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Ordinance No. 4294

Resolution No. 10682

Planning Commission Hearing 12/14/2016

City Council Hearing 1/24/2017

Case History

579-PA-2016

18-ZN-2013#2

Scottsdale Quarter - Block L & M

CITY COUNCIL REPORT



Meeting Date: January 24, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Quarter - Block L & M 18-ZN-2013#2

Request to consider the following:

1. Adopt Ordinance No. 4294 approving a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52-acre site, as well as site plan and density modifications in the Development Plan for Block L, on a +/- 6.07-acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street.
2. Adopt Resolution No. 10682, declaring "Scottsdale Quarter - Block L Development Plan", as a public record.

Goal/Purpose of Request

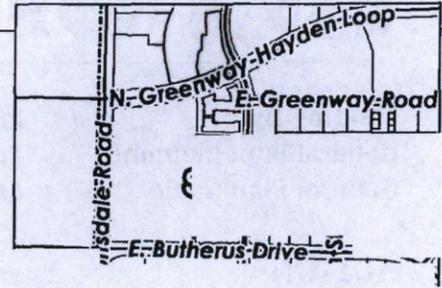
This is a request for a site plan modification and a stipulation deletion to allow additional residential floor area in Block L of Scottsdale Quarter. Scottsdale Quarter is allowed 623 dwelling units overall. Block L was originally planned for 55 dwelling units, with commercial space and a hotel. Block L now proposes 300 units, with commercial space but with no hotel. The total dwelling units for Scottsdale Quarter overall is now proposed to be 575 units.

Key Items for Consideration

- Stipulation amendment regarding residential floor area
- No change in overall density or total number of units allowed under existing entitlements for Scottsdale Quarter
- Planning Commission heard this case on December 14, 2016 and recommended approval with a vote of 7-0

OWNER

Kenneth Marshall
SDQ III BK-L, LLC
180 E. Broad Street, 21st Floor
Columbus, OH 43215



APPLICANT CONTACT

Paul E. Gilbert
701 N. 44th Street
Phoenix, AZ 85008
480-429-3000

LOCATION

Northwest corner of E. Butherus Drive and N. 73rd Street

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes areas that could accommodate higher density housing combined with contemporary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas with strong access to multiple modes of transportation and major regional access and services.

Character Area Plan

This site is located within the Greater Airpark Character Area Plan (GACAP), which designates the site as the Regional Core development type and the Airpark Mixed Use-Residential (AMU-R) land use category. The Regional Core designation is appropriate for the greatest height and intensity in the Airpark area, and the AMU-R land use is appropriate for the greatest variety of land uses including retail, business, hotels, services, employment, and high density residential.

Zoning

The subject site was zoned Planned Regional Center (PRC) by Ordinance 3648, (cases 5-GP-2005 and 24-ZN-2005) approved by City Council on October 24, 2005. The PRC zoning district allows a broad range of general merchandise and service uses including, but not limited to, retail, office, restaurants, bars, live entertainment, and residential. This district allows mixed-use development, as proposed with this project.

Context

Scottsdale Quarter is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd

Street on the east, and E. Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed-use development with a contemporary design style. The building proposed with this application is located at the southeast corner of the overall Scottsdale Quarter development, extending up to North Street. This portion of the site is currently vacant, and is the final phase of Scottsdale Quarter.

Adjacent Uses and Zoning

- North Block K of Scottsdale Quarter, 6-story residential building, zoned Planned Regional Center (PRC).
- South Butherus Drive, further south are office uses, zoned Industrial Park (I-1).
- East Office and aviation related uses, zoned Industrial Park (I-1).
- West 6-story multi-tenant building with retail/restaurant/parking (Scottsdale Quarter), zoned Planned Regional Center (PRC).

Other Related Policies, References:

5-GP-2005

- General Plan amendment changing the subject site from Employment to Mixed-Use Neighborhoods. Approved by City Council in 2005.

14-ZN-2005

- Zoning case changing the subject site from Industrial Park (I-1) District to Planned Regional Center (PRC) District. Approved by City Council in 2005.

10-DR-2007

- Development Review Board approval of the Master Plans for Scottsdale Quarter in 2007.

