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Ordinance No. 4255 (1-ZN-2016)

Resolution No. 10438 (1-GP-2016)

Planning Commission Hearing 04/20/2016

City Council Hearing 06/07/2016

**1-ZN-2016 & 1-GP-2016**

**Scottsdale Executive Villas**

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# CITY COUNCIL REPORT



Meeting Date: June 7, 2016  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Scottsdale Executive Villas 1-GP-2016 & 1-ZN-2016

#### Request to consider the following:

1. Adopt Resolution No. 10438 approving a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial on a 3 +/- acre site located at 6320 & 6350 E. Thomas Road.
2. Adopt Ordinance No. 4255 approving a zoning district map amendment from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3 +/- acre site located at 6320 & 6350 E. Thomas Road.

#### Key Items for Consideration

- The General Plan and the Southern Scottsdale Character Area Plan both support creating a market-supportive mix of uses in the area as well as reinvestment in underutilized properties
- Provision of adequate buffering to existing neighborhood north of the site
- Staff has received inquiries with general questions as well as concern over proposed requests
- Planning Commission heard these cases on April 20, 2016 and recommended approval with a vote of 7-0

## OWNER

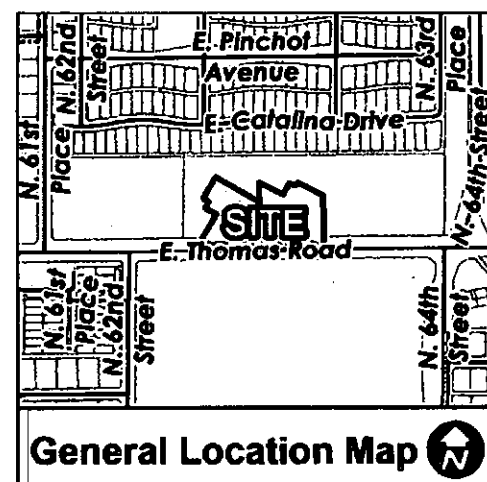
WI Scottsdale Thomas Owner LLC

## APPLICANT CONTACT

George Pasquel III  
 Withey Morris, PLC  
 602-230-0600

## LOCATION

6320 & 6350 E. Thomas Road



## **BACKGROUND**

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### **General Plan**

The City of Scottsdale General Plan 2001 Land Use Map designates the property as Office. This land use category allows for a variety of office uses, including minor offices that have a residential scale and character and are often in a campus setting. These uses typically generate low to moderate traffic volumes and are located on collector and arterial streets.

### **Character Area Plan – Southern Scottsdale**

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the boundary of the Southern Scottsdale Character Area, which was adopted by the City Council in October 2010. The Southern Scottsdale Character Area Plan contains goals and policies related to growth and development in Southern Scottsdale, including land use, growth and activity areas, character and design, economic vitality, and preservation and environmental planning that are relevant to the proposed project.

### **Zoning**

The site is currently zoned Service Residential (S-R). The S-R zoning district is intended as transitional, and primarily for office of a residential scale and character to serve nearby neighborhoods and, secondarily, to offer medium density residential land uses.

### **Context**

The subject property is located approximately 650 feet west of the intersection of E. Thomas Road and N. 64<sup>th</sup> Street along the north side of E. Thomas Road and is surrounded by single-family residences, multi-family residences and commercial buildings. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- **North:** A portion of the existing office complex abuts the site to the north. Existing single-family residences are located further north in the Townhouse Residential (R-4) zoning district.
- **South:** E. Thomas Road abuts the site to the south. An existing City of Phoenix water facility is located further south.
- **East:** A portion of the existing office complex abuts the site to the east. The Crosscut Canal and a multi-family residential development are located further east in the Multiple-family Residential (R-5) zoning district.
- **West:** A portion of the existing office complex abuts the site to the west. A commercial shopping center is located further west in the Neighborhood Commercial (C-1) zoning district.

### **Other Related Policies, References:**

- Scottsdale General Plan 2001, as amended
- Southern Scottsdale Character Area Plan
- 2013 Citywide Land Use Assumptions Report

- Zoning Ordinance
- 6-ZN-1981 – rezone of site from R-4 to current S-R zoning classification

## **APPLICANTS PROPOSAL**

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### **Goal/Purpose of Request**

The applicant's requests are for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial and for a zoning district map amendment from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3 +/- acre site. The applicant is making these requests to permit the ability to add commercial space to the site for a restaurant/café use.

### **Development Information**

- Existing Use: Office
- Proposed Use: Commercial space and office
- Buildings/Description: Existing buildings to be renovated
- Parcel Size: 3 +/- acres (gross) / 2.5 +/- acres (net)
- Building Height Allowed: 18 feet (current S-R zoning)
- Building Height Allowed: 36 feet (proposed C-1 zoning)
- Building Height Proposed: Not to exceed 36 feet
- Parking Required: 85 spaces
- Parking Provided: 92 spaces
- Open Space Required: 14,278 square feet
- Open Space Provided: 38,739 square feet
- Floor Area: 17,773 square feet

## **NON-MAJOR GENERAL PLAN AMENDMENT ANALYSIS**

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### **General Plan**

The request is for a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation for approximately 2.5 net acres. The purpose of the request is to allow for additional uses on the site, potentially a café, fitness center or other commercial service uses. The applicant plans to complete additional upgrades and improvements to the site. The applicant's request is recognized as a non-major General Plan Amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria outlined within the Land Use Element. The Change in Land Use Category (Criteria #1) table identifies that a change from Office Land Use designation (Group E) to the Commercial Land Use designation (Group E) does not constitute a Major General Plan Amendment.

The General Plan Land Use Element describes the Commercial land use designation as:

*These uses provide a variety of goods and services to the people who live in, work in, or visit*

*Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.*

The requested proposal is appropriate given the existing use on site and the surrounding properties. The existing property has seen few changes since it was constructed and the proposal will allow for a broader range of uses that better meet current market demands. The subject property is surrounded by a variety of land uses outside of the existing office complex: Commercial is located to the west, Suburban Neighborhoods to the north, Urban Neighborhoods to the east, and Public Use (City of Phoenix Water) to the south.

#### **Policy Implications (Non-Major General Plan Amendment)**

The proposal is consistent with the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001. Particularly, "Enhance Neighborhoods" and "Support Economic Vitality" since the proposed project will enhance existing buildings, provide greater functionality, and increase the available market for the existing office buildings. The proposed land use change is consistent with Land Use Goals 3 (Approach 1) and 5 (Approaches 1, 2 and 3) which encourage transitions, integration of land use and mobility systems, non-motorized access and circulation, and a balance of uses and intensities. The proposal from Office to Commercial will maintain a transition from more intensive to less intensive uses. The existing buildings fronting Thomas serve as a buffer to the less intensive residential neighborhoods to the north. In addition, the proposed improvements maintain the current configuration and height of the structures. The proposed use will support a variety of non-motorized mobility options through the additional uses permitted, the site layout, and its location in proximity to the Crosscut Canal. Furthermore, the proposed improvements are consistent with Economic Vitality Goal 7 (Approach 2) since the project will renovate the existing buildings, allow for a broader range of uses, and provide a broader market appeal.

#### **Southern Scottsdale Character Area Plan**

The subject site is located within the boundary of the Southern Scottsdale Character Area and Plan, and is on the periphery of the Thomas Crosscut Activity Area. One of the overarching themes of the Character Area Plan is to encourage redevelopment and revitalization within the Southern Scottsdale area. Activity Areas, including Thomas Crosscut, provide service areas for local residents, including offices, and smaller retail stores and shopping centers. The proposed project includes reinvestment in existing buildings and will provide additional connections between the site and the

Crosscut Canal, which are consistent with Land Use Goal 5 (Policies LU 5.3 and 5.4.1), that encourages revitalization and reinvestment and development in Activity Areas. The proposed project is consistent with Character and Design Goals 2 (Policy 2.1) and 6 (Policy 6.4) as it encourages pedestrian-oriented site design and is sustainable in the reuse of existing buildings. The proposed project will enhance the existing buildings, which is economically sustainable, and consistent with Economic Vitality Goal 2 (Policy EV 2.1) and environmentally sustainable, consistent with Preservation and Environmental Planning Goal 1 (PE Policy 1.1).

### **2013 Citywide Land Use Assumptions Report**

In December 2013, the City of Scottsdale completed, and City Council adopted (Resolution No. 9560), a Land Use Assumptions (LUA) Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality”. The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

While the proposed project is for an existing site, the LUA Report projects that the South Sub-Area will absorb approximately 40 acres of retail, 90 acres of standard office, and 12 acres of medical office by 2030. Since the adoption of the LUA in December 2013, only one parcel in the South Sub-Area, and outside of the Downtown, has requested a zone change to an office related use; an approximately ¼ acre parcel requested a zone change from R-5 to S-R. There have also been several requests to change from commercial to residential uses in the South Sub-Area. Approximately 12 acres in the South Sub-Area, outside of the Downtown has been entitled from Commercial (C-3 and C-4) to Residential (R-5). Additionally, approximately 15 acres are in the entitlement process requesting a change from Commercial (C-3 and C-4) to Residential (R-5). The proposed request would convert approximately 2.5 net acres of Office to Commercial in the South Sub-Area.

In addition to the single use projects above, since the approval of the LUA Report there have been numerous mixed use projects proposed and approved in the Downtown. These incorporate a variety of commercial, office, and residential uses. These are generally smaller sites with dense development and are difficult to quantify in terms of total acreage devoted to a specific use. Generally, there has been a decrease in total Commercial acreage in the South Sub-Area. This reflects changing market demands and uses as large retailers and businesses move out of the area. However, in the case of the proposed project, the requested change in General Plan land use category to Commercial to allow for retail and related uses, as well as the renovation of this property, is consistent with the projected increase in the LUA report for these development types in this area of the community.

The full Development Forecast can be found at:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf>

## **IMPACT ANALYSIS**

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### **Land Use**

The area surrounding the subject site is comprised of a mix of uses ranging from single-family, detached homes, to single-family, attached homes, commercial uses and other office uses. There is

currently an existing commercial shopping center located approximately 1,200 feet west of subject site that provides limited retail and grocery goods. The applicant's proposal would allow the introduction of a restaurant use on the subject site to serve the existing, expansive office complex. There is currently not a restaurant/café use in the immediate area and the addition of Neighborhood Commercial (C-1) zoning on a portion of the site would allow for a greater mix of uses to serve the site and the surrounding area, consistent with the goals and policies of the General Plan and the Southern Scottsdale Character Area Plan. In addition, the proposed rezoning would encourage redevelopment of the currently underutilized site.

The applicant has chosen to rezone a portion of the site that is central to the much of the larger complex as well as an area that also seeks to provide a buffer to the existing residences located north of the site. The rezoning area is focused primarily towards E. Thomas Road with the closest building in the rezoning area located at least 140 feet from the property line of a home within the Golden Keys community north of the site. This allows the zoning and development of the existing office complex to remain and provide a buffer between the new commercial uses on the site and the established homes to the north.

### **Traffic/Trails**

The Transportation Department has reviewed the proposed development, including access points and pedestrian circulation. The applicant has submitted a detailed traffic study for the requested zoning change. The proposed change in zoning district from Service Residential (S-R) to Neighborhood Commercial (C-1) represents a slight increase in trip generation for the site. However, the proposed commercial portion of the site is a relatively small portion of the overall office complex and anticipated traffic generation is consistent with the surrounding area and existing transportation infrastructure is sufficient to accommodate the proposed use. There is currently an existing trail along the Crosscut Canal that is located east of site. The proposed development has been stipulated to provide pedestrian connections to the canal as well as E. Thomas Road. There are no anticipated traffic impacts as a result of the proposal.

### **Water/Sewer**

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **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 for the proposed use. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of our service delivery and also to identify any potential for future public safety resource needs for the community. No impacts are anticipated as a result of the proposed Non-Major General Plan Amendment and rezoning requests.

### **Open Space**

The proposed development is required to provide a minimum of 13% of the site to be open space. The project is providing this open space in several areas including portions adjacent to each collection of buildings and several smaller areas throughout the site. In addition, the project will be providing a large open space area along the site's E. Thomas Road frontage.

### **Community Involvement**

The applicant notified all property owners within 750 feet of the site and held an open house to present the requests on January 11, 2016. A copy of the applicant's citizen review report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received phone and email inquiries with general questions and concerns regarding the applicant's requests.

At the Planning Commission hearing of April 20, 2016, several residents of the nearby residential community spoke in opposition and favor of the applicant's requests. Residents speaking in opposition to the proposed requests cited concerns over increased nighttime activity at the site and privacy concerns. Residents speaking in favor of the proposed requests noted the desirability of renovating a long-standing underutilized property. A copy of the public comments and meeting minutes of the April 20, 2016 Planning Commission hearing are provided in Attachments #10 & #11.

### **Community Impact**

Existing infrastructure and city services are sufficient to serve the proposed commercial development. The proposed Non-Major General Plan Amendment to the Commercial land use designation is consistent with the General Plan land use designation of surrounding properties and is also supported by the Southern Scottsdale Character Area Plan. The proposal is providing a buffer from existing residences located north of the subject site. There is a potential for an increase in activity on a portion of the subject site, but any impacts are anticipated to be negligible as a result of this proposal.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission**

Planning Commission heard these cases on April 20, 2016 and recommended approval with a vote of 7-0.

### **Staff's Recommendation to Planning Commission**

1. Staff recommended that the Planning Commission make a recommendation to City Council for approval of the proposed non-major General Plan Amendment.
2. Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Adopt Resolution No. 10438 approving a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial on a 3 +/- acre site located at 6320 & 6350 E. Thomas Road.
2. Adopt Ordinance No. 4255 approving a zoning district map amendment from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3+/- acre site located at 6320 & 6350 E. Thomas Road.

## RESPONSIBLE DEPARTMENTS

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### Planning and Development Services

Current Planning Services and Long Range Planning Services

## STAFF CONTACTS


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Senior Planner  
480-312-7713  
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Project Coordination Liaison  
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## APPROVED BY

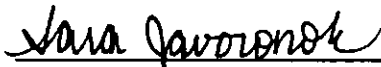
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Brad Carr, AICP, LEED-AP, Report Co-Author

5.5.2016

Date



Sara Javoronok, AICP, Report Co-Author

5/5/2016


Date



Erin Perreault, AICP, Long Range Planning Manager  
480-312-7093, eperreault@scottsdaleaz.gov

05/10/2016

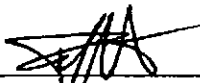
Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

5/16/2016

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

For

5/24/2016

Date



## **ATTACHMENTS**

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1. Resolution No. 10438  
Exhibit 1: General Plan Conceptual Land Use Map
2. Ordinance No. 4255  
Exhibit 1: Stipulations  
Exhibit A Exhibit 1: Site Plan  
Exhibit 2: Zoning Map
3. Additional Information
4. Applicant's Narrative
5. Context Aerial
- 5A. Aerial Close-Up
6. General Plan Conceptual Land Use Map – Existing
7. Existing Zoning Map
8. Citizen Review Report
9. City Notification Map
10. April 20, 2016 Planning Commission public comments
11. April 20, 2016 Planning Commission meeting minutes

RESOLUTION NO. 10438

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FROM OFFICE TO COMMERCIAL ON A 3+/- ACRE SITE LOCATED AT 6320 & 6350 E. THOMAS ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council 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 recommendation hearing on April 20, 2016 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on June 07, 2016, and has incorporated, whenever possible, the concerns expressed by all interested persons.

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 Conceptual Land Use Map for the City of Scottsdale, for the property located at 6320 & 6350 E. Thomas Road for a 3+/- acre site to change the land use designation from Office to Commercial.

Section 2. That the above amendment is described in Case No.1-GP-2016 (relating to zoning case 1-ZN-2016), 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 \_\_\_\_ day of \_\_\_\_, 2016.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

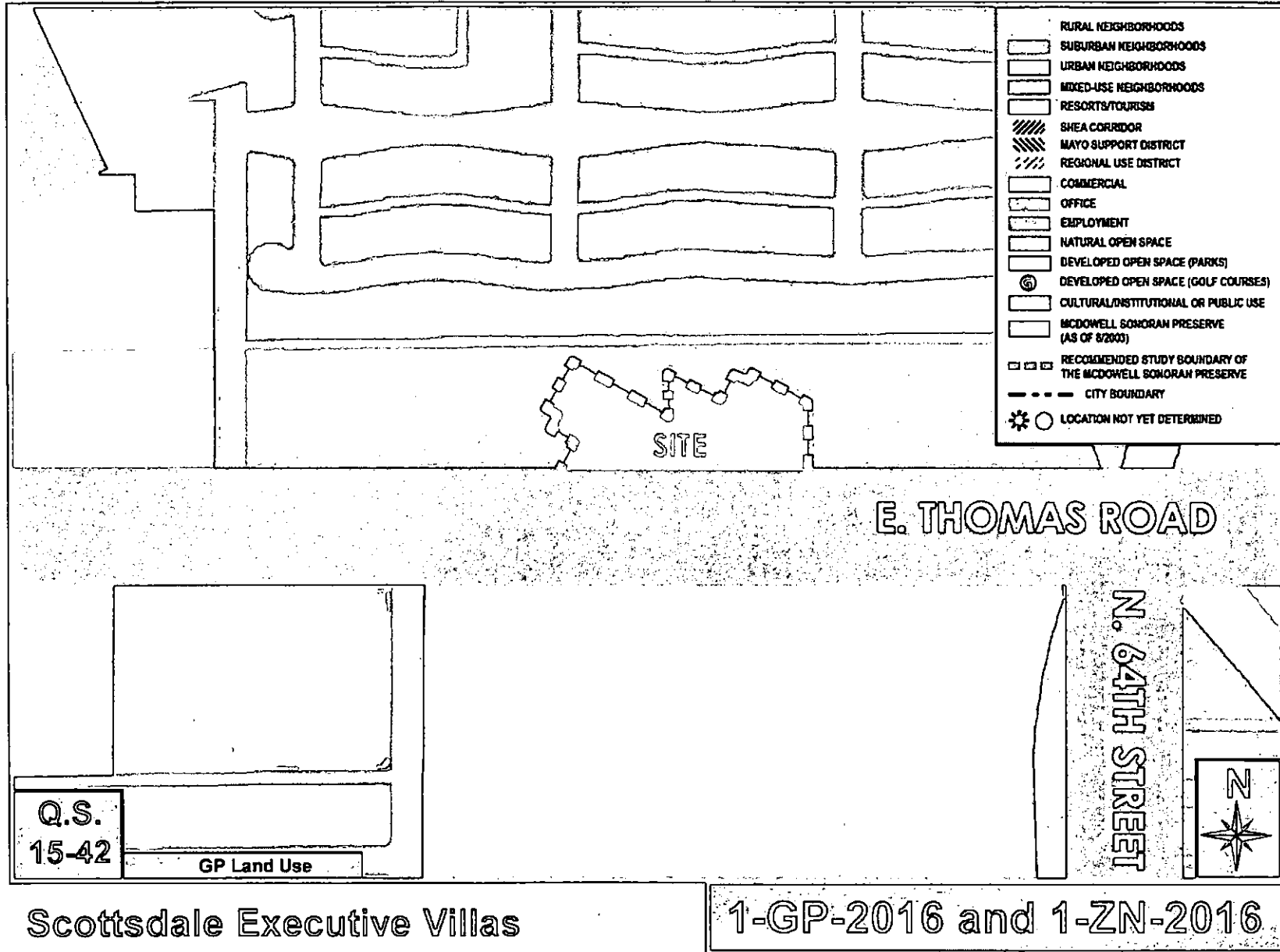
By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

**ATTACHMENT #1**



Scottsdale Executive Villas

1-GP-2016 and 1-ZN-2016

ORDINANCE NO. 4255

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-2016 FROM SERVICE RESIDENTIAL (S-R) ZONING TO NEIGHBORHOOD COMMERCIAL (C-1) ZONING ON A 3+/- ACRE SITE LOCATED AT 6320 & 6350 E. THOMAS ROAD.

WHEREAS, the Planning Commission held a hearing on April 20, 2016;

WHEREAS, the City Council held a hearing on June 7, 2016; 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-2016.

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 3 +/- acre site located at 6320 & 6350 E. Thomas Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

**ATTACHMENT #2**

**Stipulations for the Zoning Application:  
Scottsdale Executive Villas  
Case Number: 1-ZN-2016**

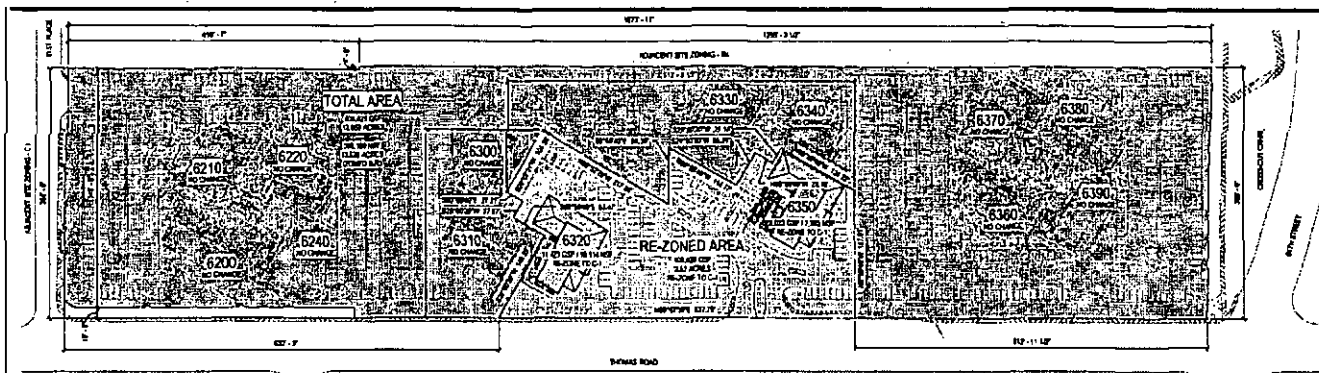
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

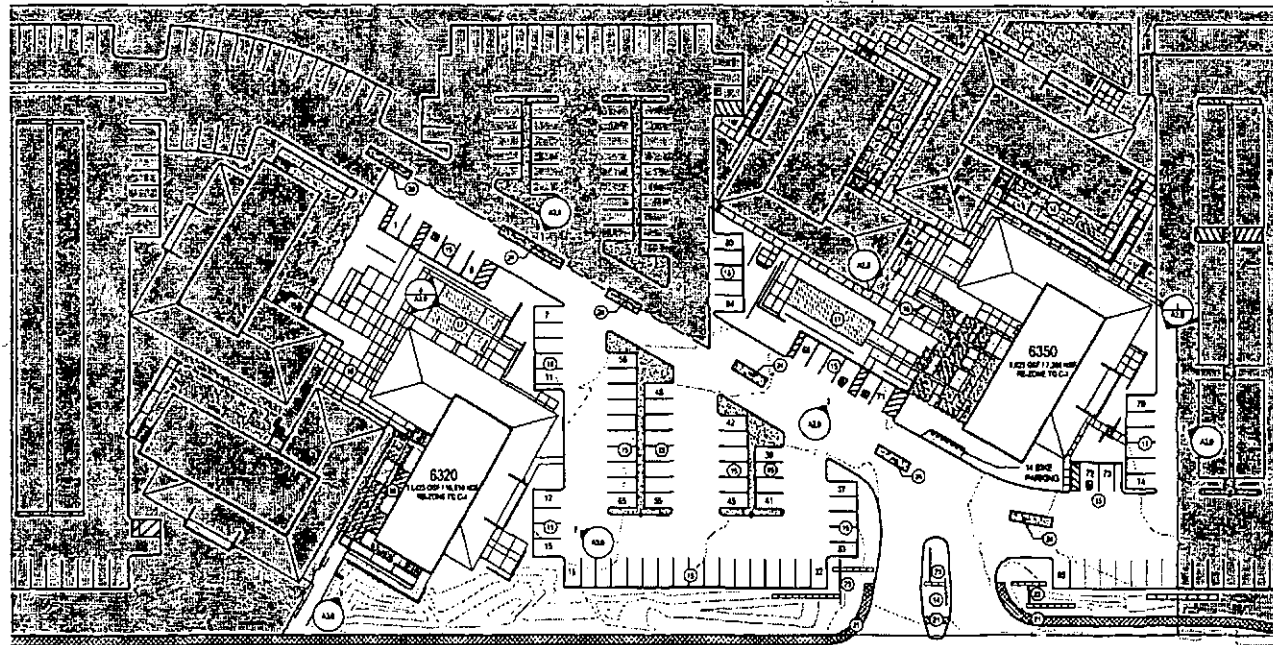
1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Gensler with the city staff date of 3/7/2016, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 16 feet above the adjacent finished grade.
3. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 16 feet shall be subject to the approval of the Development Review Board.

**INFRASTRUCTURE AND DEDICATIONS**

4. PEDESTRIAN CONNECTIONS. With the Development Review Board submittal, the owner shall submit plans for pedestrian improvements to connect the existing buildings on the site with E. Thomas Road and the Crosscut Canal. The location and design of proposed improvements shall be subject to the review and approval of Transportation Department staff and the Development Review Board.



1 DIMENSIONED BOUNDARY PLAN  
SCALE: 1" = 10'



2 SITE PLAN - RE-ZONED AREA  
SCALE: 1/8" = 10'

#### GENERAL NOTES

1. UNLESS OTHERWISE NOTED, PARKING AS SHOWN EXISTING AND TO REMAIN. ADJACENT EXISTING BUILDINGS TO REMAIN NO CHANGE TO ZONING. THERE WILL BE NO CHANGES TO EXISTING OVERALL BUILDING HEIGHT OR USES.
2. NEW ARCHITECTURAL AND SITE TREATMENTS OF EXISTING BUILDINGS AND EXTERIOR IMPROVEMENTS WILL BE SUBMITTED SEPARATELY THROUGH DEVELOPMENT APPLICATION.

