.3052. - Visitor accommodations use classifications.

A. *Hotels, motels, and timeshare facilities.* Establishments offering daily, weekly, or monthly lodging in dwelling units or guest units. These facilities may provide for ancillary recreation and athletic activities such as golf, horseback riding, swimming, shuffleboard, tennis, and similar activities, and offer eating, drinking, and banquet services. Guest units are defined as living and sleeping accommodations for an individual or family without cooking facilities, and within a hotel, resort or timeshare facility.

(Ord. No. 1796, 11-5-85)

Sec. 5.3053. - Commercial use classifications.

A. *Adult uses.* A business based primarily upon materials or performances that depict, describe, or relate to "specified sexual activities" or "specified anatomical areas," as defined in article III.

B. *Ambulance services.* Provision of emergency transportation which may include medical care, and including storage and maintenance of vehicles.

C. *Animal sales and services.*
   1. Animal Hospitals. Establishments where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air conditioned. Grooming and temporary (up to thirty (30) days) boarding of animals is included if incidental to the hospital use.
   2. Pet Stores. Retail sales of small animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of forty-eight (48) hours.

D. *Art gallery.* A place or establishment where the main business activity is that of buying and selling primarily original paintings, sculpture or limited edition art prints and those items of handcrafting generally considered as types of fine art, such as ceramics, glass, wood, fiber, mixed media and other materials; having an office or gallery staff on-site in person; being open to the public or art dealers on a regular basis. For the purpose of this definition, "primary" shall mean that at least eighty (80) percent of physical space and business activity shall be committed to buying, selling, displaying and storing original or one-of-a-kind works of art.

E. *Banks and savings and loans.* Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of cash.
   1. With Drive-up Service. Institutions providing services to persons who remain in their automobiles.
   2. Small-scale. Limited to facilities occupying less than two thousand (2,000) square feet.

F. *Catering services.* Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

G. *Commercial/recreation and entertainment.* Provision of participant or spectator recreation or entertainment.
   1. Game Center, Pool Hall, Billiard Parlor.
   2. Other. Bowling alleys, ice/roller skating rinks, tennis/racquetball courts, and indoor theaters.
      a. Limited. Indoor movie theaters and performing arts theaters.

H. *Communications facilities.* Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms but excluding utilities. This classification includes radio, television, or recording studios; telephone switching centers; and telegraph offices.
   1. Small-scale. Limited to communication facilities occupying less than two thousand (2,000) square feet of space and without transmitter towers.

I. *Eating and drinking establishments.* Businesses serving prepared food or beverages for consumption on or off the premises.
   1. Bars With Live Entertainment/Patron Dancing.
   2. With Take-out Service. Establishments at which twenty (20) percent or more of the transactions are sales for off-site consumption.
      a. Drive-through. Service from a building to persons in vehicles through an outdoor service window. This classification excludes "drive-in" service where food or drink are ordered from and served by persons outside of a building.
      b. Limited. Establishments that do not serve persons in vehicles.
   3. Bar/Microbrewery; Facility with provision for the brewing of beer for on-premises consumption only. Limited ability to supply catered functions. Maximum of fifteen (15) percent of floor area shall be devoted to the brewery.
   4. Bar/Microbrewery with Limited Retail and Wholesale Sales. A maximum of thirty (30) percent of floor area may be used for the brewing, bottling and/or packaging of the product.

J. *Food sales.* Retail sales of packaged food and food for home preparation. This includes bakeries, candy stores, grocery stores and supermarkets.
   1. Small-Scale. Occupying less than five thousand (5,000) square feet of space.

K. *Laboratries.* Establishments providing medical or dental laboratory services; or establishments occupying less than two thousand (2,000) square feet that provide photographic, analytical, or testing services. Other laboratories are excluded from this classification.

L. *Maintenance services and repair services.* Establishments providing appliance repair, office machine repair, and upholstery, or establishments providing building maintenance (janitorial) services. This classification excludes maintenance and repair of vehicles (see vehicle/equipment repair).

M. *Mortuaries.* Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, columbariums, and mausoleums.

N. *Offices, business and professional.* Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, and legal offices. This classification excludes banks and savings and loans, and medical and dental offices.

O. *Offices, medical and dental.* Offices providing medical or dental services, including laboratories incidental to an office use.

P. *Pawnshops.* Establishments in which the business of pawnbrokers is conducted, subject to the requirements of the City Code.

Q. *Personal improvement services.* Provision of instructional services or facilities, including the teaching of photography, fine arts, crafts; dance or music studios; driving schools; business and trade schools, reducing salons and fitness studios.
   1. Health Studios or Spas. Establishments with equipment for exercise and physical conditioning.
   2. Massage Studios. Establishments providing massage services. Establishments offering massage by one (1) person to another of the other gender are not permitted.

R. *Personal and convenience services.* Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry cleaning establishments (excluding bulk cleaning), photocopying, and self-service laundries.
   1. Limited. Excludes dry cleaning establishments and self-service laundries.

S. *Plant nurseries.* Establishments primarily engaged in the sale of plants in which all merchandise other than plants are kept within an enclosed building or a fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

T. *Retail sales.*
1. Arts and Crafts. Establishments selling art objects, art supplies, antiques, jewelry, handmade glass, custom photographs, pottery, porcelain, leather goods, and similar products. This classification includes art galleries, antique shops, craft shops, jewelry design and creation studios, photo studios, and wholesale distribution of high-value, low-bulk arts and crafts merchandise, such as gems, works of art, and handmade crafts.
2. Big box shall mean any single retail space with a building footprint of equal to or greater than 75,000 square feet.
3. Home Furnishings and Hardware. Establishments selling awnings and canvas, home appliances, carpets and floor coverings, hardware, furniture, kitchen utensils, paint, and wallpaper.
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
   b. Medium-scale. Occupying up to twelve thousand (12,000) square feet.
4. Other Retail Sales. This classification includes department stores, drugstores, clothing stores, and fabric stores, and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, records, sporting goods, shoes, office supplies, stationery, bicycles, and new automotive parts and accessories (excluding service and installation).
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
5. Pharmacies and Medical Supplies. Establishments primarily selling prescription drugs and medical supplies and equipment at wholesale or retail. This classification excludes dispensing opticians and drugstores primarily selling general merchandise.

U. *Secondhand appliance sales.* The retail sale of used appliances. This classification excludes antique shops primarily engaged in the sale of used furniture and accessories other than appliances.

V. *Travel services.* Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies (see vehicle/equipment sales and services).
1. Small-scale. Limited to establishments occupying less than two thousand (2,000) square feet.

W. *Vehicle/equipment sales and services.*
1. Automobile Rentals. Rental of automobiles, including storage, but excluding maintenance.
2. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
3. Commercial Parking Facility. Lots offering short-term or long-term parking to the public for a fee.
4. Service Stations. Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks, but excludes body and fender work or repair of heavy trucks or vehicles.
5. Vehicle/Equipment Repair. Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.

(Ord. No. 1796, 11-5-85; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2279, § 1, 1-16-90; Ord. No. 3020, § 1(b), 6-3-97; Ord. No. 3394, 6-19-01)

Sec. 5.3054. - Public and semi-public use classifications.

A. *Clubs and lodges.* Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests.

B. *Colleges and universities.* Public or private educational institutions that offer a course of study leading to a recognized degree.

C. *Cultural institutions.* Nonprofit institutions displaying or preserving objects of interest in one (1) or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.

D. *Government offices.* Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

E. *Hospitals.* Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, and twenty-four-hour emergency clinics, as well as training, research, and administrative services for patients and employees.

F. *Municipal uses.* Any use providing service to the general public that is operated by or contracted for by the City of Scottsdale.

G. *Wireless communications facilities,* subject to the requirements of sections 1.400, 1.906, 3.100 and 7.200.

H. *Religious assembly.* Facilities for religious worship and incidental religious education.

I. *Schools, public or private.* Public elementary or secondary schools or private schools that offer a curriculum comparable to that of the public schools of the State of Arizona, excluding colleges and universities.

J. *Transportation facilities.* Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight between links of transportation. This classification includes bus terminals, public transit and trolley stations.
   1. Limited. Transit stops and trolley stations.

K. *Utilities.* Electrical substations, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines are excluded.

(Ord. No. 1796, 11-5-85; Ord. No. 2430, § 1, 1-21-92; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3055. - Accessory use classification.

A. *Accessory parking, separate.* Required automobile parking on a site separate from the use it serves.

B. *Accessory uses and structures.* Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site.

(Ord. No. 1796, 11-5-85)

Sec. 5.3060. - Site development standards.

Schedule B prescribes two (2) types of development standards applicable to areas in the D district as shown on the official zoning map: Development type 1 for areas of compact development, and development type 2 for areas of intermediate and large-scale development. Basic development standards within each development type are listed. References in the additional regulations column refer to regulations located elsewhere in the zoning ordinance.

(Ord. No. 1796, 11-5-85)

SCHEDULE B
SITE DEVELOPMENT STANDARDS

			Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
I. *Development Requirements*						
1.	**Basic Floor Area Ratio (FAR)**		0.8	0.8	0.8	Section 5.3090
	a.	**Underground parking FAR bonus maximum**	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3.
	b.	**Historic site FAR bonus maximum**	0.2	0.2	0.2	Section 5.3090 C2.
	c.	**Special improvements FAR bonus maximum**	0.3	0.3	0.3	Section 5.3090 C4.
	d.	**Planned block development FAR bonus max.**	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
2.	**Total maximum FAR (excluding residential bonus and right-of-way credit)**		1.5	1.4	1.4	Sections 5.3061 B, 5.3065
	a.	**Residential/hotel FAR bonus maximum**	0.5	0.4	0.4	Section 5.3090 C3.
3.	**Total maximum FAR (including residential but excluding right-of-way credit)**		2.0	1.8	1.8	Section 5.3061 L
II.*Site Requirements*						
1.	**Minimum Site Area**		None required	None required	None Required	
2.	**Minimum Front Building Setback**		12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
3.	**Minimum Interior Side Building Setback**		None	None	None	Sections 5.3066, 5.3061 I
4.	**Minimum Corner Side Building Setback**		12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
5.	**Minimum Rear Building Setback**		No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066, 5.3061 I
6.	**Landscaping**		No minimum	No minimum	No minimum	Section 5.3062

7.	**Parking**		Pursuant to article IX	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX
8.	**Signs**					Section 5.3061 K
			Type 1 Area (Compact Development)	**Type 1.5 Area (Low-Scale Development)**	**Type 2 Area (Intermediate Development)**	**Additional Regulations**
III.	***Building Design Requirements***					
1.	**Basic Height Maximum (all uses)**		26 feet (not more than 2 levels)	26 feet	38 feet (not more than 3 levels)	Section 5.3061 C
2.	**Bonused Height Maximums**					Section 5.3090
	a.	**Planned block development (all uses)**				Section 5.3082
		100,000 sq. ft. minimum parcel	None	None	50 feet (not more than 4 levels)	
		200,000 sq. ft. minimum parcel	None	30 feet (not more than 4 levels)	65 feet ~~(not more than 5 levels)~~	
	b.	**Residential use**	36 feet (not more than 3 levels)	38 feet not more than 3 levels)	50 feet (not more than 5 levels)	Section 5.3061 M
	c.	**Hotel use**	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	72 feet (not more than 8 levels)	
3.	**Building Size Maximum**		None	350 feet any side, 550 feet two adj. sides. Above 38-foot elevation, 200 feet maximum	~~350~~ **495** feet any side, ~~550~~ **610** feet two adj. sides. Above 38-foot elevation, ~~200~~ **495** feet maximum	Section 5.3061 D
4.	**Spacing Between Buildings Minimum**		None	10% of two longest sides	~~10% of two longest sides~~ **15 FEET**	Section 5.3061 E
5.	**Large Walls**					
	a.	**Vertical dimension maximum**	26 feet	26 feet	~~38~~**65** feet without additional setback	Section 5.3061 F
	b.	**Horizontal dimension maximum**	None	200 feet without "break"	200 feet without "break"	Section 5.3061 F
6.	**Building Envelope, starting at a point 26 feet above the building setback line, the inclined stepbacks plane slopes at:**		2:1 on the front, and 1:1 on the other sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	Section 5.3061 J, 5.3061 N
7.	**Encroachments Beyond Inclined Stepback Plane**		Not permitted	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	Sections 5.3063, 5.3066
8.	**Building Lines**		At the first level minimum 50% of front building face shall be at front building setback	Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at	~~Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback.~~ At first level, min. 25% of width of projected street elevation must be at	

				least 10 ft. behind front building setback	least 10 ft. behind front building setback	
	9.	**Private Outdoor Living Space**	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Ground-floor dwelling unit; min. dimension 10 ft. Upper floor unit; min. dimensions 6 ft. with min. area of 60 ft.	

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3061. - Additional regulations.

A. Within a planned block development (PBD) transfer of floor area between abutting parcels in the same ownership shall be permitted. Transfer of floor area between parcels under different ownerships in the same planned block development shall be permitted, subject to special conditions of approval for the planned block development (section 5.3082).

B. An additional square foot of allowable floor area will be permitted for each square foot of required right-of-way dedicated to the city before December 31, 1987.

C. Maximum building height shall not exceed thirty-eight (38) feet in the following areas:
   1. Within ~~three~~ **ONE** hundred **FORTY ONE** (~~300~~**141**) feet of an R-1 district.
   2. Within one hundred (100) feet of a type 1 area, except that planned block development projects may be approved with a bonused height maximum of up to fifty (50) feet.

D. Maximum building length shall not exceed:
   1. ~~Three~~ **FOUR** hundred ~~fifty~~**NINETY FIVE** (~~350~~**495**) feet in any horizontal dimension.
   2. ~~Five~~**SIX** hundred ~~fifty~~ **TEN** (~~550~~**610**) feet total for any two (2) adjacent building enclosure dimensions (*e.g.* front and side).
   3 ~~Two~~ **FOUR** hundred **NINETY FIVE** (~~200~~**495**) feet for the upper portion of a building above the thirty-eight-foot elevation.

E. Spacing between two (2) buildings on the same site shall be not less than ten (10) **FEET** ~~percent of the larger building's two (2) longest adjacent sides at the space~~ (*e.g.* front and side).

F. Large wall surfaces shall be controlled in vertical dimension and horizontal dimension by the following:
   1. *Horizontal dimension:* No wall surface shall be more than two hundred (200) feet long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth, and one-quarter of the building in length. The offset angle constituting the "break" recess shall be between ninety (90) degrees and forty-five (45) degrees to the wall).
   2. ~~*Vertical dimension:* A tall wall shall be set back an additional two (2) feet for every foot it measures in excess of thirty-eight (38) feet in vertical dimension. Such a wall shall constitute less than fifty (50) percent of the building's length as projected to any street or alley frontage. (Parallel vertical wall planes offset less than ten (10) feet shall be considered to be in the same plane).~~
   3. Interior side walls farther than sixteen (16) feet from a side property line and within one hundred (100) feet of the front setback line shall not have a vertical dimension greater than thirty-eight (38) feet without an offset of at least ten (10) feet. Offset angles shall be between ninety (90) degrees and forty-five (45) degrees to the wall. Exempt from this requirement are multifamily dwellings, hotels, and buildings containing less than **TWO HUNDRED** ~~fifty~~ thousand (~~50~~**200**,000) square feet in gross floor area.

G. Where existing setbacks on forty (40) percent or more of a blockface are less than the specified setback, the required setback on a site to be developed shall be the average setback of the developed portion of the blockface. Section 7.201 (adjustment of front yard requirements) shall not apply.

H. Buildings fronting on ~~Camelback Road,~~ Indian School Road, and on Scottsdale Road north from Camelback Road and south from Osborn Road to the D district boundary, shall be set back forty (40) feet from the planned curbline. Buildings fronting on the couplet road and located in a type 2 area shall be set back thirty (30) feet from the planned curbline.

I. No building wall shall be so placed as to create a yard measuring less than three (3) feet at a property line between two (2) private properties.

J. Adjoining an R-1 district, the inclined stepback plane shall be 1:1 from a ten-foot high stepback line.

K. RHD subdistrict signs shall comply with article VIII R-5 regulations. Signs in all other subdistricts shall conform with C-2 district regulations.

L. For residential development and timeshare facilities (as defined in section 3.100), density shall not exceed fifty (50) dwelling units per gross acre.

M. In order to qualify for the fifty-foot bonused height maximum a residential use shall be on a site larger than twenty thousand (20,000) square feet.

N. The inclined stepback plane shall not apply to interior property lines within a planned block development.

(Ord. No. 1796, 11-5-85; Ord. No. 1899, § 1, 7-15-80; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3062. - Screening and landscaping.

A. *Screening.* Fences, walls, hedges, or berms shall not exceed three (3) feet in height between a building setback line and a street property line or eight (8) feet in height between a building setback line and an interior side or rear property line.

A nonresidential use shall be screened from adjoining ground floor residential use or an adjacent residential district by masonry walls of the maximum heights permitted by this section unless the Development Review Board finds that such walls are unnecessary or inappropriate at the specific location.

All operations and storage shall be conducted within a completely enclosed building or within an area screened by a wall or fence approved by the Development Review Board or prescribed by the use permit if such is required for a principal use on the site.

B. *Landscaping.* All setback areas visible from the street shall be improved with landscaping, paving, walks or other appropriate materials. Landscaping shall include mature trees: In a type 1 area in accordance with requirements of the Development Review Board; and in a type 2 area, one (1) mature tree per ~~four~~**NINE** hundred (~~400~~**900**) square feet of landscape area.

C. *Maintenance of required planting areas.* Required planting areas shall be permanently maintained. This includes watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of the plant materials.

D. *Preservation of mature trees.* The removal or alteration of one (1) or more mature trees shall be by permit, issued by the project review director. The project review director's decisions shall be in accord with guidelines for tree planting, alteration, and removal established by the Development Review Board. The project review director may require that a tree removed to remedy adverse affects on views, privacy and amenity, be replaced by a mature tree at the same or another location.

(Ord. No. 1796, 11-5-85)

Sec. 5.3063. - Exceptions to height limits.

A. A maximum vertical building encroachment of fifteen (15) feet is permitted into the inclined stepback plane for not more than twenty-five (25) percent of the length of the building's elevation, but not above the maximum allowable bonused building height.

B. The ridge of sloping roof or a parapet wall, in addition to A above, may encroach vertically into the inclined stepback plane and into the maximum allowable height no more than four (4) feet in type 2 and type 1.5 areas only.

C. The following paragraph supersedes sections 7.100—7.103 (exceptions to height restrictions) which shall not apply within the D district.

Towers, spires, chimneys, transmission towers, fire towers, flag poles, utility penthouses, enclosures for necessary mechanical equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure to which they are accessory may exceed the allowable maximum bonused height by five (5) feet in a type 1 area, and by fourteen (14) feet in a type 1.5 or a type 2 area. Such structures located on top of a hotel or a multifamily building may, however, exceed the maximum allowable bonused height by eighteen (18) feet in a type 1.5 or a type 2 area. All such structures shall be set back a minimum of ten (10) feet from the **FURTHEST** outside edge of the roof on which they are located, and shall comply with the stepback requirements of section 5.3060, schedule B. Roofs and parapets on top of mechanical penthouses, elevator penthouses and similar structures shall not be allowed to exceed these additional height allowances.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3064. - Exceptions to maximum vertical and horizontal dimensions of walls.

Upon request, the City Council, after receiving a recommendation from the Planning Commission and the Development Review Board, may modify the maximum vertical dimension of wall or maximum horizontal dimension standards prescribed in schedule B if it finds that the beneficial intent of the regulations is exceeded by a particular design.

(Ord. No. 1796, 11-5-85; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3065. - Credit for area in dedicated right-of-way.

For the purpose of FAR calculations, right-of-way dedications shall not reduce the land area base size to less than eighty (80) percent of the original site size.

(Ord. No. 1796, 11-5-85)

Sec. 5.3066. - Building projections.

Maximum projections permitted into a required setback area but not beyond property line shall be as follows:

A. *Fireplaces or chimneys:* Two (2) feet.

B. *Uncovered porches, terraces, platforms, underground garages, and patios not more than three (3) feet above grade:* May extend into a front setback yard not closer than five (5) feet to the property line.

C. *Cornices, eaves, and ornamental features:* Two (2) feet.

D. *Balconies, stairs, canopies, awnings, and covered porches:* Four (4) feet beyond a front or rear setback and two (2) feet beyond a side setback, not exceeding twenty-five (25) percent of the length of the adjoining property line.

E. *Bay windows:* Two and one-half (2½) feet if not on ground.

(Ord. No. 1796, 11-5-85)

Sec. 5.3070. - Parking regulations.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Secs. 5.3071—5.3074. - Reserved.

Ord. No. 2736, § 1, adopted Mar. 7, 1995, repealed former §§ 5.3071—5.3074, which pertained to various parking regulations.

Sec. 5.3080. - Overlay regulations.

Sec. 5.3081. - (P) pedestrian overlay district.

A. *Purpose.* The purpose of the (P) pedestrian overlay district is to augment site development standards and land use regulations in order to obtain and preserve the compact character of certain pedestrian-oriented areas. The overlay district requirements are intended to encourage development and redevelopment that enhances the scale of the street frontages and the architecture, [and] the linkage of pedestrian activities.

B. *Boundaries.* The boundaries of the downtown shopping special use area shall be as indicated on the zoning district map by a "P" designator.

C. *Site development regulations.* Site development standards for the (P) overlay district shall be those specified in section 5.3060 schedule B with the addition of the following requirements:
   1. Covered Walkways: On designated frontage shown on the zoning district map (or a supplementary map illustrating the pedestrian overlay areas), a continuous covered walk shall be required. Configuration of the covered walk shall be as follows:
      (a) On frontages identified as local streets in the downtown plan, a building setback of twelve (12) feet is required, superseding requirements of schedule B. The covered walkway shall project in front of the building with the roof supported at a column line three (3) feet back of the planned curb line. Where a property line is more than twelve (12) feet from the planned curb, the required building setback shall be considered to be the property line.
      (b) On frontages identified as major streets in the downtown plan, the covered walkway shall project in front of the building setback ten (10) feet to a column line supporting the roof structure.
   2. Interior Side Lot Line Setbacks: Where side yards exist, they shall be screened to provide design continuity on the building frontage.
   3. Views Into Buildings: At least two-thirds of the width of each frontage shall consist of openings or clear glass windows providing views of merchandise displays, building interiors, or courtyards.
   4. Location of Parking: Parking in the pedestrian overly district shall be located pursuant to article IX.

D. *Subdistrict overlay regulations.* Special needs of specific subdistricts are served by the following regulations:
   1. (RS) Retail Specialty Subdistrict:
      a. The following use classifications, which are permitted in the RS subdistrict, are not permitted in the overlay district:
         (1) Accessory parking, separate.
         (2) Animal sales and services: Pet stores.
         (3) Catering services.
         (4) Eating and drinking establishments with take-out service.
         (5) Automobile rental.
      b. Storefront width: Apparent storefront width shall not exceed fifty (50) feet, except along the adjoining side lot line of a corner lot.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95)

Sec. 5.3082. - (PBD) planned block development overlay district.

A. *Purpose.* To capitalize on additional opportunities offered at larger scales of development, flexibility in certain land-use and development standards is available upon recommendation of the Planning Commission and express approval of City Council through the PBD overlay district.