7-TA-2012

- Zoning Ordinance text amendment to the Planned Regional Center (PRC) District providing the mechanism for amended development standards including building height if amended standards are approved by City Council. Text amendment to PRC was approved by City Council March 19, 2013.

12-ZN-2012

- Zoning district map amendment and request for amended development standards for Scottsdale Quarter Block K. Building height request for up to 90 feet (inclusive of rooftop appurtenances). Approved by City Council April, 2013.

18-ZN-2013

- Zoning district map amendment and request for amended development standards for Scottsdale Quarter Blocks L & M. Building height request for up to 90 feet (inclusive of rooftop appurtenances) and Floor Area Ratio of 1.0. Approved by City Council May 13, 2014.

APPLICANTS PROPOSAL

Development Information

The applicant is making this request to facilitate development of the final phase of Scottsdale Quarter, which will consist of one 8-story mixed-use building. The proposed building on Block L, which is located on N. 73rd Street north of a recently completed office/retail building (Block M) and south of the Crescent apartments building (Block K), will be a mixed-use structure containing retail and restaurant uses on the ground floor with residential on the levels above. Parking will be provided in a structure with two levels below grade and two levels above grade.

Standard	SQ Overall (Existing) 23.52 net acres	Block L&M (Existing) 6.07 net acres	Block L&M (Proposed) 6.07 net acres
Existing Use	Mixed-use	Vacant	No Change
Proposed Use	Mixed-use	Mixed-use	No Change
Building Size	1,434,377 square feet	481,940 square feet	586,929 square feet
Floor Area Ratio Allowed (commercial only)	0.8, up to 1.0 w/ amended development standards	N/A	No Change
Floor Area Ratio Proposed (commercial only)	1.0	1.56 (1.0 overall)	No Change
Building Height Allowed	60 feet, up to 90 w/ amend.	60 feet, up to 90 w/ amend.	No Change
Building Height Proposed	90 feet	90 feet	No Change
Parking Required	3,709 3,921 spaces	N/A (shared)	N/A (shared)
Parking Provided	3,794 3,925 spaces	N/A (shared)	N/A (shared)
Open Space Required	204,911 square feet Plus 5% (Block K) – 6,214 SF Plus 5% (Block L&M) – 13,327 SF Total: 224,452 square feet	66,649 square feet	No Change

Open Space Provided	306,166 square feet / 7.03 acres	72,904 square feet (at grade) 44,678 square feet (private)	67,290 square feet (at grade)
Density Allowed	623 units	N/A	No Change
Density Provided	337,575 575 units (max 408,822 512,278 SF)	55 units	300 units

IMPACT ANALYSIS

Land Use

The proposed mixed-use building fulfills the goals and policies of the General Plan and GACAP by introducing more residential and retail/restaurant to Scottsdale Quarter, which was always intended to be a mixed-use development. The GACAP designates 73rd Street as a pedestrian and bicycle corridor as well as a potential future transit route. The proposed project will contribute to these goals with the provision of shaded sidewalks 8 – 10 feet in width located within a 20 – 30 feet wide landscaped open space along 73rd Street. The development of this site will complete the remaining pedestrian improvements along this stretch of 73rd Street.

Airport Vicinity

The proposed site is within close proximity to the Scottsdale Airport, and lies within the AC-1 Airport Influence Area and Noise Overlay Zone. Within the AC-1 Zone, commercial and residential development is permitted subject to the provision of a fair disclosure statement, and an Avigation Easement. The fair disclosure statement was a previous stipulation and will remain in effect; Scottsdale Quarter has already dedicated an Avigation Easement over the entire development project. In addition, the owner is required to submit for and receive approval of a height and safety analysis (form 7460-1) for any proposed structures. The owner has already submitted and has received approval from the FAA, for the proposed 90 foot tall building.

Amended Development Standards

Pursuant to Ordinance No. 4150 (18-ZN-2013), the site has already been approved with amended development standards for building height up to 90 feet (inclusive of rooftop appurtenances), and floor area ratio up to 1.0. Due to the changes in the proposed development related to commercial and residential land use ratios, the Amended Development Standard criteria is detailed below with responses based on the updated development information.