**EverWest**  
REAL ESTATE PARTNERS  
SEV  
1000 E. 1st Street  
Bismarck, ND 58501

#### Gensler

222 1st Street, Suite 100  
Bismarck, ND 58501  
Tel: 701.223.1111  
Fax: 701.223.1111

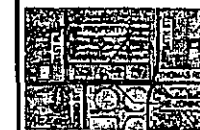
Shirley Hoff, Architect  
1111 S. 1st Street  
Bismarck, ND 58501  
Tel: 701.223.1111

Tracy L. Langer  
1111 S. 1st Street  
Bismarck, ND 58501  
Tel: 701.223.1111

1. 1111 S. 1st Street  
2. 1111 S. 1st Street

#### SHEET KEYNOTES

01. EXISTING EXTERIOR WALL NO NEW STUCCO
02. NEW STONEFRONT GLAZING AND FRAMING IN EXISTING OPENING
03. NEW ROOF - STANDING SEAM METAL ROOF ASSEMBLY W/ INSULATION ON EXISTING STRUCTURE
04. NEW STEEL BRACE TRUSS
05. NEW GUARDRAIL SYSTEM - STEEL POST AND RAIL WITH MESH INFILL
06. NEW DOOR
07. EXISTING ADJACENT BUILDING NO CHANGE TO ZONING, ARCHITECTURAL IMPROVEMENTS TO BE SUBMITTED SEPARATELY.
08. EXISTING STAIR, REPAIR AS NECESSARY
09. NEW SITE WALL, FINISH TO BE DETERMINED AND APPROVED THROUGH PLANNING DEPT.
10. NEW DOOR SYSTEM (CHOOSE OF DESIGN)
11. NEW STEEL BALCONY
12. NEW STEEL STAIR
13. NEW METAL ROOF TRIM
14. EXISTING VEHICULAR ENTRANCES & EXISTING DRIVEWAY
15. PARKING TO REMAIN
16. NEW HATCH FEATURE
17. NEW LIGHT
18. RECONFIGURED SUNSHINE GARDEN AREA
19. NEW METAL COPING TO MATCH STANDING SEAM ROOF FINISH
20. EXISTING ROLLER DOOR, PAINTED TO MATCH ADJACENT STUCCO
21. EXISTING SIDEWALK
22. NEW WOOD ACCENT SCREEN
23. NEW 10' GUMEN / CONCRETE SITE WALL ACCENT
24. EXISTING LIGHT POLE TO BE REPLACED WITH NEW LED FEATURE



VICINITY MAP

Project Name  
SEV Scottsdale

Project Number  
03.7426.000

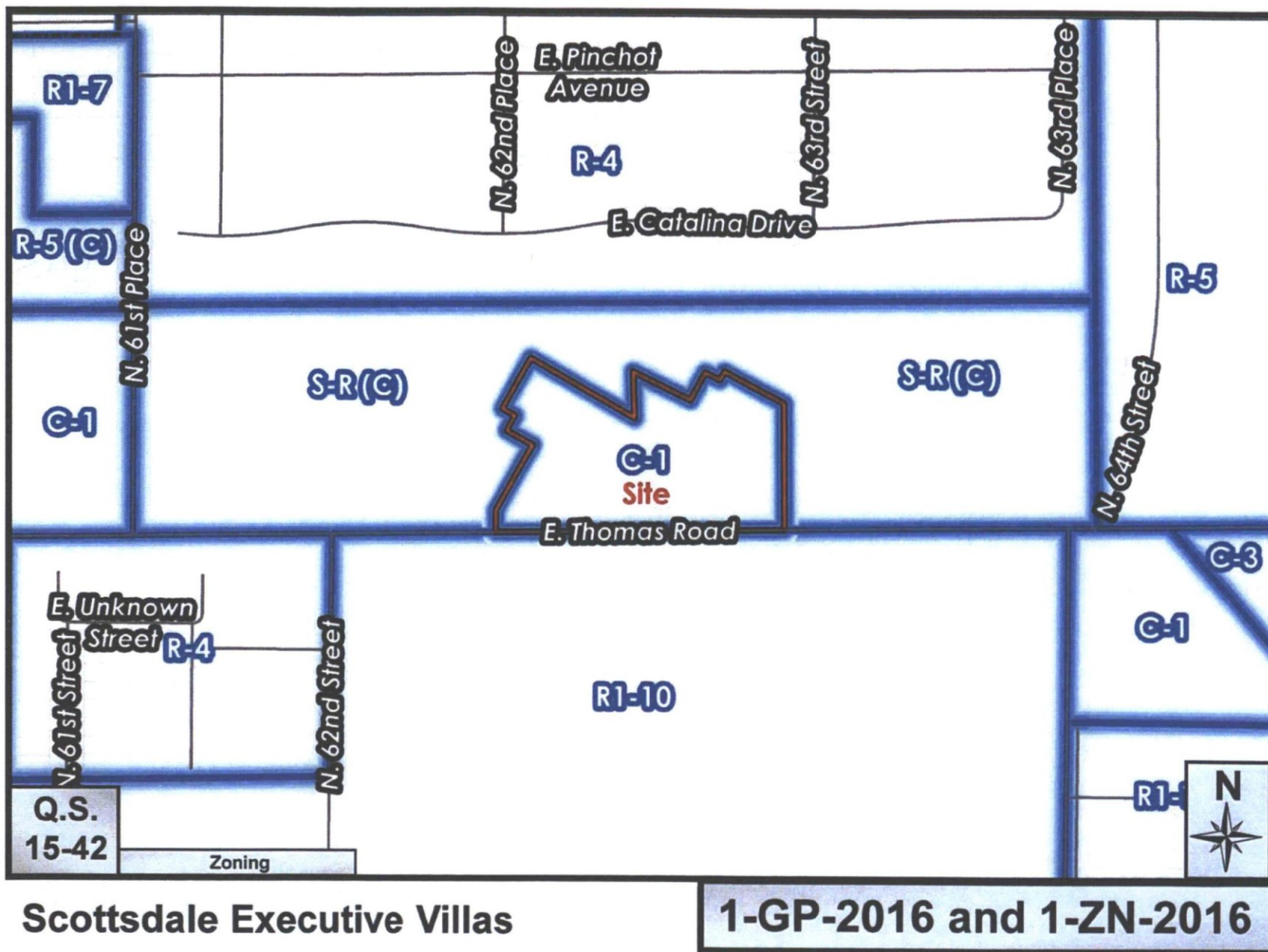
Description  
DIMENSIONED PLAN OF BOUNDARIES AND SITE PLAN

Scale  
NOT TO SCALE

A1.0

© 2010 Gensler

1-ZN-2016  
03/07/16





**Additional Information for:**  
**Scottsdale Executive Villas**  
**Case: 1-ZN-2016**

**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. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
  - b. 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).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The owner 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 washes, 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.
4. **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.
5. **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.



# SCOTTSDALE EXECUTIVE VILLAS

Minor General Plan Amendment, Rezoning and Development Review

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## PROJECT NARRATIVE

Prepared by:

*Withey Morris, PLC*

Mike Withey

George A. Pasquel III

On behalf of:

*WL Scottsdale Thomas Owners, LLC*

Curt Kremer

Design Team:

*Gensler*

Alex Garrison

Adam Ambro

## **1. INTRODUCTION**

### **Location**

The Scottsdale Executive Villas is comprised of two parcels totaling roughly 13 acres located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street, Accessor Parcel No. 128-49-235, and 128-49-002H (the "Property"). However, this application for a Minor General Plan Amendment and Rezoning only pertains to a small portion of the Property which totals less than 3 acres. As seen on the exhibits, the area under consideration (the "rezoning area") is located on the south side of the Property towards Thomas Road.

### **Adjacent Zoning / Uses:**

- North: R-4 (multifamily residential)
- East: Arizona Canal, 64<sup>th</sup> Street, then R-5 (multifamily residential)
- South: Thomas Road, then R1-10 (water treatment facility) and R-4 (multifamily residential)
- West: C-1 (Commercial shopping center)

### **Request**

The Property is currently zoned Service-Residential (S-R) and has a General Plan designation of Office. Because this designation is not adequate to allow the required amenities for the renovated office project, this application seeks to rezone a portion of the Property to Neighborhood Commercial (C-1) with a General Plan designation of Commercial.

### **Purpose of Request**

The purpose of this request is to obtain the entitlements necessary to provide amenities and services to the existing office complex. The Scottsdale Executive Villas was developed in early 1980's and has seen few improvements since that time. The new owners plan to maintain the existing buildings and site configuration, while implementing a series of upgrades including enhanced landscaping, new interiors, improved courtyards and new shade features. No new buildings or additional height are being requested.

As part of the improvements, two (2) of the existing buildings will be remodeled to allow a boutique café and possibly a small fitness center or other commercial service uses. These new amenities, totaling less than 3,500 square feet each, are positioned near the southern portion of the property close to Thomas Road. These amenities and commercial services are necessary to attract the more upscale tenants desired to lease space in the improved complex. The approval of this request will help upgrade and improve an aging office complex while also helping Scottsdale retain and attract highly sought after employers seeking creative office space.

## **2. PROJECT OVERVIEW**

In order to achieve the project goals of improving the physical characteristics of the existing office complex, and therefore improving the quality of tenants attracted to the project, a cohesive and consistent design concept is proposed throughout the project. This concept involves returning the buildings themselves to their basic components and then interjecting pedestrian scaled elements throughout the site that create an enhanced sense of place.

It is proposed that the individual buildings will receive needed repairs and an overall refresh. This includes new glazing, roofing, and stucco repairs. Threaded between the buildings will be a new trellis to provide necessary shading and pedestrian orientation. The existing courtyards between the buildings are also scheduled to receive improvements that respect the existing trees, and in fact better support their future growth and viability, through an overall reduction in hardscape. The courtyard spaces are intended to provide a quite respite complimentary to the adjacent office spaces.

While parking modifications and improvements are minimal, the project goals include developing a more intuitive site where parking is clearly associated with individual building entries. The replacement of existing parking and overall site lighting with more energy efficient and site sensitive LED lighting is proposed. In addition, pedestrian connections throughout the parking will be enhanced to create a more connected site and a safer pedestrian environment.

By creating a refreshed and more connected office environment, the project intends to develop a sense of community that is currently lacking, which in turn will instill an overall sense of pride amongst its occupants. This sense of pride traditionally leads to a greater level of respect for the site as whole as well as the surrounding communities.



### **3. GENERAL PLAN CONFORMANCE**

#### **This Application Does Not Trigger the Requirements for a Major General Plan Amendment**

The General Plan Conceptual Land Use Map designates the Property as Office. The proposed change to Mixed-Use Neighborhood does not meet the criteria for a Major General Plan Amendment as defined in the General Plan and discussed below:

- **Criteria No. 1 - Change in Land Use Category**  
Per the table provided on page 20 of the General Plan, a change of land use category from Category E (Office) to Category E (Commercial) does not constitute a Major amendment.
- **Criteria No. 2 - Area of Change Criteria**  
Per the map provided on page 21 of the General Plan, the Property is located within Planning Zone A1. In Zone A1, a change in land use designation for an area greater than 10 acres triggers a Major amendment. The proposed amendment area is only 2.52 acres (109,828 sf).
- **Character Area Criteria**  
The Property is located within the Southern Scottsdale Character Area Plan and, as further outlined in this document, complies with the guidelines and standards embodied within this Character area. The proposal therefore does not trigger a Major amendment.
- **Water/ Wastewater Infrastructure Criteria**  
The proposal will not result in a premature increase in the size of the master planned water transmission or sewer collection facility. In fact, the proposal will maintain the existing building in their current configuration with only minor changes in the allowable use of two small buildings. Therefore, the proposal does not trigger a Major amendment.

#### **Conformance with the Six Guiding Principles**

CityShape 2020 established six Guiding Principles as recommendations for reaffirming and improving the General Plan. The proposed rezoning and minor General Plan Amendment is in conformance with these guiding principles as outlined below:

1. **Preserve Meaningful Open Space**  
The proposal will maintain and enhance the on-site open space by use of shade structures and outdoor seating areas, creating meaningful outdoor space which will enhance and preserve pedestrian connections.
2. **Enhance Neighborhoods**  
The proposal will greatly improve a long-neglected office complex while also allowing for small amenity spaces to serve both the offices and the surrounding neighborhood. These improvements will greatly enhance and preserve the neighborhood.
3. **Seek Sustainability**

It is often said that the greenest building is a re-used building. The primary sustainability tactic for this project is the retrofitting of the existing buildings versus the environmental and resource cost of demolition and new construction. The retrofits performed on the buildings, including visually opening up the office spaces to the interior courtyards, will further reduce energy use.

**4. Support Economic Vitality**

The aging office complex is currently struggling to maintain and attract high-quality tenants, which is evidenced by the 50% occupancy rate. The proposal will help Scottsdale, and this particular neighborhood, retain and attract highly sought after employers seeking innovative and creative office space.

**5. Advance Transportation**

Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing on-site amenities that enable tenants to stay on-site while reducing vehicle dependency. A series of new bike racks will also be installed to encourage non-vehicle trips and take advantage of the adjacent canal path. Overall these combined efforts will reduce vehicle trip generation.

**6. Value Scottsdale's Unique Lifestyle and Character**

Southern Scottsdale provides the opportunity to live, work and play in close proximity without the need for distant commutes. The renovation of this existing office complex and the provision of some small on-site amenities will further enhance the unique lifestyle and character of this area.

**General Plan Goals and Approaches**

The proposed rezoning and minor General Plan Amendment would support the following goals and policies of the General Plan Guiding Principles as outlined below:

**(CD) Character & Design**

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

- *Approach: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Approach: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: The property has already been developed in a compatible manner with the surrounding context and character. This proposal will help to maintain that compatibility by preserving the existing buildings and site configuration while providing the modern enhancements needed to keep the complex viable and attractive.

***CD Goal 7** – Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.*



- *Approach: Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Approach: Encourage lighting designs that minimize glare and lighting intrusions.*

Response: Current lighting on site features dated and upward facing lights. Redevelopment of the site will incorporate downward facing and/or shielded lighting, and more energy efficient light fixtures to minimize glare and spill-over of light.

#### **(LU) Land Use Element**

**LU Goal 3** – *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

- *Approach: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Response: The office complex provides a transition from the intensity of Thomas Road to the residential neighborhoods to the north. A redevelopment plan which does not maintain the existing buildings would likely provide a more intense development than what currently exists. The applicant believes the proposed redevelopment, which maintains the existing buildings, configuration, heights, etc. is the optimal way of maintaining a proper buffer and transition while still keeping the complex relevant in today's office market.

**LU Goal 5** – *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

- *Approach: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Approach: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- *Approach: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Response: Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing a few minor on-site amenities (i.e. a coffee shop, eatery, small fitness or yoga studio, etc.) that will encourage fewer automobile trips and a better balance of live, work play land uses for the area. New bike racks will also be installed to provide further mobility options and take advantage of the adjacent canal path.

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

- *Approach: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

Response: Creating a sense of community while reinforcing the area's character is a key aspect of this proposal. The retrofitted buildings and improved courtyard will encourage intermingling among office tenants and visitors. The amenities will be open to the surrounding community, further encouraging a sense of community.

#### **(EV) Economic Vitality Element**

***EV Goal 7 – Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.***

- *Approach: Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Approach: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The proposal will enable the redevelopment and revitalization of an office complex that will help sustain the long-term economic well-being of the City. The property is in need of major repairs and upgrades to stay relevant in the office market and to capture the desired office tenants that might otherwise located outside of the City.

#### **(N) Neighborhood Element**

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

- *Approach: Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.*

Response: The proposal is a perfect example of revitalization efforts in a mature neighborhood aimed at stemming deterioration. The existing complex, build in the 1980's is in need of major improvements which require a major economic investment. The approval of this request will enable those improvements to proceed.

#### **(PE) Preservation and Environmental Planning Element**

***PE Goal 10 – Encourage environmentally sound "green building" alternatives that support sustainable desert living.***

- *Approach: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*
- *Approach: Encourage "green building" techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.*

Response: One of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required

to demolish and construct new buildings. Additionally, the planned retrofits and improvements will increase shade while allowing for greater use of natural daylighting of interior spaces.



#### 4. SOUTHERN SCOTTSDALE CHARACTER AREA PLAN CONFORMANCE

The Southern Scottsdale Character Area Plan (SSCAP) was adopted in 2010 for the purpose of setting forth goals and policies to guide decision making in Southern Scottsdale. The proposed project adheres to numerous provisions of the SSCAP, including some of the standards outlined below:

##### **(LU) Land Use, Growth & Activity Area**

**PE Goal 10** – *Create Regional Centers and Activity Areas to guide future land use types and intensities throughout southern Scottsdale.*

- *Policy LU 5.3: Encourage moderate-intensity development at Activity Area locations to support reinvestment, revitalization, and new and infill development at these community destination sites. Also, these developments can function as activation areas for adjacent community amenities such as Indian Bend Wash and the canal system. These developments are located within General Plan designated Activity Area classifications, on Opportunity Corridor roadways, and are considered a community destination.*
- *Policy LU 5.4.1: The Thomas/Crosscut Activity Area (located west of 68th Street and Thomas Road) should focus on commercial, office, and mixed-use residential development. This Activity Area encompasses the adjacent Crosscut Canal and associated open spaces. New development and redevelopment should be oriented to complement and activate this unique adjacent amenity.*

Response: The Property is located immediately adjacent to the Thomas/Crosscut Activity Area and has immediate access to the Crosscut bike and pedestrian pathway. The proposal represents a significant investment in the revitalization of this office complex and the creation of community amenities (coffee shop, eatery, health studio, etc.) which could be accessed by the surrounding community and activity area.

##### **(CD) Character & Design**

**CD Goal 2** – *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

- *Policy CD 2.1: Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The proposed building modification and new amenity uses will engage pedestrians and extend the indoor spaces to the outside. The existing courtyards are overgrown and inefficient while the existing buildings are cave-like with minimal connection to the exterior. The proposed improvements will include large windows, patios and better organized courtyards to help visually blur the division between indoor and outdoor spaces.

**CD Goal 6** – *Promote, plan, and implement design strategies that are sustainable.*

- *Policy CD 6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: As previously noted, the most sustainable buildings are often the existing buildings when compared with the energy and resources required to demolish and construct new structures. The proposal will maintain the existing building structures while implementing a variety of sustainable design strategies. New building codes will be observed while performing the build-out, further improving the building's energy performance.

**CD Goal 7 – Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.**

- *Policy CD 7.3: Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The proposal is a perfect example of the above stated Goal and Policy. The existing building form and design is ideal as a transitional buffer to the adjacent neighborhood, while the contemporary redevelopment design solution will help address the current lack of marketability. Both of these strategies will help to protect the existing multi and single family neighborhood.

#### **(EV) Economic Vitality**

**EV Goal 2 – Enhance economic vitality and activity in Southern Scottsdale.**

- *Policy EV 2.1: Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: The proposal represent an opportunity to support the long-term economic sustainability of Southern Scottsdale by enabling a redevelopment that will attract new, quality businesses and an expanded tax base. The complex will increase occupancy at higher rent rates, providing increased tax collection.

#### **(NR) Neighborhood Revitalization**

**NR Goal 2 – Strengthen neighborhood identity, unity, and health within Southern Scottsdale.**

- *Policy NR 3.3: Enhance Southern Scottsdale residents' neighborhood interaction by creating more community gathering places that engage people of all ages and abilities and are safe and accessible by walking, bicycling, auto, and/or transit.*
- *Policy NR 3.4: Work with developers to provide community gathering places in private developments that are accessible to the surrounding community and appeal to both residents and visitors.*

Response: Two of the buildings within the office complex will be retrofitted to allow small commercial establishments (such as a coffee shop, restaurant, fitness studio, or other small amenity uses). The goal is to create a gathering place for the office tenants and the local community alike. The proximity and connectivity to the adjacent neighborhood will be able residents to walk or bike over for a casual coffee or a great lunch.

**(PE) Preservation & Environmental Planning**

***PE Goal 1 – Promote conservation and sustainability within neighborhoods.***

- *Policy PE 1.1: Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.*

Response: As previously noted, one of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required to demolish and construct new buildings. The planned retrofits to the existing buildings and courtyard will also provide more energy efficiency buildings through the use of shade and natural daylighting strategies.



## 5. CONFORMANCE WITH ZONING DESIGNATIONS

The Property is currently zoned Service-Residential (S-R) and the majority of the office complex will maintain this designation. The area being rezoned to Neighborhood Commercial (C-1) is located adjacent to Thomas Road and consists of only 2.5 acres within the larger complex. The rezoning will allow for appropriate amenities uses to occur within two of the existing buildings in the complex. The stated purpose of the Neighborhood Commercial district is to provide convenient shopping and services for nearby neighborhoods and to provide *"small business and service establishments which supply commodities and services to meet the daily needs of the community."* The proposal will meet the stated goal of the zoning district and the small size of the area ensures proposed uses will be appropriately sized for this location.

## **6. CONCLUSION**

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan and the South Scottsdale Character Area Plan. The project will breathe new life into an aging complex and bring new, high-quality tenants into the center. All of this will be accomplished while maintaining the existing building footprints and general site layout. This is precisely the type of redevelopment envisioned by these applications and beneficial to the surrounding area and South Scottsdale as a whole.



Scottsdale Executive Villas

1-GP-2016 and 1-ZN-2016

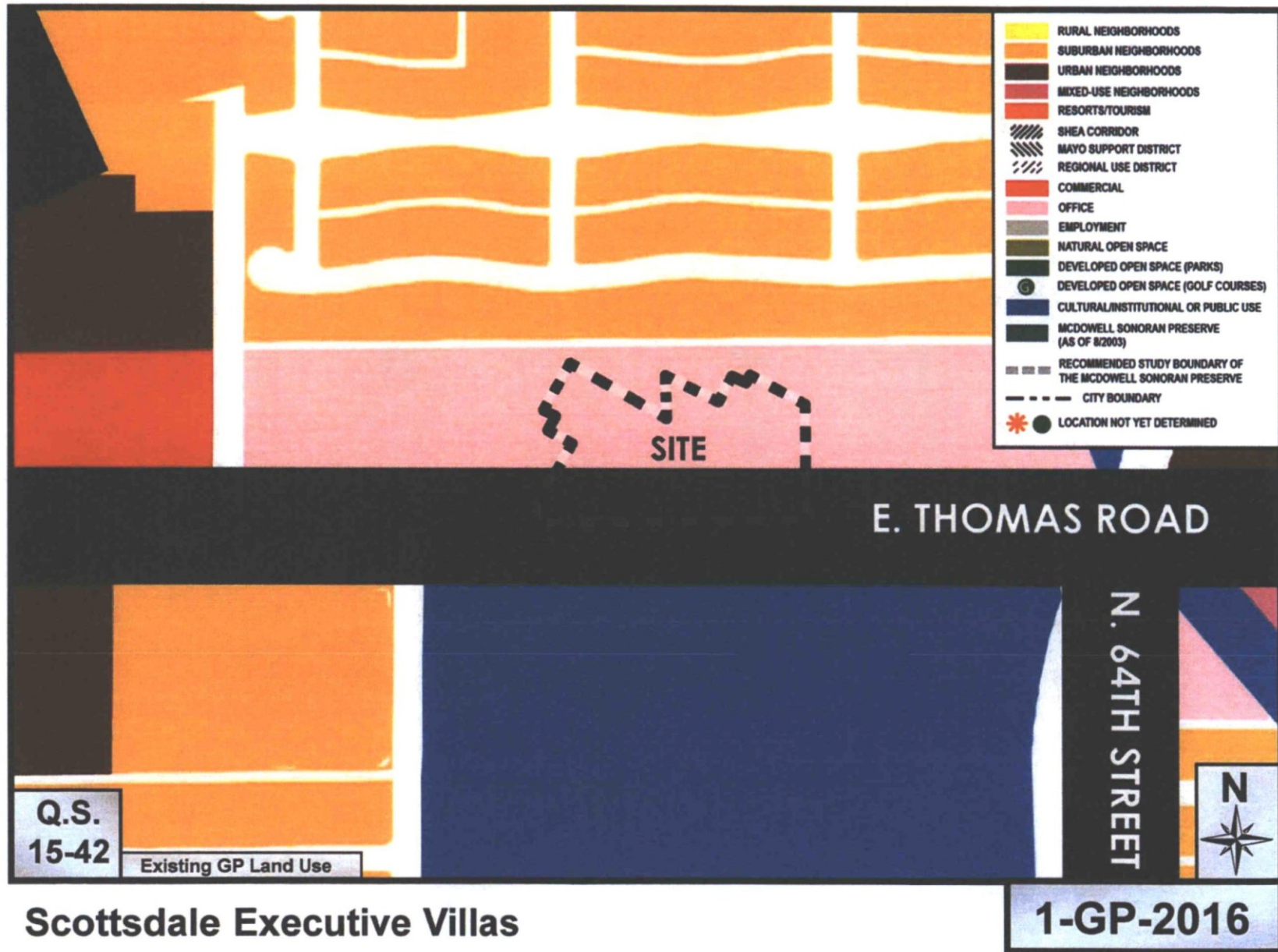




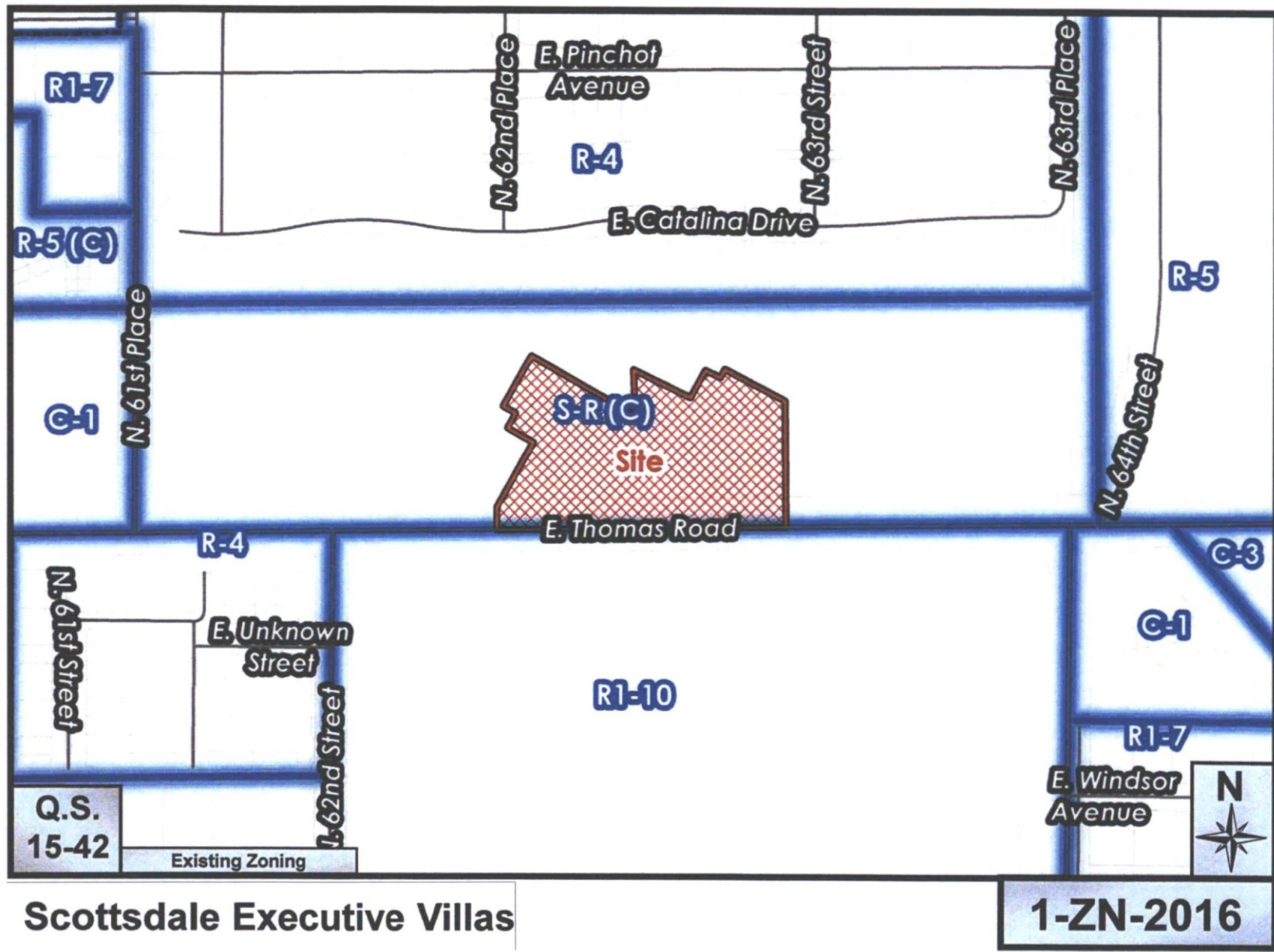
Scottsdale Executive Villas

1-GP-2016 and 1-ZN-2016









**Citizen Review Report**  
**Non-Major General Plan Amendment and Rezoning**

Pre-Application No. 682-PA-2015

Updated March 4, 2016

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at **TAB A**), see the attached and the below Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the north, known as Golden Keys.