B. *Area requirements:* Each PBD overlay district shall include a minimum contiguous land area of sixty thousand (60,000) square feet in the RS subdistrict and one hundred thousand (100,000) square feet in other underlying subdistricts, including intervening streets and alleys, and shall have no dimension less than one hundred twenty-two (122) feet. The net lot area in a PBD project shall include, for the purposes of calculating the minimum land area and allowable building gross floor area, property above or below dedicated right-of-way held either in ownership or as an easement, provided that such holdings are developed and provide pedestrian linkage acceptable to the city.

C. *Status.* Adoption of a PBD overlay district proposal shall be by amendment to the zoning district map, but the ordinance amendment shall not alter the use regulations or development standards of the underlying subdistrict except as specifically permitted below.

D. *Allowable modifications to use regulations and development standards.* Available FAR and height bonuses shall be as defined in schedule B (section 5.3060). The following modifications in use regulations and development standards may be approved as part of PBD overlay district:
   1. Allowable floor area may be transferred between parcels within the same subdistrict in a PBD overlay district proposal provided that a legal instrument satisfactory to the city attorney shall be recorded limiting the building floor area on parcels from which floor area is transferred.
   2. Regulations for specific use classifications may be modified by the development plan text to accommodate appropriately sized accessory uses.
   3. Site development standards, not including base FAR and required parking spaces, may be modified by the development plan text or map, provided that the maximum allowable heights shall not exceed the maximums specified in schedule B (section 5.3060).

E. *Application for designation.*
   1. A proposed amendment to create a PBD overlay district may be initiated by seventy-five (75) percent of the owners of the land area within the boundaries of the proposed PBD, by the city Planning Commission, or by the City Council, as prescribed by section 1.300.
   2. An application initiated by property owners shall include:
      a. A map indicating the proposed boundaries for the PBD overlay district; the property of participating type designations.
      b. Development plan consisting of a map and explanatory material as may be necessary to delineate land uses and locations, existing and projected building types and schematic designs, height, FAR (including any proposals for transfer of FAR), site development standards, existing and proposed open space, circulation, traffic impacts, on-site and off-site parking and any other pertinent information.
      c. A cultural improvements component which conforms with the provisions of the downtown cultural improvements ordinance and which describes artworks, cultural facilities and cultural programs included in the project.
      d. A comparison between underlying subdistrict regulations and standards and any proposed modified regulations and standards, together with resulting impacts.
      e. A statement of the reasons for any requested modifications to regulations and standards, and a description of proposed means of mitigating any adverse effects.
      f. A three-dimensional model, photomontage, or computer-generated perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PBD district boundaries.

F. *Adoption of PBD overlay district and development plan:* The city Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:
   1. That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.

2. That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.
3. That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted, connections between underground parking facilities.
4. That projected traffic generated by the development plan will not exceed the capacity of affected streets.
5. That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3083. - Cultural improvements program.

A. *Purpose.* The City Council finds as follows:
   [1.] That the continued vitality of the downtown district is essential to the economic, social, and aesthetic well-being of the City of Scottsdale;
   [2.] That downtown Scottsdale has an established artistic and cultural component, based on elements including the Scottsdale Center for the Arts, the many art galleries and a variety of public activities;
   [3.] That enhancement of this cultural and artistic component will contribute to the continued welfare and revitalization of the downtown district to the benefit of both the private and public sectors;
   [4.] That the integration of publicly visible works of art into private development projects will strengthen the downtown as the cultural center of the city by incorporating the arts into the urban environment;
   [5.] That the City Council wishes to promote these goals by encouraging collaboration between developers, artists, architects, landscape architects, engineers and other project planners, and by providing a means to finance art works and cultural facilities and programs in key public areas in the downtown [district];
   [6.] That a developer of a planned block development in the downtown district is afforded certain incentives and bonuses not available to developers of similar projects.

B. *Definitions.*
   1. *Art in public places program.* The program established pursuant to the provisions of Scottsdale Revised Code section 20-121 and 20-121.1 providing for the selection and installation of original works of art in public places within the City of Scottsdale.
   2. *Art work* or *works of art.* All forms of limited edition or one-of-a-kind original creations of visual art created by an artist.

An original work of art, shall not include any of the following, unless specifically allowed by the Scottsdale Cultural Council. Directional elements such as supergraphics, signage or color coding except where these elements are integral parts of the original works of art; art objects which are mass-produced of standard design such as playground equipment, fountains or statuary objects; reproduction by mechanical or other means of original works of art; decorative, ornamental or functional elements created by the project architect instead of an artist commissioned for this purpose; landscape architecture or gardening except for elements designed by the artist as an integral part of the work of art; electrical, water or mechanical service for activation of the works of art; art exhibitions and educational activities; security and publicity concerning works of art, architects fees, land costs.

   3. *Artist.* A practitioner in the visual arts, generally recognized by his or her critics and peers as a professional possessing serious artistic intent and ability.
   4. *Building valuation.* The building valuation as determined by the development services director or his or her designee, based on the building valuation data published by the International Conference of Building Officials, and noted on the building permits. For purposes of this ordinance only, calculation of building valuation shall not include public improvements square footage, residential uses other than hotel, or hospitals as defined in section 3.100 of the zoning ordinance.
   5. *Cultural trust fund.* The separate fund into which shall be placed only the monies received pursuant to this ordinance. This fund may be used only for the purposes authorized by this ordinance.
   6. *Planned block development.* A plan for a large parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and subject to specific review, all as provided in section 5.3082, et seq., of the Scottsdale Zoning Ordinance.

7. *Public improvements square footage.* Square footage which is attributable to a special public improvement constructed pursuant to section 5.3090(C)(4) of the zoning ordinance, for which the developer received bonus floor area.
8. *Scottsdale Cultural Council.* The entity, and any successor, designated by the City Council to administer the art in public places program.
9. *Visual arts professional.* An artist, art educator, art critic, art administrator, designer, art historian, art museum curator or director or fine art collector, who is well respected in his or her field, and recognized by his or her peers as being knowledgeable in regard to visual art.

C. *Imposition of percent for arts obligation.*
1. In a planned block development (PBD) in the downtown district, original works of art costing a minimum of one (1) percent of the building valuation shall be installed and maintained in accordance with the provisions of this ordinance, and the art in public places program.

The cost of the art work may include: Structures which enable the display of art work(s); expenses incurred within the artist's budget to cover professional fees for the artist(s); labor of assistants; materials and contracted services required for the production and installation of the work(s) of art; travel expenses of the artist for site visitation and research; transportation of the work of art to the site; site preparation for art work installation; and other installation costs of the completed art work.

2. The artists and art work shall be selected by one of the following procedures, at the option of the developer:
   a. The developer may select a visual arts professional to act as a consultant. The visual arts professional will aid the developer in selecting the artist and the art work, in accordance with the guidelines set forth in this ordinance; or
   b. The developer may utilize the resources and services of the Scottsdale Cultural Council in selecting the artist and/or art work, in accordance with procedures and guidelines established by the entity.
3. Original art work is to be placed within the PBD, on a site which takes into account the following: Unobstructed public viewing and accessibility; public safety; interior and exterior use patterns which are consistent with existing or future architectural and natural features; and primary uses of the building, and relationship of the proposed art work to existing art works within the site or area. Art work should be placed where visible from the street, or in exterior spaces such as walkways, plazas, and exterior building surfaces.

D. *In-lieu fee.* The developer of a PBD may pay an amount equal to one (1) percent of the building valuation or any portion of the obligation not used on site, into the cultural trust fund, in lieu of installing original art work in the PBD. Such amount shall be disbursed in accordance with the provisions of the art in public places program, provided that art work purchased with monies deposited in the cultural trust fund, shall be placed only in the downtown district.

E. *Cultural trust fund.* There is hereby established a cultural trust fund (CTF), into which shall be deposited all sums collected pursuant to the provisions of this ordinance. The CTF shall be used exclusively for the purposes and through the processes set forth in this ordinance, and in the art in public places program.

F. *Project completion.*
1. A preliminary art plan and schematic design which identifies location, type and approximate scale of the art work shall be submitted to the planning and zoning department prior to Development Review Board approval of the development project.

The Scottsdale Cultural Council will review the developer's proposed public art plan prior to Development Review Board for consistency with the public art master plan and make a written nonbinding recommendation to the Development Review Board, providing a copy to the developer.

2. A final art plan and design consisting of appropriate drawings and models shall be submitted to the planning and zoning department at or before the submission of final construction drawings.
3. On site art work must be installed by the artist, and the visual arts professional or the Scottsdale Cultural Council must certify that the requirements of this ordinance have been met, and/or the in-lieu fee must be deposited, before a certificate of occupancy will be issued for the project. Certification shall be by the Scottsdale Cultural Council only when the developer has opted not to employ a visual arts professional, and has chosen to select the artist as provided in section C(2)(b) of this ordinance.

The certification shall include: (1) a statement that the art work, artist and site meet the criteria established by this ordinance, (2) the date on which the installation or deposit was completed, and (3) an itemized account of the expenses incurred by the developer in fulfilling the requirements of this ordinance.

G. *Exemptions.* This ordinance shall not apply to:
   (1) Those portions of a planned block development for which a building permit has been issued prior to the effective date;
   (2) Individual tenant improvements; or
   (3) Alterations and reconstruction less than thirty thousand (30,000) square feet.

H. *General provisions.*
   1. The fee imposed by this ordinance shall be in addition to and supplemental to all other fees imposed by the city.
   2. If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the valid provision. To this end, the provisions of this ordinance are declared to be severable.

(Ord. No. 2018, 6-21-88; Ord. No. 2301, § 1, 7-17-90; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3090. - Bonus/incentive provisions.

A. *Purpose:* The bonus provisions make available incentives for private sector participation in pursuing specifically identified downtown objectives. Bonuses are available for: Underground or off-site parking, historic preservation, residential land use, contribution of special public improvements, and PBD projects (refer to schedule B). Bonuses are available in two (2) forms:
   1. Increased building intensity *via* floor area ratio (FAR) bonuses.
   2. Additional Building Height: Reserved for residential uses, hotel/resort uses and PBD projects.

B. *Applications:* An application for bonus floor area shall be submitted with the application for development review, and shall include appropriate documents and identify features of the project that qualify for the bonus floor area.

C. *Computation of bonus floor area or bonus FAR:*
   1. A FAR bonus for underground and on-site structure parking may be permitted pursuant to section 9.108.C.3.
   2. Historic Preservation: On a site within the D district that is also zoned (HP) historic property, a bonus floor area equal to twice that of the existing historic structure may be transferred to any other site in the D district. The floor area transferred shall not exceed an FAR of two-tenths for the receiving property. An instrument satisfactory to the city attorney shall be recorded specifying the amount of bonus floor area transferred from the historic property site and the remaining amount not transferred, and ensuring permanent maintenance of the exterior appearance of the historic property as seen from public streets.
   3. Residential Space: The bonus shall equal the total residential floor area on the site, determined on the basis of space used for dwelling units, but shall not exceed the maximum permitted by the FAR ratios in section 5.3060, schedule B. In large projects with bonus floor area for residential space, each phase of construction must contain an equal proportion of residential space, unless the project review director finds that requirement is infeasible because of the building design. The residential height and floor area ratio bonuses shall not apply to specialized health care facilities and minimal health care facilities.
   4. Special Public Improvements: Bonus floor area, not to exceed a three-tenths FAR, may be awarded to a project by City Council at its discretion for contributions to a special downtown improvement fund, or for dedication of land and construction of improvements in excess of those required of similarly situated properties. The bonus floor area shall be the cost the contribution divided by the per square foot value of the project's land as determined by the city. At its discretion, the city may commission one (1) or more fair market appraisals, to be paid for by the contributor, to assist in estimating the per square foot value of the project's land.
   5. Planned Block Development: A FAR bonus not to exceed one-tenth will be provided for participation in a planned block development, pursuant to section 5.3082.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Proposed Amended Development Standards Justification"
2-PA-2010

Section 5.3060.Schedule B.III.2.a.
The standard specifies a height limit of 65-feet ***and*** 5-stories. This same feet and story limit was applicable at Optima Camelview Village and the City of Scottsdale accepted the deletion of the specified story limitation allowing the construction of a seven story multi-family residential building. This amended standard request allows Optima to provide (i) a greater diversity of unit types and sizes to meet market demands and (ii) a higher quality project further enabling Optima to effectively address the following 6 guiding principals of the General Plan:

1.0 Value Scottsdale's Unique Lifestyle & Character

2.0 Support Economic Vitality

3.0 Enhance Neighborhoods

4.0 Preserve Meaningful Open Space

5.0 Seek Sustainability

6.0 Advance Transportation

This request is identical to that requested and approved at Optima Camelview Village.

Section 5.3060. Schedule B.III.8:
The standard requires a minimum of 25% of the area of the building be located at the front building setback line from grade to elevation 26-feet above grade. The applicant proposes eliminating this requirement. 68th Street is not a commercial street where holding the street edge would be appropriate. 68th Street is a transitional street between the downtown zoning district and residential districts. Optima Sonoran Village incorporates building setbacks of two to three times the setback requirement at grade to establish a generous landscape buffer to adjoining districts. Located along the western border of the downtown district; Optima Sonoran Village is designed as a gateway into downtown Scottsdale. A minimum 40 foot setback is maintained along Camelback to provide a generous landscape buffer and provide shade and screening for pedestrians walking into downtown. The development is predominately residential with a small commercial component to support the residential functions. The development provides a transition between more intense downtown commercial uses and neighboring residential uses. Holding the street edge is less important than providing adequate landscaping to buffer the residential uses, provide an adequate transition to neighboring districts and augment the gateway qualities of the development.

Section 5.3061.C:
The standard requires a three hundred foot setback to an R-1 district for any portion of the building height exceeding thirty eight feet. The applicant proposes reducing this setback requirement to one hundred forty-one feet. In June of 2009 the City approved the City of Scottsdale Downtown Plan establishing the City's policy goals with regard to development in the Downtown District. Policy CD 2.1 states, "The scale of existing developments surrounding the Downtown Plan boundary should be acknowledged and respected through sensitive edge transition buffer established on a location specific basis, that may include transitional development types, landscape buffers and sensitive architectural design solutions to

1-ZN-2010
4th: 5/13/10

ATTACHMENT #3A

address building mass and height." With the design of Optima Sonoran Village we have addressed all of these policy goals.

Optima Sonoran Village is a multi-family use which provides a transitional development type from the more intense land uses to the north and east. Optima Sonoran Village incorporates building setbacks which exceed the minimum requirement by two to four times to create generous landscaped buffers between the building and adjacent properties as well as 68th Street. Additionally, the parking for the entire development is located underground to minimize the amount of surface paving and maximize the amount of landscaped open space within the development. The development as proposed contains approximately 6.0 acres of landscaped open space. Limiting the building height to 38-feet within three hundred feet of an R-1 district would require a larger building footprint thereby reducing setbacks and grade level open space by nearly two acres (a 33% reduction). Incorporating a larger footprint mitigates the effectiveness of providing underground parking, since most of the site would be covered by buildings. The vertically stacked courtyard design of Optima Sonoran Village was developed in part to create fenestration treatments which focus views from within buildings into the development rather than out toward the R-1 district to the south.

The applicant has provided greater building setbacks than required by the zoning ordinance on the western, southern and eastern property lines; these setbacks are significantly landscaped. The southernmost building in the development (identified as 6875 E Camelback Road ("6875")) is setback forty-six feet at grade more than required by the Zoning Ordinance. Additionally, in response to neighborhood feedback received during informal neighborhood meetings initiated by the Applicant, the Applicant has removed the south facing units on the fourth floor of 6875. This voluntary revision effectively limits the height of occupied portions on the south side of 6875 to less than 30-feet in height. Despite being allowed by ordinance, there are no encroachments into the stepped inclined setback line along the southern border of the property. The roof line of 6875 is not visible from the rear yards of the adjoining single family residences to the south.

The easternmost and westernmost buildings in the development (identified as 6895 ("6895") and 6815 ("6815") E Camelback Road respectively) are setback from the south property line over 96-feet and 106-feet respectively. The height of Buildings 6895 and 6815 are stepped toward the R-1 District such that the height steps down from sixty-five feet to thirty-eight feet within 141-feet and 151-feet respectively of the southern boundary. The buildings are oriented so only the narrow ends are parallel to the southern property line thereby facing all dwellings above thirty-eight feet east and west away form the R-1 District. Furthermore, the combined widths of these two buildings represent less than 30 percent of the total width of the Property along the southern boundary adjoining the R-1 district. The next nearest building to the southern boundary is the building located in the center of the development (identified as 6855 E Camelback Road ("6855")). 6855 has a height of sixty-five feet and is located 230-feet from the nearest point along the southern boundary.

The intent of Section 5.3061.C.1 and the policy goals as outlined in the City of Scottsdale Downtown Plan is to mitigate the impact of developments in downtown districts on neighboring R-1 districts. As noted above the transitional development type, landscape buffers and sensitive architectural design solutions incorporated into the proposed development meets that intent. Therefore, the applicant recommends the development standard be revised and the steps taken thus far to mitigate the height impact on neighboring properties be approved by the City Council.

Section 5.3061.D:

The standard requires the maximum building length be limited to (i) 350-feet in any horizontal dimension, (ii) 550-feet in any two adjacent dimensions, and (iii) 200-feet in any dimension above thirty-eight feet. The applicant proposes increasing these limitations to 495-feet, 610-feet and 495-feet respectively. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. When placed side-by-side, these vertically stacked components have the lineal scale and form similar to the neighboring townhome developments to the

west and southeast. Unlike most townhome developments where each home is technically an individual building thereby meeting the above standard despite being ganged adjacent to similar units forming a very long façade, Optima Sonoran Village is technically defined as a single building even though it has a similar form as the neighboring townhome developments. See the Context Aerial plan (Part I, Item 11) to see the relationship between the building length of Optima Sonoran Village and the townhome developments of Pavoreal to the west and Villa Adrian to the southeast. Optima Sonoran Village's courtyard design was specifically developed to blend appropriately with the existing context of adjacent townhome communities.

Section 5.3061.E:
The standard requires spacing between buildings on the same site be not less than ten percent of the longest two adjacent sides. The applicant proposes establishing ten feet as this minimum distance. Optima Sonoran Village is composed of five buildings organized around two very large landscaped courtyards. The relationship of each building to another is established to better define the open space within the development, provide a sense of privacy and create a dramatic contrast with the generously sized courtyards. The vertically stacked courtyard design provides privacy and additional natural light while focusing views internally within the unit's courtyard thereby minimizing the affects of neighboring units on one another. The arrangement of buildings within the development is not cramped or scattered; rather it is a well thought out, unified composition.

Section 5.3061.F.2:
The standard requires that a vertical façade wall in excess of thirty-eight feet be set back two feet for every foot of additional height, but not less than ten feet. The applicant proposes this requirement be deleted in its entirety. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. Each level of the stacked units has a landscaped terrace that helps define the courtyard and provides a livable outdoor landscaped space for each home. The landscaped terraces are interconnected and arranged in an asymmetrical composition on the façade. The terraces provided ten to thirty foot offsets in the façade although not in a prescribed ziggurat manner, but in a dynamic, vibrant composition of shades, deep shadows and rich textures. Since the terraces are all landscaped, the building façade becomes a living vertical garden with an ever-changing array of plant life, vines and flowers.

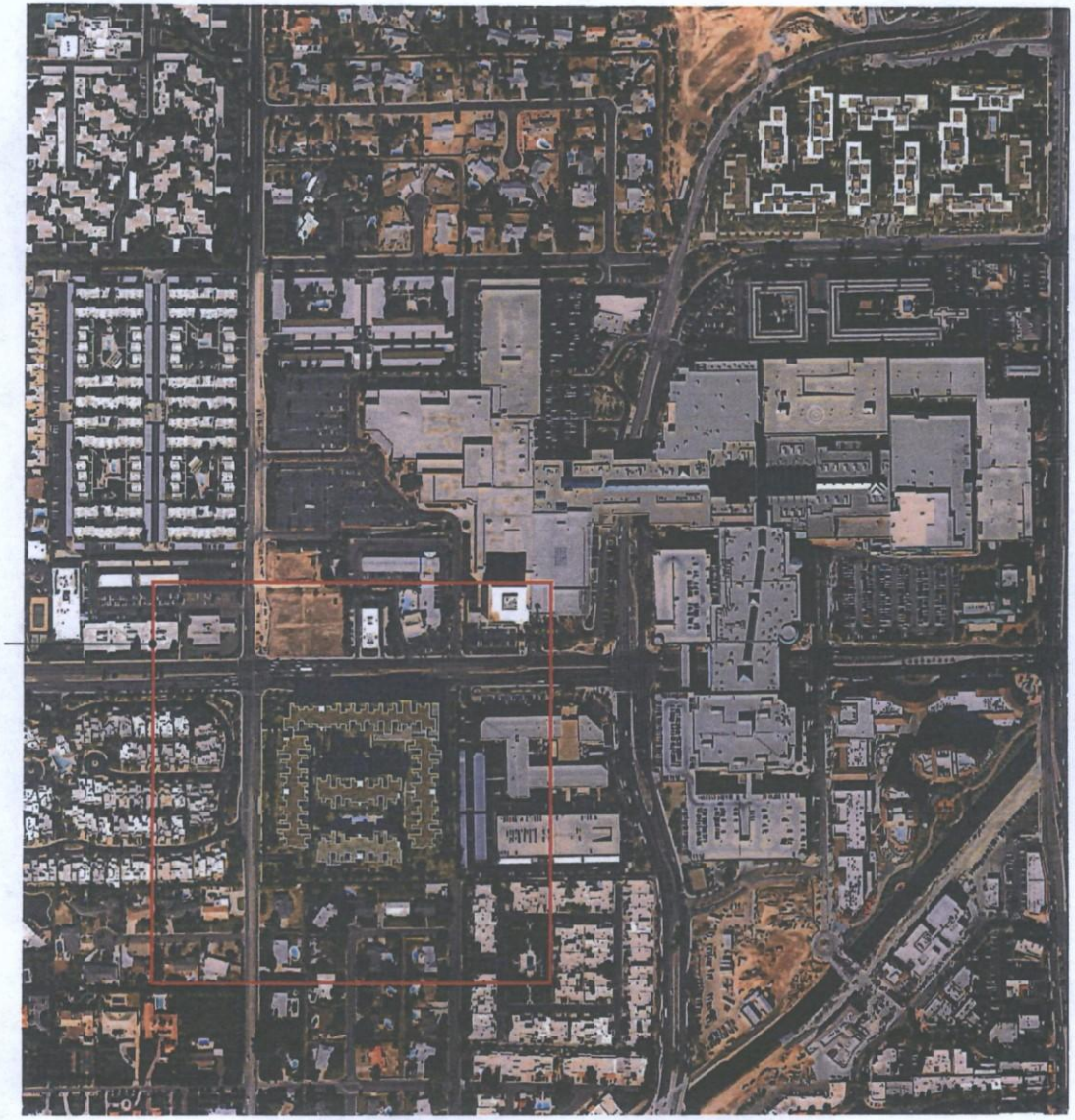
Section 5.3061.F.3:
The standard requires that vertical façades between sixteen feet and one hundred feet of a front setback be stepped in a similar way as Section 5.3061.F.2 above except for multifamily dwellings less than 50,000 square feet. The applicant proposes to increase the exemption to buildings less than 200,000 square feet. Please see the statements associated with Section 5.3061.F.2 above for justification for this modification.

Section 5.3061.H:
The standard requires that buildings fronting Camelback, Indian School, and portions of Scottsdale Roads be setback forty feet from the existing curb. The applicant proposes to delete Camelback Road. Optima Sonoran Village is setback forty to forty-five feet along Camelback Road at grade, but does not utilize the sloped step-back above 38-feet. The sloped step-back above 38-feet is accommodated with the standard 20-foot front yard setback. Buildings in the development are positioned as far north as possible to minimize the impact on the adjacent R-1 district to the south and to provide a generous landscape buffer along the southern boundary of the site. The buildings proximity to the curb, at and above grade was also established to create a gateway into downtown Scottsdale while relating to the large commercial structures to east including the Scottsdale Fashion Square Mall.

Section 5.3062.B:
The standard requires that all setback areas visible from the street include mature trees every 400 square feet. The applicant proposes to increase this requirement to 900 square feet. Optima Sonoran Village incorporates large setbacks which will be landscaped in a variety of species and sizes as shown in Part II, Item 5 to provide a natural setting that relates to surrounding neighborhoods. 900 feet requires trees be planted at approximately thirty foot centers, which will help support proper growth and crowns.

Section 5.3063.C:
The standard requires that mechanical/utility roof enclosures be setback a minimum 10 feet from the outside edge of the roof. The applicant proposes this requirement be limited from the "furthest" outside edge of the roof. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. As a result the roof plane is highly serrated (see Site Plan; Part II, Item 1). Roof enclosures will be setback from the furthest projection of the roof, but align with the recesses of the courtyards integrated with the overall form and façade of the building.

ATTACHMENT #4



SURROUNDING CONTEXT 300'-0" FROM THE OPTIMA SONORAN VILLAGE SITE

N Context Aerial With Site Plan

0' 150' 300' 600'

optima

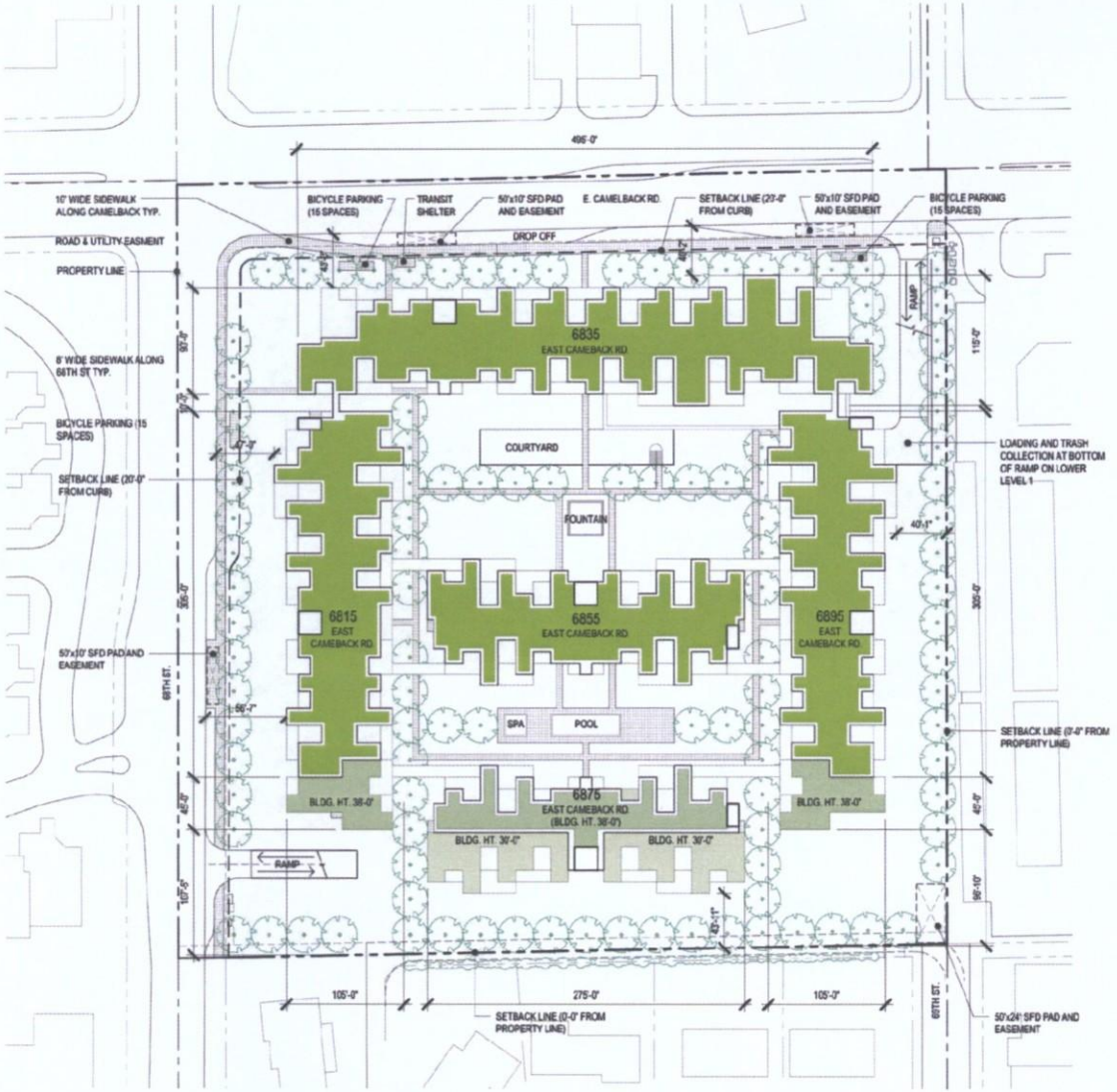
03.12.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ 85251

T:\51301\G6-3\Photoshop\10_0312 Plan Council Docs 2nd Submission\Context Site Plan.psd

03.11.10 - 10:30AM



OPTIMA SONORAN VILLAGE - PROJECT DATA

T:\5130\107 3\[5130_ANA_Development Areas.xls]Plan Commission Data

	ALLOWED	PROVIDED
SITE AREAS		
SITE AREA (ACRES)	-	9.8
SITE AREA (SQFT)	-	429,718
NET SITE AREA (ACRES)	-	8.5
NET SITE AREA (SQFT)	-	371,287
RESIDENTIAL UNITS		
STUDIO / ONE BEDROOM		209
TWO BEDROOM / THREE BEDROOM		284
TOTAL	493	493
DENSITY (UNITS / ACRE)	50	50
AREA		
COMMERCIAL (SQFT)	-	40,000
RESIDENTIAL (SQFT)	-	686,700
TOTAL (1.8* x 371,287) + (1.0** x (23,456+ 34,975))	726,748	726,700
F.A.R. (* Sec 5.3060.SCHED B.I.3, ** Sec 5.3061.B)	1.80	1.80
PARKING / CIRCULATION / MECHANICAL AREA (SQFT)	-	500,000
PARKING SPACES		
COMMERCIAL (40,000 / 300)	134	-
*COMMERCIAL TOTAL INCLUDES 4% ACCESIBLE SPACES (7)		
RESIDENTIAL ((209 x 1) + (284 x 2))	777	-
* RESIDENTIAL TOTAL INCLUDES 2% ACCESIBLE SPACES (17)		
REDUCTION FOR BICYCLE PARKING	(10)	-
PARKING SPACES PROVIDED AT - LOWER LEVEL 1	-	468
* INCLUDES 30 VISITOR PARKING SPACES		
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	463
PARKING TOTALS	901	931
* TOTAL INCLUDES (24) ACCESIBLE SPACES, OF WHICH (4) ARE VAN ACCESIBLE SPACES.		
BICYCLE STORAGE	100	180
PROJECT OPEN SPACE	-	262,030

PRIVATE OUTDOOR LIVING SPACE

PER 5.3060.B11.g

QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
32	STUDIO	60	50
167	ONE BEDROOM A	60	120
10	ONE BEDROOM B	60	120
68	TWO BEDROOM A	60	140
128	TWO BEDROOM B	60	240
88	THREE BEDROOM	60	300
TOTAL (QTY x SF Per Unit)		29,580	89,480

N Site Plan

0' 50' 100' 200'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\5130\104 1\A Optima\Sheets\Schematic\NEIGHBORHOOD FLOOR PLANS.dwg

05.11.10 - 4:56 PM

1-ZN-2010
4th: 5/13/10 ATTACHMENT #5



PALATE - ONSITE COMMON ZONE

DALBERGIA SISSOO ROSEWOOD	15 GAL MIN
OLNEYA TESOTA IRONWOOD TREE	15 GAL MIN
PROSOPIS VELUTINA VELVET MESQUITE	15 GAL MIN
PARKINSONIA FLORIDA DESERT MUSEUM	15 GAL MIN
EBENOPSIS EBANO TEXAS EBONY	15 GAL MIN
PROSOPIS CHILENSIS CHILEAN MESQUITE	15 GAL MIN
BAUHINIA LUNAROIDES ANACACHO ORCHID TREE	15 GAL MIN
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL MIN
CYCAS REVOLUTA SAGO PALM	5 GAL MIN
TECOMARIA CAPENSIS CAPE HONEYSUCKLE	5 GAL MIN
TECOMA STANS YELLOW BELLS	5 GAL MIN
STAKED TECOMA STANS STAKED YELLOW BELLS	5 GAL MIN
TECOMA STANS ORANGE JUBILEE	5 GAL MIN
STAKED TECOMA STANS STAKED ORANGE JUBILEE	5 GAL MIN
LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'GREEN CLOUD'	5 GAL MIN
DODONEA VISCOSA HOPSEED BUSH	5 GAL MIN
BUSH BOUGAINVILLEA SPP. BUSH 'LA JOLLA'	5 GAL MIN
STAKED BOUGAINVILLEA SPP. STAKED 'LA JOLLA'	5 GAL MIN
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL MIN
NERIUM OLEANDER PINK OLEANDER	5 GAL MIN
ROSA SINENSIS TROPICAL HIBISCUS	5 GAL MIN
CALLIANDRA CALIFORNICA MARICOPA RED FAIRY DUSTER	5 GAL MIN
EREMOPHILA 'VALENTINE' EMU BUSH	5 GAL MIN
MUHLENBERGIA RIGENS DEER GRASS	5 GAL MIN
AGAVE AMERICANA 'VARIEGATED' CENTURY PLANT	5 GAL MIN
AGAVE DESMETTIANA VAR. TROPICAL AGAVE	5 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL MIN
LANTANA MONTEVIDENSIS YELLOW TRAILING LANTANA	1 GAL MIN
LANTANA CAMARA RED LANTANA	1 GAL MIN
LANTANA CAMARA RADIATION	1 GAL MIN
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL MIN
MACFADYENA UNGUIS-CATI CAT'S CLAW	1 GAL MIN
RUELLIA BRITTONIANA RUELLIA	1 GAL MIN
MYOPORUM PROSTRATE MYOPORUM	1 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CHRYSACTINIA MEXICANA DAMIANITA DAISY	1 GAL MIN
DALEA GREGGI TRAILING INDIGO BUSH	1 GAL MIN
WEDELIA TRILOBATA YELLOW DOTS	1 GAL MIN
ASPARAGUS DENSIFLORUS ASPARAGUS 'MYERI'	1 GAL MIN

PALATE - ONSITE PRIVATE ZONE

ONSITE PRIVATE ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS PLUS THE FOLLOWING:

STRELITZIA REGINAE BIRD OF PARADISE	5 GAL MIN
LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL MIN
FICUS PUMILA CREEPING FIG	5 GAL MIN
SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL MIN
ASPIDISTRA ELATIOR CASTE IRON PLANT	5 GAL MIN
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL MIN
RAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 GAL MIN
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CARISSA MACROCARPA NATAL PLUM	1 GAL MIN
TRADESCANTIA PALLIDA PURPLE HEART	1 GAL MIN
TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	1 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN

PALATE - PUBLIC R.O.W. ZONE

PUBLIC R.O.W. ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS.

GENERAL NOTES

1. ALL PUBLIC R.O.W ZONE AND ONSITE COMMON ZONE PLANTS SHALL COMPLY WITH THE C.O.S WATER CONSERVATION STANDARDS.
2. ALL LANDSCAPE AREAS TO BE COVERED WITH DECOMPOSED GRANITE OR BARK.
3. PLANT SPACING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION MEASURED BETWEEN PLANT CANOPIES.
4. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
5. REFERENCE CIVIL DOCUMENTS FOR LOCATION OF STORM WATER RETENTION SYSTEM.

LANDSCAPE ZONES

PUBLIC R.O.W. LANDSCAPE ZONE

ONSITE COMMON LANDSCAPE ZONE

ONSTIE PRIVATE LANDSCAPE ZONE

N

Grade Level Landscape Plan

0' 40' 80' 160'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\513\01\06-1VA Optima\Sheets\Schematic\LANDSCAPE.dwg

05.12.10 - 11:21 AM

1-ZN-2010
4th: 5/13/10

ATTACHMENT #6



One Point Perspective - North Elevation

1-ZN-2010
4th: 5/13/10 ATTACHMENT #7

Conceptual Elevation

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\05105\06-3\Revit Architecture\5133_OVERALL_tenant.rvt
5/12/2010 11:35:52 AM



One Point Perspective - East Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

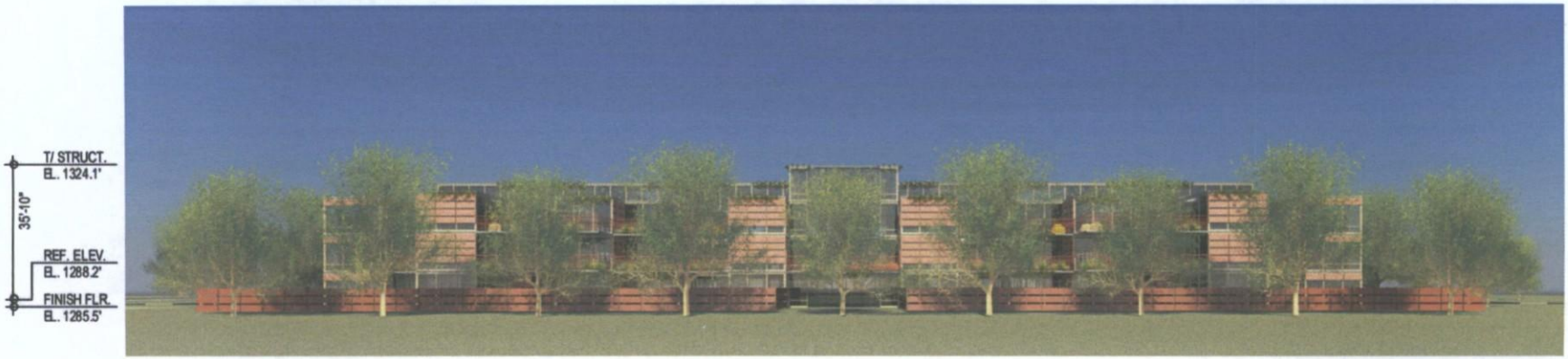
optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\05-06-2\Revit Architecture\5130_OVERALL_central.rvt
5/12/2010 11:42:31 AM



One Point Perspective - South Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251



One Point Perspective - West Elevation

1-ZN-2010
4th: 5/13/10

Conceptual Elevation

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5300\08-3\Revit Architecture\5139_OVERALL_central.rvt

5/12/2010 11:36:52 AM

T:\5130\Gfx-3d\Photoshop\10_0520 DRB Meeting\Context 3D Image - Site Plan.psd
05.11.10 - 5:30PM

N 300' Context 3D Image

0' 150' 300'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251



SURROUNDING CONTEXT 300'-0" FROM THE OPTIMA SONORAN VILLAGE SITE

1-ZN-2010
4th: 5/13/10

optima

05.20.10

ATTACHMENT #8



NORTH - SOUTH SECTION

1-ZN-2010
4th: 5/13/10

ATTACHMENT #9

Site Sections

0' 20' 40' 80'

optima

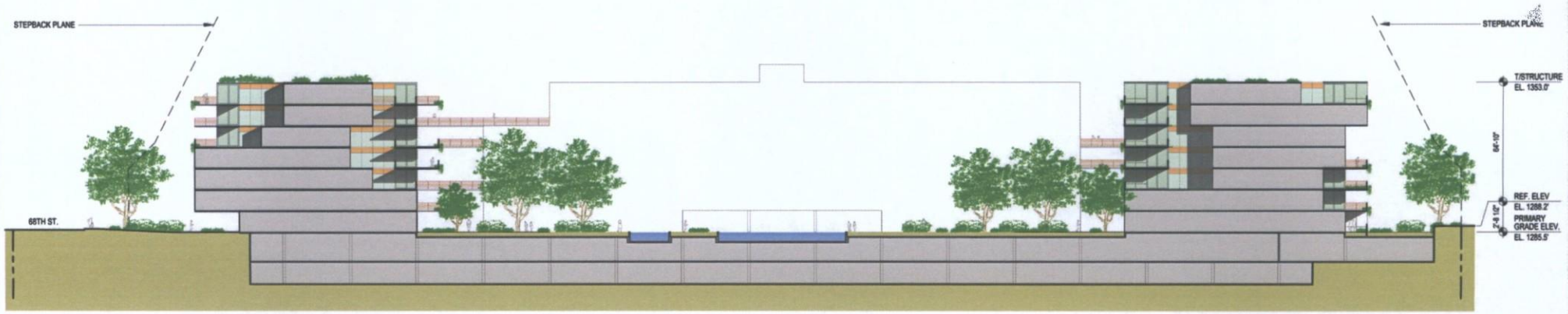
05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\1\04-11A Optima\Sheets\Schematic\NEIGHBORHOOD SITE ELEVATIONS.dwg

05.11.10 - 5:45PM



EAST - WEST SECTION

1-ZN-2010
4th: 5/13/10

Site Sections

0 20' 40' 80'

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51301\05-11A Optima\Sheets\Schematic\NEIGHBORHOOD SITE ELEVATIONS.dwg

05.12.10 - 8:45AM



View Looking East on Camelback Rd.

ATTACHMENT #10

1-ZN-2010

4th: 5/13/10

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\S1301\01\6-3\Photoshop\10_0520 DRB Meeting\Rendered Perspectives.psd

05.12.10 - 9:30AM



Courtyard Concept

1-ZN-2010
4th: 5/13/10

optima

05.20.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51301G\6-3\Photoshop\10_0520 DRB Meeting\Rendered Perspectives.psd
05.12.10 - 9:30AM

Carr, Brad

From: dlord@arausa.com
Sent: Wednesday, April 28, 2010 7:47 AM
To: Carr, Brad
Subject: Optima
Importance: High

City of Scottsdale Email

Mr. Barr, I am in the real estate business and have no issues with new development done properly within reasonable guidlines. I look forward to the removal of the eye sore Orchidtree however do not want to see a 65 foot tower without setbacks if that is the request. I live in Villa Adrian along the alley and would prefer lower heights along the boundry reasonable setbacks and okay with 65 feet in the center of the project. Thanks for your time

Home | Residents | Business | Visitors | Online Services

Events | Jobs | Services | Departments | City News

Privacy Policy | Terms of Use | Contact Us

© 2010 City of Scottsdale. All Rights Reserved.

ATTACHMENT #11

Brad Carr, May 4, 2010

I think we are all relieved to see some progress on the Orchid Tree site at 68 St and Camelback. It has been a problem area for many years.

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

- We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor amendments to the current development standards.
- We would like to have the power lines removed and buried along the block between 68 St and Goldwater.
- We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies as well as provide us some privacy in our yards.
- We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.
- We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

Name	Scottsdale Address 85251
1.	4353 N. 70th St.
2. Louise M Hawks	4339 N. 69th Way
3. Michael Jaffurty	4310 N 69TH PL
4. Joley Pollack	4333 N. 70 St.
5. Pat Trent	4334 N. 70th ST
6. Sandy Sears	6930 E Glenrosa
7. Nancy Stern	4330 N. 70th St
8. Mary Carlson	6933 E Glenrosa

9.		6939 E GLENROSA AVE
10.	Catherine Wallerich	6944 E. Montecito Ave
11.	Megan Todd	6921 E Glenrosa Ave
12.	Corynne Cravens	4326 N. 69 Place
13.	Ruth Hampton	4353 N. 69th Place
14	Linda Shapiro	6938 E. Montecito
15.	Maureen Ford	6914 E. Montecito
16.	Billy L Hardy	4334 N 69th Place
17.		4338 N. 69th Place
18.		
19.		
20.		

Brad Carr, Coordinator
City of Scottsdale
7447 E Indian School Road # 105
480 312-7000
bcarr@scottsdaleaz.gov

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

· We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor an amendment to the current development standards.

· We would like to have the power lines removed and buried along the block between 68 St and Goldwater.

· We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies.

· We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.

· We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

Name ANNETTE SIMMS
& Address 6915 E. GLENROSA SCOTTS. 85251

Sarah Dorn

From: hampton25@cox.net
Sent: Wednesday, May 05, 2010 2:37 PM
To: Sarah Dorn
Cc: OWNER OF THIS PHONE Hampton, Wells
Subject: Orchidtree property

Dear Sarah:

With regard to the petition which has been circulated in our neighborhood, I would like to clarify to the City of Scottsdale that we have met with Technical Solutions to discuss all of the concerns in the petition.

At this time, a majority of those concerns have been addressed. We will continue to work with Technical Solutions to resolve any outstanding issues.

We are not opposed to this project and do not want to be on record as opposing it.

We are very pleased with the helpful approach which Technical Solutions has taken in this matter.

Sincerely,

Wells Hampton
Sent from my Verizon Wireless BlackBerry
No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.437 / Virus Database: 271.1.1/2855 - Release Date: 05/05/10 06:26:00

Lebovitz, Brandon

From: Curtis, Nicole D
Sent: Thursday, May 06, 2010 1:17 PM
To: Carr, Brad
Cc: Lebovitz, Brandon; Cookson, Frances
Subject: FW: optima sonoran village #1gp2010/1zn2010

fyi
-----Original Message-----
From: cjpavo@aol.com [mailto:cjpavo@aol.com]
Sent: Wednesday, May 05, 2010 12:35 PM
To: Projectinput
Subject: optima sonoran village #1gp2010/1zn2010

I own property and reside in the village of pavoreal located at the southeast corner of 68th st & camelback. While we welcome the redevelopment of the subject property we do have two modifications for your consideration.First the project is too massive(65ft) for essentially a residential area.Second to avoid traffic congestion on 68th street,we request that ingress and egress from and to the project be right hand turns only.