In that effort, ownership met with Golden Key's HOA President Carl Thomas to discuss the planned improvements and get a better understanding of the Golden Key resident's interest. Ownership also met with HOA Board Member Elizabeth Enright at her home and then toured the community together to further discuss the community. Ownership has had, and will continue to have, ongoing dialogue with both of these residents and Board Members.

On December 15, 2015, the applicant and representatives of ownership attended the Golden Keys regularly scheduled HOA meeting to introduce the new ownership of the Property, discuss the planned applications and discuss and answer questions.

On, December 29, 2015, first class letters were mailed to property owners within 750 feet of the Property and registered Home Owner's Association within 750 feet of the Property, as provided by the City of Scottsdale. The letter detailed the Property location, provided a description of the proposed project and request and invited the recipient to attend an open house meeting to further discuss the request. The letter also provided contact information for the applicant as well as the City representative assigned to the project. A copy of the first class letter and mailing list are attached at **TAB B**.

On December 30, 2015, a Project Under Consideration sign was posted on site detailing the project request and description and providing contact information for the applicant and the City. See attached affidavit of posting attached at **TAB C**.

As of the date of this report, the applicant has received calls from four (4) nearby residents. The first caller on January 5, 2016 lives in Golden Keys and had general questions regarding the project and process. He also noted and similar concept potentially under construction near 46 Street and Thomas. The



gentleman called again on January 15, 2016 inquiring about how the neighborhood meeting went. He also stated support for the project as it would be better than a new, larger development or letting the existing complex continue to deteriorate. The second caller on January 7, 2016 also lives in Golden Keys. She noted her complete support and excitement for the project and stated that she could not attend the scheduled neighborhood meeting. The third caller on January 11, 2016 lives in The Casas community. She had general questions about the proposal and wondered if the new commercial uses would be open to the general public or just for the office tenants. She also stated that she could not attend the neighborhood meeting. On January 26, 2016 a resident of Golden Keys called inquiring as to the kind of restaurants envisioned. The caller was informed that no specific tenants had been identified at this time and some sample concepts were discussed.

On January 11, 2016, a neighborhood open house was held at 6pm at the City of Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Exhibits depicting the Property and surrounding area, the area of the rezoning and General Plan Amendment request and a rendering of planned renovation were on display. Representatives of the owner as well as a member of ownership were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Topics discussed included the following: the condition of the wall along the north property line, historic issues with alley maintenance, questions about potential noise and additional building height, lighting questions, the location of refuse, and hours of operation. See sign-in sheet and sample exhibits attached at **TAB D**.

A Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Ownership and our office will continue to be available to discuss the project with interested parties.

# Tab A





# Neighborhood Involvement General Plan Checklist (GP)

**Neighborhood Involvement is required for all General Plan Amendment requests.** Refer to the City of Scottsdale Resolution No. 5135, and the Arizona Revised Statutes Title 9, for additional General Plan Amendment review and guideline information. The check boxes on the Neighborhood Involvement GP checklist that are checked are the items that are required by resolution and/or state requirements, items that are not checked are optional at the coordinator's discretion and are based on the complexity of the proposed project. *If you have questions on these requirements, please contact Planning & Development Services at 480-312-7000.*

**This checklist is for General Plan Amendment requests:** If you are submitting an application for Rezoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; (please obtain a copy of the Citizen Review Checklist from your Project Coordinator).

*This Document Constitutes A Public Disclosure Under ARS Section 39-121. Inspection of Public Records.*

Complete the following Steps and marked items prior to submitting your application.

**Step 1: Pre-submittal meeting:** The applicant will meet with staff to discuss their Neighborhood Involvement plan. It is encouraged that "neighbors" be contacted at least twice prior to the public hearing for the request. Applicants are advised to maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement.

**Step 2: Neighborhood Notification**

<b>Provide information by:</b> <input checked="" type="checkbox"/> 1 <sup>st</sup> Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers	<b>To:</b> <input checked="" type="checkbox"/> Each Real Property owner in proposed area <input type="checkbox"/> Property owners and HOAs within 750' <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator)
--	--

**Project Notification shall include the following information:**

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- General Plan existing and proposed graphics
- Applicant and City contact names and phone numbers
- Scheduled open house(s) - including time, date, and location

**Step 3: Project Under Consideration**

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)

**Step 4: You are required to hold a minimum of 1 Open House Meeting.**

Provide open house date, time, and location to Project Coordinator **at least 14** calendar days prior to each meeting. E-mail open house information to the Project Coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

*Continued on page 2*

**Planning & Development Services Department**

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



## Neighborhood Involvement General Plan Checklist (GP)

### Step 4: Continued from page 1

- ☐ **Additional Open House Meeting(s) required \_\_\_\_.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

### Step 5: Complete a Neighborhood Involvement Report

Provide all of the checked items in a Neighborhood Involvement Report that is to be submitted no later than 7 calendar days prior to the Planning Commission public hearing.

- ☒ **Submit either the original or a copy of this marked Neighborhood Involvement Packet.**
- ☒ **Document your Project Notification efforts as follows:**
- Provide a map showing the number of and where notified neighbors are located.
  - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  - Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
  - Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
  - Provide originals of all comments, letters, and correspondence received.
- ☒ **Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:**
- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
  - Provide a copy of the Newspaper listings with date of publication.
- ☒ **Document the Open House Meeting(s) as follows:**
- List dates, times, and locations of open house meeting(s).
  - Provide the sign-in sheets, list of people who attended the meeting(s), and comment sheets.
  - A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).
- ☒ **Provide steps taken to keep neighbors informed and involved.**
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
  - List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment.
  - Provide any other outreach and communication efforts.

### Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

### Planning & Development Services Department

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





# Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This application is for a:

- ☒ Rezoning  
☐ Zoning Stipulation Amendments  
☐ Council Approved Amended Development Standards  
☐ City Council Site Plan Approvals

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

**The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.**

**Step 1: Citizen Review Plan:** Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

**Provide information by:**

- ☒ 1<sup>st</sup> Class Letter or Postcard  
☐ In Person  
☐ Phone call  
☐ Certified Mail  
☐ Door Hangers/Flyers

**To:**

- ☐ All property owners and HOAs within proposed area  
☒ Property owners and HOAs within 750'  
☐ School District(s)\*  
☐ Interested Party list (provided by Project Coordinator)  
☐ Residents/Tenants

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

\* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

**Step 2: Project Under Consideration:** Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, site zoning
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: [www.scottsdaleAZ.gov/projects/ProjectsInProgress](http://www.scottsdaleAZ.gov/projects/ProjectsInProgress)
- Sign posting date

## Planning, Neighborhood & Transportation Division

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



# Citizen Review Checklist

(ZN)

**Step 3: Notification Letters:** Send a letter, by first class mail at least ten (10) calendar days\* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map

**Step 4: Open House Meeting:** Hold the Open House Neighborhood Meeting onsite or at a location near the site, within **45 days** prior to your formal submittal. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov). From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

**Additional Open House Meeting(s) required:** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

**Step 5: Complete a Citizen Review Report:** All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

- A. Details of the methods used to involve the public including:
  1. A map showing the number of and where notified neighbors are located.
  2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  3. The dates contacted, how they were contacted, and the number of times contacted.
  4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
  5. List of dates and locations of all meetings
  6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
  7. The completed affidavit of sign posting with a time/date stamped photo. (See attached)
- B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
  1. The substance of the comments, issues, concerns and problems.
  2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

## Related Resources:

- |  |   |
|--|---|
| <input type="checkbox"/> Project Under Consideration Sign Posting Requirements | <input type="checkbox"/> Affidavit of Posting |
| <input type="checkbox"/> Public Hearing Sign Posting                           |   |
| <input type="checkbox"/> Collaborative City and School Planning packet         |   |

## Planning, Neighborhood & Transportation Division

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



Tab B



December 29, 2015

**Re: 6300 East Thomas Road - Rezoning & Minor General Plan Amendment - Case No. 682-PA-2015**

Dear Property Owner / Neighbor

Our office represents EverWest Real Estate Partners LLC ("EverWest") with regard to the roughly 13.4 acre property located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street (the "Property"). See attached aerial map. As you probably know, the Property, referred to as the "Executive Villas", was developed in the early 80's and has seen few improvements since that time. The complex is in need of some major upgrades and repairs. It is our understanding there may have been some maintenance problems as well over the years. We are pleased to notify you that the Property has recently been acquired by EverWest. EverWest plans to invest millions of dollars to improve the Property and to make it more modern and of a higher quality. Improvements will include enhanced landscaping, upgraded building interiors, improved courtyards and increased shade features. The purpose of this letter is to introduce ourselves, and let you know who we are and what we intend to do.

It is our understanding most companies that have looked at redevelopment of this parcel have proposed demolishing all the buildings on site and constructing new buildings to maximize intensity and square footage. This would surely add overall building mass and reduce setbacks dramatically. The good news is EverWest plans to keep the existing buildings on site in their current configuration; there will be no new buildings and no additional building height. The overall goal of the project is to breathe new life into the aging complex and to bring new, high-quality tenants. This can all be done under the current land use entitlements that already exist on the Property.

As part of the overall improvements, however, Ownership also feels strongly that a boutique café and possible fitness center is necessary to provide amenities for the more upscale tenants that will be leasing space at this upgraded, improved office complex. The café/fitness center uses will be small and low scale. We anticipate each of these uses will only consist of approximately 3,500 square feet. Furthermore, these uses will be limited to a portion of two buildings on the south side of the complex, towards Thomas Road. To make that happen, a small portion of the Property fronting on Thomas Road will be rezoned from Service-Residential (S-R) to Neighborhood Commercial (C-1) (and the General Plan designation modified). The small area to be rezoned for these purposes is shown by the dashed line on the enclosed aerial.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Monday, January 11, 2016 from 6:00-7:00pm, at the Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Feel free to stop by at any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or [George@withey-morris.com](mailto:George@withey-morris.com). The City's Project Coordinator is Brad Carr at 480.312.7713 or [BCarr@ScottsdaleAZ.gov](mailto:BCarr@ScottsdaleAZ.gov).

In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

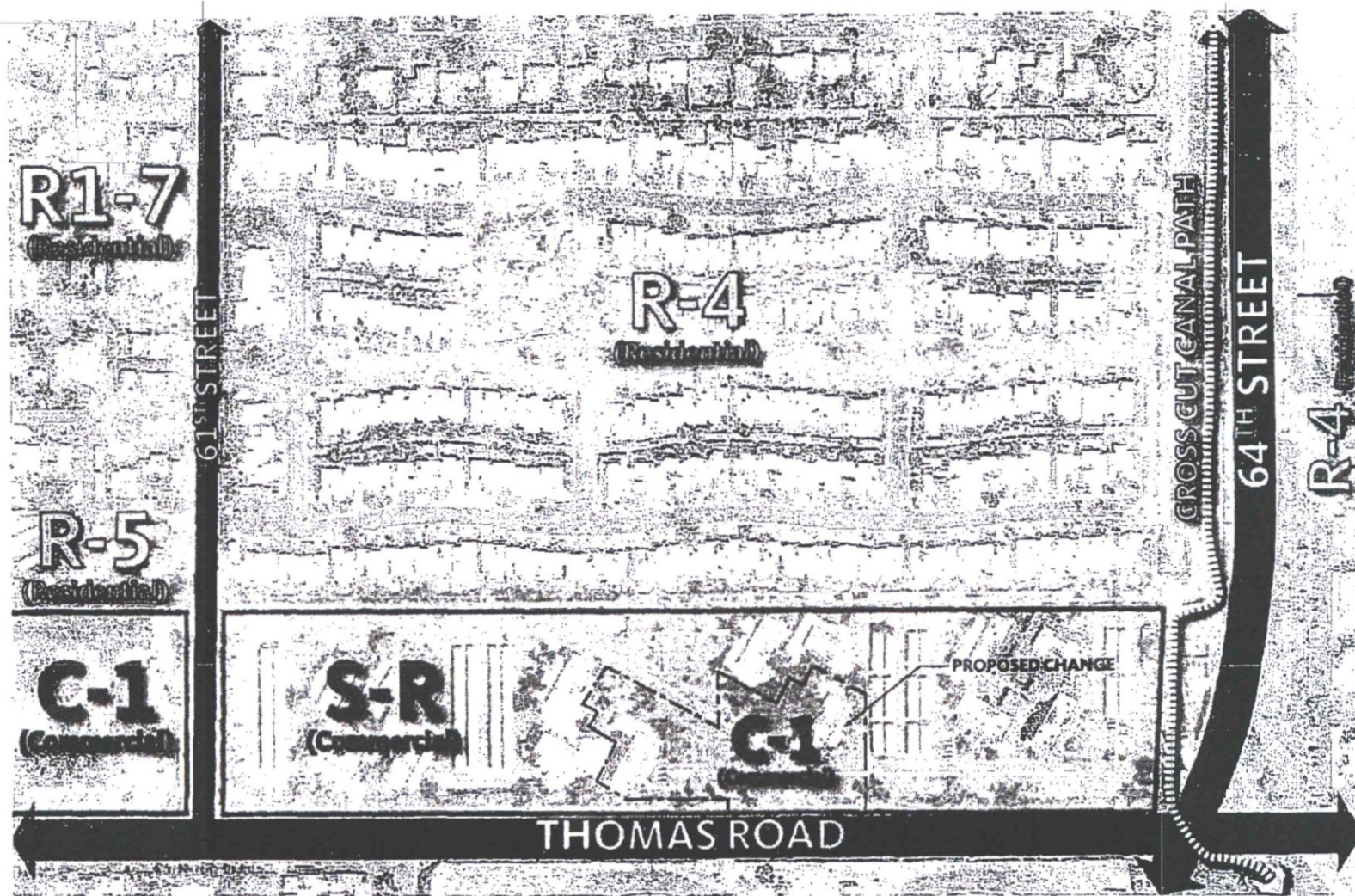
Very truly yours,

WITHEY MORRIS P.L.C.

By   
George Pasque III

Attachment: Aerial





# **ZONING PLAN**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | **Gensler**



Tab C



# Affidavit of Sign Posting

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 682-PA-2015  
Project Name: Scottssdale Executive Villas  
Location: 6320-6350 East Thomas Road  
Site Posting Date: 01/01/16  
Applicant Name: Withey Morris, PLC  
Sign Company Name: Dynamite Signs  
Phone Number: 480.585.3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature [Signature]

Date 1/1/16

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 11th day of January 2016



[Signature]  
Notary Public

My commission expires: 10-12-19

## Planning, Neighborhood & Transportation Division

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

## Early Notification of Project Under Consideration

### Neighborhood Open House Meeting:

Date: Monday, January 11, 2016  
Time: 6:00 - 7:00 P.M.  
Location: Scottsdale Civic Center Library, Silver Room  
3839 N. Drinkwater Blvd., Scottsdale, AZ

Site Address: 6320 - 6350 East Thomas Road, Scottsdale

#### Project Overview:

- Request: Non-Major General Plan Amendment from Office to Commercial, Rezoning from Service-Residential (S-R) to Neighborhood Commercial (C-1), and Development Review
- Description of Project and Proposed Use: Renovation of the full office complex including the allowance of boutique commercial uses within 2 of the existing buildings
- Site Acreage: +/- 3 acres
- Site Zoning: Service Residential (S-R)

#### Applicant Contact:

George Pasquol III, Withey Morris, PLC  
Phone: 602-230-0600  
Email: [George@WitheyMorris.com](mailto:George@WitheyMorris.com)

#### City Contact:

Brad Carr 480-312-7713  
[bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)

Pre-Application #: 682-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <http://www.scottsdaleaz.gov/projects/>

Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for Sign Removal.

Tab D



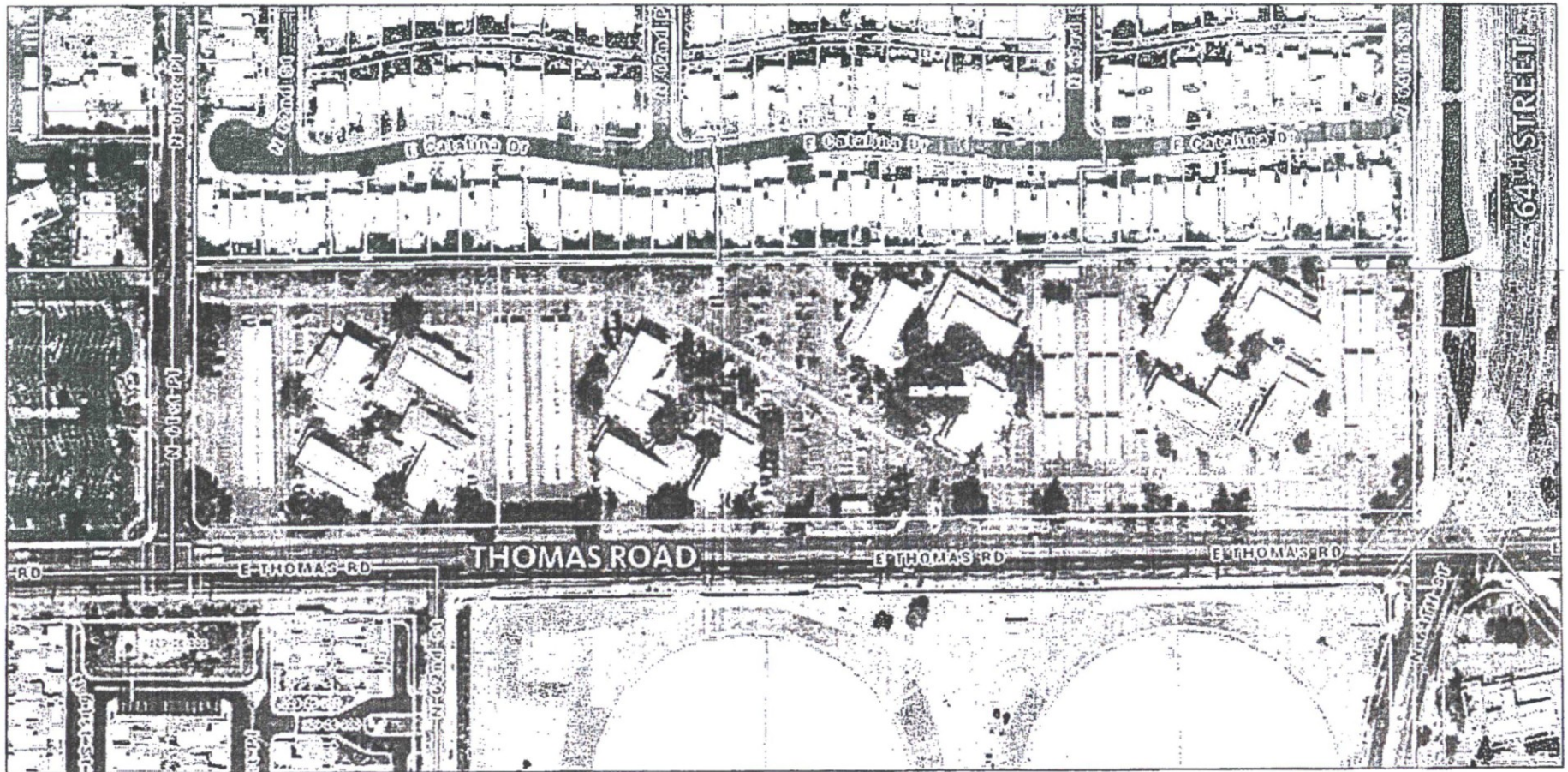
# SIGN-IN

6300 EAST THOMAS ROAD  
CASE NUMBER 682-PA-2015

NEIGHBORHOOD OPEN HOUSE MEETING  
1/11/16, SCOTTSDALE CIVIC LIBRARY, SILVER ROOM, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. SUE ANN CHASE	6269 E. Catalina			GK HOA
2. Connie Fenwick	6202 E Finchot			GK HOA
3. Donna Council	6282 E Quaker Dr.			GK HOA
4. Shelly Lear	6289 E Finchot Av			GK HOA
5. Ginny & Krista	6250 E Finchot			GK HOA
6. Leonard Delyad	6261 E Finchot			GK HOA
7. Barry Downs	6222 E. Finchot			GK HOA
8. Shaun Bridger	6214 E Catalina			GK HOA
9.				
10.				





**AERIAL**

12.15.2015

EVERWEST PARTNERS | **Gensler**

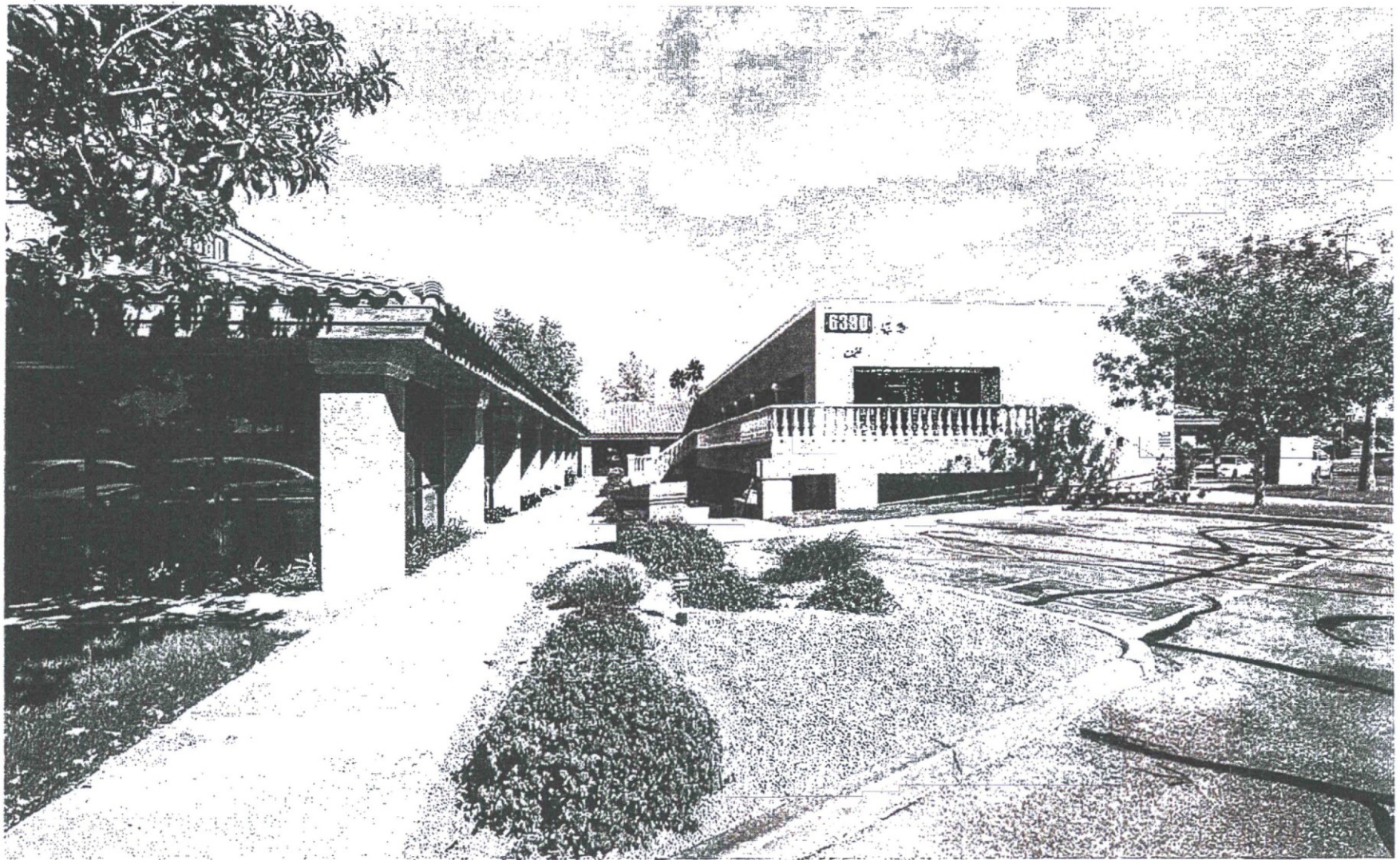


[illegible]

SCOTTSDALE EXECUTIVE VILLAS

EVERWEST PARTNERS | Gensler





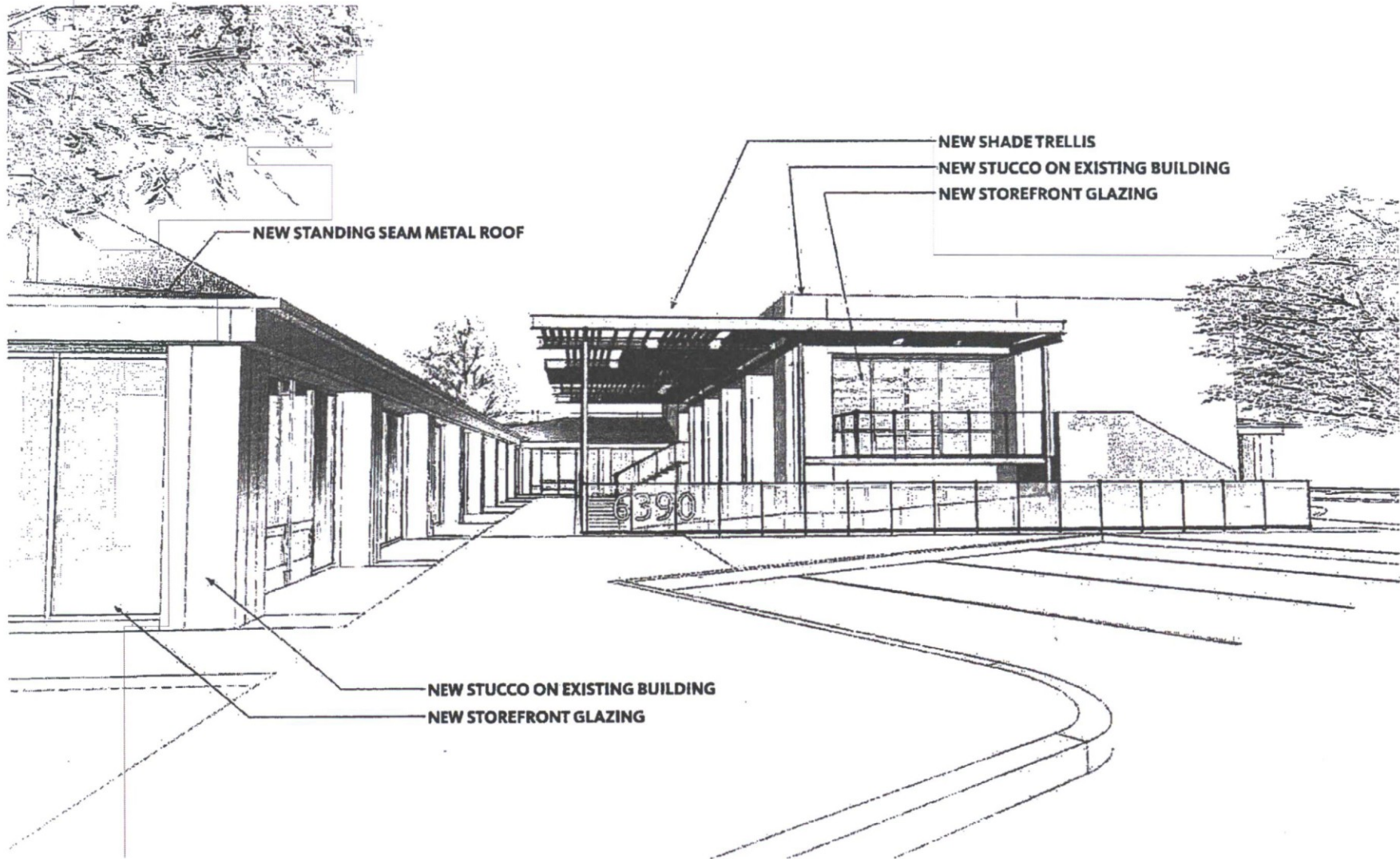
**EXISTING TYPICAL BUILDING**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | Gensler