Charles Donnelly
480 945 5433
cjpavo@aol.com

This message was feedback from the following web page:
http://www.scottsdaleaz.gov/boards/pc.asp
5/5/2010 12:34:52 PM

68.3.138.179 Mozilla/4.0 (compatible; MSIE 7.0; AOL 9.0; Windows NT 6.0; WOW64; Trident/4.0; GTB6.4; SLCC1; .NET CLR 2.0.50727; Media Center PC 5.0; eSobiSubscriber 2.0.4.16; .NET CLR 3.5.30729; .NET CLR 3.0.30729)
sessionID: 0

Carr, Brad

From: Cjpavo@aol.com
Sent: Monday, May 10, 2010 4:01 PM
To: Carr, Brad
Subject: optima sonoran village

Mr. Carr I reside in the Village of Pavoreal located at the south west corner of 68th St. & Camelback. I have concerns about the proposed development of the optima sonoran development. First, the proposal is too massive for the area which in large measure is residential --one & two story homes. Second the impact on traffic on 68th street poses significant safety issues. These issues could be substantially eliminated by having ingress/egress to the optima project on 68th st be by right turn only.
Thank you for your consideration of my concerns Charlie Donnelly 6711 E.Camelback Rd.unit 41

DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: May 6, 2010 ITEM NO. 23

CASE NUMBER/ PROJECT NAME
1-ZN-2010
Optima Sonoran Village

LOCATION
6801 E. Camelback Road

REQUEST
Pursuant to the Planned Block Development requirements of the Downtown zoning district, the applicant is requesting a recommendation from the Development Review Board that the City Council will consider regarding proposed Amended Site Development Standards that are being requested as part of the zoning map amendment application.

Key Items for Consideration:

- Whether the proposed Amended Site Development Standards will achieve the goals of the Downtown Plan and the Downtown Plan Urban Design & Architectural Guidelines.
- Provide design comments to the City Council regarding the proposed building elevations and site plan.

Related Policies, References:
Downtown Plan
Downtown Plan Urban Design & Architectural Guidelines

OWNER	Optima Sonoran Village, LLC 480-874-9900	**ENGINEER**	Kimley-Horn and Associates, Inc. 602-944-5500
ARCHITECT/ DESIGNER	David Hovey and Associates 602-667-9900	**APPLICANT/ CONTACT**	John Berry Berry & Damore, LLC 480-385-2727

BACKGROUND

Zoning.
The site is currently zoned Service Residential (S-R), which allows administrative, clerical, and professional offices of a residential scale and character, and medium density residential uses. The applicant is requesting a zoning map amendment from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO).

General Plan.
The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multi-family dwellings, with residential densities greater than eight dwelling units per acre, and should generally be located near retail, office and other compatible non-residential uses. As part of the applicant's request, they are also seeking a Non-Major General Plan Amendment from the current Urban Neighborhoods designation to the Mixed-Use Neighborhoods designation in order to align with the proposed zoning map amendment for the site.

Downtown Character Area Plan, Land Use.
The site is classified by the Downtown Character Area Plan's Land Use chapter as Downtown Regional – Type 2, which is characterized primarily by land uses consisting of regional/community serving commercial uses, as well as larger scale housing developments that are commonly centered around or near major regional retail developments. The site was recently incorporated into the Downtown Character Area boundary with the adoption of the Downtown Character Area Plan update in June 2009.

Context.
Located on the southeast corner of E. Camelback Road and N. 68th Street, the site is surrounded by a variety of uses including retail, commercial office, motel, and single-family residential uses.

Adjacent Uses and Zoning:

- North: E. Camelback Road abuts the property to the north. A vacant lot, an office building and a motel are located further north of the site in the Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), Commercial Office, Downtown Overlay (C-O/DO) and Multiple-Family Residential, Downtown Overlay (R-5/DO) zoning districts, respectively.
- South: Existing single-family residences are located south of the site in the Single-Family Residential (R1-10) zoning district.
- East: An existing office building is located east of the site in the Highway Commercial, Downtown Overlay (C-3/DO) zoning district.
- West: N. 68th Street abuts the property to the west. Existing single-family, semi-attached residents in the Pavoreal subdivision are located further west in the Townhouse Residential (R-4) zoning district.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.
The applicant is requesting a zoning map amendment from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO). Pursuant to the Planned Block Development (PBD) requirements of the Downtown zoning district, the applicant is requesting a recommendation from the Development Review Board to the City Council regarding proposed Amended Site Development Standards (ASDS) that are being requested as part of the zoning map amendment application.

Development Information:

- Existing Use: Vacant buildings, former multi-family site
- Proposed Use: Mixed-Use (multi-family residential and commercial)
- Parcel Size: 8.38 net acres (9.86 gross acres)
- Building Size: 773,000 sf
- Building Height Allowed: 18 feet (existing zoning)
- Building Height Allowed: 65 feet (proposed zoning)
- Building Height Proposed: 65 feet

- Parking Required: 937 spaces
- Parking Provided: 967 spaces
- Open Space Required: None
- Open Space Provided: 262,030 sf
- FAR Allowed: 1.8
- FAR Proposed: 1.8
- Number of Units: 493
- Density Allowed: 50 du/gross acre
- Density Proposed: 50 du/gross acre

DISCUSSION

Amended Site Development Standards.
To accommodate additional flexibility in design of the site and develop a mixed-use development, the applicant is requesting ASDS as part of the request to amend the zoning district of the site from Service Residential (S-R) to Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO). In accordance with the Zoning Ordinance, the Development Review Board shall make a recommendation to the City Council pertaining to the applicant's proposed ASDS as well as the proposed site plan and building elevations.

The Site Development Standards of the Downtown zoning district were established to assure that small and medium scale developments maintain an appropriate relationship within the established urban fabric of the Downtown area as well maintaining appropriate buffers for areas adjacent to the Downtown. For larger developments, the PBD overlay district of the Downtown zoning district allows modification of the Site Development Standards in order to provide flexibility in the design of a proposed development. Generally, large-scale developments that have a site area exceeding 100,000 square feet, including office buildings, large-scale residential developments, shopping malls, and mixed-use developments, have in the past amended the Site Development Standards. Developments in the Downtown that have ASDS include Portales, X-Lofts, Safari, Fashion Square, and Main Street Plaza (Loloma Mixed Use Development).

The applicant is proposing amendments to the following Site Development Standards and their related additional regulations:

- maximum number of levels,
- building lines (minimum percentage of building built at the setback),
- building size maximum,
- spacing between buildings minimum,
- large walls, vertical dimension maximum,
- interior side walls, vertical dimension maximum,
- minimum setback from Camelback Road,
- minimum mature tree planting,
- minimum mechanical screening setback, and
- maximum building height within 300 feet of an R-1 residential district.

Required Standard	Amended Standard
Maximum number of levels Not more than 5 levels (stories)	Delete standard
Building lines Minimum 25% of front building face below 26 feet built at front setback line	Delete standard
Building size maximum 350 feet any side, 550 feet any two adjacent sides; above 38-foot elevation, 200 feet maximum	495 feet any side, 610 feet any two adjacent sides; above 38-foot elevation 495 feet maximum
Spacing between buildings minimum 10% of two longest sides	10 feet
Large walls, vertical dimension max. Maximum 38 feet without additional setback	Maximum 65 feet without additional setback
Interior side walls, vertical dimension max. Maximum 38 feet without an offset of 10 feet or more	Change exception square footage to 200,000 square feet
Minimum setback from Camelback Road 40 feet building setback from Camelback Road	Delete standard; front setback defaults to standard 20-foot requirement
Minimum mature tree planting One mature tree for every 400 square feet of landscape area	One mature tree for every 900 square feet of landscape area
Minimum mechanical screening setback Mechanical equipment must be setback 10 feet from the building edge	Mechanical equipment must be setback 10 feet from the furthest building edge
Maximum building height adjacent to R-1 Building height cannot exceed 38 feet within 300 feet of an R-1 district	Building height cannot exceed 38 feet within 96 feet of an R-1 district

The applicant's legislative changes to the Site Development Standards and justification for each of the proposed ASDS are included as Attachments #3 and #3A. Staff has provided a narrative analysis of the proposed ASDS below:

Maximum number of levels (delete requirement):
The intent behind limiting the number of levels (stories) for buildings in the Downtown is to establish a relatively low-scale for new development, regardless of building types, including residential, commercial and hotel buildings. By limiting different types of buildings to a consistent number of levels, a particular type of building becomes a component of an overall character, across different projects, within Downtown.

The applicant's request to strike this provision as part of the ASDS request allows the project to provide a greater diversity of unit types and sizes to meet market demands and reflects the trend of recent development with regards to floor plate heights. Optima requested this provision also be stricken as part of their previous Downtown project, Camelview Village, which was successfully built with similar floor plate heights. There are no anticipated adverse affects from the applicant's proposed amendment to this development standard.

Building Lines (delete requirement of building at setback line):
The general intent of the building lines standard is to have portions of a building elevation nearer to the street, while other portions of a building are recessed. This allows for setback variation and visual interest to be incorporated into the walls of a large building, as projected towards a street typical of an urban built environment.

In some areas of the Downtown, the establishment of buildings at the required setback lines helps to define a distinctively urban character. The subject site is located at the western boundary of the Downtown area. The applicant is requesting to eliminate this requirement along 68th Street in order to allow the site design to transition from the urban character of the Downtown to the adjacent, lower-scale character of the single-family homes surrounding the site, through the use of a large landscape setback. 68th Street is primarily residential in character and, therefore, does not require strict adherence to the commercial and urban character that this development standard is promoting.

Along Camelback Road, the applicant has noted a desire to also strike the requirement that at least twenty-five percent (25%) of the building be located at the setback line. The applicant is requesting this ASDS in order to allow the proposed residential units of the project to be pushed further back from Camelback Road and create a landscape area between the building and Camelback Road. As noted above, the site is located at the far western edge of the Downtown and acts as a transition to the urban character of areas further east of the site. Permitting this ASDS would allow the site to transition from the primarily residential character west of the site to the urban character found east of the site.

Building Size Maximum (amend requirement both above and below 38 feet):
The general intent of the building size maximum site development standard is to ensure that individual buildings do not appear too long, lack pedestrian interest, and to minimize blank walls. In addition, the provision is designed to introduce variation and horizontal dimension to long building walls.

The applicant is proposing to amend this site development standard by over 150 feet (from 350 to 495 feet) on portions of the buildings below thirty-eight (38) feet in height and nearly 300 feet (from 200 to 495 feet) on portions of the buildings above thirty-eight (38) feet in height. The proposed ASDS will be most noticeable on the building side facing Camelback Road. The proposed building along this frontage will be nearly 500 feet long. The applicant states that the stacked courtyard home concept of the proposed building design creates sufficient "breaks" in the building façade that work to reduce the mass of the building along any one side. The changes in depth of the building masses from one unit to the next will provide sufficient variation in the building frontage to ensure the building does not appear too long and sufficient penetrations into the building spaces will ensure pedestrian and visual interest.

Spacing Between Buildings Minimum (from 10% of building length to 10 feet):
The general intent of the spacing between buildings minimum standard is to separate tall building masses on the same site to ensure that appropriately sized open spaces are provided between buildings.

The applicant is proposing an amendment to this site development standard to reduce the requirement from a percentage of the length of two adjacent buildings to one standard, 10-foot requirement for all buildings. While this will effectively reduce the

amount of space between several buildings on the site, the site plan proposed has created open space courtyards between most of the buildings on the site. In addition, by pushing the buildings closer to one another in certain areas of the site, increased setbacks have been created at the project's sensitive edges to surrounding single-family residential areas. The applicant's ASDS request for minimum spacing between buildings is appropriate.

Large Walls, Vertical dimension maximum (from 38 to 65 feet):
The general intent of the large walls, vertical dimension maximum Site Development Standard is to discourage the use of high, flat, vertical walls at the building setback, and to avoid a canyon effect adjacent to the street. This is accomplished by requiring upper floor walls to step back a further distance beyond that required for the building setback.
The applicant is requesting to strike this Site Development Standard in order to accommodate a vertically-stacked courtyard home concept for the site. The applicant argues that this code provision restricts all new building design in the Downtown to ziggurat-type structures. The proposed design of the buildings for the site creates terraces for each unit at each level that may setback, or extend further out, than the terrace above or below that unit. This creates a building façade that undulates as it rises in elevation. The applicant argues that this creates a dynamic, vibrant composition of shades and deep shadows with the landscaped terraces becoming a living vertical garden.

While the proposed buildings on the site will not meet the Zoning Ordinance's requirement by stepping back upper portions of the building as height increases, the intent of provision will be met. The buildings are setback further than are required, thus placing the upper levels of the buildings at positions close to where they would be if the buildings were built at the setback line and stepped back at upper levels.

Interior side walls, vertical dimension maximum (increase in exemption size):
Similar to the large walls, vertical dimension maximum requirement, this Site Development Standard is designed to setback portions of the building above thirty-eight (38) feet in height, further away from the required setback line, to promote a ziggurat-like design of the building. This requirement differs from that of the large walls, vertical dimension maximum in that it applies only to interior side walls setback greater than sixteen (16) feet from the side property line and within 100 feet of the front setback; the large walls provision applies to all building walls, regardless of location on the site.

Similar to the large walls, vertical dimension maximum provision above, the increased setbacks of the building from property lines combined with the undulation provided by the vertically-stacked courtyard home design of the buildings will provide sufficient stepback and vertical breaks in the façade. The proposed ASDS to exempt the project is appropriate.

Minimum setback from Camelback Road (delete requirement):
The general intent of the minimum setback from Camelback Road is to create sufficient buffers from new development from the major thoroughfare of Camelback Road through an increased building setback. Similar setback requirements exist for Indian School Road, Scottsdale Road and the couplet roads Drinkwater Boulevard and Goldwater Boulevard.

Camelback Road has been identified as a major thoroughfare into and through the Downtown area. In order to protect the vehicular capacity of the road and to create sufficient buffers from new development, an increased building setback for buildings fronting the road is required. The applicant is requesting to amend this Site Development Standard by striking Camelback Road from the list of roads requiring greater setback than that of the standard 20-foot setback. The applicant states that the buildings on the site have been positioned as far north as possible to reduce impacts on existing homes to the south of the site. In addition, the applicant states that a sufficient setback has been provided along Camelback Road that exceeds the standard 20-foot setback. The proposed setback is comparable to other existing setbacks along the road in other areas of the Downtown, and an adequate setback has been provided for Camelback Road with the proposed site plan.

Minimum mature tree planting (from one tree every 400 sf to one every 900 sf): The general intent of the minimum mature tree planting requirement is to ensure appropriate levels of tree canopy coverage in setback areas visible from the street in Downtown projects.

The applicant is proposing to amend the requirement for mature trees in setback areas visible from the street from a minimum of one mature every 400 square feet to a minimum of one mature tree every 900 square feet. The applicant states that this amendment is required due to the varying types of vegetation proposed for the site and to support proper growth and crowns of trees. Trees are typically planted on 20- to 25-foot centers in the Downtown area. The applicant's proposal is for planting on 30-foot centers. Given the types of trees to be planted on the site, adequate coverage will be achieved with the applicant's proposed spacing of trees.

Minimum mechanical screening setback (clarification of building edge language): The general intent of the minimum mechanical screening setback is to require that mechanical equipment screening is setback a sufficient distance from the edge of the building's parapet line. This ensures that the mechanical equipment does not become a dominating element of the building's roof line and design.

The applicant is requesting a language change to the development standard to clarify that the requirement applies to the furthest edge of a building's parapet. The varying nature of the building façade creates jogs in the building of up to thirty feet. In order to accommodate efficient placement of mechanical equipment for each unit, the proposed amended standard is appropriate.

KEY ISSUE

Maximum building height within 300 feet of an R-1 district (from 300 to 96 feet): The general intent behind this requirement is to provide an appropriate buffer and transition between the generally higher densities and heights of the Downtown area and those single-family residential districts which surround the Downtown area. This is accomplished by restricting overall height of buildings within three-hundred (300) feet of any R-1 (single-family) residential district.

The proposed amendment request to amend the required buffer by two-thirds. The buffer and proposed amendment affect the southern portion of the site that abuts adjacent R1-10 zoning. The applicant noted that the increased landscape on the site, afforded by having all parking underground, as well as generous setbacks, negate the need for most of the buffer. In addition, the applicant states that a greater distance requirement for the height buffer would, in turn, require a larger building footprint

that would diminish the amount of open space on the site.

Throughout much of the public outreach that occurred as part of the process for the recent update of the Downtown Plan, participants continually noted a need to maintain existing buffers between the Downtown and adjacent, lower-scale residential areas outside of Downtown. There is a concern regarding the abrupt increase in height that is being proposed at ninety-six (96) feet away from the southern property line. Due to the potential impact on residences surrounding the site, it is recommended the required height buffer and transition adjacent to R-1 zoning not be amended.

Site Plan and Building Elevations:
As part of the rezoning application process, the Development Review Board provides comments to the City Council regarding the proposed site plan and building elevations. Finer details of a project's site and building elevations design are typically refined in a subsequent Development Review Board review and approval process following the rezoning request and approval by City Council. As such, direction is typically sought from the Development Review Board at this time on general site plan and building elevation design aspects that may affect broader aspects of the overall layout of the site or building design. With regards to this application, direction is being sought regarding the following items:

- The location and massing of buildings on the site and their relation to existing buildings, commercial and residential, adjacent to the site;
- The location and design of pedestrian amenity areas, most notably the location at the northwest corner of the site;
- The proposed architectural massing, form, features and building elements utilized to reduce the perceived bulk of the development;
- The treatment of the building locations and design at the site's sensitive edge to single-family residential at the southern portion of the site;
- The incorporation of shade elements to pedestrian areas of the site; and,
- The types of pedestrian amenities that should be provided in and around the pedestrian plaza/park site at the northwest corner of the site.

The Development Review Board's comments will be forwarded to the City Council in the form of minutes taken during the hearing.

NEIGHBORHOOD COMMUNICATION

The applicant has held two public open house meetings regarding the proposed project. In addition, the applicant has been conducting public outreach within the adjacent neighborhoods to gain input regarding the proposal.

City staff has received several phone and e-mail inquires regarding the project. Inquires have generally been concerned with proposed height adjacent to existing single-family residences in the area.

OTHER BOARDS AND COMMISSIONS

The next step for this application is for review and recommendation by the Planning Commission before proceeding to the City Council for action regarding the proposed rezoning and non-major General Plan amendment request.

STAFF RECOMMENDATION

With the exception of the proposed Amended Site Development Standard regarding maximum building height within 300 feet of R-1 zoning, staff recommends that the Development Review Board forward a recommendation of approval to the City Council regarding the proposed Amended Site Development Standards.

STAFF CONTACT

Brad Carr, AICP
Senior Planner
Phone: 480-312-7713
E-mail: bcarr@scottsdaleaz.gov

APPROVED BY

Brad Carr, AICP
Report Author

Steve Venker
Development Review Board Liaison
Phone: 480-312-2831
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Amended Site Development Standards
3A. Amended Site Development Standards Justification
4. Context Aerial and Site Plan
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. Building Massing Model
9. Site Sections
10. Neighborhood Correspondence

Project Narrative
6801 E. Camelback

Rezoning Narrative Report

Request for rezoning from
Service Residential (S-R)
to
Downtown Regional Commercial Office – Type 2
Planned Block Development with Downtown Overlay
(D/RCO-2 PBD DO)

Prepared for:
Optima Sonoran Village, LLC

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: February 2nd, 2010

ATTACHMENT #1

1-ZN-2010
1st: 2/02/10

I. Overview

This request is for a Rezoning from the existing Service Residential with Downtown Overlay (S-R DO) to Downtown Regional Commercial Office – Type 2, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO) on approximately 9.8 (+/-) gross acres located on the southeast corner of 68th Street and Camelback Road known as 6801 East Camelback Road (the "Property" a.k.a. 6801 E. Camelback) and legally described as "The North half of the West half of the Northwest quarter of the southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona".

6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space containing uses supporting the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscape, pedestrian friendly access to shopping, entertainment and the canal developments as well as increasing residential density with a variety of housing options to stimulate and populate this mature area of Scottsdale. The project responds to the evolution of Scottsdale from a young town into a maturing and vibrant desert city. The project provides a mixed-use infill development providing a buffer and link between the residential developments to the west and south to intense commercial developments to the north and east.

Optima was founded in 1978 by David C. Hovey, FAIA to purchase land, design, construct, market, sell, and manage residential and mixed use buildings. The guiding principal and business model is based on providing long range solutions for residential and mixed-use development through high quality design and architecture that compliments the established urban and/or suburban community. Careful attention to detail for both design and construction has elevated Optima as one of the nation's premier mixed-use residential developers.

Optima is currently in the final phase of construction and sales for Optima Camelview Village, the highly acclaimed 700 unit mixed-use project located one block north of Fashion Square Mall on Scottsdale Road. This project was recently awarded the 2009 "Honor Award" from the Arizona American Institute of Architects, which is the top award selected annually by a national panel of architects. Optima Camelview Village has been the subject of numerous newspaper and magazine articles for excellence in design and urban living since its initial opening in the fall of 2006. David Hovey received a "Proclamation" from The City of Scottsdale in January in recognition of Optima Camelview Village's significant contribution to downtown Scottsdale and for it's achievement in architectural design and environmental sustainability.

II Existing Conditions and Context

The Property is located in the downtown district along Camelback Road, a major thoroughfare leading to and from downtown Scottsdale. The Property is adjacent to residential and commercial properties of varying age, character, condition, scale and density; and currently improved by the abandoned Orchidtree Apartments constructed in 1964. The site is generally flat with a nominal natural grade sloped from northwest to southeast. All utilities are available on site or in adjacent easements and/or right-of-ways minimizing the need for off site disturbances.

Scottsdale's planning for Downtown and surrounding land areas contemplated a mix of land uses intended to create a vibrant, dynamic and attractive downtown transitioning to less intense uses beyond the downtown. This rezoning request is consistent and in concert with the mixed-use neighborhood planning principles encouraged by the City of Scottsdale Downtown Plan (the "Plan"). The Plan encourages redevelopment that invigorates an area while also respecting the character of the adjacent neighborhood, which is a core goal for this project.

The proposed development will reduce vehicle miles traveled by encouraging walking and facilitating shorter automobile trips given its close proximity to several nearby retail, office, and entertainment establishments in the Downtown. Additionally, being located along Camelback Road where public transportation is existing, residents may take advantage of alternative modes of transportation to and from the Property.

The Property's close proximity to shopping, entertainment and the waterfront canal make this an ideal site for revitalization. The Project will provide an improved gateway into downtown and provide a buffer from existing commercial development to the north and east and residential development to the south and west consistent with the Plan. The Property is only a 3 minute walk from Fashion Square Mall and a 10 minute walk from the Waterfront offering an inherent pedestrian amenity to Scottsdale's downtown retail, employment and entertainment core.

III. Mixed Use District (D/RCO-2)

The City of Scottsdale Zoning Ordinance indicates the Downtown District / Regional Commercial Office - Type 2 Area (Intermediate Development) D/RCO-2 district is intended to provide for "large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development".

IV. Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in the community. The following Sensitive Design Principles are fundamental to the design and development of 6801 E. Camelback.

1. ***The design character of any area should be enhanced and strengthened by new development.***
   - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
   - *Building design should be sensitive to the evolving context of an area over time.*

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***
   - *Scenic views of the Sonoran desert and mountains.*
   - *Archaeological and historical resources.*

3. ***Development should be sensitive to existing topography and landscaping.***
   - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

4. ***Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***
   - *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

8. ***Buildings should be designed with a logical hierarchy of masses:***
   - *To control the visual impact of a building's height and size.*
   - *To highlight important building volumes and features, such as the building entry.*

9. ***The design of the built environment should respond to the desert environment:***
   - *Interior spaces should be extended into the outdoors both physically and visually when appropriate.*
   - *Materials with colors and coarse textures associated with this region should be utilized.*
   - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
   - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***
    - *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***
    - *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.*
    - *The landscaping should complement the built environment while relating to the various uses.*

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***
    - *Water, as a landscape element, should be used judiciously.*
    - *Water features should be placed in locations with high pedestrian activity.*

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***
    - *A balance should occur between the ambient light levels and designated focal lighting needs.*
    - *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***
    - *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

V. Adoption of PBD Overlay and Development Plan

Adoption of PBD overlay district and development plan: The Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:

1. ***That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.***
    - The development plan meets the City of Scottsdale Vision and Values as well as the Land Use, Character and Design, Mobility, Arts and Culture, and Economic Vitality principals as described in the Downtown Plan and the General Plan Amendment narrative.

2. ***That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.***

- The development plan meets the City of Scottsdale urban design objectives.
- Like Optima Camelview Village, Optima Sonoran Village is based on providing the City of Scottsdale a 21st century approach to multi-family design, construction, and development that harmoniously blends with the culture, natural landscape, neighborhood, businesses, and adds to the vitality and vibrancy of what has made Scottsdale what it is today.

3. ***That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted connections between underground parking facilities.***
   - The Optima development team has met with City of Scottsdale Planning Department officials, Fire Department, traffic engineers and utility companies and will continue to coordinate the adequate provisions for utilities, services, and emergency vehicle access.

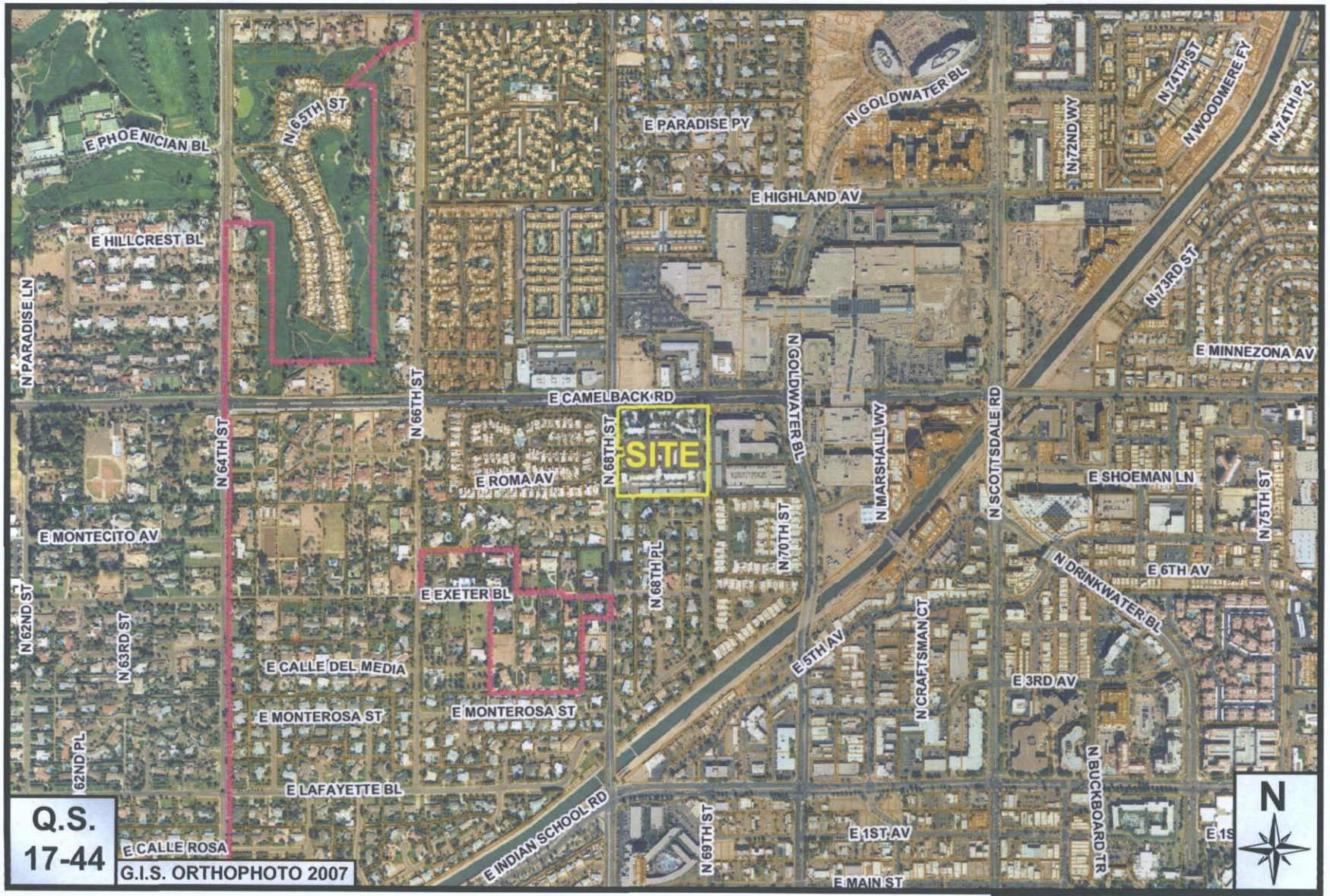
4. ***That projected traffic generated by the development plan will not exceed the capacity of affected streets.***
   - The Optima development team has met with City of Scottsdale planning Department officials as well as traffic engineers and has submitted coordinated plans to TIMA.

5. ***That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.***
   - Sonoran Village has been designed to meet all D/RCO-2 PBD DO zoning requirements.

V. Conclusion

In summary, the immediate neighborhood contains residential and commercial properties of varying age, character, condition, scale and density. The property currently consists of the abandoned Orchidtree Apartment complex which was originally built in 1964. 6801 E. Camelback is envisioned as a pedestrian friendly mixed-use multi-family residential project with 40,000 square feet of commercial space for uses to support the residences. The development proposes 493 residential units; approximately 50 dwelling units/gross acre. The design and development has taken inspiration from decades of long efforts by the City to rejuvenate Downtown and the residential districts of Scottsdale with landscaped, pedestrian access to shopping, entertainment and the canal developments as well as an increase in residential density of varying types to stimulate and populate this mature area of Scottsdale with new and improved housing. Responding to the evolution of Scottsdale from a young town into a maturing and vibrant desert city, the proposal offers to infill and strengthen the residential

character of downtown while providing a transition between residential uses to the south and west and intense downtown commercial uses to the north and east.



Optima Sonoran Village

1-ZN-2010

ATTACHMENT #2



Optima Sonoran Village

1-ZN-2010

ATTACHMENT #2A

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Amended Development Standards"
2-PA-2010

Sec. 5.3000. - (D) DOWNTOWN DISTRICT.

Sec. 5.3001. - Purpose.

The purpose of the D downtown district is to identify the downtown area by designation, to delineate special land use subdistricts, and to formulate appropriate development standards toward implementation objectives articulated in the downtown plan adopted by resolution by City Council. Specific objectives of the downtown plan which these D (downtown) district regulations will implement include:

A. Preserve and protect the character of the Fifth Avenue, Old Town and West Main districts as pedestrian-oriented shopping areas.

B. Encourage new hotel development to support specialty retailing downtown.

C. Attract new office development to sites suitable for such use.

D. Provide opportunities and incentives for residential projects and for mixed-use development.

E. Encourage historic preservation.

F. Establish incentives for underground parking and off-site parking in order to promote more efficient use of land and to improve the appearance of downtown.

G. Allow latitude for creative design and architectural variety within limits established to preserve solar access, light, and privacy and to create definitive streetscapes.

H. Encourage joint project planning by neighboring property owners.

I. Establish incentive and bonus system to obtain public amenities.

(Ord. No. 1796, 11-5-85)

Sec. 5.3002. - Conflict with other sections.

Where there is conflict between these D downtown district provisions and other sections of the zoning ordinance, these D (downtown) district regulations (sections 5.3000 through 5.3090) shall govern development within the D downtown district except where specifically superceded by the downtown overlay (DO).

(Ord. No. 1796, 11-5-85; Ord. No. 3520, § 1, 7-1-03)

Sec. 5.3010. - Definitions.

Adjacent curb: An existing curb abutting a lot. On a corner lot or a lot bounded by two (2) or more streets or alleys, the nearest adjacent curb is the curb that is closest to the center of a building pad, which is determined by the intersection of diagonal lines connecting the outermost corners of the building pad. For lots adjacent to elevated or depressed streets, the elevation of the adjacent curb shall be considered to be the elevation as if the street were at grade and not depressed.

Adjacent lot: A lot that either abuts for a distance not less than twenty-five (25) feet along a side or rear lot line of another lot or would so abut for such a distance if not separated by an alley.

Building envelope: The volume within which a building may be designed as shaped by the building setback, the inclined stepback plane, and the height limit.

Building footprint shall mean the building area occupied by a single tenant and associated tenant spaces having common access within the confines of the primary use. The building footprint does not include outdoor activity areas, basements, or floor areas above the first floor level.

Building line: The location of a wall of a building nearest to and most nearly parallel to a property line.

Building height: The vertical distance measured from grade to top of roof structure. Grade shall be either three (3) feet above the lowest adjacent curb, or twelve (12) inches above average curb, whichever is lowest. Top of building in a Type 1.5 and a Type 2 area shall be the highest point of the structural roof element; and in a Type 1 area the highest point of the coping of a flat roof, or the highest point of a mansard roof, or to the highest gable of a pitch or hip roof.

Building setback: The minimum distance a building can be located from the planned curb, centerline of an alley, or a property line, as appropriate to the following:

1. Building setbacks (front or side) from streets shall be measured from the planned curb.
2. Building setbacks from an alley shall be measured from the centerline of the alley.
3. Building setbacks in all other cases shall be measured from the property line.

Where a building setback is not stipulated it shall be considered to be on the property line.

Covered walk: A continuous walkway sheltered by a roof structure adjacent and open to the roadway, and accessible to the public at all times.

Development type: The character of development sought in various parts of downtown designated as type 1, type 1.5 or type 2, and as regulated by standards listed in schedule B, section 5.3060.

Floor area, gross: The sum of the floor areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the center line of a wall separating two (2) buildings. Gross floor area shall not include:

A. Parking area in building structures.
B. Uncovered steps.
C. Exterior balconies.

Floor area ratio (FAR): The ratio of gross building floor area to the net lot area of the building site.

Inclined stepback plane: An imaginary plane sloping inward on the site from a specified height on the building setback, which together with the building setback and the height limit defines the allowable building envelope.

Off-site parking: Parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the use it serves.

Overlay district: A special zoning district prescribing additional regulations to those of an underlying subdistrict (see section 5.3080).

Planned block development (PBD): A plan for a larger parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and requiring approval by City Council. A planned block development may include certain modifications to land use regulations or development standards, and shall be adopted or amended in accord with section 5.3082.

Planned curb: A reference back of curbline along a property frontage from which the building setback is measured and which is established by the public works administrator.

Subdistrict: One (1) of the zoning subdistricts established to regulate land use within the (D) downtown district.

Underground parking: Parking in a structure not higher than three (3) feet above the lowest adjacent top of curb reference point.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3394, 6-19-01)

Sec. 5.3020. - Approvals required.

No structure shall be built or altered without Development Review Board approval to be obtained as prescribed in article I, section 1.900.

(Ord. No. 1796, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3030. - Land use standards.

Within the D district six (6) subdistricts are identified in accordance to their function within the downtown and shown on the official zoning map. Land uses appropriate to each of these subdistricts are identified and shown in schedule

"P"	— Permitted without conditions.
"L"	— Permitted with limitations to size or use characteristics as described in land use classifications (section 5.3050).
"CU"	— Permitted with a conditional use permit.

A. These land uses are allowed at three (3) levels of permitted activity:

SCHEDULE A
LAND USE REGULATION FOR SUBDIVISIONS OF THE (D) DOWNTOWN DISTRICT

Use Classifications	Retail Specialty Subdistrict	Office/ Commercial Subdistrict	Office/ Residential Subdistrict	Regional Commercial Office Subdistrict	Residential/ Hotel Subdistrict	Medical Subdistrict	Civic Center Subdistrict	Residential High Density
Residential								
Day Nursery	—	—	CU	—	CU	—	—	CU
Group residential	—	—	CU	—	CU	L(2)	—	CU
Multifamily residential	L(1)	P	P	P	P	P	P	P
Specialized health care facility	—	—	CU	—	—	P	—	—
Minimal health care facility	—	—	CU	—	—	P	—	—
Single-family residential	—	—	P	—	P	—	—	—
Visitor accommodations								
Hotels, motels, and resorts	CU	P	P	P	P	—	—	CU
Commercial								
Adult businesses	—	CU	—	CU	—	—	—	—
Ambulance services	—	—	—	—	—	P	—	—

Animal sales and services								
Animal hospitals	—	P	—	P	—	—	—	—
Pet stores	L(8)	P	—	P	—	—	—	—
Banks and savings & loans	L(3)	P	P	P	—	P	—	—
;i1=&-8q;With drive-up service	—	P	CU	P	—	P	—	—
Catering services	L(8)	P	—	P	—	—	—	—
Commercial recreation and entertainment								
;i1=&-8q;Game center, pool halls, billiard parlors	—	CU	—	CU	—	—	—	—
;i1=&-8q;Other	L(3)	P	—	P	—	—	CU	—
Communications facilities	—	CU	—	CU	—	—	—	—
;i1=&-8q;Small-scale	—	P	P	P	—	—	—	—
Eating and drinking establishments	P	P	P	P	CU	L(2)	—	—
Live entertainment establishment	CU(10)	CU(10)	—	CU(10)	CU(10)	—	—	—
;i1=&-8q;With take-out service	L(3), (8)	L(3)	L(3)	L(3)	—	—	—	—
;i1=&-8q;Drive-through	—	P	—	P	—	—	—	—
;i1=&-8q;Bar/Microbrewery	L	L	—	L	L	—	—	—
;i1=&-8q;Bar/Microbrewery with limited retail and wholesale sales	CU	CU	—	CU	—	—		
Food sales	L(3)	P	P	P	—	—	—	—
Laboratories	—	P	—	P	—	P	—	-
Maintenance and repair services	—	P	—	P	—	—	—	—
Mortuaries	—	CU	—	—	—	—	—	—
Nurseries, plant	—	CU	—	CU	—	—	—	—
Offices, business and professional	L(5)	P	P	P	—	P	—	—
Offices, medical and dental	L(5)	P	P	P	—	P	—	—
Pawnshops	—	P	—	—	—	—	—	—
Personal improvement services	L(5)	P	—	P	—	—	—	—
;i1=&-8q;Health studio	—	P	—	P	—	—	—	—
;i1=&-8q;Massage studio	—	P	—	P	—	—	—	—
Personal and convenience services	L(3), (6)	P	L(2), (3)	P	L(3), (4)	L(2), (3)	—	—
Retail sales								
;i1=&-8q;Arts and crafts	P	—	—	P	L(4)	—	—	—
;i1=&-8q;Big box	—	—	—	P	—	—	—	—
;i1=&-8q;Home furnishings and hardware	L(3)	CU(9), (11)	—	P	—	—	—	—

;i1=&-8q;Other	L(3)	P	—	P	—	—	—	—
;i1=&-8q;Pharmacies and medical supplies	—	P	—	P	L(4)	L(2)	—	—
Seasonal art festival	CU	—	—	CU	—	—	—	—
Secondhand appliance sales	—	P	—	—	—	—	—	—
Travel services	L(3)	P	L(2)	P	L(4)	P	—	—
Vehicle/equipment sales and services								
;i1=&-8q;Automobile rentals	L(7)	CU	—	CU	L(7)	—	—	—
;i1=&-8q;Automobile washing	—	CU	—	CU	—	—	—	—
;i1=&-8q;Commercial parking facility	CU	CU	CU	CU	—	CU	—	—
;i1=&-8q;Service stations	—	CU	CU	CU	—	—	—	—
;i1=&-8q;Vehicle/equipment repair	—	CU	—	CU	—	—	—	—
Wireless communications facilities, (see sections 1.400, 1.906, 3.100 and 7.200)								
Types 1, 2, and 3	—	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)	L(12)
Type 4	—	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)	CU(9)
Public and Semi-Public								
Clubs and lodges	L(5)	P	CU	P	CU	—	—	CU
Colleges and universities	—	CU	CU	CU	—	—	—	—
Cultural institutions	CU	CU	CU	—	CU	—	CU	—
Government offices	—	P	P	P	—	—	CU	—
Hospitals, clinics	—	—	—	—	—	CU	—	—
Municipal uses	—	P	P	P	P	—	CU	—
Religious assembly	—	CU	CU	CU	CU	—	—	CU
Schools, public or private	—	—	CU	—	CU	—	—	CU
Transportation facilities	CU	CU	—	CU	—	—	—	—
;i1=&-8q;Limited	CU	CU	CU	CU	—	CU	—	—
Utilities	—	CU	CU	CU	—	—	—	—
Accessory								
Accessory parking, separate	L(8)	P	P	P	—	P	CU	—
Accessory uses and structures	P	P	P	P	P	P	CU	P

ADDITIONAL REGULATIONS PERTAINING TO LAND USE SUBDISTRICTS

(1) Not permitted on first-floor and cannot occupy more than twenty-five (25) percent of floor area.

(2) Permitted only in mixed-use development as an accessory use.

(3) Only "limited" or "small-scale "uses allowed, as defined by use classifications.
(4) Permitted as accessory use on the site of a hotel or resort only if there is no separate entrance or sign for the limited use.
(5) Not permitted on ground-floor within twenty-five (25) feet of a street property line.
(6) Total ground level frontage occupied by this use classification shall not exceed fifteen (15) percent of the street frontage on a block face plus the street property lines forming the sides of corner lots.
(7) On-site storage limited to two (2) rental cars.
(8) Not permitted in (P) pedestrian overlay district; see section 5.3081.
(9) Type two (2) districts only.
(10) See section 1.403 for criteria.
(11) Only "medium-scale" uses allowed, as defined by use classification.
(12) Permitted when building or roof mounted; see sections 1.400, 1.906 and 3.100.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 3020, § 1(a), 6-3-97; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3040. - Subdistrict classifications.

A. *(RS) retail/specialty subdistrict.* This subdistrict classification protects the established character of the downtown retail specialty area and, together with development standards, regulates to achieve a compact concentration of those uses appropriate to a pedestrian-oriented selective shopping environment. Residential use is permitted in mixed-use development.

B. *(OC) office/commercial subdistrict.* This subdistrict is intended to provide opportunities for a full range of retail and service businesses appropriate in downtown. Residential use is permitted in mixed-use development.

C. *(OR) office/residential subdistrict.* This subdistrict provides for an environment compatible with office and residential uses either as mixed uses on one (1) site or as neighboring uses. Ancillary uses such as retail are permitted for local convenience, but limited in scale and design to protect against dispersion of these activities from other designated subdistricts.

D. *(RCO) regional commercial office subdistrict.* This subdistrict is intended to provide for large-scale development of office and commercial uses, including regional shopping centers. Residential use is permitted in mixed-use development.

E. *(RH) residential/hotel subdistrict.* This subdistrict provides for residential/hotel development in an attractive, landscaped environment protected from incompatible uses. Retail and other commercial uses are permitted within hotels and resorts in order to serve the convenience of guests, but limited for the primarily residential character of this subdistrict and to direct the concentration of retail businesses and other appropriate subdistricts.

F. *(M) medical subdistrict.* This subdistrict provides for medical uses and supporting services, with residential development permitted in mixed-use projects. Limitations on nonmedical uses are intended to favor this area primarily for medical activity.

G. *(CC) civic center subdistrict.* This subdistrict regulates development and activities in an area designated principally for public and semi-public land uses.

H. *(RHD) residential high density subdistrict.* This subdistrict provides for a residential environment appropriate for multifamily residential development, and includes standards designed to ensure that light and reasonable privacy are preserved and that adequate open space is provided.

(Ord. No. 1796, 11-5-85)

Sec. 5.3050. - Land use classifications.

Sec. 5.3051. - Residential use classifications.

A. *Day care center.* Public or private establishment providing nonmedical care and supervision for five (5) or more *persons not related to the operator. This classification includes nursery schools, pre-schools, and day care centers for children and adults.

B. *Group residential.* Shared living quarters without separate kitchen facilities for each room or unit, including convents, and other special residences.

C. *Multifamily residential.* Two (2) or more dwelling units on a lot.

D. *Specialized health care facility.* Convalescent homes or nursing homes.

E. *Minimal health care facility.* Apartment-like accommodation but with some central services such as central dining, transportation service and limited medical assistance.

F. *Single-family residential.* One (1) dwelling unit on a lot.

(Ord. No. 1796, 11-5-85)

Sec. 5.3052. - Visitor accommodations use classifications.

A. *Hotels, motels, and timeshare facilities.* Establishments offering daily, weekly, or monthly lodging in dwelling units or guest units. These facilities may provide for ancillary recreation and athletic activities such as golf, horseback riding, swimming, shuffleboard, tennis, and similar activities, and offer eating, drinking, and banquet services. Guest units are defined as living and sleeping accommodations for an individual or family without cooking facilities, and within a hotel, resort or timeshare facility.

(Ord. No. 1796, 11-5-85)

Sec. 5.3053. - Commercial use classifications.

A. *Adult uses.* A business based primarily upon materials or performances that depict, describe, or relate to "specified sexual activities" or "specified anatomical areas," as defined in article III.

B. *Ambulance services.* Provision of emergency transportation which may include medical care, and including storage and maintenance of vehicles.

C. *Animal sales and services.*
   1. Animal Hospitals. Establishments where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air conditioned. Grooming and temporary (up to thirty (30) days) boarding of animals is included if incidental to the hospital use.
   2. Pet Stores. Retail sales of small animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of forty-eight (48) hours.

D. *Art gallery.* A place or establishment where the main business activity is that of buying and selling primarily original paintings, sculpture or limited edition art prints and those items of handcrafting generally considered as types of fine art, such as ceramics, glass, wood, fiber, mixed media and other materials; having an office or gallery staff on-site in person; being open to the public or art dealers on a regular basis. For the purpose of this definition, "primary" shall mean that at least eighty (80) percent of physical space and business activity shall be committed to buying, selling, displaying and storing original or one-of-a-kind works of art.

E. *Banks and savings and loans.* Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of cash.
   1. With Drive-up Service. Institutions providing services to persons who remain in their automobiles.
   2. Small-scale. Limited to facilities occupying less than two thousand (2,000) square feet.

F. *Catering services.* Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

G. *Commercial/recreation and entertainment.* Provision of participant or spectator recreation or entertainment.
   1. Game Center, Pool Hall, Billiard Parlor.
   2. Other. Bowling alleys, ice/roller skating rinks, tennis/racquetball courts, and indoor theaters.
      a. Limited. Indoor movie theaters and performing arts theaters.

H. *Communications facilities.* Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms but excluding utilities. This classification includes radio, television, or recording studios; telephone switching centers; and telegraph offices.
   1. Small-scale. Limited to communication facilities occupying less than two thousand (2,000) square feet of space and without transmitter towers.