**PROPOSED CONCEPT FOR TYPICAL BUILDING**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | **Gensler**

# Tab E



# Community Input Certification

CASE NO: 682-PA-2015

PROJECT LOCATION: 6320-6350 East Thomas Road

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
Oct-Nov 2015	Calls and in-person discussions with HOA President and Board Member	X	X	
Dec 15	Golden Keys HOA meeting	X		
Dec 29	Mailing letter regarding project and open house			X
Dec 30	Sign posting regarding project and open house			
Jan 5	Golden Key resident		X	
Jan 7	Golden Key resident		X	
Jan 11	The Casas resident		X	
Jan 11	Open house meeting	X		
Jan 15	Same caller as Jan 5		X	
Jan 26	Golden Key Resident		X	

Signature of owner/applicant

Date

3/3/16

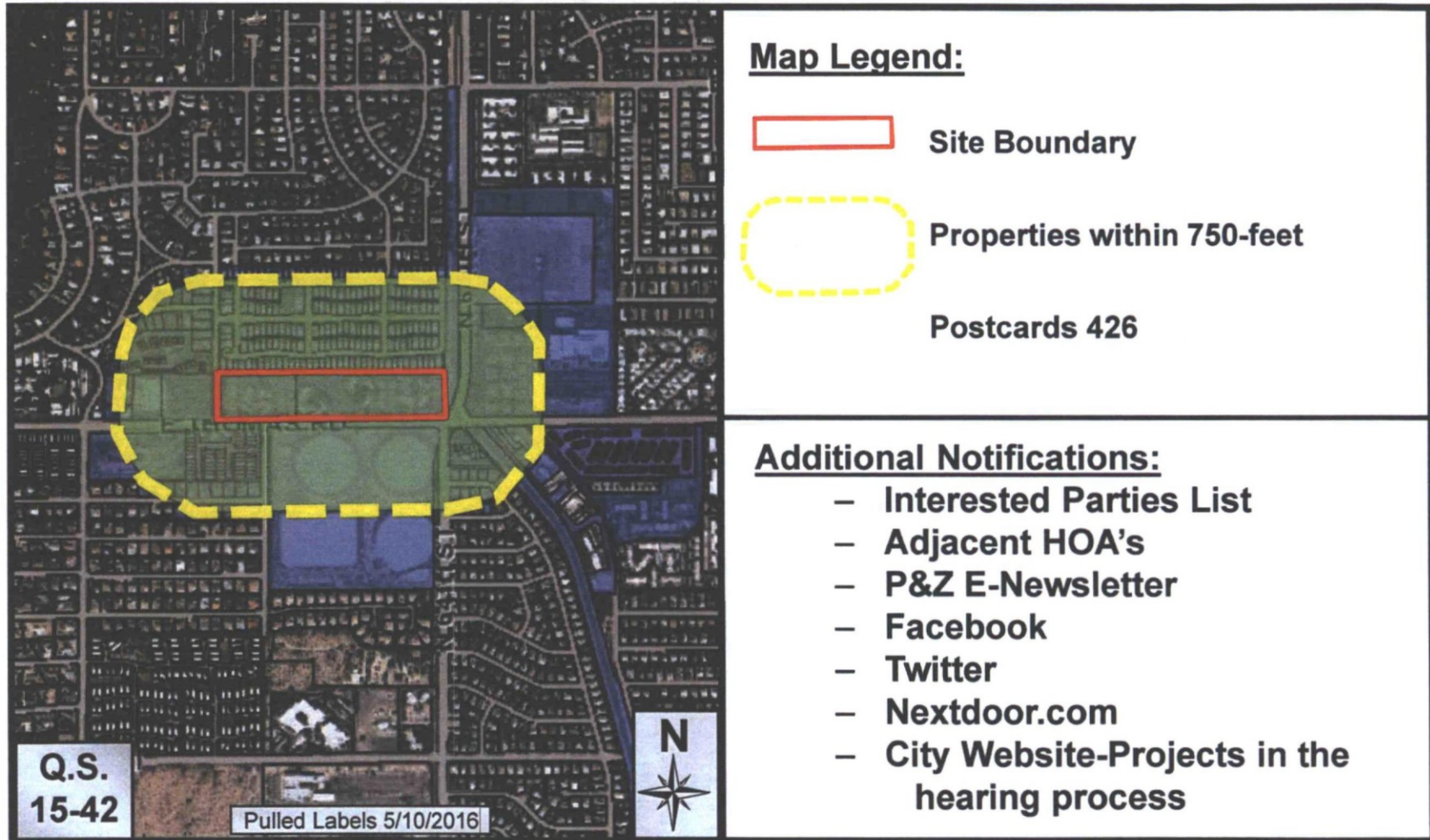
## Planning, Neighborhood & Transportation Division

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



## City Notifications – Mailing List Selection Map

ATTACHMENT #9



**Scottsdale Executive Villas**

**1-GP-2016 & 1-ZN-2016**



ALICE J. THOMSON



April 14, 2016

City of Scottsdale Zoning

Dear Commissioners:

I am a resident, homeowner and registered voter in Scottsdale with serious objections to rezoning the commercial property directly behind my Golden Keys subdivision home on 62<sup>nd</sup> Street and Catalina Drive.

A change in zoning would cause grave, life-changing issues with current property owners:

Noise, light and pollution would increase in frequency and intensity turning a low-density property that became silent and dark after 5:00 pm into one with 24-hour coming and going, additional cars, pedestrians, more and later light and more frequent trash pick up.

A simple variance allowing a restaurant for tenants that closes at 6:00 pm would not leave the quiet residents of Golden Keys with looming large changes to the peaceful enjoyment of their community. Any zoning change would likely be difficult to reverse and there are no stipulations placed on subsequent owners of this property as its resale value to the petitioning developer makes for an easy flip for them once the change is in place.

**ATTACHMENT #10**

Alice J. Thomson \* 6249 East Catalina Drive \* SCOTTSDALE, AZ 85251 \*  
480 949 7733 [tgotil33@aol.com](mailto:tgotil33@aol.com)

Item's 546

*Shawn C. Bridges*

6214 East Catalina Drive

Scottsdale, AZ 85251

Office Phone: 602.549.1454

Cell Phone: 602.579.9078

email: [scbridges@cox.net](mailto:scbridges@cox.net)

April 20, 2016

Mr. Benjamin W. Graff  
Withey Morris, PLC  
2525 E. Arizona Biltmore Circle  
Suite A-212  
Phoenix, AZ 85016

Mr. Brad Carr, AICP  
Senior Planner  
City of Scottsdale  
Planning & Development Services  
7447 E. Indian School Road  
Suite 105  
Scottsdale, AZ 85251

Re: Scottsdale Executive Villas – Rezoning and Development  
City of Scottsdale Case Nos. ZN-1-2016, GP-1-2016, 15-DR-2016

Via Email

Dear Ben and Brad,

Brad, thank you for your time yesterday afternoon. Ben, thank you for your time last evening at the Golden Keys.

I am supportive of the WL Scottsdale Thomas Owners, LLC and appreciative to Mr. Curt Kremer for the enhancements planned for the subject property. I am grateful for all of Mr. Kremer's hard work and the many investor's dollars being spent on the renovation of this project. I wish the company great success and that 100% occupancy is attained!

Below is listed the stipulations that we discussed and attached photographs.

1. Raise, to 8 feet in height and make consistent in height, the masonry wall that separates the Scottsdale Executive Villas from the Golden Keys subdivision. The Golden Keys is an age restricted over 55 community, consisting of 184

townhomes adjacent to the office park. Many homeowners are in their 70's, 80's, and some in their 90's.

The existing wall is varying in heights from approximately 4 feet to 6 feet and is an 80's style of a heavy swirling stucco finish. See Exhibit "1". Portions of the wall are in need of repair. See Exhibit "2".

The alley side of the wall shall be painted the Dunn Edwards – DEW 328 – Pearl White to match the Golden Keys homeowner's existing alley wall color. This will look visually more appealing as you approach the office park from the north and enter the office park from 61<sup>st</sup> place.

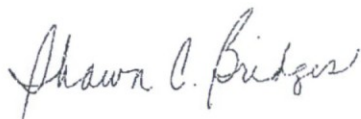
The length of wall is approximately 1,681 lineal feet? Raising the wall 2 feet in some places and 3 feet in other places expense could be \$ 80,000 or more?

The extensive renovation being done on the approximate 159,976 square feet, at only \$50.00 psf is a fast \$8,000,000 or more! I hope that 1% of the budget for this expense is possible.

2. Add additional plants along the masonry wall to create a Green Belt Hedge Row Additional Yellow Bells "Tecoma Stans" and Orange Bells "Tecoma Alata" will be planted in between the existing bushes and trees. The intent is to shield and buffer the homes from the lighting, additional vendors and frequency of the vendors and activities associated the more diverse tenants that will be allowed with the C – 1 zoning. The plants will be allowed to grow to 12 feet in height before being trimmed. In a few years, when you are ready to sell, the back drop to the complex will be beautiful and green. See Exhibit "3"
3. Restaurant venting shall be through the roof and directed south.
4. The 5 trash enclosures are located between the on-site buildings and adjacent lower density residential. The existing trash enclosures are shorter than the trash receptacles. Raise the height of the trash enclosures to completely hide the trash receptacles, encompass the trash enclosures on all 4 sides so the trash receptacles are not visible. This may also help contain the odors from restaurant garbage, discourage dumpster diving, and the property maybe visually more appealing. See Exhibit "4".

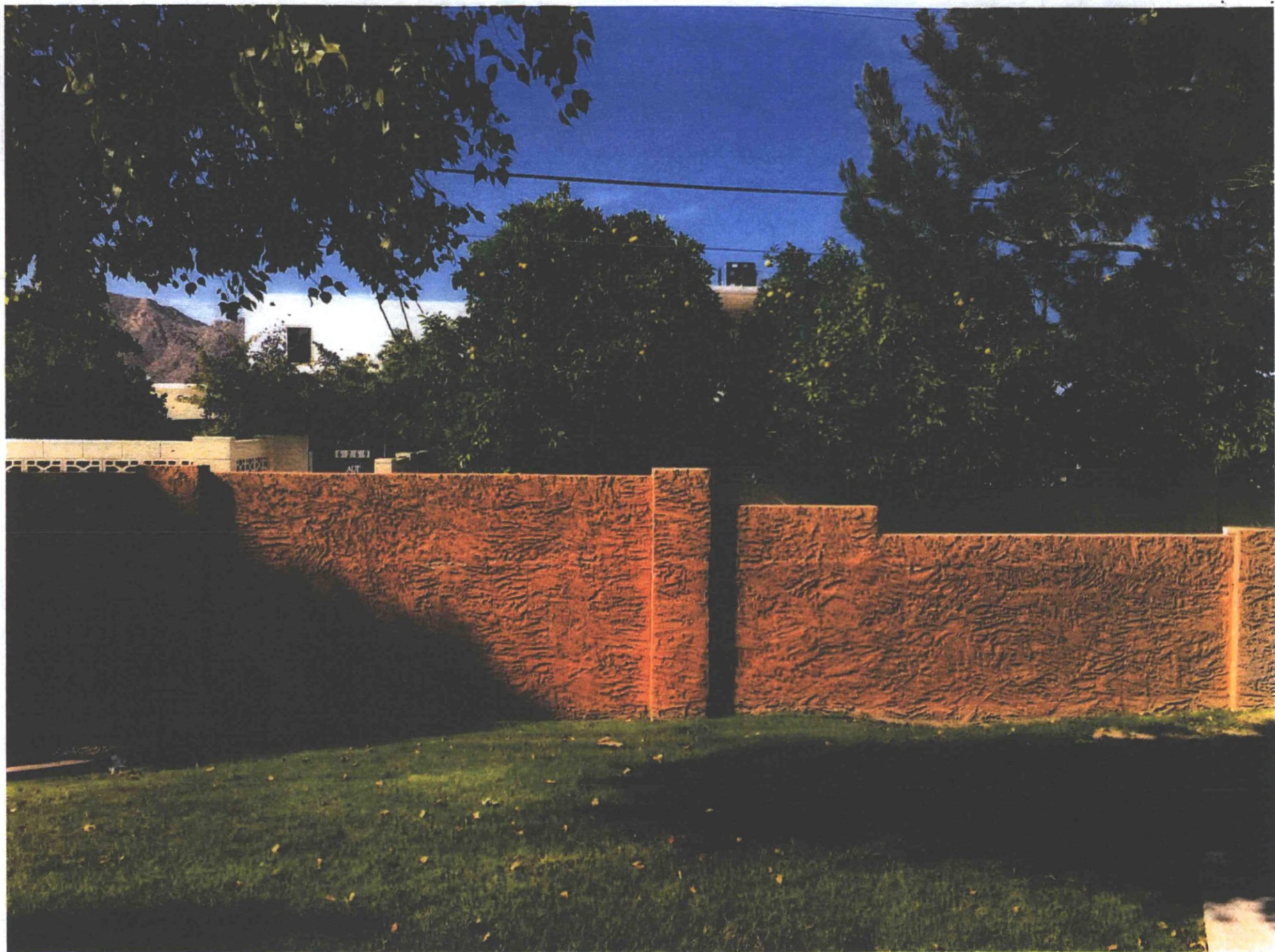
Thank you again, gentlemen. I hope to see you this evening.

Kindest Regards,

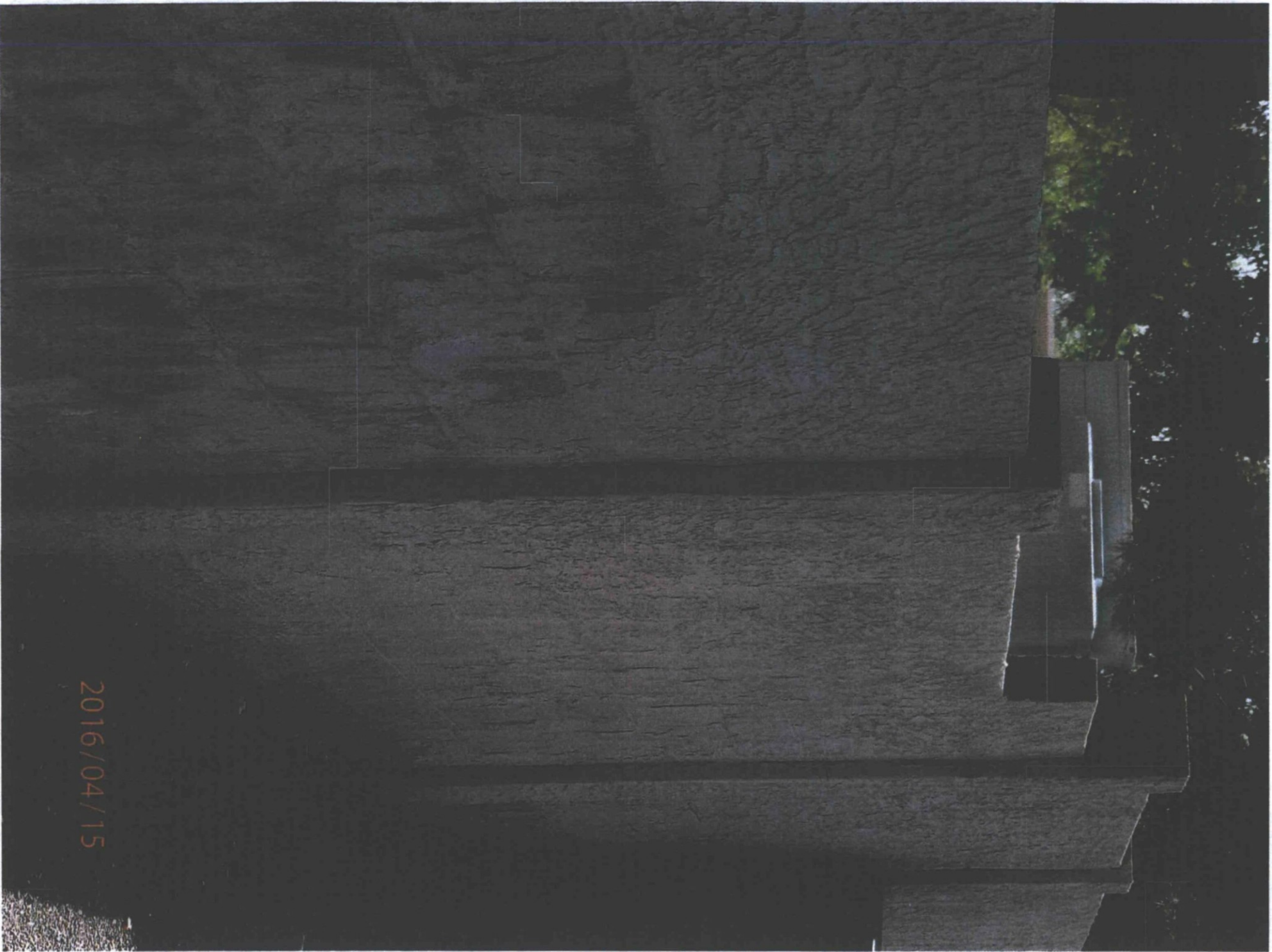


Shawn Bridges  
Lot 48 - Golden Keys Subdivision









2016/04/15











## WRITTEN COMMENTS

5+6

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Jennifer Might MEETING DATE 4/20/16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6202 E Catalina Dr ZIP 85251

HOME PHONE 480-251-7511 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 5+6 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) Please pass the zoning change for the property to C-1. I am confident that the owners will respect their neighbors.

This card constitutes a public record under Arizona law.



## WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Cathy Besson MEETING DATE April 20, 2016

NAME OF GROUP/ORGANIZATION (if applicable) Golden Keys HOA - Homeowner

ADDRESS 6321 E. Catalina Drive ZIP 85251

HOME PHONE 480-874-4232 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # Re Zoning Office Park ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) Most of our homeowners (Single Family Homes) in Golden Keys want this project to be a success. However, we do have some requests to be considered so we can both be good neighbors.

This card constitutes a public record under Arizona law.





## WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Constance Fenwick MEETING DATE 4-20-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6202 E Pinchot Ave ZIP 85251

HOME PHONE 480-994-4008 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 1-GP-2016 1-24-2016 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) With reservation concerning  
condition of Alley wall, please have action by a member  
of commission concerning this issue

This card constitutes a public record under Arizona law.





## REQUEST TO SPEAK

546

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Shawn Bridges MEETING DATE April 20, 2016

NAME OF GROUP/ORGANIZATION (if applicable) Golden Keys HOA Homeowner

ADDRESS 6214 E. Catalina Drive ZIP 85251

HOME PHONE 602 579-9078 WORK PHONE 602 549-1454

E-MAIL ADDRESS (optional) sbridges@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 546 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



## REQUEST TO SPEAK

546

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Shelly Lear MEETING DATE April 20 2016

NAME OF GROUP/ORGANIZATION (if applicable) Golden Keys HOA Homeowner

ADDRESS 6289 E Pinchot Ave ZIP 85251

HOME PHONE 480 993-3136 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) shellygoldenkeys@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # 546 ☒ I WISH TO DONATE MY TIME TO Shawn Bridges

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

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Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Shawn Bridges MEETING DATE 04.20.16

NAME OF GROUP/ORGANIZATION (if applicable) Homeowner Golden Keys

ADDRESS 6214 E. Catalina ZIP 85251

HOME PHONE 602 579 9078 WORK PHONE 602 549 1454

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_ ☐ I WISH TO DONATE MY TIME TO Shawn Bridges

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Martha Spruell MEETING DATE 04 20 16

NAME OF GROUP/ORGANIZATION (if applicable) Golden Keys resident

ADDRESS 6225 E Catalina Dr ZIP 85251

HOME PHONE 480 945 3038 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☐ I WISH TO SPEAK ON AGENDA ITEM # 5+6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

5/6



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) CARL THOMPSON MEETING DATE 4/20

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6322 E AVAION ZIP \_\_\_\_\_

HOME PHONE 480 994 2208 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 5&6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

5/6



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Reeta Kelly MEETING DATE 4/20/14

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6302 E PARALINA DR ZIP 85251

HOME PHONE 480 945-3303 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☐ I WISH TO SPEAK ON AGENDA ITEM # 5&6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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## REQUEST TO SPEAK

5/6

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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) KEN HEALY MEETING DATE 4/20

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6322 E AVALON ZIP \_\_\_\_\_

HOME PHONE 480 994 2208 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 5+6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



## REQUEST TO SPEAK

5/6

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jennifer Might MEETING DATE 4/20/16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6202 E Catina Dr ZIP 85251

HOME PHONE 480-251-7511 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 5+6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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# REQUEST TO SPEAK

5

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.  
Public testimony is limited to three (3) minutes per speaker.  
Additional time **MAY** be granted to speakers representing two or more persons.  
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) GEORGE M. CHASE MEETING DATE 0420-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6269 E. CATALINA DR ZIP 85251

HOME PHONE 480-425-8733 WORK PHONE N/A

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.





**SCOTTSDALE PLANNING COMMISSION  
COMMUNITY DESIGN STUDIO  
7506 E. INDIAN SCHOOL RD.  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, APRIL 20, 2016**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:** Michael Edwards, Chair  
Matthew Cody, Vice Chair  
David Brantner, Commissioner  
Paul Alessio, Commissioner  
Larry S. Kush, Commissioner  
Michael J. Minnaugh, Commissioner  
Ali Fakhri, Commissioner

**STAFF:** Tim Curtis Jesus Murillo  
Joe Padilla Keith Niederer  
Brad Carr

**CALL TO ORDER**

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of April 13, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER ALESSIO MOVED TO APPROVE THE APRIL 13, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER KUSH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## **EXPEDITED AGENDA**

2. 20-ZN-2002#3 (One Scottsdale)

Request by owner to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002, to allow: 1) building heights up to 90 feet; 2) 1,366 additional residential units; and 3) 1,066,145 additional square feet of non-residential area, on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Rd and 20001 N. Scottsdale Rd. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Kurt Jones, 602-452-2729.

**Item No. 2: Recommended City Council approve case 20-ZN-2002#3 by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment including approval of the Amended Development Standards and the Development Plan are consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio, with Chair Edwards and Commissioner Fakih recusing themselves.**

3. 5-AB-2015 (Collins Residence GLO Abandonment)

Request by owners to abandon the eastern 13 feet of the eastern 33-foot General Land Office Patent (GLO) easement located along the N. 79th Street alignment, and the northern 33 feet of the northern 33-foot General Land Office Patent (GLO) easement located along the E. Nimitz Road alignment, adjacent to parcel 212-21-036, located at 27617 N. 79th Street; and abandon the 33-foot General Land Office Patent (GLO) easements located along the northern and western boundaries of parcel 212-21-36, except the northern 20-foot by 25-foot portion (adjacent to the N. 79th Street and E. Nimitz Road intersection alignment) of these subject 33-foot General Land Office Patent (GLO) easements, adjacent to 7903 E Nimitz Road with Single Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Dennis Hustead, 602-989-6666.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



4. 3-AB-2016 (Finnegan Abandonment)

Request by owners to abandon portions of right-of-way totaling 13,891sqft and portions of GLO easements totaling 27,705sqft, along the north, south, and west boundaries of two properties located at 27201 N. 79th Street and 27155 N. 79th Street with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Alan Samsill, 602-625-8918.

**Item No's. 3 & 4: Recommended City Council approve cases 5-AB-2015 and 3-AB-2016, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that proposed Abandonments are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio.**

5. 1-GP-2016 (Scottsdale Executive Villas)

Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial on a 3+/- acre site located at 6320 & 6350 E. Thomas Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

6. 1-ZN-2016 (Scottsdale Executive Villas)

Request by owner for a Zoning District Map Amendment from Service-Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3+/- acre site located at 6320 & 6350 E. Thomas Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

**Item Nos. 5 & 6: Recommended City Council approve cases 1-GP-2016 and 1-ZN-2016, by a vote of 7-0; Motion by Commissioner Kush, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial, per the staff recommended stipulations and after determining that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio.**

Request to Speak: Shawn Bridges, Shelly Lear, Cathy Besson, Martha Spruell, Carl Thompson, Retta Kelly, Ken Healy, Jennifer Might, George M. Chase.

Written comment cards: Jennifer Might, Cathy Besson, Constance Fenwick.