I. *Eating and drinking establishments.* Businesses serving prepared food or beverages for consumption on or off the premises.
   1. Bars With Live Entertainment/Patron Dancing.
   2. With Take-out Service. Establishments at which twenty (20) percent or more of the transactions are sales for off-site consumption.
      a. Drive-through. Service from a building to persons in vehicles through an outdoor service window. This classification excludes "drive-in" service where food or drink are ordered from and served by persons outside of a building.
      b. Limited. Establishments that do not serve persons in vehicles.
   3. Bar/Microbrewery; Facility with provision for the brewing of beer for on-premises consumption only. Limited ability to supply catered functions. Maximum of fifteen (15) percent of floor area shall be devoted to the brewery.
   4. Bar/Microbrewery with Limited Retail and Wholesale Sales. A maximum of thirty (30) percent of floor area may be used for the brewing, bottling and/or packaging of the product.

J. *Food sales.* Retail sales of packaged food and food for home preparation. This includes bakeries, candy stores, grocery stores and supermarkets.
   1. Small-Scale. Occupying less than five thousand (5,000) square feet of space.

K. *Laboratries.* Establishments providing medical or dental laboratory services; or establishments occupying less than two thousand (2,000) square feet that provide photographic, analytical, or testing services. Other laboratories are excluded from this classification.

L. *Maintenance services and repair services.* Establishments providing appliance repair, office machine repair, and upholstery, or establishments providing building maintenance (janitorial) services. This classification excludes maintenance and repair of vehicles (see vehicle/equipment repair).

M. *Mortuaries.* Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, columbariums, and mausoleums.

N. *Offices, business and professional.* Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, and legal offices. This classification excludes banks and savings and loans, and medical and dental offices.

O. *Offices, medical and dental.* Offices providing medical or dental services, including laboratories incidental to an office use.

P. *Pawnshops.* Establishments in which the business of pawnbrokers is conducted, subject to the requirements of the City Code.

Q. *Personal improvement services.* Provision of instructional services or facilities, including the teaching of photography, fine arts, crafts; dance or music studios; driving schools; business and trade schools, reducing salons and fitness studios.
   1. Health Studios or Spas. Establishments with equipment for exercise and physical conditioning.
   2. Massage Studios. Establishments providing massage services. Establishments offering massage by one (1) person to another of the other gender are not permitted.

R. *Personal and convenience services.* Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry cleaning establishments (excluding bulk cleaning), photocopying, and self-service laundries.
   1. Limited. Excludes dry cleaning establishments and self-service laundries.

S. *Plant nurseries.* Establishments primarily engaged in the sale of plants in which all merchandise other than plants are kept within an enclosed building or a fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

T. *Retail sales.*
1. Arts and Crafts. Establishments selling art objects, art supplies, antiques, jewelry, handmade glass, custom photographs, pottery, porcelain, leather goods, and similar products. This classification includes art galleries, antique shops, craft shops, jewelry design and creation studios, photo studios, and wholesale distribution of high-value, low-bulk arts and crafts merchandise, such as gems, works of art, and handmade crafts.
2. Big box shall mean any single retail space with a building footprint of equal to or greater than 75,000 square feet.
3. Home Furnishings and Hardware. Establishments selling awnings and canvas, home appliances, carpets and floor coverings, hardware, furniture, kitchen utensils, paint, and wallpaper.
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
   b. Medium-scale. Occupying up to twelve thousand (12,000) square feet.
4. Other Retail Sales. This classification includes department stores, drugstores, clothing stores, and fabric stores, and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, records, sporting goods, shoes, office supplies, stationery, bicycles, and new automotive parts and accessories (excluding service and installation).
   a. Small-scale. Occupying less than three thousand (3,000) square feet.
5. Pharmacies and Medical Supplies. Establishments primarily selling prescription drugs and medical supplies and equipment at wholesale or retail. This classification excludes dispensing opticians and drugstores primarily selling general merchandise.

U. *Secondhand appliance sales.* The retail sale of used appliances. This classification excludes antique shops primarily engaged in the sale of used furniture and accessories other than appliances.

V. *Travel services.* Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies (see vehicle/equipment sales and services).
1. Small-scale. Limited to establishments occupying less than two thousand (2,000) square feet.

W. *Vehicle/equipment sales and services.*
1. Automobile Rentals. Rental of automobiles, including storage, but excluding maintenance.
2. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
3. Commercial Parking Facility. Lots offering short-term or long-term parking to the public for a fee.
4. Service Stations. Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks, but excludes body and fender work or repair of heavy trucks or vehicles.
5. Vehicle/Equipment Repair. Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.

(Ord. No. 1796, 11-5-85; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2279, § 1, 1-16-90; Ord. No. 3020, § 1(b), 6-3-97; Ord. No. 3394, 6-19-01)

Sec. 5.3054. - Public and semi-public use classifications.

A. *Clubs and lodges.* Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests.

B. *Colleges and universities.* Public or private educational institutions that offer a course of study leading to a recognized degree.

C. *Cultural institutions.* Nonprofit institutions displaying or preserving objects of interest in one (1) or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.

D. *Government offices.* Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

E. *Hospitals.* Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, and twenty-four-hour emergency clinics, as well as training, research, and administrative services for patients and employees.

F. *Municipal uses.* Any use providing service to the general public that is operated by or contracted for by the City of Scottsdale.

G. *Wireless communications facilities,* subject to the requirements of sections 1.400, 1.906, 3.100 and 7.200.

H. *Religious assembly.* Facilities for religious worship and incidental religious education.

I. *Schools, public or private.* Public elementary or secondary schools or private schools that offer a curriculum comparable to that of the public schools of the State of Arizona, excluding colleges and universities.

J. *Transportation facilities.* Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight between links of transportation. This classification includes bus terminals, public transit and trolley stations.
   1. Limited. Transit stops and trolley stations.

K. *Utilities.* Electrical substations, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines are excluded.

(Ord. No. 1796, 11-5-85; Ord. No. 2430, § 1, 1-21-92; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.3055. - Accessory use classification.

A. *Accessory parking, separate.* Required automobile parking on a site separate from the use it serves.

B. *Accessory uses and structures.* Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site.

(Ord. No. 1796, 11-5-85)

Sec. 5.3060. - Site development standards.

Schedule B prescribes two (2) types of development standards applicable to areas in the D district as shown on the official zoning map: Development type 1 for areas of compact development, and development type 2 for areas of intermediate and large-scale development. Basic development standards within each development type are listed. References in the additional regulations column refer to regulations located elsewhere in the zoning ordinance.

(Ord. No. 1796, 11-5-85)

SCHEDULE B
SITE DEVELOPMENT STANDARDS

	Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
I. *Development Requirements*				
1. Basic Floor Area Ratio (FAR)	0.8	0.8	0.8	Section 5.3090
a. Underground parking FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3.
b. Historic site FAR bonus maximum	0.2	0.2	0.2	Section 5.3090 C2.
c. Special improvements FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C4.
d. Planned block development FAR bonus max.	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
2. Total maximum FAR (excluding residential bonus and right-of-way credit)	1.5	1.4	1.4	Sections 5.3061 B, 5.3065
a. Residential/hotel FAR bonus maximum	0.5	0.4	0.4	Section 5.3090 C3.
3. Total maximum FAR (including residential but excluding right-of-way credit)	2.0	1.8	1.8	Section 5.3061 L
II. *Site Requirements*				
1. Minimum Site Area	None required	None required	None Required	
2. Minimum Front Building Setback	12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
3. Minimum Interior Side Building Setback	None	None	None	Sections 5.3066, 5.3061 I
4. Minimum Corner Side Building Setback	12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
5. Minimum Rear Building Setback	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066, 5.3061 I
6. Landscaping	No minimum	No minimum	No minimum	Section 5.3062

7.	**Parking**	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX
8.	**Signs**				Section 5.3061 K
		Type 1 Area (Compact Development)	**Type 1.5 Area (Low-Scale Development)**	**Type 2 Area (Intermediate Development)**	**Additional Regulations**
III.	***Building Design Requirements***				
1.	**Basic Height Maximum (all uses)**	26 feet (not more than 2 levels)	26 feet	38 feet (not more than 3 levels)	Section 5.3061 C
2.	**Bonused Height Maximums**				Section 5.3090
a.	**Planned block development (all uses)**				Section 5.3082
	100,000 sq. ft. minimum parcel	None	None	50 feet (not more than 4 levels)	
	200,000 sq. ft. minimum parcel	None	30 feet (not more than 4 levels)	65 feet ~~(not more than 5 levels)~~	
b.	**Residential use**	36 feet (not more than 3 levels)	38 feet not more than 3 levels)	50 feet (not more than 5 levels)	Section 5.3061 M
c.	**Hotel use**	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	72 feet (not more than 8 levels)	
3.	**Building Size Maximum**	None	350 feet any side, 550 feet two adj. sides. Above 38-foot elevation, 200 feet maximum	~~350~~ **495** feet any side, ~~550~~ **610** feet two adj. sides. Above 38-foot elevation, ~~200~~ **495** feet maximum	Section 5.3061 D
4.	**Spacing Between Buildings Minimum**	None	10% of two longest sides	~~10% of two longest sides~~ **10 FEET**	Section 5.3061 E
5.	**Large Walls**				
a.	**Vertical dimension maximum**	26 feet	26 feet	~~38~~**65** feet without additional setback	Section 5.3061 F
b.	**Horizontal dimension maximum**	None	200 feet without "break"	200 feet without "break"	Section 5.3061 F
6.	**Building Envelope, starting at a point 26 feet above the building setback line, the inclined stepbacks plane slopes at:**	2:1 on the front, and 1:1 on the other sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	Section 5.3061 J, 5.3061 N
7.	**Encroachments Beyond Inclined Stepback Plane**	Not permitted	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	Sections 5.3063, 5.3066
8.	**Building Lines**	At the first level minimum 50% of front building face shall be at front building setback	Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at	~~Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback.~~ At first level, min. 25% of width of projected street elevation must be at	

				least 10 ft. behind front building setback	least 10 ft. behind front building setback	
	9.	**Private Outdoor Living Space**	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Ground-floor dwelling unit; min. dimension 10 ft. Upper floor unit; min. dimensions 6 ft. with min. area of 60 ft.	

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3061. - Additional regulations.

A. Within a planned block development (PBD) transfer of floor area between abutting parcels in the same ownership shall be permitted. Transfer of floor area between parcels under different ownerships in the same planned block development shall be permitted, subject to special conditions of approval for the planned block development (section 5.3082).

B. An additional square foot of allowable floor area will be permitted for each square foot of required right-of-way dedicated to the city before December 31, 1987.

C. Maximum building height shall not exceed thirty-eight (38) feet in the following areas:
   1. Within ~~three hundred~~ **NINETY SIX** (~~300~~**96**) feet of an R-1 district.
   2. Within one hundred (100) feet of a type 1 area, except that planned block development projects may be approved with a bonused height maximum of up to fifty (50) feet.

D. Maximum building length shall not exceed:
   1. ~~Three~~ **FOUR** hundred ~~fifty~~**NINETY FIVE** (~~350~~**495**) feet in any horizontal dimension.
   2. ~~Five~~**SIX** hundred ~~fifty~~ **TEN** (~~550~~**610**) feet total for any two (2) adjacent building enclosure dimensions (*e.g.* front and side).
   3 ~~Two~~ **FOUR** hundred **NINETY FIVE** (~~200~~**495**) feet for the upper portion of a building above the thirty-eight-foot elevation.

E. Spacing between two (2) buildings on the same site shall be not less than ten (10) **FEET** ~~percent of the larger building's two (2) longest adjacent sides at the space~~ (*e.g.* front and side).

F. Large wall surfaces shall be controlled in vertical dimension and horizontal dimension by the following:
   1. *Horizontal dimension:* No wall surface shall be more than two hundred (200) feet long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth, and one-quarter of the building in length. The offset angle constituting the "break" recess shall be between ninety (90) degrees and forty-five (45) degrees to the wall).
   2. ~~*Vertical dimension:* A tall wall shall be set back an additional two (2) feet for every foot it measures in excess of thirty-eight (38) feet in vertical dimension. Such a wall shall constitute less than fifty (50) percent of the building's length as projected to any street or alley frontage. (Parallel vertical wall planes offset less than ten (10) feet shall be considered to be in the same plane).~~
   3. Interior side walls farther than sixteen (16) feet from a side property line and within one hundred (100) feet of the front setback line shall not have a vertical dimension greater than thirty-eight (38) feet without an offset of at least ten (10) feet. Offset angles shall be between ninety (90) degrees and forty-five (45) degrees to the wall. Exempt from this requirement are multifamily dwellings, hotels, and buildings containing less than **TWO HUNDRED** ~~fifty~~ thousand (~~50~~**200**,000) square feet in gross floor area.

G. Where existing setbacks on forty (40) percent or more of a blockface are less than the specified setback, the required setback on a site to be developed shall be the average setback of the developed portion of the blockface. Section 7.201 (adjustment of front yard requirements) shall not apply.

H. Buildings fronting on ~~Camelback Road,~~ Indian School Road, and on Scottsdale Road north from Camelback Road and south from Osborn Road to the D district boundary, shall be set back forty (40) feet from the planned curbline. Buildings fronting on the couplet road and located in a type 2 area shall be set back thirty (30) feet from the planned curbline.

I. No building wall shall be so placed as to create a yard measuring less than three (3) feet at a property line between two (2) private properties.

J. Adjoining an R-1 district, the inclined stepback plane shall be 1:1 from a ten-foot high stepback line.

K. RHD subdistrict signs shall comply with article VIII R-5 regulations. Signs in all other subdistricts shall conform with C-2 district regulations.

L. For residential development and timeshare facilities (as defined in section 3.100), density shall not exceed fifty (50) dwelling units per gross acre.

M. In order to qualify for the fifty-foot bonused height maximum a residential use shall be on a site larger than twenty thousand (20,000) square feet.

N. The inclined stepback plane shall not apply to interior property lines within a planned block development.

(Ord. No. 1796, 11-5-85; Ord. No. 1899, § 1, 7-15-80; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3062. - Screening and landscaping.

A. *Screening.* Fences, walls, hedges, or berms shall not exceed three (3) feet in height between a building setback line and a street property line or eight (8) feet in height between a building setback line and an interior side or rear property line.

A nonresidential use shall be screened from adjoining ground floor residential use or an adjacent residential district by masonry walls of the maximum heights permitted by this section unless the Development Review Board finds that such walls are unnecessary or inappropriate at the specific location.

All operations and storage shall be conducted within a completely enclosed building or within an area screened by a wall or fence approved by the Development Review Board or prescribed by the use permit if such is required for a principal use on the site.

B. *Landscaping.* All setback areas visible from the street shall be improved with landscaping, paving, walks or other appropriate materials. Landscaping shall include mature trees: In a type 1 area in accordance with requirements of the Development Review Board; and in a type 2 area, one (1) mature tree per ~~four~~**NINE** hundred (~~400~~**900**) square feet of landscape area.

C. *Maintenance of required planting areas.* Required planting areas shall be permanently maintained. This includes watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of the plant materials.

D. *Preservation of mature trees.* The removal or alteration of one (1) or more mature trees shall be by permit, issued by the project review director. The project review director's decisions shall be in accord with guidelines for tree planting, alteration, and removal established by the Development Review Board. The project review director may require that a tree removed to remedy adverse affects on views, privacy and amenity, be replaced by a mature tree at the same or another location.

(Ord. No. 1796, 11-5-85)

Sec. 5.3063. - Exceptions to height limits.

A. A maximum vertical building encroachment of fifteen (15) feet is permitted into the inclined stepback plane for not more than twenty-five (25) percent of the length of the building's elevation, but not above the maximum allowable bonused building height.

B. The ridge of sloping roof or a parapet wall, in addition to A above, may encroach vertically into the inclined stepback plane and into the maximum allowable height no more than four (4) feet in type 2 and type 1.5 areas only.

C. The following paragraph supersedes sections 7.100—7.103 (exceptions to height restrictions) which shall not apply within the D district.

Towers, spires, chimneys, transmission towers, fire towers, flag poles, utility penthouses, enclosures for necessary mechanical equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure to which they are accessory may exceed the allowable maximum bonused height by five (5) feet in a type 1 area, and by fourteen (14) feet in a type 1.5 or a type 2 area. Such structures located on top of a hotel or a multifamily building may, however, exceed the maximum allowable bonused height by eighteen (18) feet in a type 1.5 or a type 2 area. All such structures shall be set back a minimum of ten (10) feet from the **FURTHEST** outside edge of the roof on which they are located, and shall comply with the stepback requirements of section 5.3060, schedule B. Roofs and parapets on top of mechanical penthouses, elevator penthouses and similar structures shall not be allowed to exceed these additional height allowances.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3064. - Exceptions to maximum vertical and horizontal dimensions of walls.

Upon request, the City Council, after receiving a recommendation from the Planning Commission and the Development Review Board, may modify the maximum vertical dimension of wall or maximum horizontal dimension standards prescribed in schedule B if it finds that the beneficial intent of the regulations is exceeded by a particular design.

(Ord. No. 1796, 11-5-85; Ord. No. 1996, § 1, 2-1-88)

Sec. 5.3065. - Credit for area in dedicated right-of-way.

For the purpose of FAR calculations, right-of-way dedications shall not reduce the land area base size to less than eighty (80) percent of the original site size.

(Ord. No. 1796, 11-5-85)

Sec. 5.3066. - Building projections.

Maximum projections permitted into a required setback area but not beyond property line shall be as follows:

A. *Fireplaces or chimneys:* Two (2) feet.

B. *Uncovered porches, terraces, platforms, underground garages, and patios not more than three (3) feet above grade:* May extend into a front setback yard not closer than five (5) feet to the property line.

C. *Cornices, eaves, and ornamental features:* Two (2) feet.

D. *Balconies, stairs, canopies, awnings, and covered porches:* Four (4) feet beyond a front or rear setback and two (2) feet beyond a side setback, not exceeding twenty-five (25) percent of the length of the adjoining property line.

E. *Bay windows:* Two and one-half (2½) feet if not on ground.

(Ord. No. 1796, 11-5-85)

Sec. 5.3070. - Parking regulations.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Secs. 5.3071—5.3074. - Reserved.

Ord. No. 2736, § 1, adopted Mar. 7, 1995, repealed former §§ 5.3071—5.3074, which pertained to various parking regulations.

Sec. 5.3080. - Overlay regulations.

Sec. 5.3081. - (P) pedestrian overlay district.

A. *Purpose.* The purpose of the (P) pedestrian overlay district is to augment site development standards and land use regulations in order to obtain and preserve the compact character of certain pedestrian-oriented areas. The overlay district requirements are intended to encourage development and redevelopment that enhances the scale of the street frontages and the architecture, [and] the linkage of pedestrian activities.

B. *Boundaries.* The boundaries of the downtown shopping special use area shall be as indicated on the zoning district map by a "P" designator.

C. *Site development regulations.* Site development standards for the (P) overlay district shall be those specified in section 5.3060 schedule B with the addition of the following requirements:
   1. Covered Walkways: On designated frontage shown on the zoning district map (or a supplementary map illustrating the pedestrian overlay areas), a continuous covered walk shall be required. Configuration of the covered walk shall be as follows:
      (a) On frontages identified as local streets in the downtown plan, a building setback of twelve (12) feet is required, superseding requirements of schedule B. The covered walkway shall project in front of the building with the roof supported at a column line three (3) feet back of the planned curb line. Where a property line is more than twelve (12) feet from the planned curb, the required building setback shall be considered to be the property line.
      (b) On frontages identified as major streets in the downtown plan, the covered walkway shall project in front of the building setback ten (10) feet to a column line supporting the roof structure.
   2. Interior Side Lot Line Setbacks: Where side yards exist, they shall be screened to provide design continuity on the building frontage.
   3. Views Into Buildings: At least two-thirds of the width of each frontage shall consist of openings or clear glass windows providing views of merchandise displays, building interiors, or courtyards.
   4. Location of Parking: Parking in the pedestrian overly district shall be located pursuant to article IX.

D. *Subdistrict overlay regulations.* Special needs of specific subdistricts are served by the following regulations:
   1. (RS) Retail Specialty Subdistrict:
      a. The following use classifications, which are permitted in the RS subdistrict, are not permitted in the overlay district:
         (1) Accessory parking, separate.
         (2) Animal sales and services: Pet stores.
         (3) Catering services.
         (4) Eating and drinking establishments with take-out service.
         (5) Automobile rental.
      b. Storefront width: Apparent storefront width shall not exceed fifty (50) feet, except along the adjoining side lot line of a corner lot.

(Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95)

Sec. 5.3082. - (PBD) planned block development overlay district.

A. *Purpose.* To capitalize on additional opportunities offered at larger scales of development, flexibility in certain land-use and development standards is available upon recommendation of the Planning Commission and express approval of City Council through the PBD overlay district.

B. *Area requirements:* Each PBD overlay district shall include a minimum contiguous land area of sixty thousand (60,000) square feet in the RS subdistrict and one hundred thousand (100,000) square feet in other underlying subdistricts, including intervening streets and alleys, and shall have no dimension less than one hundred twenty-two (122) feet. The net lot area in a PBD project shall include, for the purposes of calculating the minimum land area and allowable building gross floor area, property above or below dedicated right-of-way held either in ownership or as an easement, provided that such holdings are developed and provide pedestrian linkage acceptable to the city.

C. *Status.* Adoption of a PBD overlay district proposal shall be by amendment to the zoning district map, but the ordinance amendment shall not alter the use regulations or development standards of the underlying subdistrict except as specifically permitted below.

D. *Allowable modifications to use regulations and development standards.* Available FAR and height bonuses shall be as defined in schedule B (section 5.3060). The following modifications in use regulations and development standards may be approved as part of PBD overlay district:
   1. Allowable floor area may be transferred between parcels within the same subdistrict in a PBD overlay district proposal provided that a legal instrument satisfactory to the city attorney shall be recorded limiting the building floor area on parcels from which floor area is transferred.
   2. Regulations for specific use classifications may be modified by the development plan text to accommodate appropriately sized accessory uses.
   3. Site development standards, not including base FAR and required parking spaces, may be modified by the development plan text or map, provided that the maximum allowable heights shall not exceed the maximums specified in schedule B (section 5.3060).

E. *Application for designation.*
   1. A proposed amendment to create a PBD overlay district may be initiated by seventy-five (75) percent of the owners of the land area within the boundaries of the proposed PBD, by the city Planning Commission, or by the City Council, as prescribed by section 1.300.
   2. An application initiated by property owners shall include:
      a. A map indicating the proposed boundaries for the PBD overlay district; the property of participating type designations.
      b. Development plan consisting of a map and explanatory material as may be necessary to delineate land uses and locations, existing and projected building types and schematic designs, height, FAR (including any proposals for transfer of FAR), site development standards, existing and proposed open space, circulation, traffic impacts, on-site and off-site parking and any other pertinent information.
      c. A cultural improvements component which conforms with the provisions of the downtown cultural improvements ordinance and which describes artworks, cultural facilities and cultural programs included in the project.
      d. A comparison between underlying subdistrict regulations and standards and any proposed modified regulations and standards, together with resulting impacts.
      e. A statement of the reasons for any requested modifications to regulations and standards, and a description of proposed means of mitigating any adverse effects.
      f. A three-dimensional model, photomontage, or computer-generated perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PBD district boundaries.

F. *Adoption of PBD overlay district and development plan:* The city Planning Commission shall hold a public hearing on a proposed application as provided for in sections 1.604 and 1.605. Prior to the hearing, the Development Review Board shall make a recommendation on any proposed modifications to section 5.3060, schedule B, site development standards, including any additional regulations which apply. After receiving the Development Review Board's recommendation, the Planning Commission shall recommend, and the City Council shall consider for adoption, an amendment creating a PBD overlay district only after making the following findings:
   1. That the development plan is consistent with the adopted downtown plan and other applicable policies, and that it is compatible with development in the area it will directly affect.

2. That the development plan contributes additionally, beyond the underlying regulations, to the urban design objectives articulated for downtown, and that deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.
3. That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted, connections between underground parking facilities.
4. That projected traffic generated by the development plan will not exceed the capacity of affected streets.
5. That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing regulations.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 1996, § 1, 2-1-88; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3083. - Cultural improvements program.

A. *Purpose.* The City Council finds as follows:
   [1.] That the continued vitality of the downtown district is essential to the economic, social, and aesthetic well-being of the City of Scottsdale;
   [2.] That downtown Scottsdale has an established artistic and cultural component, based on elements including the Scottsdale Center for the Arts, the many art galleries and a variety of public activities;
   [3.] That enhancement of this cultural and artistic component will contribute to the continued welfare and revitalization of the downtown district to the benefit of both the private and public sectors;
   [4.] That the integration of publicly visible works of art into private development projects will strengthen the downtown as the cultural center of the city by incorporating the arts into the urban environment;
   [5.] That the City Council wishes to promote these goals by encouraging collaboration between developers, artists, architects, landscape architects, engineers and other project planners, and by providing a means to finance art works and cultural facilities and programs in key public areas in the downtown [district];
   [6.] That a developer of a planned block development in the downtown district is afforded certain incentives and bonuses not available to developers of similar projects.

B. *Definitions.*
   1. *Art in public places program.* The program established pursuant to the provisions of Scottsdale Revised Code section 20-121 and 20-121.1 providing for the selection and installation of original works of art in public places within the City of Scottsdale.
   2. *Art work* or *works of art.* All forms of limited edition or one-of-a-kind original creations of visual art created by an artist.

An original work of art, shall not include any of the following, unless specifically allowed by the Scottsdale Cultural Council. Directional elements such as supergraphics, signage or color coding except where these elements are integral parts of the original works of art; art objects which are mass-produced of standard design such as playground equipment, fountains or statuary objects; reproduction by mechanical or other means of original works of art; decorative, ornamental or functional elements created by the project architect instead of an artist commissioned for this purpose; landscape architecture or gardening except for elements designed by the artist as an integral part of the work of art; electrical, water or mechanical service for activation of the works of art; art exhibitions and educational activities; security and publicity concerning works of art, architects fees, land costs.

   3. *Artist.* A practitioner in the visual arts, generally recognized by his or her critics and peers as a professional possessing serious artistic intent and ability.
   4. *Building valuation.* The building valuation as determined by the development services director or his or her designee, based on the building valuation data published by the International Conference of Building Officials, and noted on the building permits. For purposes of this ordinance only, calculation of building valuation shall not include public improvements square footage, residential uses other than hotel, or hospitals as defined in section 3.100 of the zoning ordinance.
   5. *Cultural trust fund.* The separate fund into which shall be placed only the monies received pursuant to this ordinance. This fund may be used only for the purposes authorized by this ordinance.
   6. *Planned block development.* A plan for a large parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and subject to specific review, all as provided in section 5.3082, et seq., of the Scottsdale Zoning Ordinance.

7. *Public improvements square footage.* Square footage which is attributable to a special public improvement constructed pursuant to section 5.3090(C)(4) of the zoning ordinance, for which the developer received bonus floor area.
8. *Scottsdale Cultural Council.* The entity, and any successor, designated by the City Council to administer the art in public places program.
9. *Visual arts professional.* An artist, art educator, art critic, art administrator, designer, art historian, art museum curator or director or fine art collector, who is well respected in his or her field, and recognized by his or her peers as being knowledgeable in regard to visual art.

C. *Imposition of percent for arts obligation.*
1. In a planned block development (PBD) in the downtown district, original works of art costing a minimum of one (1) percent of the building valuation shall be installed and maintained in accordance with the provisions of this ordinance, and the art in public places program.

The cost of the art work may include: Structures which enable the display of art work(s); expenses incurred within the artist's budget to cover professional fees for the artist(s); labor of assistants; materials and contracted services required for the production and installation of the work(s) of art; travel expenses of the artist for site visitation and research; transportation of the work of art to the site; site preparation for art work installation; and other installation costs of the completed art work.

2. The artists and art work shall be selected by one of the following procedures, at the option of the developer:
   a. The developer may select a visual arts professional to act as a consultant. The visual arts professional will aid the developer in selecting the artist and the art work, in accordance with the guidelines set forth in this ordinance; or
   b. The developer may utilize the resources and services of the Scottsdale Cultural Council in selecting the artist and/or art work, in accordance with procedures and guidelines established by the entity.
3. Original art work is to be placed within the PBD, on a site which takes into account the following: Unobstructed public viewing and accessibility; public safety; interior and exterior use patterns which are consistent with existing or future architectural and natural features; and primary uses of the building, and relationship of the proposed art work to existing art works within the site or area. Art work should be placed where visible from the street, or in exterior spaces such as walkways, plazas, and exterior building surfaces.

D. *In-lieu fee.* The developer of a PBD may pay an amount equal to one (1) percent of the building valuation or any portion of the obligation not used on site, into the cultural trust fund, in lieu of installing original art work in the PBD. Such amount shall be disbursed in accordance with the provisions of the art in public places program, provided that art work purchased with monies deposited in the cultural trust fund, shall be placed only in the downtown district.

E. *Cultural trust fund.* There is hereby established a cultural trust fund (CTF), into which shall be deposited all sums collected pursuant to the provisions of this ordinance. The CTF shall be used exclusively for the purposes and through the processes set forth in this ordinance, and in the art in public places program.

F. *Project completion.*
1. A preliminary art plan and schematic design which identifies location, type and approximate scale of the art work shall be submitted to the planning and zoning department prior to Development Review Board approval of the development project.

The Scottsdale Cultural Council will review the developer's proposed public art plan prior to Development Review Board for consistency with the public art master plan and make a written nonbinding recommendation to the Development Review Board, providing a copy to the developer.

2. A final art plan and design consisting of appropriate drawings and models shall be submitted to the planning and zoning department at or before the submission of final construction drawings.
3. On site art work must be installed by the artist, and the visual arts professional or the Scottsdale Cultural Council must certify that the requirements of this ordinance have been met, and/or the in-lieu fee must be deposited, before a certificate of occupancy will be issued for the project. Certification shall be by the Scottsdale Cultural Council only when the developer has opted not to employ a visual arts professional, and has chosen to select the artist as provided in section C(2)(b) of this ordinance.

The certification shall include: (1) a statement that the art work, artist and site meet the criteria established by this ordinance, (2) the date on which the installation or deposit was completed, and (3) an itemized account of the expenses incurred by the developer in fulfilling the requirements of this ordinance.

G. *Exemptions.* This ordinance shall not apply to:
   (1) Those portions of a planned block development for which a building permit has been issued prior to the effective date;
   (2) Individual tenant improvements; or
   (3) Alterations and reconstruction less than thirty thousand (30,000) square feet.

H. *General provisions.*
   1. The fee imposed by this ordinance shall be in addition to and supplemental to all other fees imposed by the city.
   2. If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the valid provision. To this end, the provisions of this ordinance are declared to be severable.

(Ord. No. 2018, 6-21-88; Ord. No. 2301, § 1, 7-17-90; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.3090. - Bonus/incentive provisions.

A. *Purpose:* The bonus provisions make available incentives for private sector participation in pursuing specifically identified downtown objectives. Bonuses are available for: Underground or off-site parking, historic preservation, residential land use, contribution of special public improvements, and PBD projects (refer to schedule B). Bonuses are available in two (2) forms:
   1. Increased building intensity *via* floor area ratio (FAR) bonuses.
   2. Additional Building Height: Reserved for residential uses, hotel/resort uses and PBD projects.

B. *Applications:* An application for bonus floor area shall be submitted with the application for development review, and shall include appropriate documents and identify features of the project that qualify for the bonus floor area.

C. *Computation of bonus floor area or bonus FAR:*
   1. A FAR bonus for underground and on-site structure parking may be permitted pursuant to section 9.108.C.3.
   2. Historic Preservation: On a site within the D district that is also zoned (HP) historic property, a bonus floor area equal to twice that of the existing historic structure may be transferred to any other site in the D district. The floor area transferred shall not exceed an FAR of two-tenths for the receiving property. An instrument satisfactory to the city attorney shall be recorded specifying the amount of bonus floor area transferred from the historic property site and the remaining amount not transferred, and ensuring permanent maintenance of the exterior appearance of the historic property as seen from public streets.
   3. Residential Space: The bonus shall equal the total residential floor area on the site, determined on the basis of space used for dwelling units, but shall not exceed the maximum permitted by the FAR ratios in section 5.3060, schedule B. In large projects with bonus floor area for residential space, each phase of construction must contain an equal proportion of residential space, unless the project review director finds that requirement is infeasible because of the building design. The residential height and floor area ratio bonuses shall not apply to specialized health care facilities and minimal health care facilities.
   4. Special Public Improvements: Bonus floor area, not to exceed a three-tenths FAR, may be awarded to a project by City Council at its discretion for contributions to a special downtown improvement fund, or for dedication of land and construction of improvements in excess of those required of similarly situated properties. The bonus floor area shall be the cost the contribution divided by the per square foot value of the project's land as determined by the city. At its discretion, the city may commission one (1) or more fair market appraisals, to be paid for by the contributor, to assist in estimating the per square foot value of the project's land.
   5. Planned Block Development: A FAR bonus not to exceed one-tenth will be provided for participation in a planned block development, pursuant to section 5.3082.

(Ord. No. 1796, 11-5-85; Ord. No. 1992, § 1, 1-5-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Optima Sonoran Village
Legislative Modifications of the Downtown District Ordinance
"Proposed Amended Development Standards Justification"
2-PA-2010

Section 5.3060.Schedule B.III.2.a.
The standard specifies a height limit of 65-feet ***and*** 5-stories. This same feet and story limit was applicable at Optima Camelview Village and the City of Scottsdale accepted the deletion of the specified story limitation allowing the construction of a seven story multi-family residential building. This amended standard request allows Optima to provide (i) a greater diversity of unit types and sizes to meet market demands and (ii) a higher quality project further enabling Optima to effectively address the following 6 guiding principals of the General Plan:

1.0 Value Scottsdale's Unique Lifestyle & Character

2.0 Support Economic Vitality

3.0 Enhance Neighborhoods

4.0 Preserve Meaningful Open Space

5.0 Seek Sustainability

6.0 Advance Transportation

This request is identical to that requested and approved at Optima Camelview Village.

Section 5.3060. Schedule B.III.8:
The standard requires a minimum of 25% of the area of the building be located at the front building setback line from grade to elevation 26-feet above grade. The applicant proposes eliminating this requirement. 68th Street is not a commercial street where holding the street edge would be appropriate. 68th Street is a transitional street between the downtown zoning district and residential districts. Optima Sonoran Village incorporates building setbacks of two to three times the setback requirement at grade to establish a generous landscape buffer to adjoining districts. Located along the western border of the downtown district; Optima Sonoran Village is designed as a gateway into downtown Scottsdale. A minimum 40 foot setback is maintained along Camelback to provide a generous landscape buffer and provide shade and screening for pedestrians walking into downtown. The development is predominately residential with a small commercial component to support the residential functions. The development provides a transition between more intense downtown commercial uses and neighboring residential uses. Holding the street edge is less important than providing adequate landscaping to buffer the residential uses, provide an adequate transition to neighboring districts and augment the gateway qualities of the development.

Section 5.3061.C:
The standard requires a three hundred foot setback to an R-1 district for any portion of the building height exceeding thirty eight feet. The applicant proposes reducing this setback requirement to ninety six feet. Optima Sonoran Village incorporates building setbacks which exceed the minimum requirement by two to four times to create generous landscaped buffers between the building and adjacent properties as well as 68th Street. Additionally, the parking for the entire development is located underground to minimize the amount of surface paving and maximize the amount of landscaped open space within the development. The development as proposed contains approximately 6.0 acres of landscaped open space. Limiting the

building height to 38-feet within three hundred feet of an R-1 district would require a larger building footprint thereby reducing setbacks and grade level open space by nearly two acres (a 33% reduction). Incorporating a larger footprint mitigates the effectiveness of providing underground parking, since most of the site would be covered by buildings. The vertically stacked courtyard design of Optima Sonoran Village was developed in part to create fenestration treatments which focus views from within buildings into the development rather than out toward the R-1 district to the south.

Section 5.3061.D:
The standard requires the maximum building length be limited to (i) 350-feet in any horizontal dimension, (ii) 550-feet in any two adjacent dimensions, and (iii) 200-feet in any dimension above thirty-eight feet. The applicant proposes increasing these limitations to 495-feet, 610-feet and 495-feet respectively. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. When placed side-by-side, these vertically stacked components have the lineal scale and form similar to the neighboring townhome developments to the west and southeast. Unlike most townhome developments where each home is technically an individual building thereby meeting the above standard despite being ganged adjacent to similar units forming a very long façade, Optima Sonoran Village is technically defined as a single building even though it has a similar form as the neighboring townhome developments. See the Context Aerial plan (Part I, Item 11) to see the relationship between the building length of Optima Sonoran Village and the townhome developments of Pavoreal to the west and Villa Adrian to the southeast. Optima Sonoran Village's courtyard design was specifically developed to blend appropriately with the existing context of adjacent townhome communities.

Section 5.3061.E:
The standard requires spacing between buildings on the same site be not less than ten percent of the longest two adjacent sides. The applicant proposes establishing ten feet as this minimum distance. Optima Sonoran Village is composed of five buildings organized around two very large landscaped courtyards. The relationship of each building to another is established to better define the open space within the development, provide a sense of privacy and create a dramatic contrast with the generously sized courtyards. The vertically stacked courtyard design provides privacy and additional natural light while focusing views internally within the unit's courtyard thereby minimizing the affects of neighboring units on one another. The arrangement of buildings within the development is not cramped or scattered; rather it is a well thought out, unified composition.

Section 5.3061.F.2:
The standard requires that a vertical façade wall in excess of thirty-eight feet be set back two feet for every foot of additional height, but not less than ten feet. The applicant proposes this requirement be deleted in its entirety. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. Each level of the stacked units has a landscaped terrace that helps define the courtyard and provides a livable outdoor landscaped space for each home. The landscaped terraces are interconnected and arranged in an asymmetrical composition on the façade. The terraces provided ten to thirty foot offsets in the façade although not in a prescribed ziggurat manner, but in a dynamic, vibrant composition of shades, deep shadows and rich textures. Since the terraces are all landscaped, the building façade becomes a living vertical garden with an ever-changing array of plant life, vines and flowers.

Section 5.3061.F.3:
The standard requires that vertical façades between sixteen feet and one hundred feet of a front setback be stepped in a similar way as Section 5.3061.F.2 above except for multifamily dwellings less than 50,000 square feet. The applicant proposes to increase the exemption to buildings less than 200,000 square

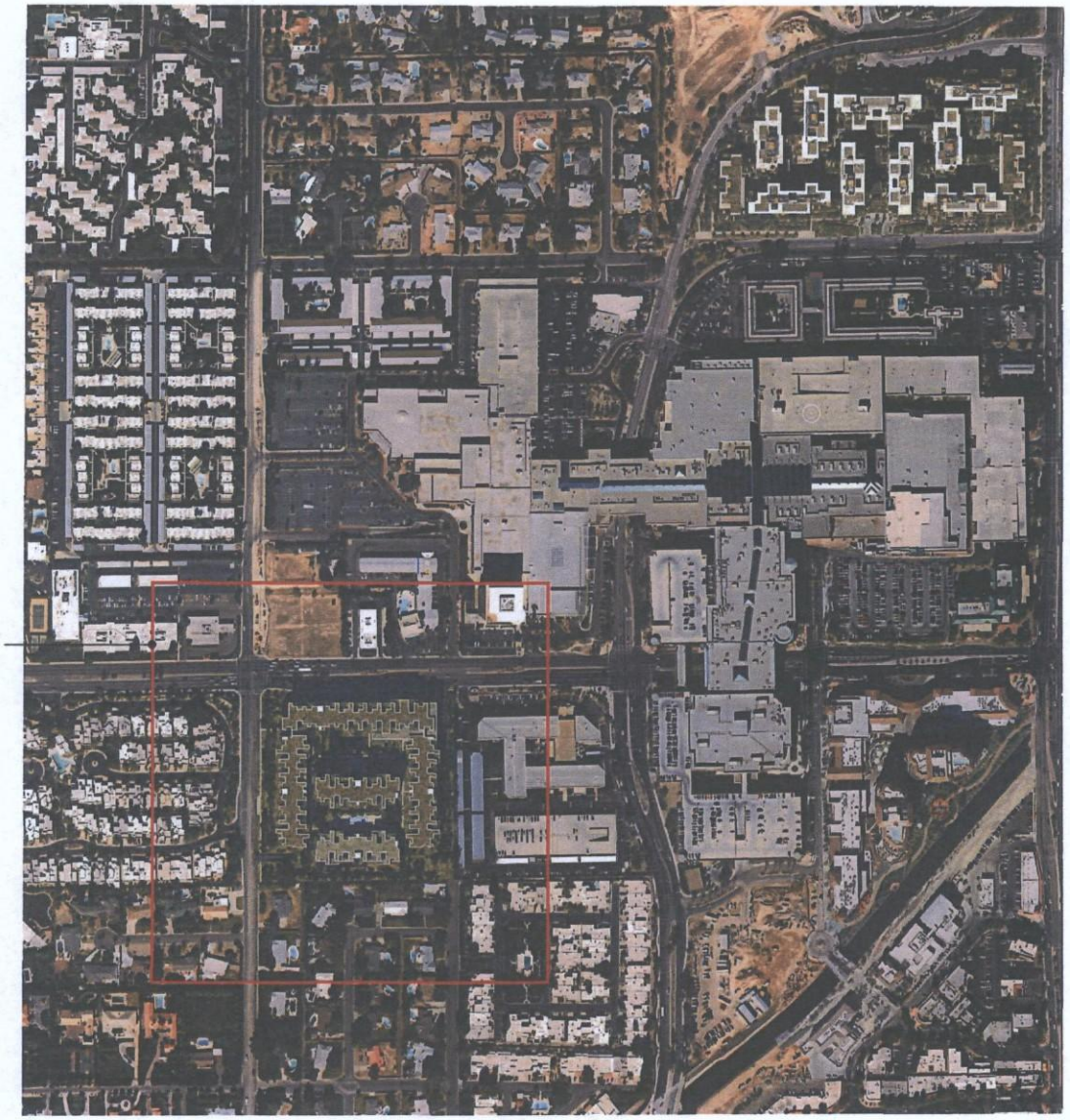
feet. Please see the statements associated with Section 5.3061.F.2 above for justification for this modification.

Section 5.3061.H:
The standard requires that buildings fronting Camelback, Indian School, and portions of Scottsdale Roads be setback forty feet from the existing curb. The applicant proposes to delete Camelback Road. Optima Sonoran Village is setback forty to forty-five feet along Camelback Road at grade, but does not utilize the sloped step-back above 38-feet. The sloped step-back above 38-feet is accommodated with the standard 20-foot front yard setback. Buildings in the development are positioned as far north as possible to minimize the impact on the adjacent R-1 district to the south and to provide a generous landscape buffer along the southern boundary of the site. The buildings proximity to the curb, at and above grade was also established to create a gateway into downtown Scottsdale while relating to the large commercial structures to east including the Scottsdale Fashion Square Mall.

Section 5.3062.B:
The standard requires that all setback areas visible from the street include mature trees every 400 square feet. The applicant proposes to increase this requirement to 900 square feet. Optima Sonoran Village incorporates large setbacks which will be landscaped in a variety of species and sizes as shown in Part II, Item 5 to provide a natural setting that relates to surrounding neighborhoods. 900 feet requires trees be planted at approximately thirty foot centers, which will help support proper growth and crowns.

Section 5.3063.C:
The standard requires that mechanical/utility roof enclosures be setback a minimum 10 feet from the outside edge of the roof. The applicant proposes this requirement be limited from the "furthest" outside edge of the roof. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. As a result the roof plane is highly serrated (see Site Plan; Part II, Item 1). Roof enclosures will be setback from the furthest projection of the roof, but align with the recesses of the courtyards integrated with the overall form and façade of the building.