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:52 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"



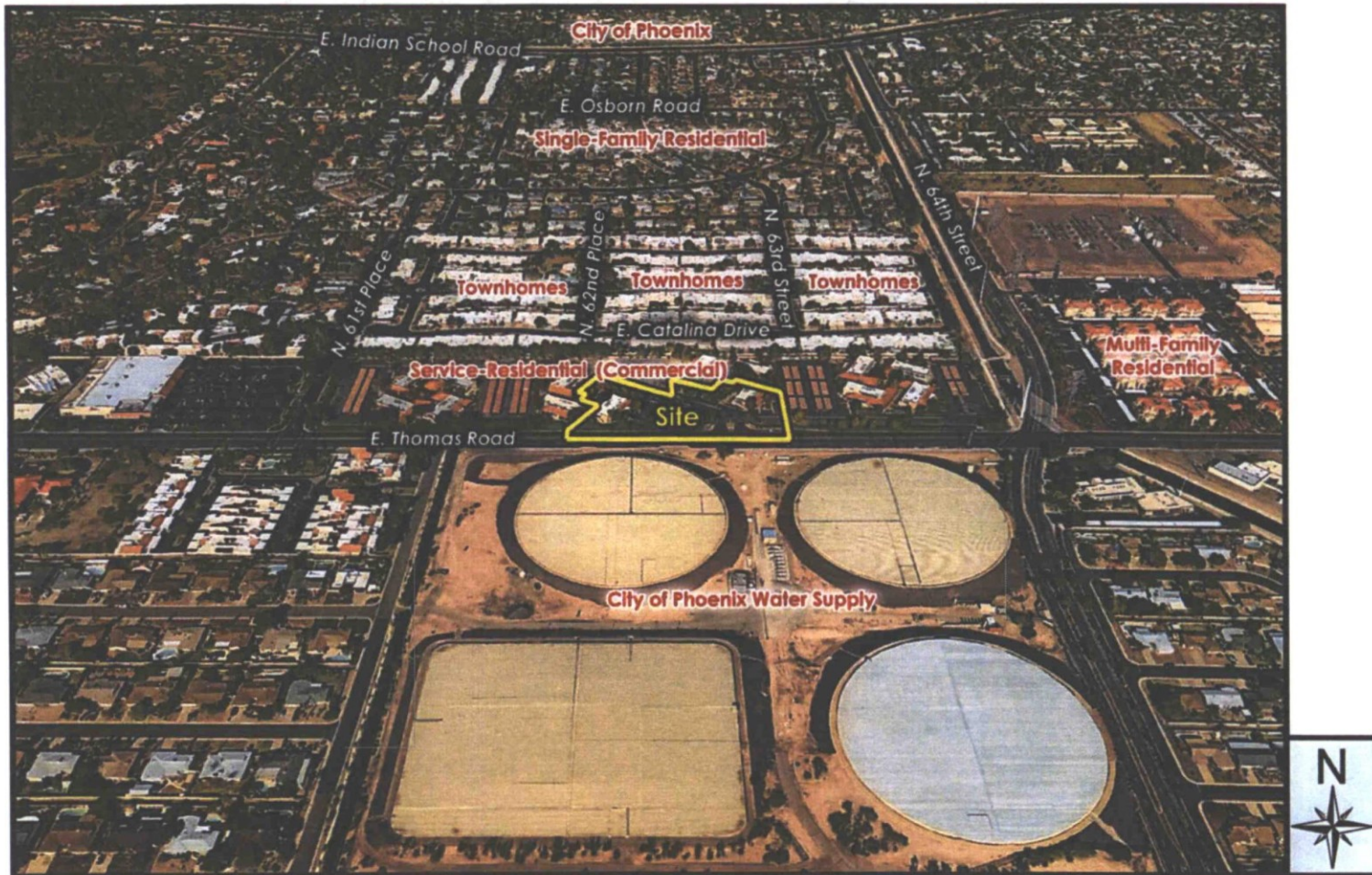
## **Scottsdale Executive Villas**

**1-GP-2016 & 1-ZN-2016**

June 7, 2016

Coordinator: Brad Carr, AICP, LEED-AP

# Scottsdale Executive Villas



CONTEXT AERIAL

1-GP-2016 & 1-ZN-2016



# Scottsdale Executive Villas

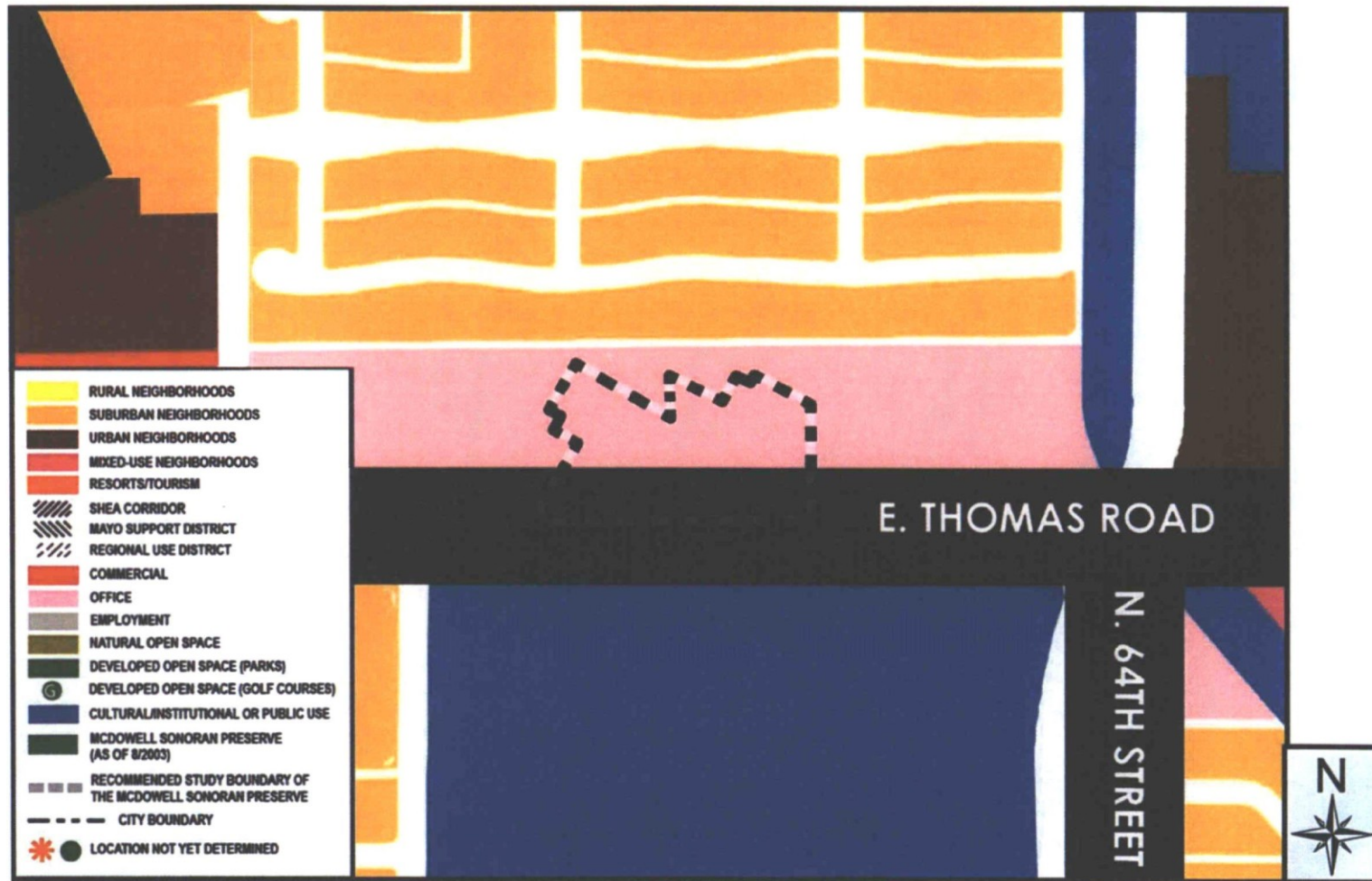


DETAIL AERIAL

1-GP-2016 & 1-ZN-2016



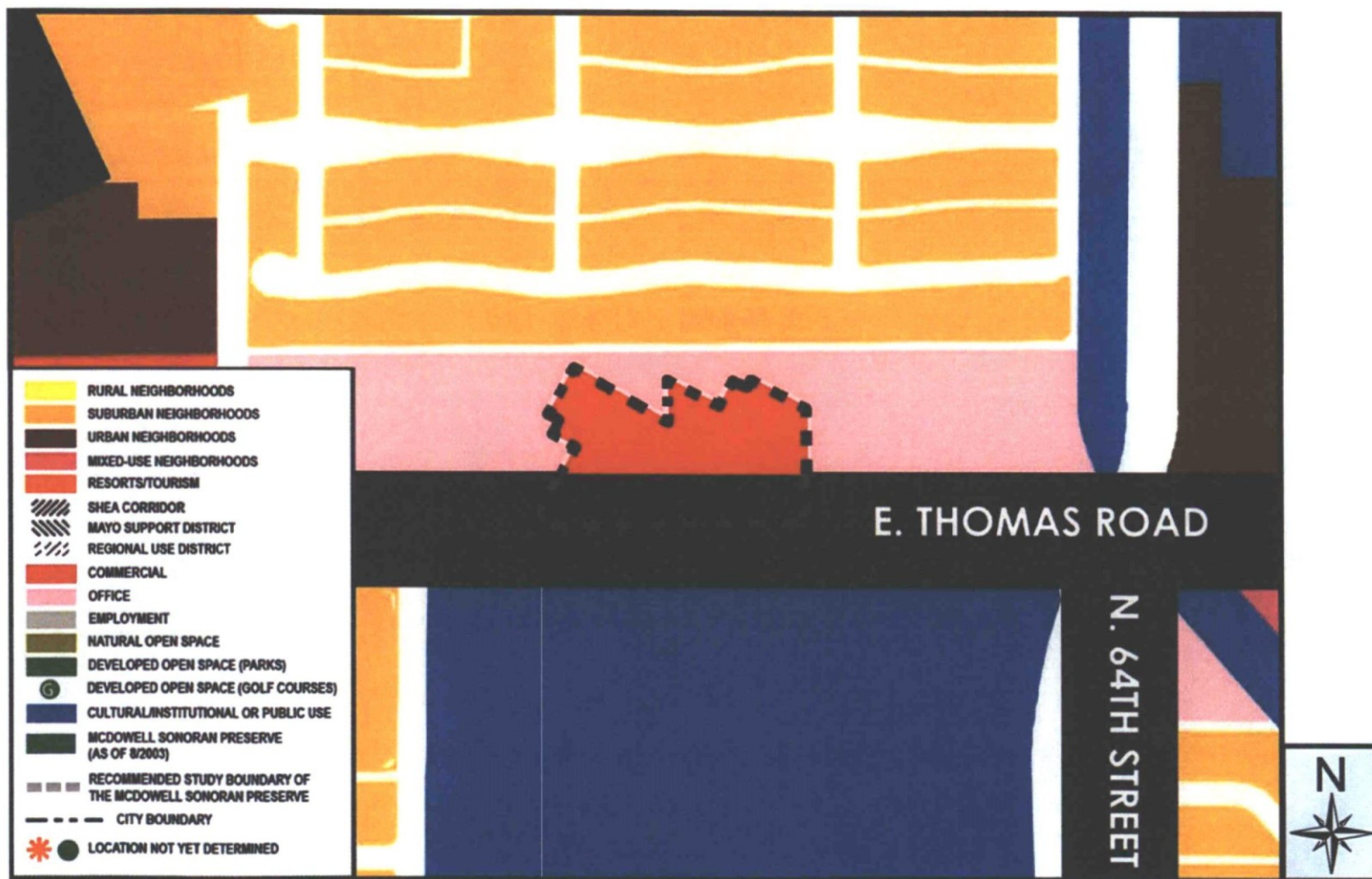
# Scottsdale Executive Villas



GENERAL PLAN - EXISTING

1-GP-2016

# Scottsdale Executive Villas

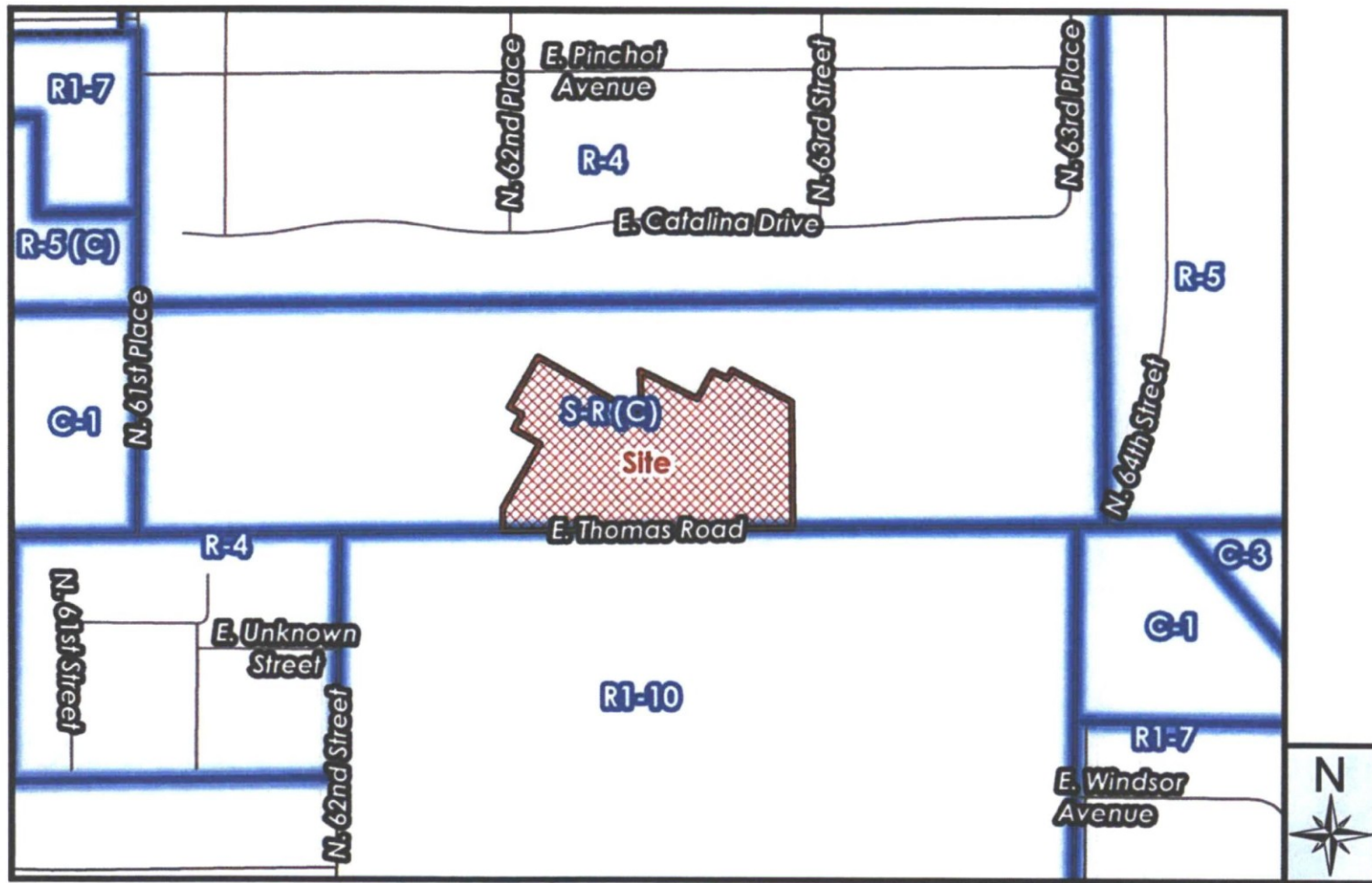


GENERAL PLAN - PROPOSED

1-GP-2016



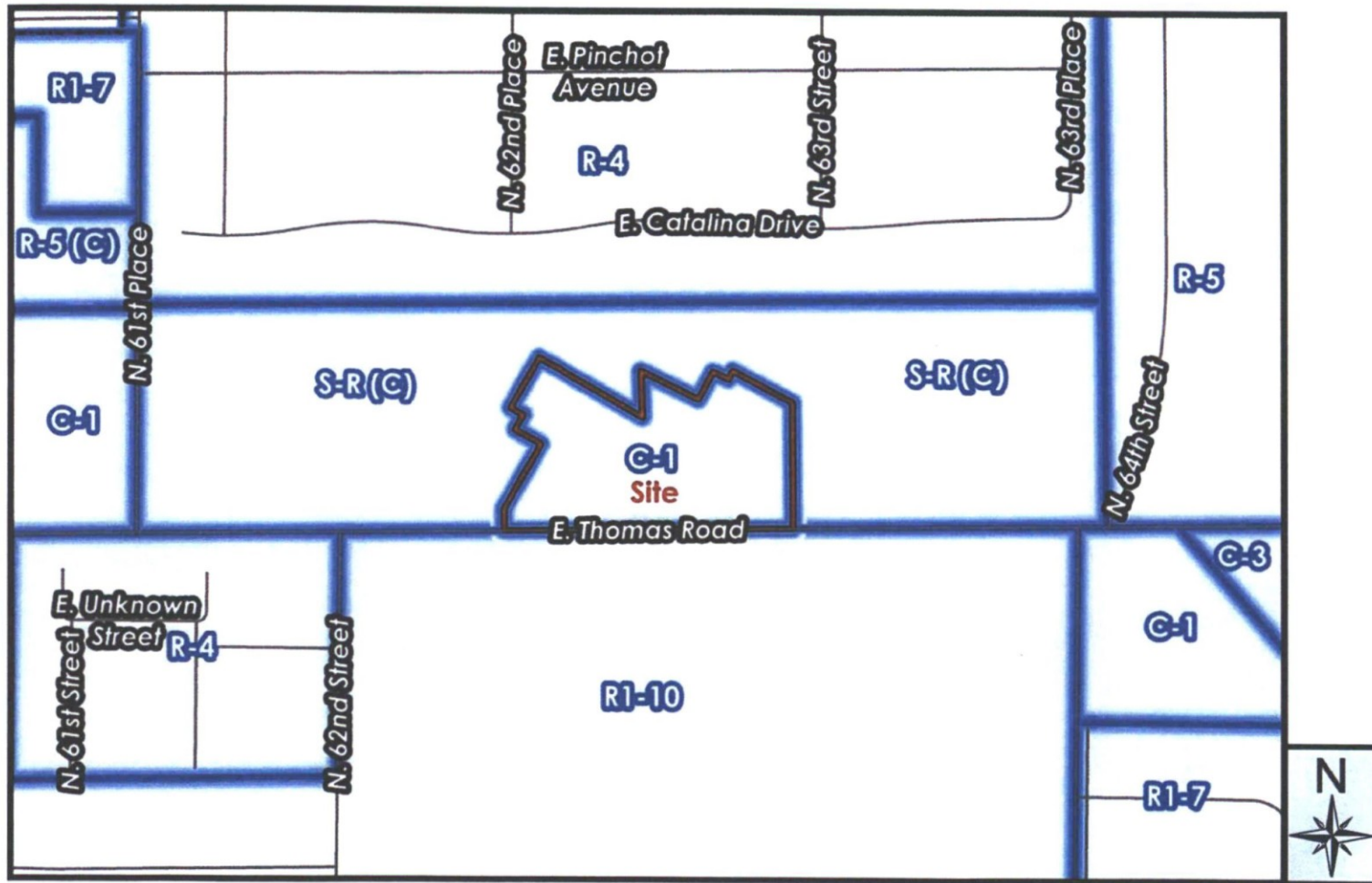
# Scottsdale Executive Villas



EXISTING ZONING

1-ZN-2016

# Scottsdale Executive Villas

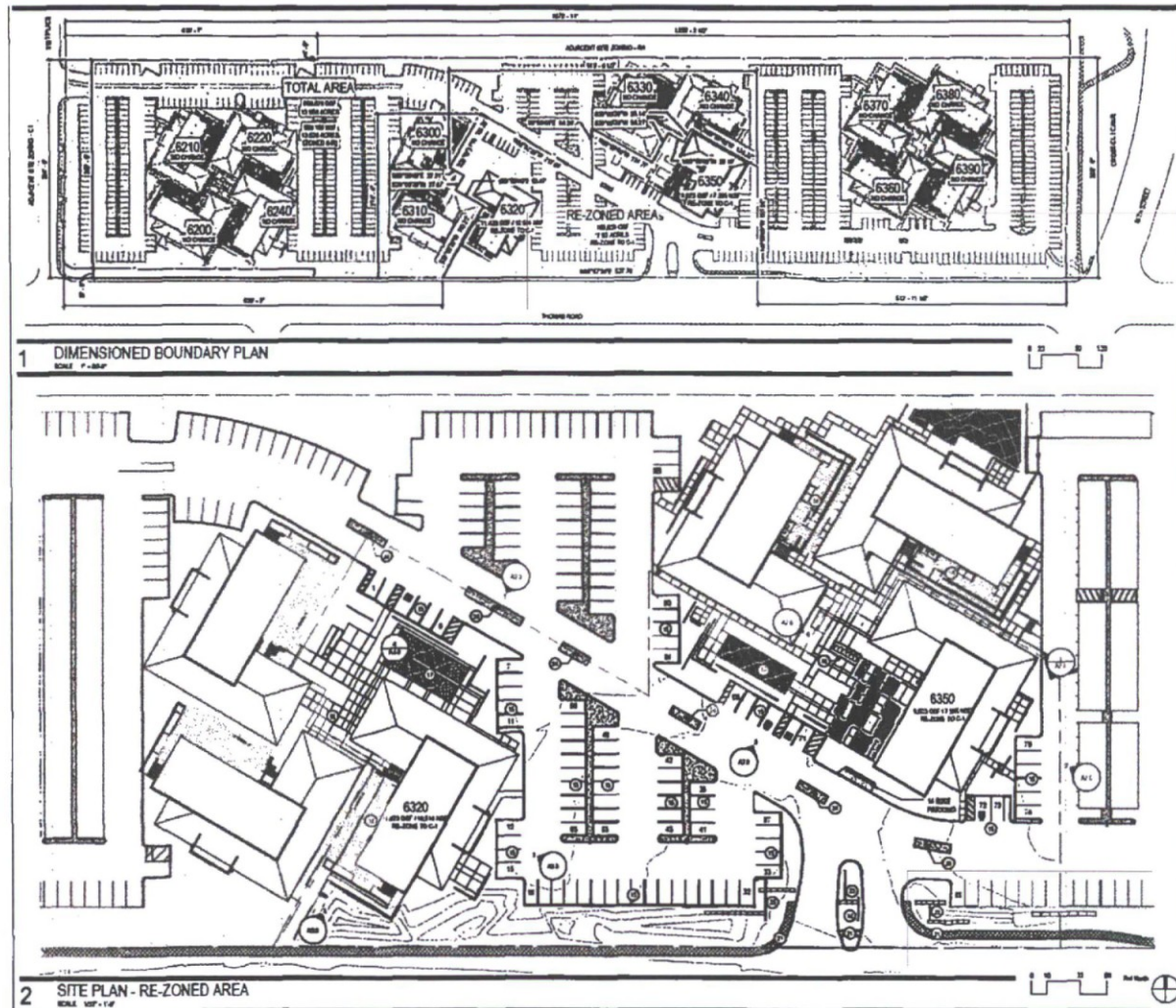


PROPOSED ZONING

1-ZN-2016



# Scottsdale Executive Villas



SITE PLAN

1-ZN-2016

## **Scottsdale Executive Villas**

- Existing Use: Office
- Proposed Use: Commercial space and office
- Buildings/Description: Existing buildings to be renovated
- Parcel Size: 3 +/- acres (gross) / 2.5 +/- acres (net)
- Building Height Allowed: 18 feet
- Building Height Proposed: Not to exceed 36 feet
- Parking Required: 85 spaces
- Parking Provided: 92 spaces
- Open Space Required: 14,278 square feet
- Open Space Provided: 38,739 square feet
- Floor Area: 17,773 square feet

\*\*\* Planning Commission recommended approval 7-0 on 4/20/2016. \*\*\*

**DEVELOPMENT INFORMATION**

**1-GP-2016 & 1-ZN-2016**



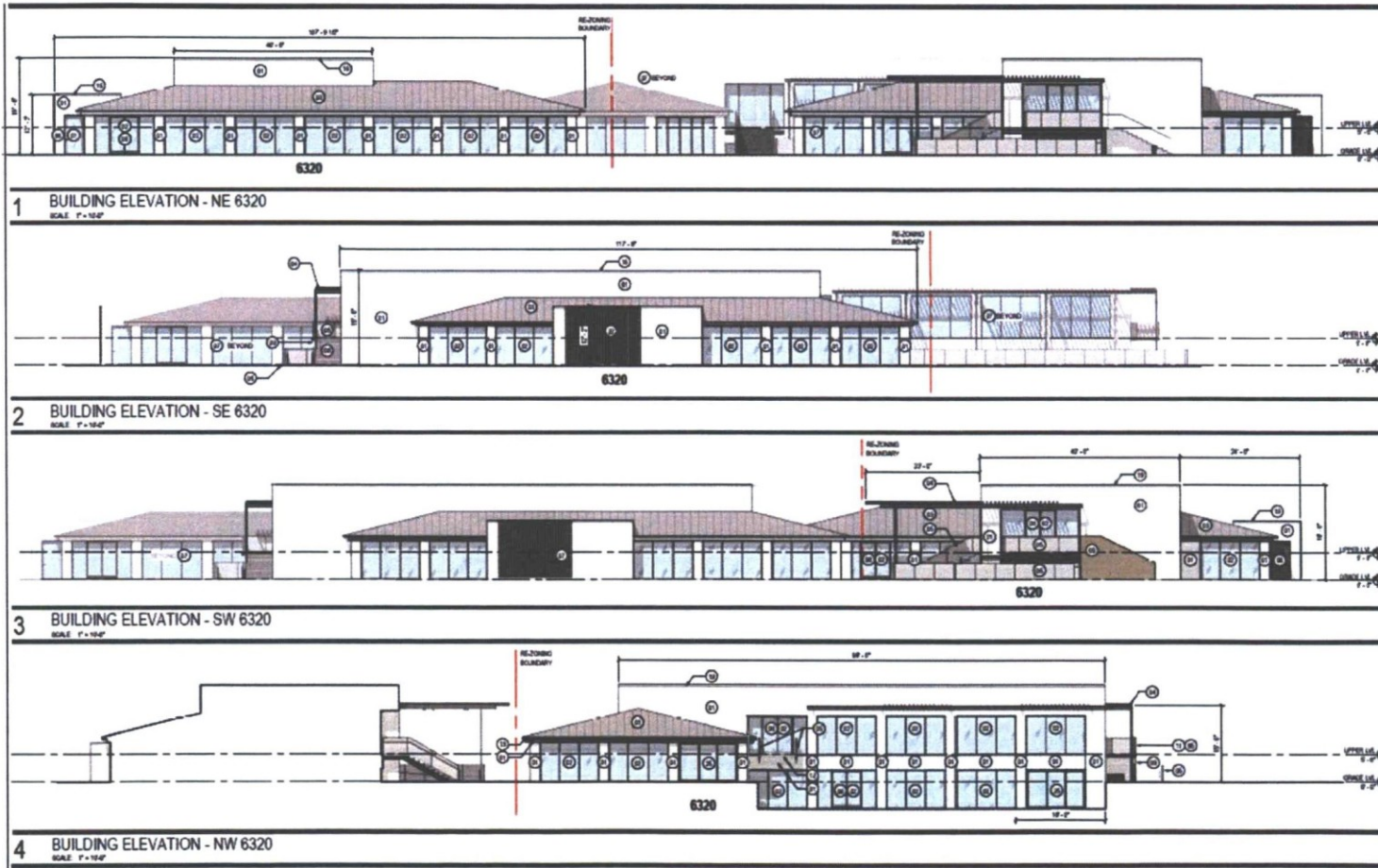
# **Scottsdale Executive Villas**

**1-GP-2016 & 1-ZN-2016**

June 7, 2016

Coordinator: Brad Carr, AICP, LEED-AP

# Scottsdale Executive Villas



## CONCEPTUAL BUILDING ELEVATIONS

**1-ZN-2016**



# PLANNING COMMISSION REPORT



Meeting Date: April 20, 2016  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

**Scottsdale Executive Villas**  
**1-GP-2016 & 1-ZN-2016**

### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial on a 3 +/- acre site located at 6320 & 6350 E. Thomas Road.
2. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3 +/- acre site located at 6320 & 6350 E. Thomas Road.

### Key Items for Consideration

- The General Plan and the Southern Scottsdale Character Area Plan both support creating a market-supportive mix of uses in the area as well as reinvestment in underutilized properties
- Provision of adequate buffering to existing neighborhood north of the site
- Staff has received inquiries with general questions as well as concern over proposed requests

## OWNER

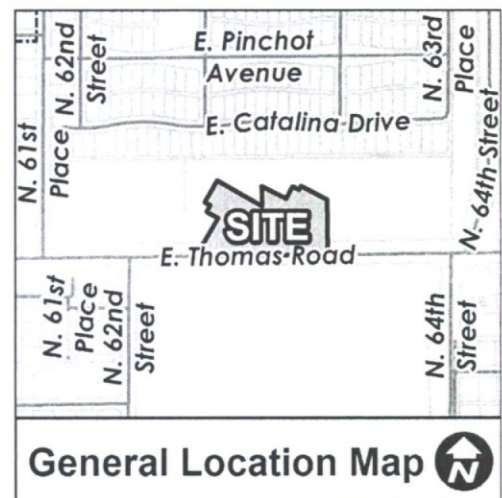
WI Scottsdale Thomas Owner LLC

## APPLICANT CONTACT

George Pasquel III  
Withey Morris, PLC  
602-230-0600

## LOCATION

6320 & 6350 E. Thomas Road



## BACKGROUND

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### General Plan

The City of Scottsdale General Plan 2001 Land Use Map designates the property as Office. This land use category allows for a variety of office uses, including minor offices that have a residential scale and character and are often in a campus setting. These uses typically generate low to moderate traffic volumes and are located on collector and arterial streets.

### Character Area Plan – Southern Scottsdale

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the boundary of the Southern Scottsdale Character Area, which was adopted by the City Council in October 2010. The Southern Scottsdale Character Area Plan contains goals and policies related to growth and development in Southern Scottsdale, including land use, growth and activity areas, character and design, economic vitality, and preservation and environmental planning that are relevant to the proposed project.

### Zoning

The site is currently zoned Service Residential (S-R). The S-R zoning district is intended as transitional, and primarily for office of a residential scale and character to serve nearby neighborhoods and, secondarily, to offer medium density residential land uses.

### Context

The subject property is located approximately 650 feet west of the intersection of E. Thomas Road and N. 64<sup>th</sup> Street along the north side of E. Thomas Road and is surrounded by single-family residences, multi-family residences and commercial buildings. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: A portion of the existing office complex abuts the site to the north. Existing single-family residences are located further north in the Townhouse Residential (R-4) zoning district.
- South: E. Thomas Road abuts the site to the south. An existing City of Phoenix water facility is located further south.
- East: A portion of the existing office complex abuts the site to the east. The Crosscut Canal and a multi-family residential development are located further east in the Multiple-family Residential (R-5) zoning district.
- West: A portion of the existing office complex abuts the site to the west. A commercial shopping center is located further west in the Neighborhood Commercial (C-1) zoning district.

### Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Southern Scottsdale Character Area Plan
- 2013 Citywide Land Use Assumptions Report



- Zoning Ordinance
- 6-ZN-1981 – rezone of site from R-4 to current S-R zoning classification

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant's requests are for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial and for a zoning district map amendment from Service Residential (S-R) zoning to Neighborhood Commercial (C-1) zoning on a 3 +/- acre site. The applicant is making these requests to permit the ability to add commercial space to the site for a restaurant/café use.

### Development Information

- Existing Use: Office
- Proposed Use: Commercial space and office
- Buildings/Description: Existing buildings to be renovated
- Parcel Size: 3 +/- acres (gross) / 2.5 +/- acres (net)
- Building Height Allowed: 18 feet (current S-R zoning)
- Building Height Allowed: 36 feet (proposed C-1 zoning)
- Building Height Proposed: Not to exceed 36 feet
- Parking Required: 85 spaces
- Parking Provided: 92 spaces
- Open Space Required: 14,278 square feet
- Open Space Provided: 38,739 square feet
- Floor Area: 17,773 square feet

## NON-MAJOR GENERAL PLAN AMENDMENT ANALYSIS

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### General Plan

The request is for a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation for approximately 2.5 net acres. The purpose of the request is to allow for additional uses on the site, potentially a café, fitness center or other commercial service uses. The applicant plans to complete additional upgrades and improvements to the site. The applicant's request is recognized as a non-major General Plan Amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria outlined within the Land Use Element. The Change in Land Use Category (Criteria #1) table identifies that a change from Office Land Use designation (Group E) to the Commercial Land Use designation (Group E) does not constitute a Major General Plan Amendment.

The General Plan Land Use Element describes the Commercial land use designation as:

*These uses provide a variety of goods and services to the people who live in, work in, or visit*



*Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.*

The requested proposal is appropriate given the existing use on site and the surrounding properties. The existing property has seen few changes since it was constructed and the proposal will allow for a broader range of uses that better meet current market demands. The subject property is surrounded by a variety of land uses outside of the existing office complex: Commercial is located to the west, Suburban Neighborhoods to the north, Urban Neighborhoods to the east, and Public Use (City of Phoenix Water) to the south.

### **Policy Implications (Non-Major General Plan Amendment)**

The proposal is consistent with the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001. Particularly, “Enhance Neighborhoods” and “Support Economic Vitality” since the proposed project will enhance existing buildings, provide greater functionality, and increase the available market for the existing office buildings. The proposed land use change is consistent with Land Use Goals 3 (Approach 1) and 5 (Approaches 1, 2 and 3) which encourage transitions, integration of land use and mobility systems, non-motorized access and circulation, and a balance of uses and intensities. The proposal from Office to Commercial will maintain a transition from more intensive to less intensive uses. The existing buildings fronting Thomas serve as a buffer to the less intensive residential neighborhoods to the north. In addition, the proposed improvements maintain the current configuration and height of the structures. The proposed use will support a variety of non-motorized mobility options through the additional uses permitted, the site layout, and its location in proximity to the Crosscut Canal. Furthermore, the proposed improvements are consistent with Economic Vitality Goal 7 (Approach 2) since the project will renovate the existing buildings, allow for a broader range of uses, and provide a broader market appeal.

### **Southern Scottsdale Character Area Plan**

The subject site is located within the boundary of the Southern Scottsdale Character Area and Plan, and is on the periphery of the Thomas Crosscut Activity Area. One of the overarching themes of the Character Area Plan is to encourage redevelopment and revitalization within the Southern Scottsdale area. Activity Areas, including Thomas Crosscut, provide service areas for local residents, including offices, and smaller retail stores and shopping centers. The proposed project includes reinvestment in existing buildings and will provide additional connections between the site and the



Crosscut Canal, which are consistent with Land Use Goal 5 (Policies LU 5.3 and 5.4.1), that encourages revitalization and reinvestment and development in Activity Areas. The proposed project is consistent with Character and Design Goals 2 (Policy 2.1) and 6 (Policy 6.4) as it encourages pedestrian-oriented site design and is sustainable in the reuse of existing buildings. The proposed project will enhance the existing buildings, which is economically sustainable, and consistent with Economic Vitality Goal 2 (Policy EV 2.1) and environmentally sustainable, consistent with Preservation and Environmental Planning Goal 1 (PE Policy 1.1).

### **2013 Citywide Land Use Assumptions Report**

In December 2013, the City of Scottsdale completed, and City Council adopted (Resolution No. 9560), a Land Use Assumptions (LUA) Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality”. The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

While the proposed project is for an existing site, the LUA Report projects that the South Sub-Area will absorb approximately 40 acres of retail, 90 acres of standard office, and 12 acres of medical office by 2030. Since the adoption of the LUA in December 2013, only one parcel in the South Sub-Area, and outside of the Downtown, has requested a zone change to an office related use; an approximately ¼ acre parcel requested a zone change from R-5 to S-R. There have also been several requests to change from commercial to residential uses in the South Sub-Area. Approximately 12 acres in the South Sub-Area, outside of the Downtown has been entitled from Commercial (C-3 and C-4) to Residential (R-5). Additionally, approximately 15 acres are in the entitlement process requesting a change from Commercial (C-3 and C-4) to Residential (R-5). The proposed request would convert approximately 2.5 net acres of Office to Commercial in the South Sub-Area.

In addition to the single use projects above, since the approval of the LUA Report there have been numerous mixed use projects proposed and approved in the Downtown. These incorporate a variety of commercial, office, and residential uses. These are generally smaller sites with dense development and are difficult to quantify in terms of total acreage devoted to a specific use. Generally, there has been a decrease in total Commercial acreage in the South Sub-Area. This reflects changing market demands and uses as large retailers and businesses move out of the area. However, in the case of the proposed project, the requested change in General Plan land use category to Commercial to allow for retail and related uses, as well as the renovation of this property, is consistent with the projected increase in the LUA report for these development types in this area of the community.

The full Development Forecast can be found at:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf>

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## **IMPACT ANALYSIS**

### **Land Use**

The area surrounding the subject site is comprised of a mix of uses ranging from single-family, detached homes, to single-family, attached homes, commercial uses and other office uses. There is



currently an existing commercial shopping center located approximately 1,200 feet west of subject site that provides limited retail and grocery goods. The applicant's proposal would allow the introduction of a restaurant use on the subject site to serve the existing, expansive office complex. There is currently not a restaurant/café use in the immediate area and the addition of Neighborhood Commercial (C-1) zoning on a portion of the site would allow for a greater mix of uses to serve the site and the surrounding area, consistent with the goals and policies of the General Plan and the Southern Scottsdale Character Area Plan. In addition, the proposed rezoning would encourage redevelopment of the currently underutilized site.

The applicant has chosen to rezone a portion of the site that is central to the much of the larger complex as well as an area that also seeks to provide a buffer to the existing residences located north of the site. The rezoning area is focused primarily towards E. Thomas Road with the closest building in the rezoning area located at least 140 feet from the property line of a home within the Golden Keys community north of the site. This allows the zoning and development of the existing office complex to remain and provide a buffer between the new commercial uses on the site and the established homes to the north.

### **Traffic/Trails**

The Transportation Department has reviewed the proposed development, including access points and pedestrian circulation. The applicant has submitted a detailed traffic study for the requested zoning change. The proposed change in zoning district from Service Residential (S-R) to Neighborhood Commercial (C-1) represents a slight increase in trip generation for the site. However, the proposed commercial portion of the site is a relatively small portion of the overall office complex and anticipated traffic generation is consistent with the surrounding area and existing transportation infrastructure is sufficient to accommodate the proposed use. There is currently an existing trail along the Crosscut Canal that is located east of site. The proposed development has been stipulated to provide pedestrian connections to the canal as well as E. Thomas Road. There are no anticipated traffic impacts as a result of the proposal.

### **Water/Sewer**

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **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 for the proposed use. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of our service delivery and also to identify any potential for future public safety resource needs for the community. No impacts are anticipated as a result of the proposed Non-Major General Plan Amendment and rezoning requests.

### **Open Space**

The proposed development is required to provide a minimum of 13% of the site to be open space. The project is providing this open space in several areas including portions adjacent to each collection of buildings and several smaller areas throughout the site. In addition, the project will be providing a large open space area along the site's E. Thomas Road frontage.



### **Community Involvement**

The applicant notified all property owners within 750 feet of the site and held an open house to present the requests on January 11, 2016. A copy of the applicant's citizen review report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received phone and email inquiries with general questions and concerns regarding the applicant's requests.

### **Community Impact**

Existing infrastructure and city services are sufficient to serve the proposed commercial development. The proposed Non-Major General Plan Amendment to the Commercial land use designation is consistent with the General Plan land use designation of surrounding properties and is also supported by the Southern Scottsdale Character Area Plan. The proposal is providing a buffer from existing residences located north of the subject site. There is a potential for an increase in activity on a portion of the subject site, but any impacts are anticipated to be negligible as a result of this proposal.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval of the proposed non-major General Plan Amendment.

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

## **RESPONSIBLE DEPARTMENTS**

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### **Planning and Development Services**

Current Planning Services and Long Range Planning Services

## **STAFF CONTACTS**


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Brad Carr, AICP, LEED-AP  
Senior Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

Sara Javoronok, AICP  
Project Coordination Liaison  
480-312-7918  
E-mail: sjavoronok@ScottsdaleAZ.gov

**APPROVED BY**

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\_\_\_\_\_  
Brad Carr, AICP, LEED-AP, Report Co-Author

4.13.2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sara Javoronok, AICP, Report Co-Author

4/13/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Erin Perreault, AICP, Long Range Planning Manager  
480-312-7093, eperreault@scottsdaleaz.gov

04/13/2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4240, tcurtis@scottsdaleaz.gov

4/13/2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

4/14/16  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Stipulations  
Exhibit A Attachment #1: Site Plan
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Conceptual Land Use Map – Existing
6. General Plan Conceptual Land Use Map – Proposed
7. Existing Zoning Map
8. Proposed Zoning Map
9. Citizen Review Report
10. City Notification Map



**Stipulations for the Zoning Application:**  
**Scottsdale Executive Villas**  
**Case Number: 1-ZN-2016**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Gensler with the city staff date of 3/7/2016, 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. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 16 feet above the adjacent finished grade.
3. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 16 feet shall be subject to the approval of the Development Review Board.

**INFRASTRUCTURE AND DEDICATIONS**

4. PEDESTRIAN CONNECTIONS. With the Development Review Board submittal, the owner shall submit plans for pedestrian improvements to connect the existing buildings on the site with E. Thomas Road and the Crosscut Canal. The location and design of proposed improvements shall be subject to the review and approval of Transportation Department staff and the Development Review Board.











**Additional Information for:**  
**Scottsdale Executive Villas**  
**Case: 1-ZN-2016**

**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. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
  - b. 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).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The owner 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 washes, 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.
4. **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.
5. **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.





# SCOTTSDALE EXECUTIVE VILLAS

Minor General Plan Amendment, Rezoning and Development Review

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## PROJECT NARRATIVE

Prepared by:

*Withey Morris, PLC*

Mike Withey

George A. Pasquel III

On behalf of:

*WL Scottsdale Thomas Owners, LLC*

Curt Kremer

Design Team:

*Gensler*

Alex Garrison

Adam Ambro

## **1. INTRODUCTION**

### **Location**

The Scottsdale Executive Villas is comprised of two parcels totaling roughly 13 acres located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street, Accessor Parcel No. 128-49-235, and 128-49-002H (the "Property"). However, this application for a Minor General Plan Amendment and Rezoning only pertains to a small portion of the Property which totals less than 3 acres. As seen on the exhibits, the area under consideration (the "rezoning area") is located on the south side of the Property towards Thomas Road.

### **Adjacent Zoning / Uses:**

- North: R-4 (multifamily residential)
- East: Arizona Canal, 64<sup>th</sup> Street, then R-5 (multifamily residential)
- South: Thomas Road, then R1-10 (water treatment facility) and R-4 (multifamily residential)
- West: C-1 (Commercial shopping center)

### **Request**

The Property is currently zoned Service-Residential (S-R) and has a General Plan designation of Office. Because this designation is not adequate to allow the required amenities for the renovated office project, this application seeks to rezone a portion of the Property to Neighborhood Commercial (C-1) with a General Plan designation of Commercial.

### **Purpose of Request**

The purpose of this request is to obtain the entitlements necessary to provide amenities and services to the existing office complex. The Scottsdale Executive Villas was developed in early 1980's and has seen few improvements since that time. The new owners plan to maintain the existing buildings and site configuration, while implementing a series of upgrades including enhanced landscaping, new interiors, improved courtyards and new shade features. No new buildings or additional height are being requested.

As part of the improvements, two (2) of the existing buildings will be remodeled to allow a boutique café and possibly a small fitness center or other commercial service uses. These new amenities, totaling less than 3,500 square feet each, are positioned near the southern portion of the property close to Thomas Road. These amenities and commercial services are necessary to attract the more upscale tenants desired to lease space in the improved complex. The approval of this request will help upgrade and improve an aging office complex while also helping Scottsdale retain and attract highly sought after employers seeking creative office space.



## **2. PROJECT OVERVIEW**

In order to achieve the project goals of improving the physical characteristics of the existing office complex, and therefore improving the quality of tenants attracted to the project, a cohesive and consistent design concept is proposed throughout the project. This concept involves returning the buildings themselves to their basic components and then interjecting pedestrian scaled elements throughout the site that create an enhanced sense of place.

It is proposed that the individual buildings will receive needed repairs and an overall refresh. This includes new glazing, roofing, and stucco repairs. Threaded between the buildings will be a new trellis to provide necessary shading and pedestrian orientation. The existing courtyards between the buildings are also scheduled to receive improvements that respect the existing trees, and in fact better support their future growth and viability, through an overall reduction in hardscape. The courtyard spaces are intended to provide a quite respite complimentary to the adjacent office spaces.

While parking modifications and improvements are minimal, the project goals include developing a more intuitive site where parking is clearly associated with individual building entries. The replacement of existing parking and overall site lighting with more energy efficient and site sensitive LED lighting is proposed. In addition, pedestrian connections throughout the parking will be enhanced to create a more connected site and a safer pedestrian environment.

By creating a refreshed and more connected office environment, the project intends to develop a sense of community that is currently lacking, which in turn will instill an overall sense of pride amongst its occupants. This sense of pride traditionally leads to a greater level of respect for the site as whole as well as the surrounding communities.

### 3. GENERAL PLAN CONFORMANCE

#### **This Application Does Not Trigger the Requirements for a Major General Plan Amendment**

The General Plan Conceptual Land Use Map designates the Property as Office. The proposed change to Mixed-Use Neighborhood does not meet the criteria for a Major General Plan Amendment as defined in the General Plan and discussed below:

- **Criteria No. 1 - Change in Land Use Category**  
Per the table provided on page 20 of the General Plan, a change of land use category from Category E (Office) to Category E (Commercial) does not constitute a Major amendment.
- **Criteria No. 2 - Area of Change Criteria**  
Per the map provided on page 21 of the General Plan, the Property is located within Planning Zone A1. In Zone A1, a change in land use designation for an area greater than 10 acres triggers a Major amendment. The proposed amendment area is only 2.52 acres (109,828 sf).
- **Character Area Criteria**  
The Property is located within the Southern Scottsdale Character Area Plan and, as further outlined in this document, complies with the guidelines and standards embodied within this Character area. The proposal therefore does not trigger a Major amendment.
- **Water/ Wastewater Infrastructure Criteria**  
The proposal will not result in a premature increase in the size of the master planned water transmission or sewer collection facility. In fact, the proposal will maintain the existing building in their current configuration with only minor changes in the allowable use of two small buildings. Therefore, the proposal does not trigger a Major amendment.

#### **Conformance with the Six Guiding Principles**

CityShape 2020 established six Guiding Principles as recommendations for reaffirming and improving the General Plan. The proposed rezoning and minor General Plan Amendment is in conformance with these guiding principles as outlined below:

1. **Preserve Meaningful Open Space**  
The proposal will maintain and enhance the on-site open space by use of shade structures and outdoor seating areas, creating meaningful outdoor space which will enhance and preserve pedestrian connections.
2. **Enhance Neighborhoods**  
The proposal will greatly improve a long-neglected office complex while also allowing for small amenity spaces to serve both the offices and the surrounding neighborhood. These improvements will greatly enhance and preserve the neighborhood.
3. **Seek Sustainability**



It is often said that the greenest building is a re-used building. The primary sustainability tactic for this project is the retrofitting of the existing buildings versus the environmental and resource cost of demolition and new construction. The retrofits performed on the buildings, including visually opening up the office spaces to the interior courtyards, will further reduce energy use.

**4. Support Economic Vitality**

The aging office complex is currently struggling to maintain and attract high-quality tenants, which is evidenced by the 50% occupancy rate. The proposal will help Scottsdale, and this particular neighborhood, retain and attract highly sought after employers seeking innovative and creative office space.

**5. Advance Transportation**

Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing on-site amenities that enable tenants to stay on-site while reducing vehicle dependency. A series of new bike racks will also be installed to encourage non-vehicle trips and take advantage of the adjacent canal path. Overall these combined efforts will reduce vehicle trip generation.

**6. Value Scottsdale's Unique Lifestyle and Character**

Southern Scottsdale provides the opportunity to live, work and play in close proximity without the need for distant commutes. The renovation of this existing office complex and the provision of some small on-site amenities will further enhance the unique lifestyle and character of this area.

**General Plan Goals and Approaches**

The proposed rezoning and minor General Plan Amendment would support the following goals and policies of the General Plan Guiding Principles as outlined below:

**(CD) Character & Design**

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

- *Approach: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Approach: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

**Response:** The property has already been developed in a compatible manner with the surrounding context and character. This proposal will help to maintain that compatibility by preserving the existing buildings and site configuration while providing the modern enhancements needed to keep the complex viable and attractive.

***CD Goal 7 – Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.***

- *Approach: Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.*
- *Approach: Encourage lighting designs that minimize glare and lighting intrusions.*

Response: Current lighting on site features dated and upward facing lights. Redevelopment of the site will incorporate downward facing and/or shielded lighting, and more energy efficient light fixtures to minimize glare and spill-over of light.

#### **(LU) Land Use Element**

**LU Goal 3** – *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

- *Approach: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Response: The office complex provides a transition from the intensity of Thomas Road to the residential neighborhoods to the north. A redevelopment plan which does not maintain the existing buildings would likely provide a more intense development than what currently exists. The applicant believes the proposed redevelopment, which maintains the existing buildings, configuration, heights, etc. is the optimal way of maintaining a proper buffer and transition while still keeping the complex relevant in today's office market.

**LU Goal 5** – *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

- *Approach: Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*
- *Approach: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
- *Approach: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.*

Response: Currently, office tenants in the complex must leave the property (typically by vehicle) for basic services or amenities such as coffee or lunch. The proposal will change this, by providing a few minor on-site amenities (i.e. a coffee shop, eatery, small fitness or yoga studio, etc.) that will encourage fewer automobile trips and a better balance of live, work play land uses for the area. New bike racks will also be installed to provide further mobility options and take advantage of the adjacent canal path.

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

- *Approach: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*



Response: Creating a sense of community while reinforcing the area's character is a key aspect of this proposal. The retrofitted buildings and improved courtyard will encourage intermingling among office tenants and visitors. The amenities will be open to the surrounding community, further encouraging a sense of community.

#### **(EV) Economic Vitality Element**

**EV Goal 7** – *Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

- *Approach: Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.*
- *Approach: Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

Response: The proposal will enable the redevelopment and revitalization of an office complex that will help sustain the long-term economic well-being of the City. The property is in need of major repairs and upgrades to stay relevant in the office market and to capture the desired office tenants that might otherwise be located outside of the City.

#### **(N) Neighborhood Element**

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

- *Approach: Use revitalization and redevelopment tools to help maintain the community's mature neighborhoods, thus sustaining Scottsdale's quality of life and the aesthetics of its built environment. Residential and commercial deterioration in mature neighborhoods reflects negatively on the community as a whole.*

Response: The proposal is a perfect example of revitalization efforts in a mature neighborhood aimed at stemming deterioration. The existing complex, built in the 1980's is in need of major improvements which require a major economic investment. The approval of this request will enable those improvements to proceed.

#### **(PE) Preservation and Environmental Planning Element**

**PE Goal 10** – *Encourage environmentally sound "green building" alternatives that support sustainable desert living.*

- *Approach: Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.*
- *Approach: Encourage "green building" techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.*

Response: One of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required

to demolish and construct new buildings. Additionally, the planned retrofits and improvements will increase shade while allowing for greater use of natural daylighting of interior spaces.



#### 4. SOUTHERN SCOTTSDALE CHARACTER AREA PLAN CONFORMANCE

The Southern Scottsdale Character Area Plan (SSCAP) was adopted in 2010 for the purpose of setting forth goals and policies to guide decision making in Southern Scottsdale. The proposed project adheres to numerous provisions of the SSCAP, including some of the standards outlined below:

##### **(LU) Land Use, Growth & Activity Area**

**PE Goal 10** – *Create Regional Centers and Activity Areas to guide future land use types and intensities throughout southern Scottsdale.*

- *Policy LU 5.3: Encourage moderate-intensity development at Activity Area locations to support reinvestment, revitalization, and new and infill development at these community destination sites. Also, these developments can function as activation areas for adjacent community amenities such as Indian Bend Wash and the canal system. These developments are located within General Plan designated Activity Area classifications, on Opportunity Corridor roadways, and are considered a community destination.*
- *Policy LU 5.4.1: The Thomas/Crosscut Activity Area (located west of 68th Street and Thomas Road) should focus on commercial, office, and mixed-use residential development. This Activity Area encompasses the adjacent Crosscut Canal and associated open spaces. New development and redevelopment should be oriented to complement and activate this unique adjacent amenity.*

Response: The Property is located immediately adjacent to the Thomas/Crosscut Activity Area and has immediate access to the Crosscut bike and pedestrian pathway. The proposal represents a significant investment in the revitalization of this office complex and the creation of community amenities (coffee shop, eatery, health studio, etc.) which could be accessed by the surrounding community and activity area.

##### **(CD) Character & Design**

**CD Goal 2** – *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

- *Policy CD 2.1: Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The proposed building modification and new amenity uses will engage pedestrians and extend the indoor spaces to the outside. The existing courtyards are overgrown and inefficient while the existing buildings are cave-like with minimal connection to the exterior. The proposed improvements will include large windows, patios and better organized courtyards to help visually blur the division between indoor and outdoor spaces.

**CD Goal 6** – *Promote, plan, and implement design strategies that are sustainable.*

- *Policy CD 6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: As previously noted, the most sustainable buildings are often the existing buildings when compared with the energy and resources required to demolish and construct new structures. The proposal will maintain the existing building structures while implementing a variety of sustainable design strategies. New building codes will be observed while performing the build-out, further improving the building's energy performance.

**CD Goal 7** – *Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.*

- *Policy CD 7.3: Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The proposal is a perfect example of the above stated Goal and Policy. The existing building form and design is ideal as a transitional buffer to the adjacent neighborhood, while the contemporary redevelopment design solution will help address the current lack of marketability. Both of these strategies will help to protect the existing multi and single family neighborhood.

## **(EV) Economic Vitality**

**EV Goal 2** – *Enhance economic vitality and activity in Southern Scottsdale.*

- *Policy EV 2.1: Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: The proposal represent an opportunity to support the long-term economic sustainability of Southern Scottsdale by enabling a redevelopment that will attract new, quality businesses and an expanded tax base. The complex will increase occupancy at higher rent rates, providing increased tax collection.