ATTACHMENT #4



SURROUNDING CONTEXT 300'-0" FROM THE OPTIMA SONORAN VILLAGE SITE

N Context Aerial With Site Plan

0' 150' 300' 600'

optima

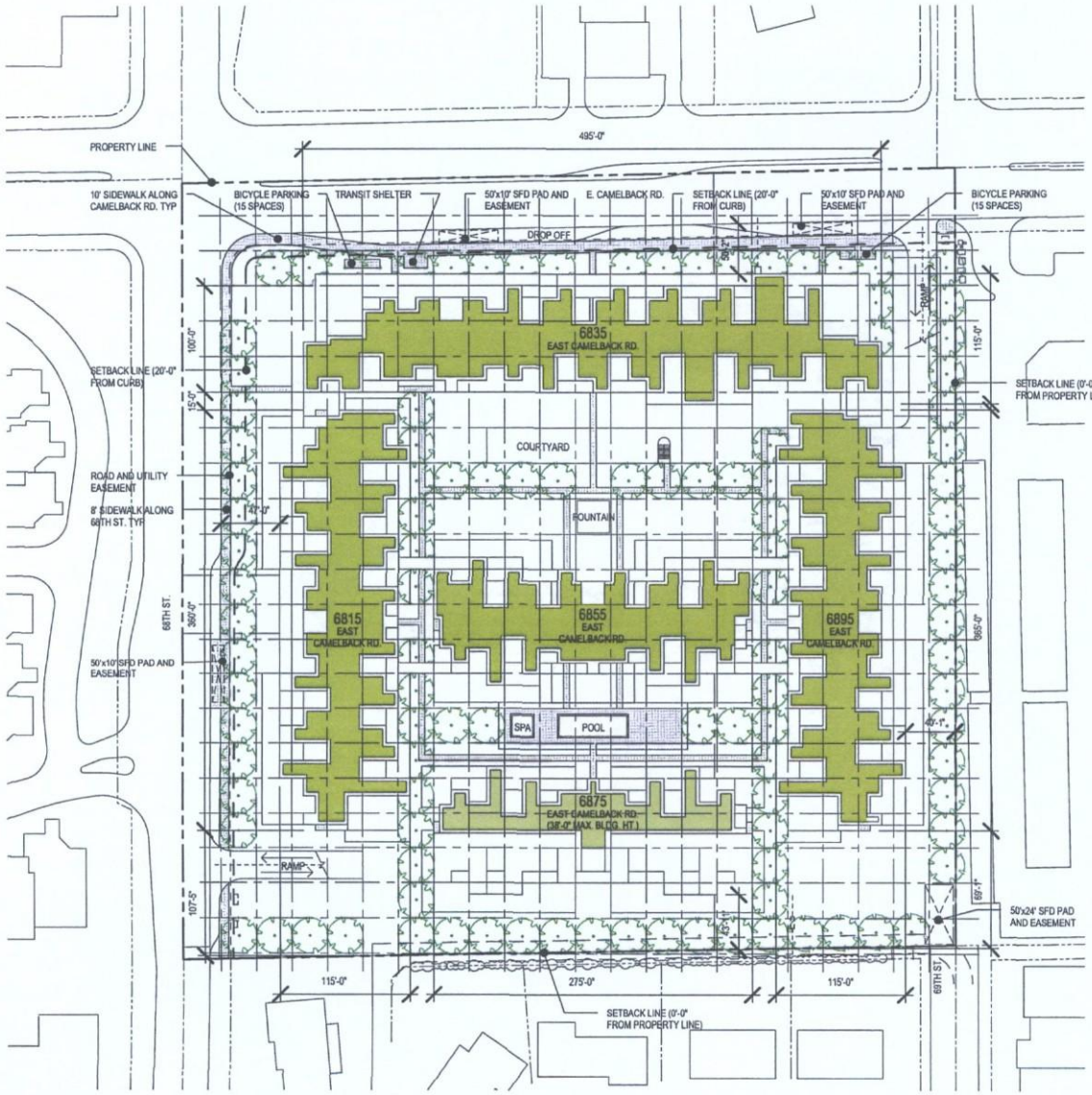
03.12.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\51301G\6-3\Photoshop\10_0312 Plan Council Docs 2nd Submission\Context Site Plan.psd

03.11.10 - 10:30AM



OPTIMA SONORAN VILLAGE - PROJECT DATA

T:\51301G7-2\5130_ANA_Development Areas.xls]Plan Commission Data

	ALLOWED	PROVIDED
SITE AREAS		
SITE AREA (ACRES)	-	9.8
SITE AREA (SQFT)	-	429,718
NET SITE AREA AFTER DEDICATION (ACRES)	-	8.4
NET SITE AREA AFTER DEDICATION (SQFT)	-	366,340
RESIDENTIAL UNITS		
STUDIO / ONE BEDROOM		173
TWO BEDROOM / THREE BEDROOM		320
TOTAL	493	493
DENSITY (UNITS / ACRE)	50	50
AREA		
COMMERCIAL (SQFT)	-	40,000
RESIDENTIAL (SQFT)	-	733,000
TOTAL (ALLOWED = 1.8 x 429,718)	773,492	773,000
F.A.R.	1.80	1.80
PARKING / MECHANICAL AREA (SQFT)	-	400,000
PARKING SPACES		
COMMERCIAL (40,000 / 300)	134	-
*COMMERCIAL TOTAL INCLUDES 4% ACCESIBLE SPACES (7)		
RESIDENTIAL ((173 x 1) + (320 x 2))	813	-
* RESIDENTIAL TOTAL INCLUDES 2% ACCESIBLE SPACES (17)		
REDUCTION FOR BICYCLE PARKING	(10)	-
PARKING SPACES PROVIDED AT - LOWER LEVEL 1	-	468
* INCLUDES 30 VISITOR PARKING SPACES		
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	499
PARKING TOTALS	937	967
* TOTAL INCLUDES (24) ACCESIBLE SPACES, OF WHICH (4) ARE VAN ACCESIBLE SPACES.		
BICYCLE STORAGE	100	180
PROJECT OPEN SPACE	-	262,030

PRIVATE OUTDOOR LIVING SPACE
PER 5.3060.B111.g

QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
42	STUDIO	60	80
131	ONE BEDROOM	60	120
70	TWO BEDROOM A	60	140
144	TWO BEDROOM B	60	240
106	THREE BEDROOM	60	300
	TOTAL (QTY x SF Per Unit.)	29,580	95,240

Site Plan

0' 50' 100' 200'

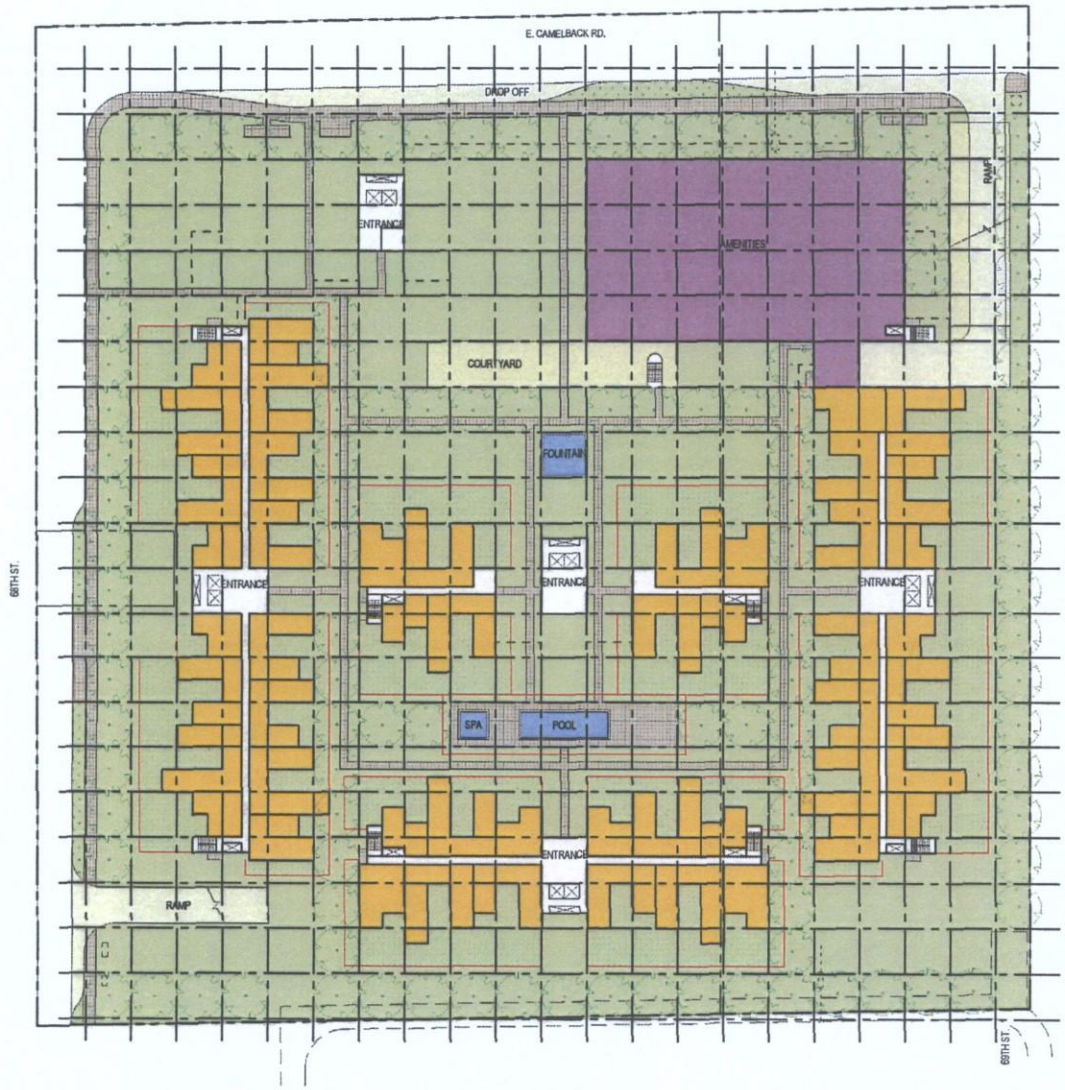
OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51301G6-2\Revit Architecture\5130_OVERALL_central.rvt

4/14/2010 2:15:48 PM

1-ZN-2010
3rd: 4/15/10 ATTACHMENT #5



PALATE - ONSITE COMMON ZONE

DALBERGIA SISSOO ROSEWOOD	15 GAL MIN
OLNEYA TESOTA IRONWOOD TREE	15 GAL MIN
PROSOPIS VELUTINA VELVET MEQUITE	15 GAL MIN
PARKINSONIA FLORIDA DESERT MUSEUM	15 GAL MIN
EBENOPSIS EBANO TEXAS EBONY	15 GAL MIN
PROSOPIS CHILENSIS CHILEAN MESQUITE	15 GAL MIN
BAUHINIA LUNARIOIDES ANACACHO ORCHID TREE	15 GAL MIN
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL MIN
CYCAS REVOLUTA SAGO PALM	5 GAL MIN
TECOMARIA CAPENSIS CAPE HONEYSUCKLE	5 GAL MIN
TECOMA STANS YELLOW BELLS	5 GAL MIN
STAKED TECOMA STANS STAKED YELLOW BELLS	5 GAL MIN
TECOMA STANS ORANGE JUBILEE	5 GAL MIN
STAKED TECOMA STANS STAKED ORANGE JUBILEE	5 GAL MIN
LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'GREEN CLOUD'	5 GAL MIN
DODONEA VISCOSA HOPSEED BUSH	5 GAL MIN
BUSH BOUGAINVILLEA SPP. BUSH 'LA JOLLA'	5 GAL MIN
STAKED BOUGAINVILLEA SPP. STAKED 'LA JOLLA'	5 GAL MIN
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL MIN
NERIUM OLEANDER PINK OLEANDER	5 GAL MIN
ROSA SINENSIS TROPICAL HIBISCUS	5 GAL MIN
CALLIANDRA CALIFORNICA MARICOPA RED FAIRY DUSTER	5 GAL MIN
EREMOPHILA 'VALENTINE' EMU BUSH	5 GAL MIN
MUHLENBERGIA RIGENS DEER GRASS	5 GAL MIN
AGAVE AMERICANA 'VARIEGATED' CENTURY PLANT	5 GAL MIN
AGAVE DESMETTIANA VAR. TROPICAL AGAVE	5 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL MIN
LANTANA MONTEVIDENSIS YELLOW TRAILING LANTANA	1 GAL MIN
LANTANA CAMARA RED LANTANA	1 GAL MIN
LANTANA CAMARA RADIATION	1 GAL MIN
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL MIN
MACFADYENA UNGUIS-CATI CAT'S CLAW	1 GAL MIN
RUELLIA BRITTONIANA RUELLIA	1 GAL MIN
MYOPORUM PROSTRATE MYOPORUM	1 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CHRYSACTINIA MEXICANA DAMIANITA DAISY	1 GAL MIN
DALEA GREGGI TRAILING INDIGO BUSH	1 GAL MIN
WEDELIA TRILOBATA YELLOW DOTS	1 GAL MIN
ASPARAGUS DENSIFLORUS ASPARAGUS 'MYERI'	1 GAL MIN

PALATE - ONSITE PRIVATE ZONE

ONSITE PRIVATE ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS PLUS THE FOLLOWING:

STRELITZIA REGINAE BIRD OF PARADISE	5 GAL MIN
LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL MIN
FICUS PUMILA CREEPING FIG	5 GAL MIN
SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL MIN
ASPIDISTRA ELATIOR CASTE IRON PLANT	5 GAL MIN
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL MIN
RAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 GAL MIN
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL MIN
HEDERA HELIX L ENGLISH IVY	1 GAL MIN
CARISSA MACROCARPA NATAL PLUM	1 GAL MIN
TRADESCANTIA PALLIDA PURPLE HEART	1 GAL MIN
TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	1 GAL MIN
VINCA MAJOR PERIWINKLE	1 GAL MIN

PALATE - PUBLIC R.O.W. ZONE

PUBLIC R.O.W. ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS.

GENERAL NOTES

1. ALL PUBLIC R.O.W ZONE AND ONSITE COMMON ZONE PLANTS SHALL COMPLY WITH THE C.O.S WATER CONSERVATION STANDARDS.
2. ALL LANDSCAPE AREAS TO BE COVERED WITH DECOMPOSED GRANITE OR BARK.
3. PLANT SPACING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION MEASURED BETWEEN PLANT CANOPIES.
4. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
5. REFERENCE CIVIL DOCUMENTS FOR LOCATION OF STORM WATER RETENTION SYSTEM.

LANDSCAPE ZONES

PUBLIC R.O.W. LANDSCAPE ZONE

ONSITE COMMON LANDSCAPE ZONE

ONSTIE PRIVATE LANDSCAPE ZONE

Grade Level Landscape Plan

0' 40' 80' 160'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\51301\09-2\Revit Architecture\130_OVERALL_central.rvt

4/15/2010 7:18:40 AM

optima

I.15.10

1-ZN-2010
3rd: 4/15/10

ATTACHMENT #6



One Point Perspective - North Elevation



One Point Perspective - West Elevation

Perspective - Massing Model

1-ZN-2010
3rd: 4/15/10

ATTACHMENT #7

optima

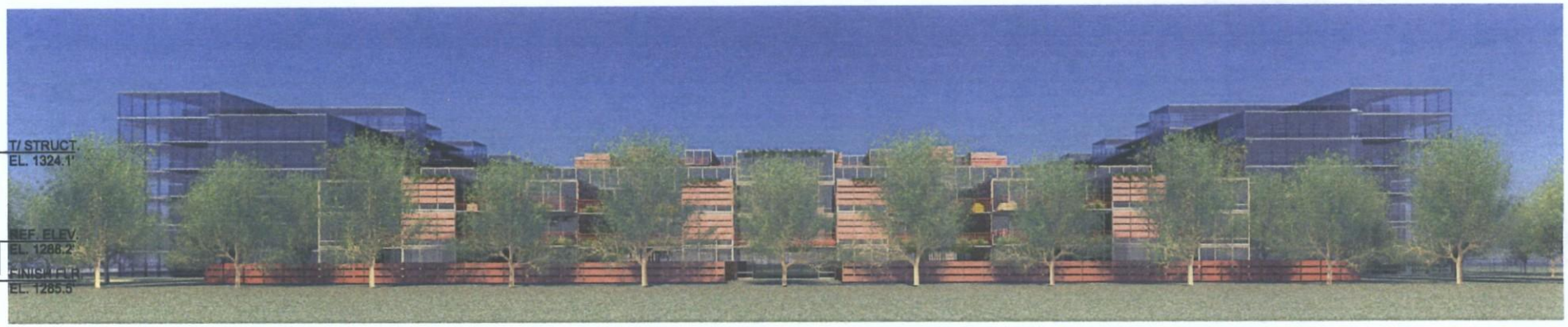
5.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\108-2\Revit Architecture\5130_OVERALL_central.rvt

4/14/2010 1:38:13 PM



One Point Perspective - South Elevation



One Point Perspective - East Elevation

Perspective - Massing Model

1-ZN-2010
3rd: 4/15/10

optima

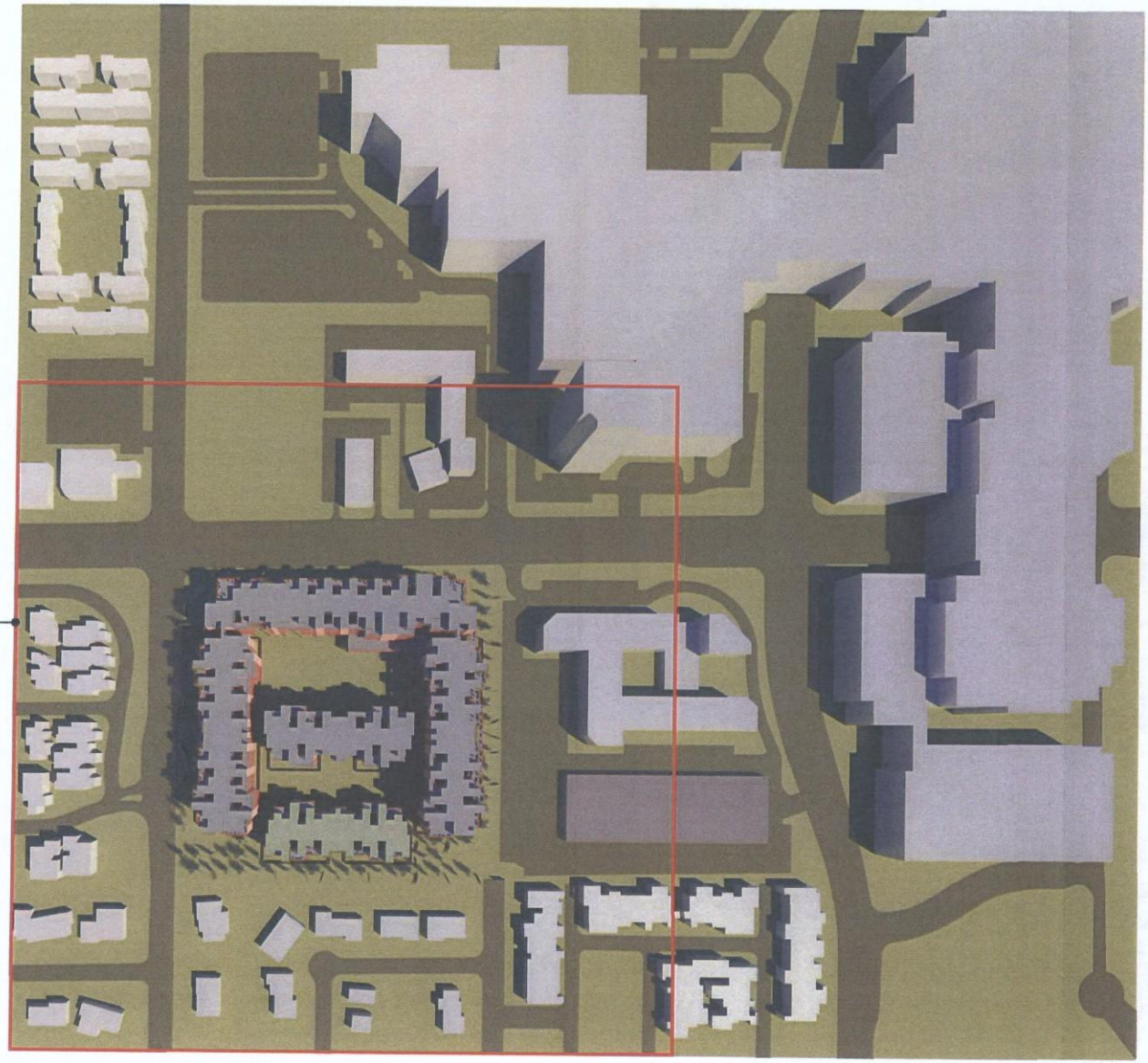
04.15.10

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

T:\5130\06-2Revit Architecture\5130_OVERALL_central.rvt

4/14/2010 1:38:18 PM



ATTACHMENT #8

N 300' Context 3D Image

0' 150' 300'

optima

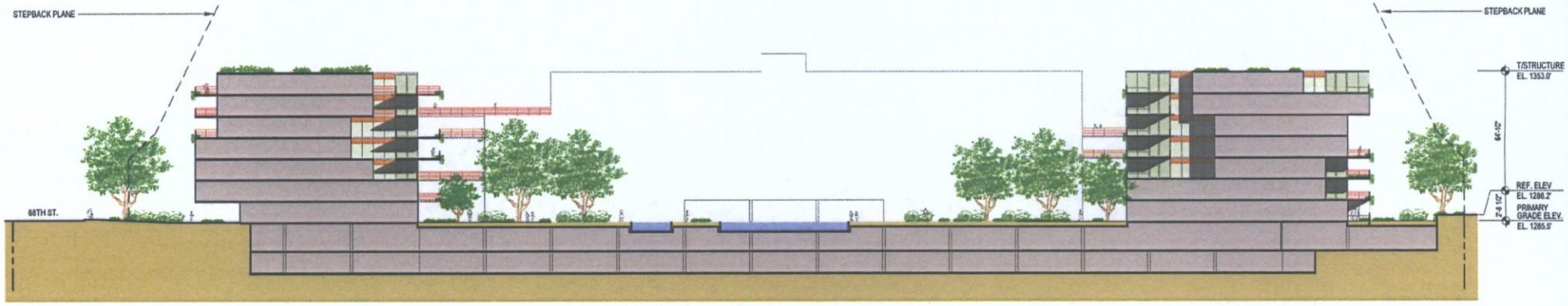
03.12.10

OPTIMA SONORAN VILLAGE

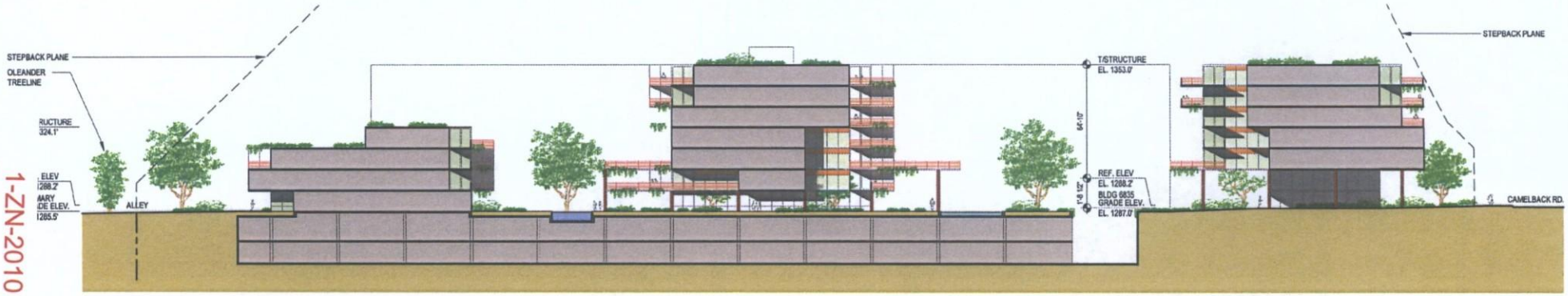
DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\51301\06-3\Photoshop\10_0312 Plan Council Docs 2nd Submission\Context 3D Image - Site Plan.psd

11.10 - 10:30AM



EAST - WEST SECTION



NORTH - SOUTH SECTION

SITE SECTIONS

0' 20' 40' 80'

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

ptima

5.10

T:\51301\06-11A Optima\Sheets\Schematic\NEIGHBORHOOD SITE ELEVATIONS.dwg

04.14.10 - 2:45PM

1-ZN-2010
3rd: 4/15/10

ATTACHMENT #9

Carr, Brad

From: dlord@arausa.com
Sent: Wednesday, April 28, 2010 7:47 AM
To: Carr, Brad
Subject: Optima
Importance: High

City of Scottsdale Email

Mr. Barr, I am in the real estate business and have no issues with new development done properly within reasonable guidlines. I look forward to the removal of the eye sore Orchidtree however do not want to see a 65 foot tower without setbacks if that is the request. I live in Villa Adrian along the alley and would prefer lower heights along the boundry reasonable setbacks and okay with 65 feet in the center of the project. Thanks for your time

---

Home | Residents | Business | Visitors | Online Services

Events | Jobs | Services | Departments | City News

Privacy Policy | Terms of Use | Contact Us

© 2010 City of Scottsdale. All Rights Reserved.

ATTACHMENT #10