## **(NR) Neighborhood Revitalization**

**NR Goal 2** – *Strengthen neighborhood identity, unity, and health within Southern Scottsdale.*

- *Policy NR 3.3: Enhance Southern Scottsdale residents' neighborhood interaction by creating more community gathering places that engage people of all ages and abilities and are safe and accessible by walking, bicycling, auto, and/or transit.*
- *Policy NR 3.4: Work with developers to provide community gathering places in private developments that are accessible to the surrounding community and appeal to both residents and visitors.*



Response: Two of the buildings within the office complex will be retrofitted to allow small commercial establishments (such as a coffee shop, restaurant, fitness studio, or other small amenity uses). The goal is to create a gathering place for the office tenants and the local community alike. The proximity and connectivity to the adjacent neighborhood will be able residents to walk or bike over for a casual coffee or a great lunch.

#### **(PE) Preservation & Environmental Planning**

**PE Goal 1** – *Promote conservation and sustainability within neighborhoods.*

- *Policy PE 1.1: Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.*

Response: As previously noted, one of the best sustainability tactics in real estate development is the reuse of existing buildings. This provides a dramatic benefit when compared to the energy and resources required to demolish and construct new buildings. The planned retrofits to the existing buildings and courtyard will also provide more energy efficiency buildings through the use of shade and natural daylighting strategies.

## 5. CONFORMANCE WITH ZONING DESIGNATIONS

The Property is currently zoned Service-Residential (S-R) and the majority of the office complex will maintain this designation. The area being rezoned to Neighborhood Commercial (C-1) is located adjacent to Thomas Road and consists of only 2.5 acres within the larger complex. The rezoning will allow for appropriate amenities uses to occur within two of the existing buildings in the complex. The stated purpose of the Neighborhood Commercial district is to provide convenient shopping and services for nearby neighborhoods and to provide *“small business and service establishments which supply commodities and services to meet the daily needs of the community.”* The proposal will meet the stated goal of the zoning district and the small size of the area ensures proposed uses will be appropriately sized for this location.

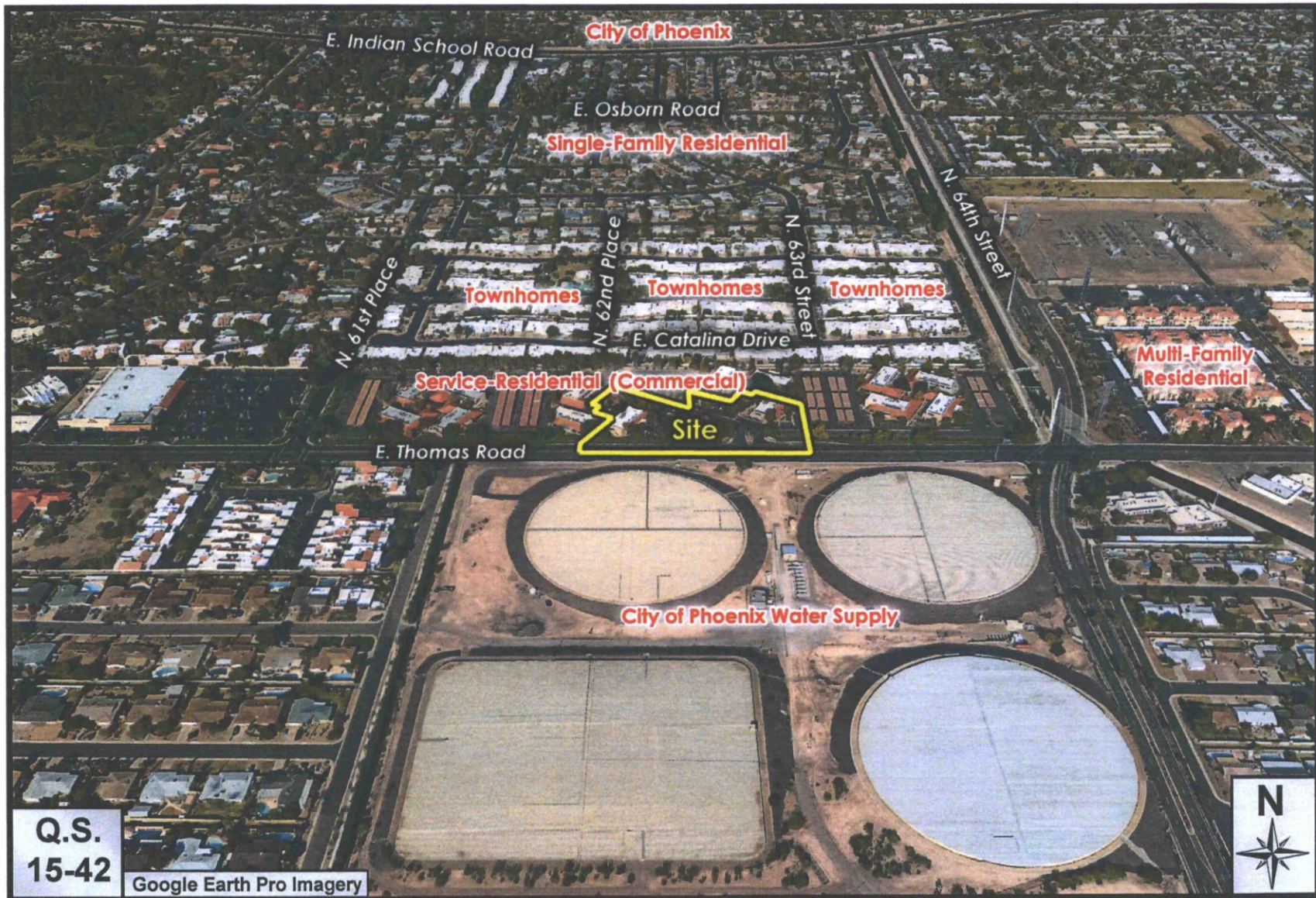


## **6. CONCLUSION**

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan and the South Scottsdale Character Area Plan. The project will breathe new life into an aging complex and bring new, high-quality tenants into the center. All of this will be accomplished while maintaining the existing building footprints and general site layout. This is precisely the type of redevelopment envisioned by these applications and beneficial to the surrounding area and South Scottsdale as a whole.







Scottsdale Executive Villas

1-GP-2016 and 1-ZN-2016





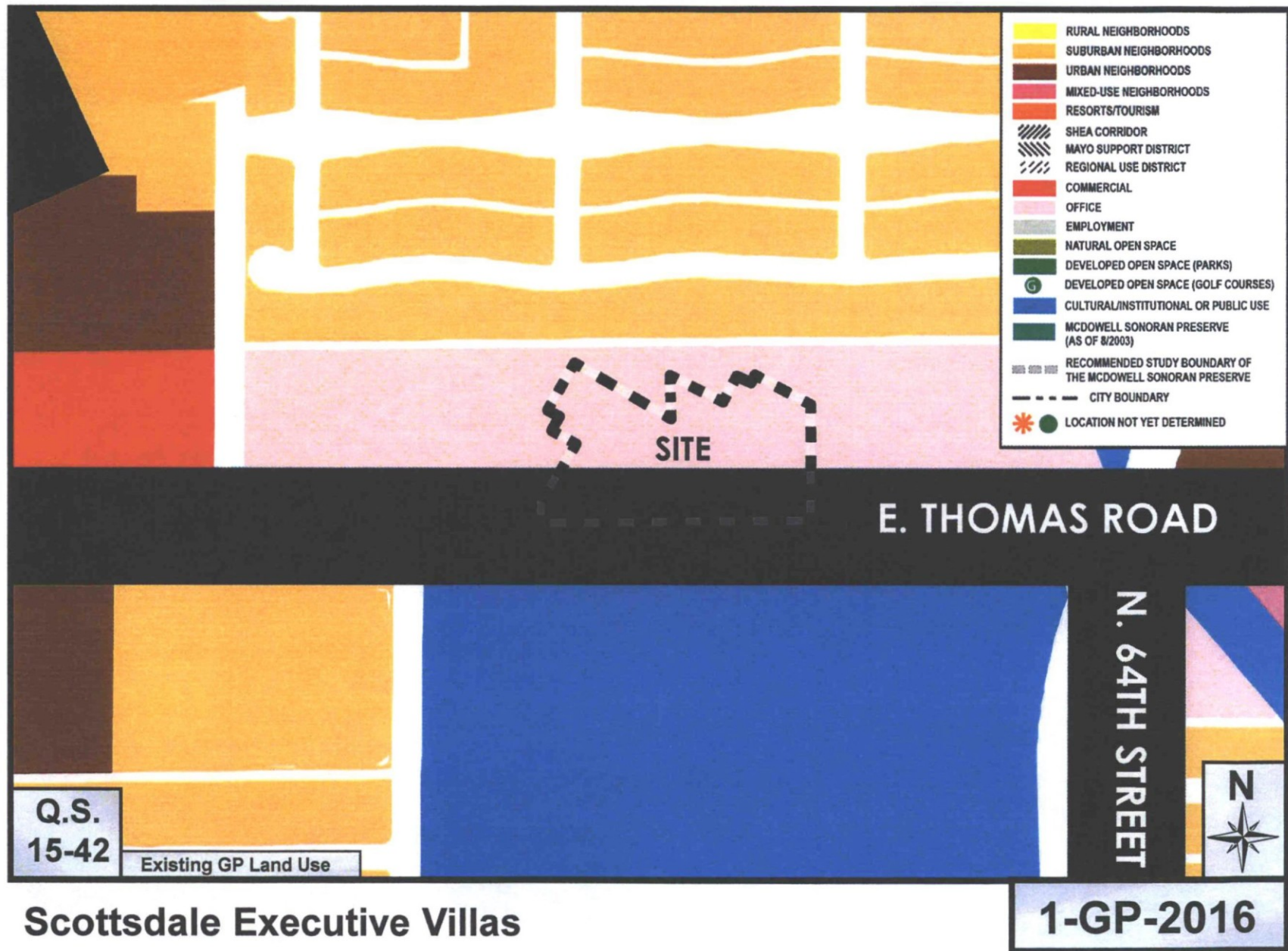


Scottsdale Executive Villas

1-GP-2016 and 1-ZN-2016

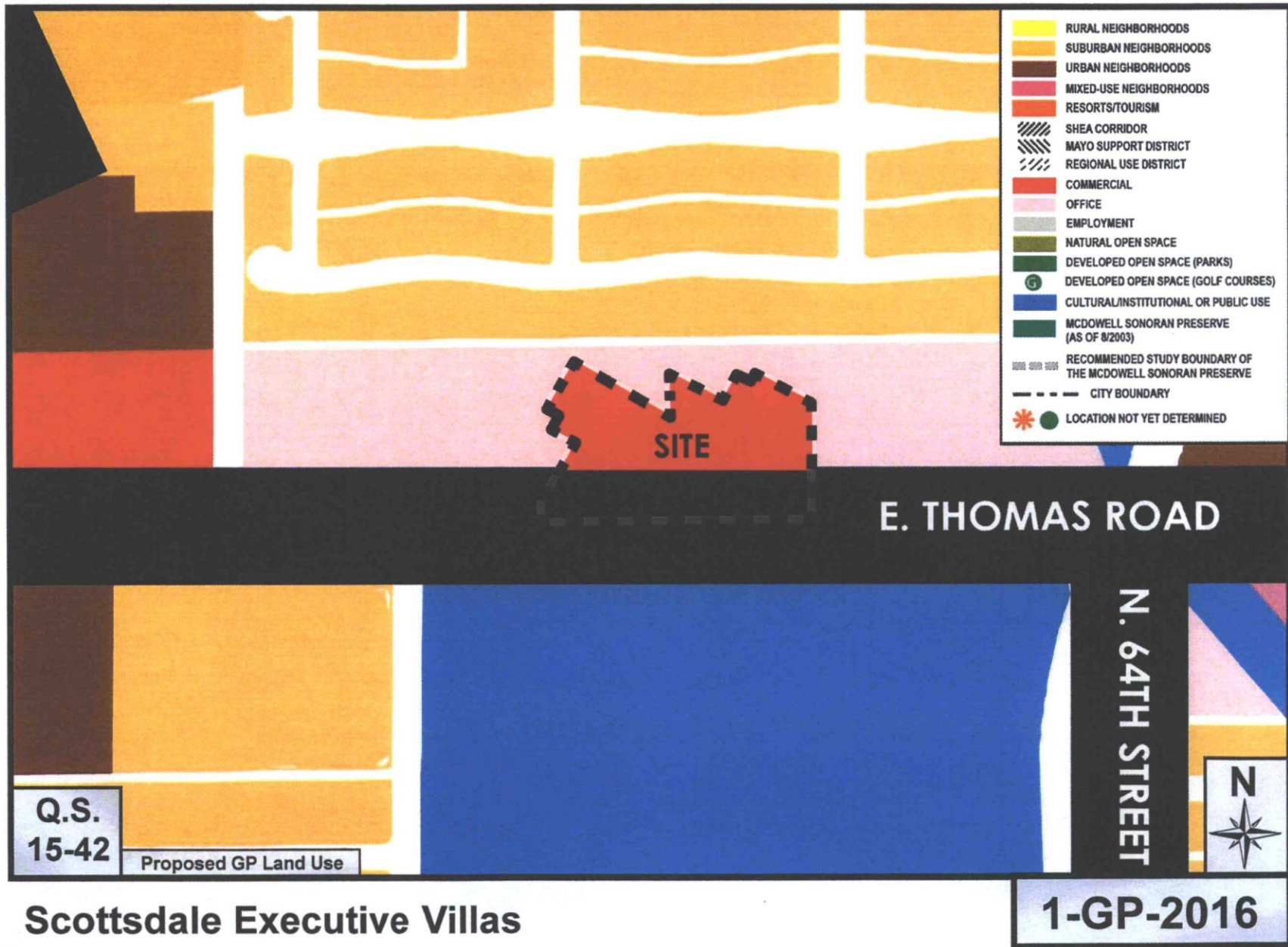




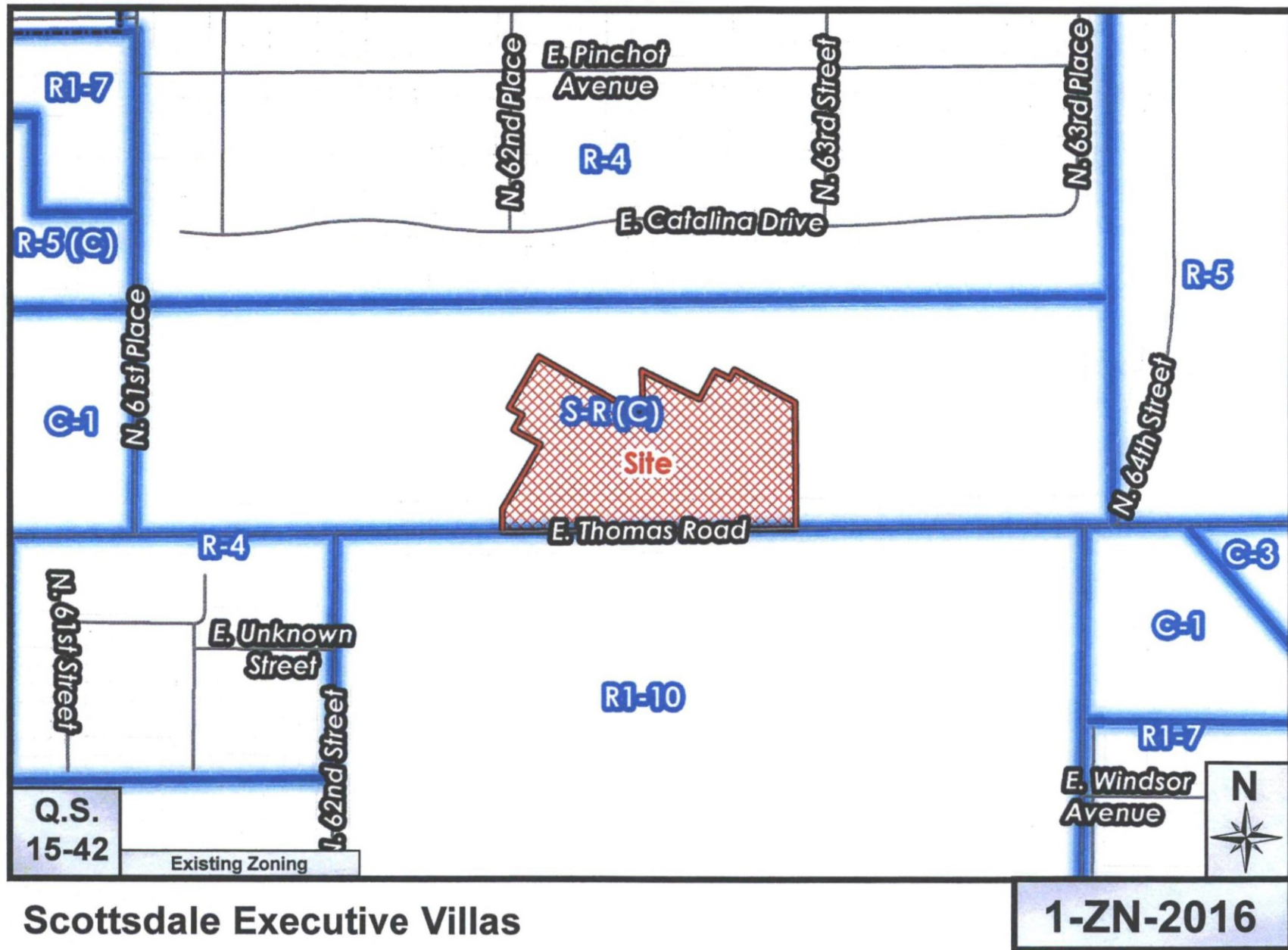










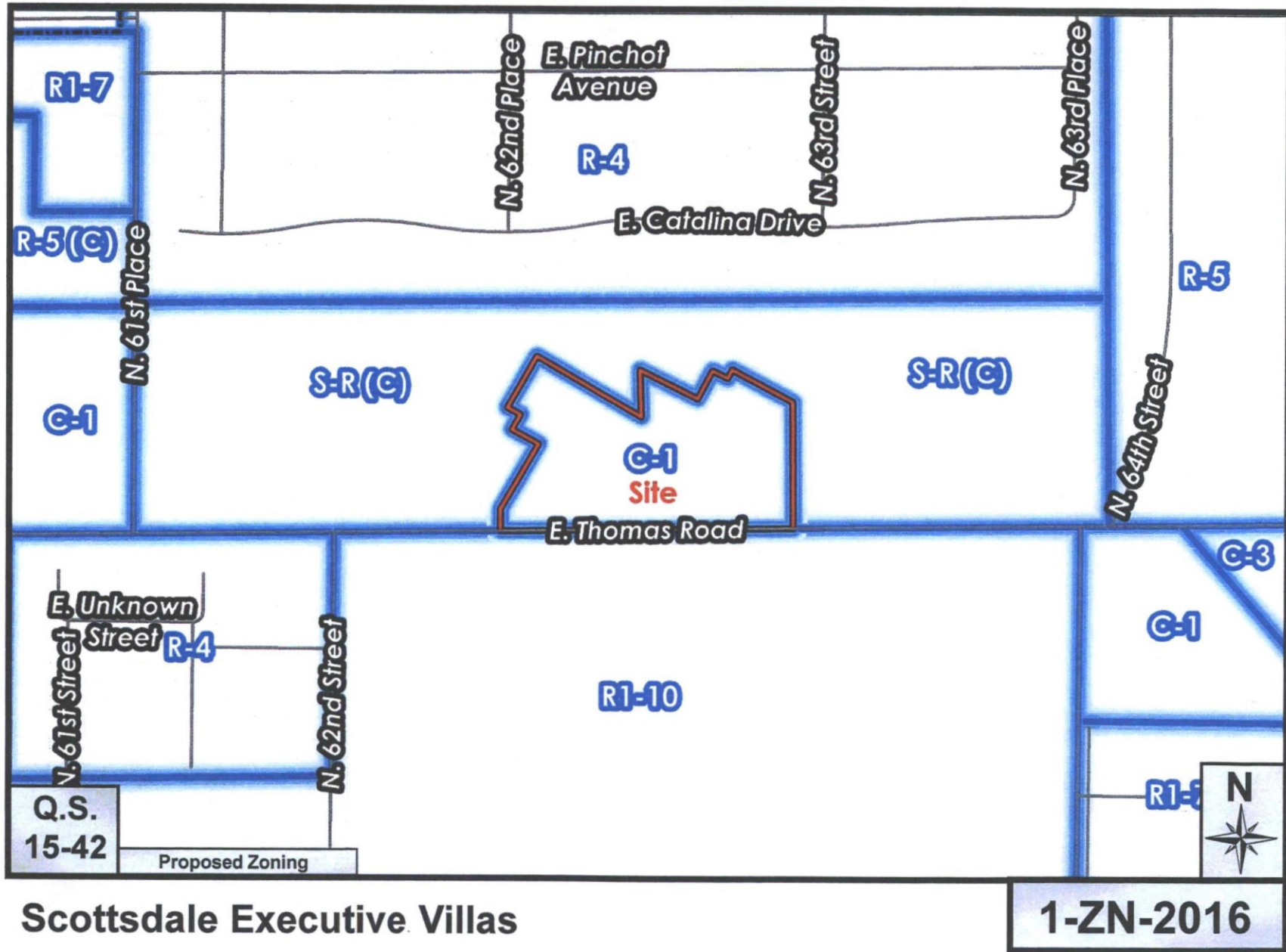


Scottsdale Executive Villas

1-ZN-2016







Scottsdale Executive Villas

1-ZN-2016





**Citizen Review Report**  
Non-Major General Plan Amendment and Rezoning

Pre-Application No. 682-PA-2015

Updated March 4, 2016

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at **TAB A**), see the attached and the below Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the north, known as Golden Keys.

In that effort, ownership met with Golden Key's HOA President Carl Thomas to discuss the planned improvements and get a better understanding of the Golden Key resident's interest. Ownership also met with HOA Board Member Elizabeth Enright at her home and then toured the community together to further discuss the community. Ownership has had, and will continue to have, ongoing dialogue with both of these residents and Board Members.

On December 15, 2015, the applicant and representatives of ownership attended the Golden Keys regularly scheduled HOA meeting to introduce the new ownership of the Property, discuss the planned applications and discuss and answer questions.

On, December 29, 2015, first class letters were mailed to property owners within 750 feet of the Property and registered Home Owner's Association within 750 feet of the Property, as provided by the City of Scottsdale. The letter detailed the Property location, provided a description of the proposed project and request and invited the recipient to attend an open house meeting to further discuss the request. The letter also provided contact information for the applicant as well as the City representative assigned to the project. A copy of the first class letter and mailing list are attached at **TAB B**.

On December 30, 2015, a Project Under Consideration sign was posted on site detailing the project request and description and providing contact information for the applicant and the City. See attached affidavit of posting attached at **TAB C**.

As of the date of this report, the applicant has received calls from four (4) nearby residents. The first caller on January 5, 2016 lives in Golden Keys and had general questions regarding the project and process. He also noted and similar concept potentially under construction near 46 Street and Thomas. The

gentleman called again on January 15, 2016 inquiring about how the neighborhood meeting went. He also stated support for the project as it would be better than a new, larger development or letting the existing complex continue to deteriorate. The second caller on January 7, 2016 also lives in Golden Keys. She noted her complete support and excitement for the project and stated that she could not attend the scheduled neighborhood meeting. The third caller on January 11, 2016 lives in The Casas community. She had general questions about the proposal and wondered if the new commercial uses would be open to the general public or just for the office tenants. She also stated that she could not attend the neighborhood meeting. On January 26, 2016 a resident of Golden Keys called inquiring as to the kind of restaurants envisioned. The caller was informed that no specific tenants had been identified at this time and some sample concepts were discussed.

On January 11, 2016, a neighborhood open house was held at 6pm at the City of Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Exhibits depicting the Property and surrounding area, the area of the rezoning and General Plan Amendment request and a rendering of planned renovation were on display. Representatives of the owner as well as a member of ownership were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Topics discussed included the following: the condition of the wall along the north property line, historic issues with alley maintenance, questions about potential noise and additional building height, lighting questions, the location of refuse, and hours of operation. See sign-in sheet and sample exhibits attached at **TAB D**.

A Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Ownership and our office will continue to be available to discuss the project with interested parties.

# Tab A





## Neighborhood Involvement General Plan Checklist (GP)

**Neighborhood Involvement is required for all General Plan Amendment requests.** Refer to the City of Scottsdale Resolution No. 5135, and the Arizona Revised Statutes Title 9, for additional General Plan Amendment review and guideline information. The check boxes on the Neighborhood Involvement GP checklist that are checked are the items that are required by resolution and/or state requirements, items that are not checked are optional at the coordinator's discretion and are based on the complexity of the proposed project. *If you have questions on these requirements, please contact Planning & Development Services at 480-312-7000.*

**This checklist is for General Plan Amendment requests:** If you are submitting an application for Rezoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; (please obtain a copy of the Citizen Review Checklist from your Project Coordinator).

*This Document Constitutes A Public Disclosure Under ARS Section 39-121. Inspection of Public Records.*

Complete the following Steps and marked items prior to submitting your application.

**Step 1: Pre-submittal meeting:** The applicant will meet with staff to discuss their Neighborhood Involvement plan. It is encouraged that "neighbors" be **contacted at least twice** prior to the public hearing for the request. Applicants are advised to maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement.

**Step 2: Neighborhood Notification**

**Provide information by:**

- ☒ 1<sup>st</sup> Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

**To:**

- ☒ Each Real Property owner in proposed area
- ☐ Property owners and HOAs within 750'
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)

**Project Notification shall include the following information:**

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- General Plan existing and proposed graphics
- Applicant and City contact names and phone numbers
- Scheduled open house(s) - including time, date, and location

**Step 3: Project Under Consideration**

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)

**Step 4: You are required to hold a minimum of 1 Open House Meeting.**

Provide open house date, time, and location to Project Coordinator **at least 14** calendar days prior to each meeting. E-mail open house information to the Project Coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

*Continued on page 2*

**Planning & Development Services Department**

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



## Neighborhood Involvement General Plan Checklist (GP)

### Step 4: Continued from page 1

- ☐ **Additional Open House Meeting(s) required \_\_\_\_.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

### Step 5: Complete a Neighborhood Involvement Report

Provide all of the checked items in a Neighborhood Involvement Report that is to be submitted no later than 7 calendar days prior to the Planning Commission public hearing.

- ☒ **Submit either the original or a copy of this marked Neighborhood Involvement Packet.**
- ☒ **Document your Project Notification efforts as follows:**
- Provide a map showing the number of and where notified neighbors are located.
  - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  - Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
  - Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
  - Provide originals of all comments, letters, and correspondence received.
- ☒ **Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:**
- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
  - Provide a copy of the Newspaper listings with date of publication.
- ☒ **Document the Open House Meeting(s) as follows:**
- List dates, times, and locations of open house meeting(s).
  - Provide the sign-in sheets, list of people who attended the meeting(s), and comment sheets.
  - A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).
- ☒ **Provide steps taken to keep neighbors informed and involved.**
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
  - List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment.
  - Provide any other outreach and communication efforts.

### Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

### Planning & Development Services Department

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





# Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This application is for a:

- ☒ Rezoning
 ☐ Council Approved Amended Development Standards  
☐ Zoning Stipulation Amendments
 ☐ City Council Site Plan Approvals

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

**The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.**

**Step 1: Citizen Review Plan:** Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

**Provide information by:**

- ☒ 1<sup>st</sup> Class Letter or Postcard  
☐ In Person  
☐ Phone call  
☐ Certified Mail  
☐ Door Hangers/Flyers

**To:**

- ☐ All property owners and HOAs within proposed area  
☒ Property owners and HOAs within 750'  
☐ School District(s)\*  
☐ Interested Party list (provided by Project Coordinator)  
☐ Residents/Tenants

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

\* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

**Step 2: Project Under Consideration:** Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, site zoning
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: [www.scottsdaleAZ.gov/projects/ProjectsInProcess](http://www.scottsdaleAZ.gov/projects/ProjectsInProcess)
- Sign posting date

## Planning, Neighborhood & Transportation Division

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# Citizen Review Checklist

(ZN)

**Step 3: Notification Letters:** Send a letter, by first class mail at least ten (10) calendar days\* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map

**Step 4: Open House Meeting:** Hold the Open House Neighborhood Meeting onsite or at a location near the site, within 45 days prior to your formal submittal. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov). From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

**Additional Open House Meeting(s) required:** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

**Step 5: Complete a Citizen Review Report:** All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

- A. Details of the methods used to involve the public including:
  1. A map showing the number of and where notified neighbors are located.
  2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  3. The dates contacted, how they were contacted, and the number of times contacted.
  4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
  5. List of dates and locations of all meetings
  6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
  7. The completed affidavit of sign posting with a time/date stamped photo. (See attached)
- B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:
  1. The substance of the comments, issues, concerns and problems.
  2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

## Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting
- ☐ Collaborative City and School Planning packet

## Planning, Neighborhood & Transportation Division

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# Tab B



December 29, 2015

**Re: 6300 East Thomas Road - Rezoning & Minor General Plan Amendment - Case No. 682-PA-2015**

Dear Property Owner / Neighbor

Our office represents EverWest Real Estate Partners LLC ("EverWest") with regard to the roughly 13.4 acre property located at 6200-6390 East Thomas Road at the northwest corner of Thomas Road and 64th Street (the "Property"). See attached aerial map. As you probably know, the Property, referred to as the "Executive Villas", was developed in the early 80's and has seen few improvements since that time. The complex is in need of some major upgrades and repairs. It is our understanding there may have been some maintenance problems as well over the years. We are pleased to notify you that the Property has recently been acquired by EverWest. EverWest plans to invest millions of dollars to improve the Property and to make it more modern and of a higher quality. Improvements will include enhanced landscaping, upgraded building interiors, improved courtyards and increased shade features. The purpose of this letter is to introduce ourselves, and let you know who we are and what we intend to do.

It is our understanding most companies that have looked at redevelopment of this parcel have proposed demolishing all the buildings on site and constructing new buildings to maximize intensity and square footage. This would surely add overall building mass and reduce setbacks dramatically. The good news is EverWest plans to keep the existing buildings on site in their current configuration; there will be no new buildings and no additional building height. The overall goal of the project is to breathe new life into the aging complex and to bring new, high-quality tenants. This can all be done under the current land use entitlements that already exist on the Property.

As part of the overall improvements, however, Ownership also feels strongly that a boutique café and possible fitness center is necessary to provide amenities for the more upscale tenants that will be leasing space at this upgraded, improved office complex. The café/fitness center uses will be small and low scale. We anticipate each of these uses will only consist of approximately 3,500 square feet. Furthermore, these uses will be limited to a portion of two buildings on the south side of the complex, towards Thomas Road. To make that happen, a small portion of the Property fronting on Thomas Road will be rezoned from Service-Residential (S-R) to Neighborhood Commercial (C-1) (and the General Plan designation modified). The small area to be rezoned for these purposes is shown by the dashed line on the enclosed aerial.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Monday, January 11, 2016 from 6:00-7:00pm, at the Scottsdale Civic Center Library in the Silver Room at 3839 N. Drinkwater Boulevard in Scottsdale. Feel free to stop by at any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or [George@withey.com](mailto:George@withey.com). The City's Project Coordinator is Brad Carr at 480.312.7713 or [BCarr@ScottsdaleAZ.gov](mailto:BCarr@ScottsdaleAZ.gov).



In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

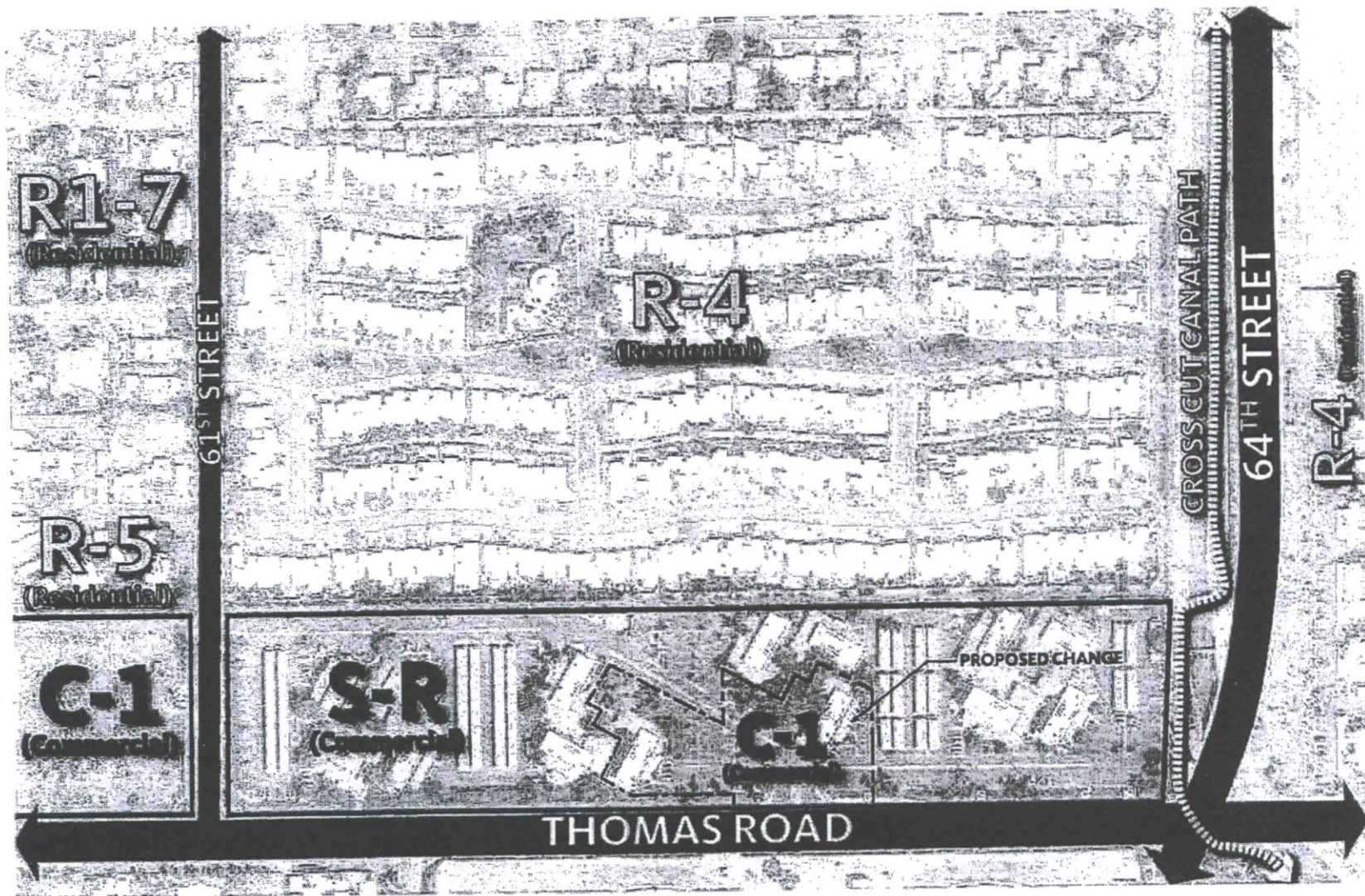
Very truly yours,

WITHEY MORRIS P.L.C.

By

George Pasquel III

Attachment: Aerial



**ZONING PLAN**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | Gensler

Tab C





# Affidavit of Sign Posting



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 682-PA-2015  
Project Name: Scottssdale Executive Villas  
Location: 6320-6350 East Thomas Road  
Site Posting Date: 01/01/16  
Applicant Name: Withey Morris, PLC  
Sign Company Name: Dynamite Signs  
Phone Number: 480.585.3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

Date

1/1/16

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 11th day of January 2016



Notary Public

My commission expires: 10-12-19

## Planning, Neighborhood & Transportation Division

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## Early Notification of Project Under Consideration

### Nighborhood Open House Meeting:

Date: Monday, January 11, 2016  
Time: 6:00 - 7:00 P.M.  
Location: Scottsdale Civic Center Library, Silver Room  
3839 N. Drinkwater Blvd., Scottsdale, AZ

Site Address: 6320 - 6350 East Thomas Road, Scottsdale

#### Project Overview:

- Request: Non-Major General Plan Amendment from Office to Commercial, Rezoning from Service-Residential (S-R) to Neighborhood Commercial (C-1), and Development Review
- Description of Project and Proposed Use: Renovation of the full office complex including the allowance of boutique commercial uses within 2 of the existing buildings
- Site Acreage: +/- 3 acres
- Site Zoning: Service Residential (S-R)

#### Applicant Contact:

George Pasquel III, Withey Morris, PLC  
Phone: 602-230-0600  
Email: George@WitheyMorris.com

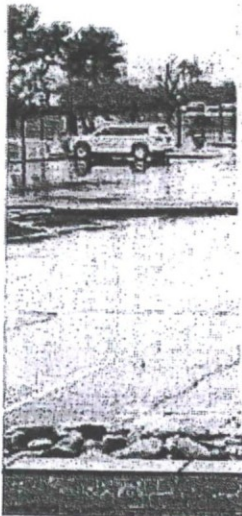
#### City Contact:

Brad Carr 480-312-7713  
bcarr@scottsdaleaz.gov

Pre-Application #: 682-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <http://www.scottsdaleaz.gov/projects/>

\*Penalty for removing or detaching sign prior to date of last hearing - Applicant Responsible for Sign Removal.



Tab D



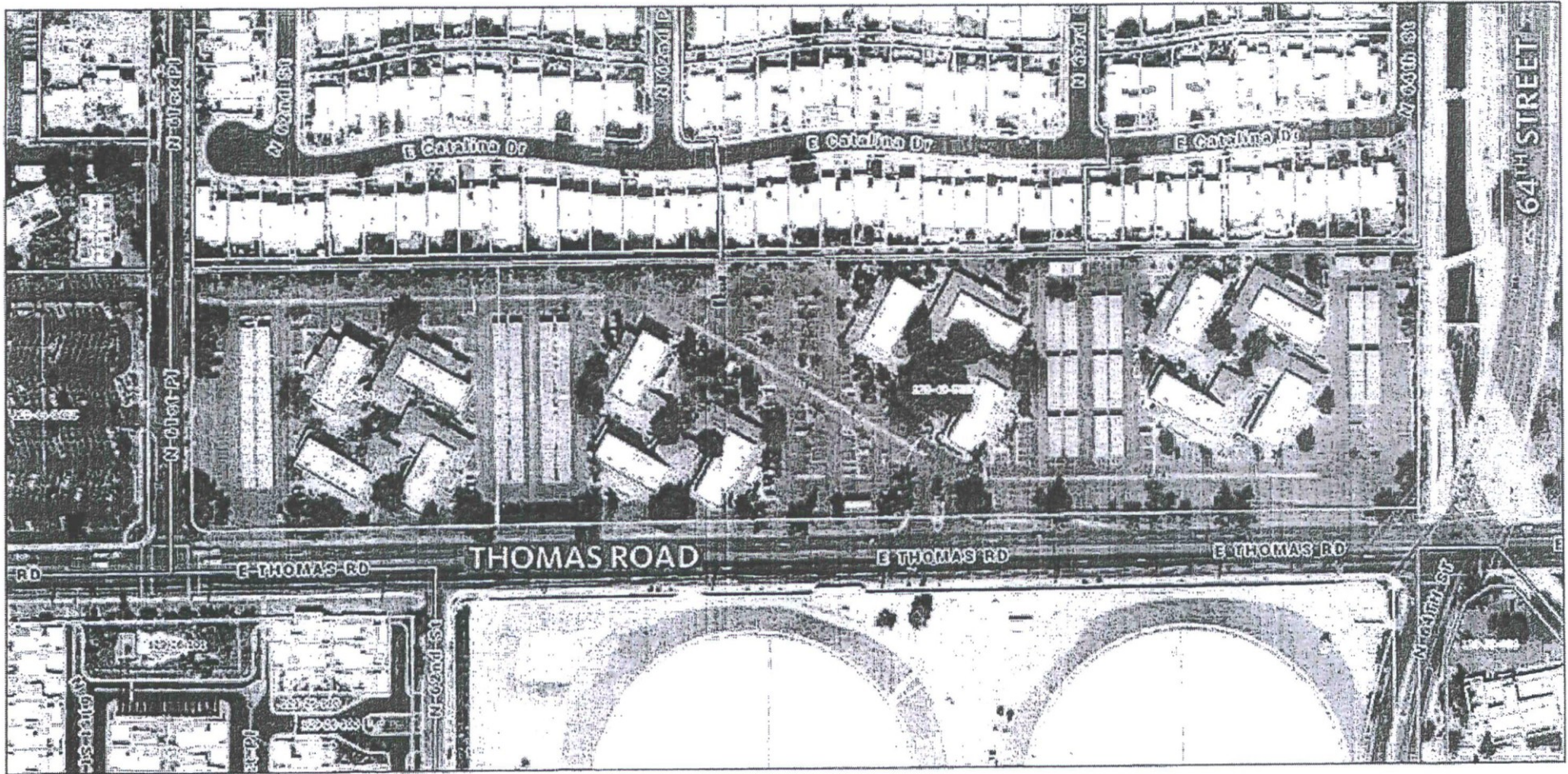
# SIGN-IN

6300 EAST THOMAS ROAD  
CASE NUMBER 682-PA-2015

NEIGHBORHOOD OPEN HOUSE MEETING  
1/11/16, SCOTTSDALE CIVIC LIBRARY, SILVER ROOM, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. SUE ANN CHASE	6269 E. Catalina			GK HOA
2. Connie Fenwick	6202 E Pinchot			GK HOA
3. Donna Council	6282 E Pinchot Dr.			GK HOA
4. Shelly Lear	6289 E Pinchot Av			GK HOA
5. GIVING + VICTORY	6250 E Pinchot			GK HOA
6. Leonard Delyad	6261 E Pinchot			GK HOA
7. Barry Downs	6222 E. Pinchot			GK HOA
8. Shaun Bridger	6214 E. Catalina			GK HOA
9.				
10.				





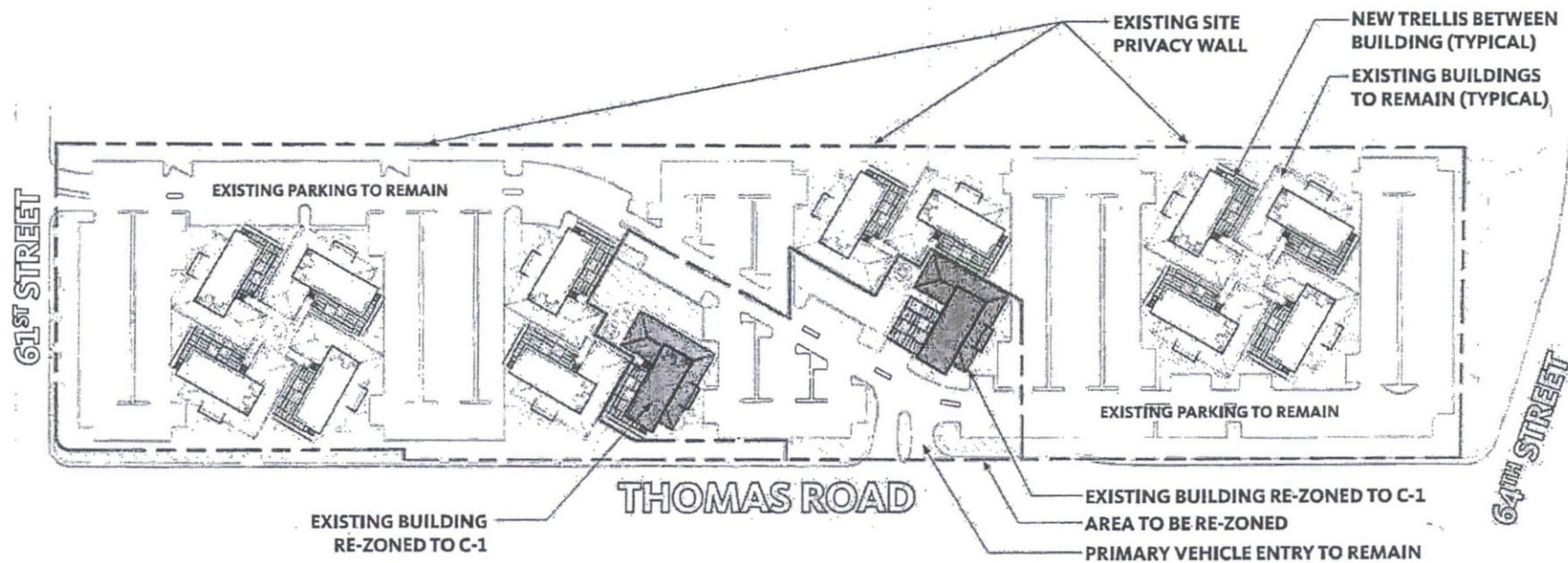
**AERIAL**

12.15.2015

EVERWEST PARTNERS | **Gensler**



# GOLDEN KEYS



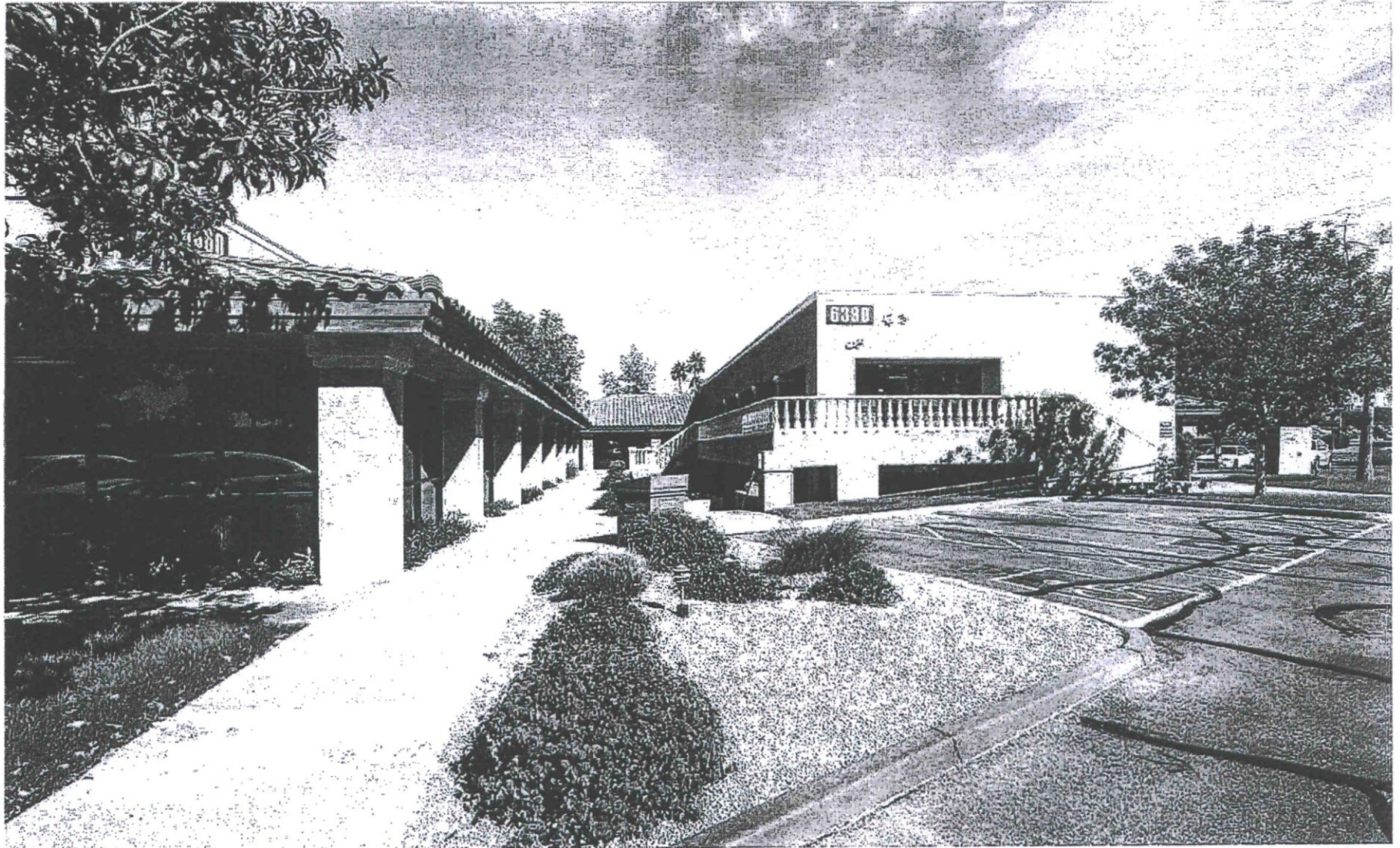
## SITE PLAN

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | Gensler





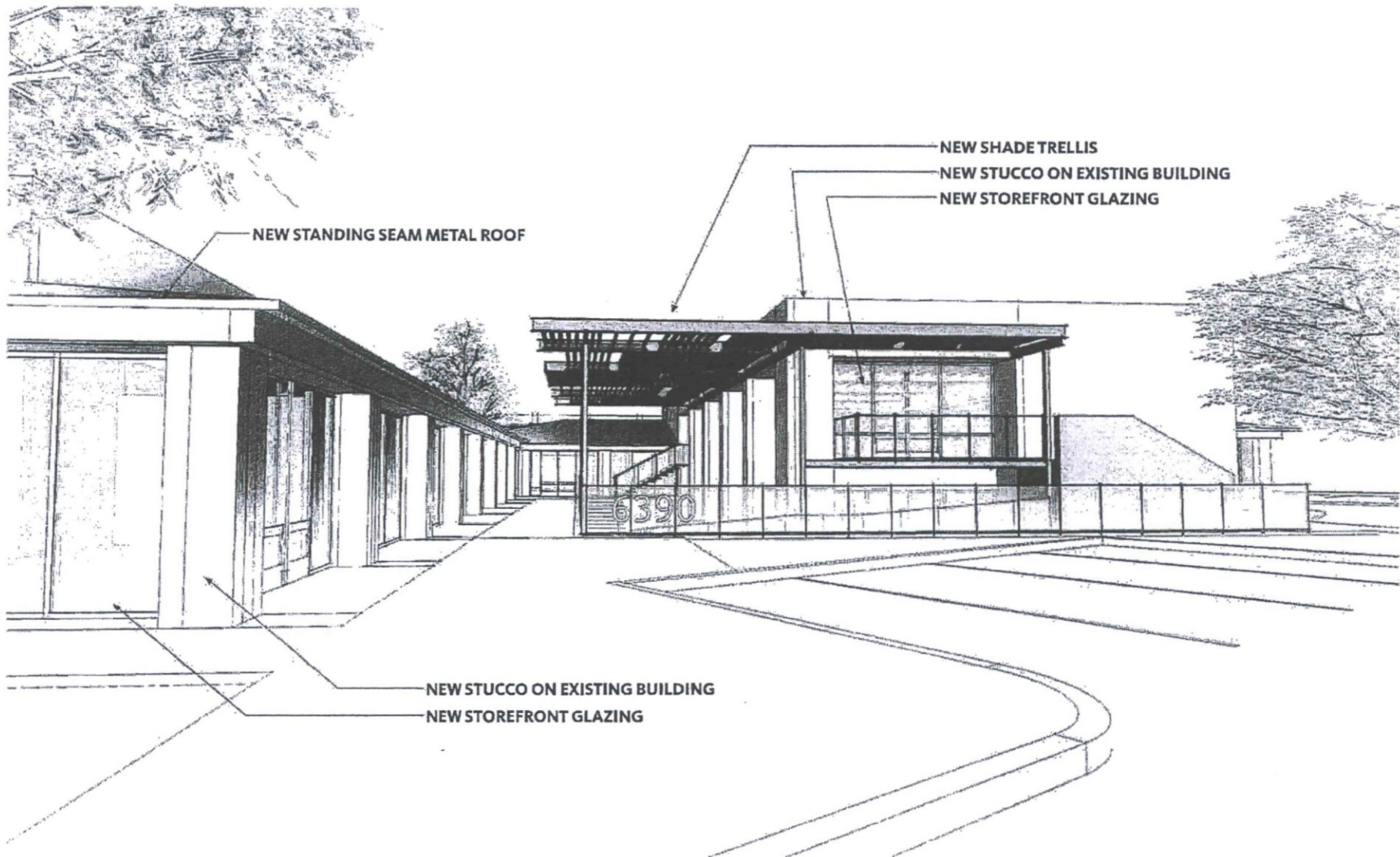
EXISTING TYPICAL BUILDING

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

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**PROPOSED CONCEPT FOR TYPICAL BUILDING**

SCOTTSDALE EXECUTIVE VILLAS

12.15.2015

EVERWEST PARTNERS | **Gensler**

# Tab E





# Community Input Certification

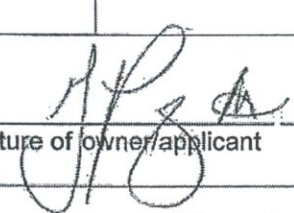
CASE NO: 682-PA-2015

PROJECT LOCATION: 6320-6350 East Thomas Road

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
Oct-Nov 2015	Calls and in-person discussions with HOA President and Board Member	X	X	
Dec 15	Golden Keys HOA meeting	X		
Dec 29	Mailing letter regarding project and open house			X
Dec 30	Sign posting regarding project and open house			
Jan 5	Golden Key resident		X	
Jan 7	Golden Key resident		X	
Jan 11	The Casas resident		X	
Jan 11	Open house meeting	X		
Jan 15	Same caller as Jan 5		X	
Jan 26	Golden Key Resident		X	

  
Signature of owner/applicant

3/3/16  
Date

### Planning, Neighborhood & Transportation Division

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## City Notifications – Mailing List Selection Map

ATTACHMENT #10



### Map Legend:



Site Boundary



Properties within 750-feet  
Postcards 157

### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter & Nextdoor
- City Website-Projects in the hearing process

**Scottsdale Executive Villas**

**1-GP-2016 and 1-ZN-2016**