Per Section 5.2608.D, the following additional requirements are applicable to the area that the amended development standards are requested on the Development Plan (DP):

1. *Vertically integrated mixed-use development is required.*
 - **The proposed building has a vertically integrated mix of uses including commercial**

and residential.

2. *Nondensity based land use distribution: five percent of the total gross floor area shall be nondensity based land uses located within the story at grade.*
 - **The proposed buildings have 65,229 square feet of retail and restaurant on the ground level, which represents 11 percent of the gross floor area of the buildings.**
3. *Density based uses or guest unit distribution. Minimum: 20 percent of the total gross floor area shall be density based uses or guest units, or a combination of the two.*
 - **The proposed building has 277,813 square feet of floor area devoted to dwelling units, which represents 47 percent of the gross floor area of the buildings.**
4. *Open Space.*
 - a. *Additional: Equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.*
 - **The development area of Blocks L & M is 266,605 square feet. The base open space requirement is 20%, or 53,320 square feet. The development area multiplied by 0.05 is 13,329, bringing the total required open space for Blocks L & M to 66,649 square feet. The proposed development provides 67,290 square feet of ground level common open space on the site where the amended development standards are located.**
 - b. *Placement: The additional open space shall be placed in the same location as the amended development standards.*
 - **Per the proposed site plan, the additional open space is located in the same location as the amended development standards.**
5. *Building massing at the perimeter of the Development Plan.*
 - a. *Additional setback and stepback requirements as illustrated in Zoning Ordinance graphic "Example 5.2608.D.3".*
 - **As demonstrated in the Development Plan approved with 18-ZN-2013 the building massing is in compliance with the requirements of Section 5.2608.D.**
6. *Parking.*
 - a. *Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.*
 - **Two levels of underground parking are provided on Block L and have been integrated into the building.**
 - b. *Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by the Development Review Board.*
 - **Two levels of above grade parking are provided on Block L. These above grade levels are integrated with the building and screened with a combination of**

architectural elements matching the building and green screens. These materials are consistent with screening previously used on other phases of the development.

7. *Scottsdale's Green Building Program. The development shall be in compliance with Scottsdale's Green Building Program requirements.*

- **The development is proposed to be in compliance with Scottsdale's Green Building Program.**

Traffic

The Transportation Department has reviewed the proposed development, including revised access points and pedestrian circulation. With the exception of some minor changes to access points, the proposal is consistent with the Master Transportation Plan that was reviewed and approved as part of the original zoning proposal for Scottsdale Quarter. At that time, a full traffic study was reviewed and approved that contemplated Scottsdale Quarter at full build out. The findings of the traffic study resulted in area street infrastructure improvements to mitigate anticipated increases in traffic. Those improvements were completed with Phase I of the project. The stipulation modification requested with this approval is not anticipated to have any impact on traffic.

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. No impacts are anticipated as a result of the proposed rezoning request.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on October 11, 2016 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site. As of the date of this report staff has received one email in opposition to the proposal from a representative for the apartment building to the north, expressing concern over a reduction in proposed hotel/commercial uses. Staff has also received several general inquiries on the project.

OTHER BOARDS AND COMMISSIONS

Planning Commission

Planning Commission heard this case on December 14, 2016 and recommended approval with a vote of 7-0.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Planned Regional Center Zoning District criteria have been met, and 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

Recommended Approach:

1. Adopt Ordinance No. 4294 approving a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52-acre site, as well as site plan and density modifications in the Development Plan for Block L, on a +/- 6.07-acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street.
2. Adopt Resolution No. 10682, declaring "Scottsdale Quarter - Block L Development Plan", as a public record.

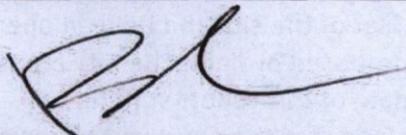
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

1/4/17

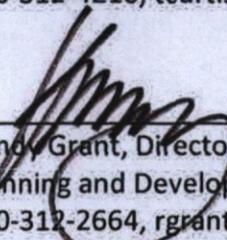
Date



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

1/4/2017

Date



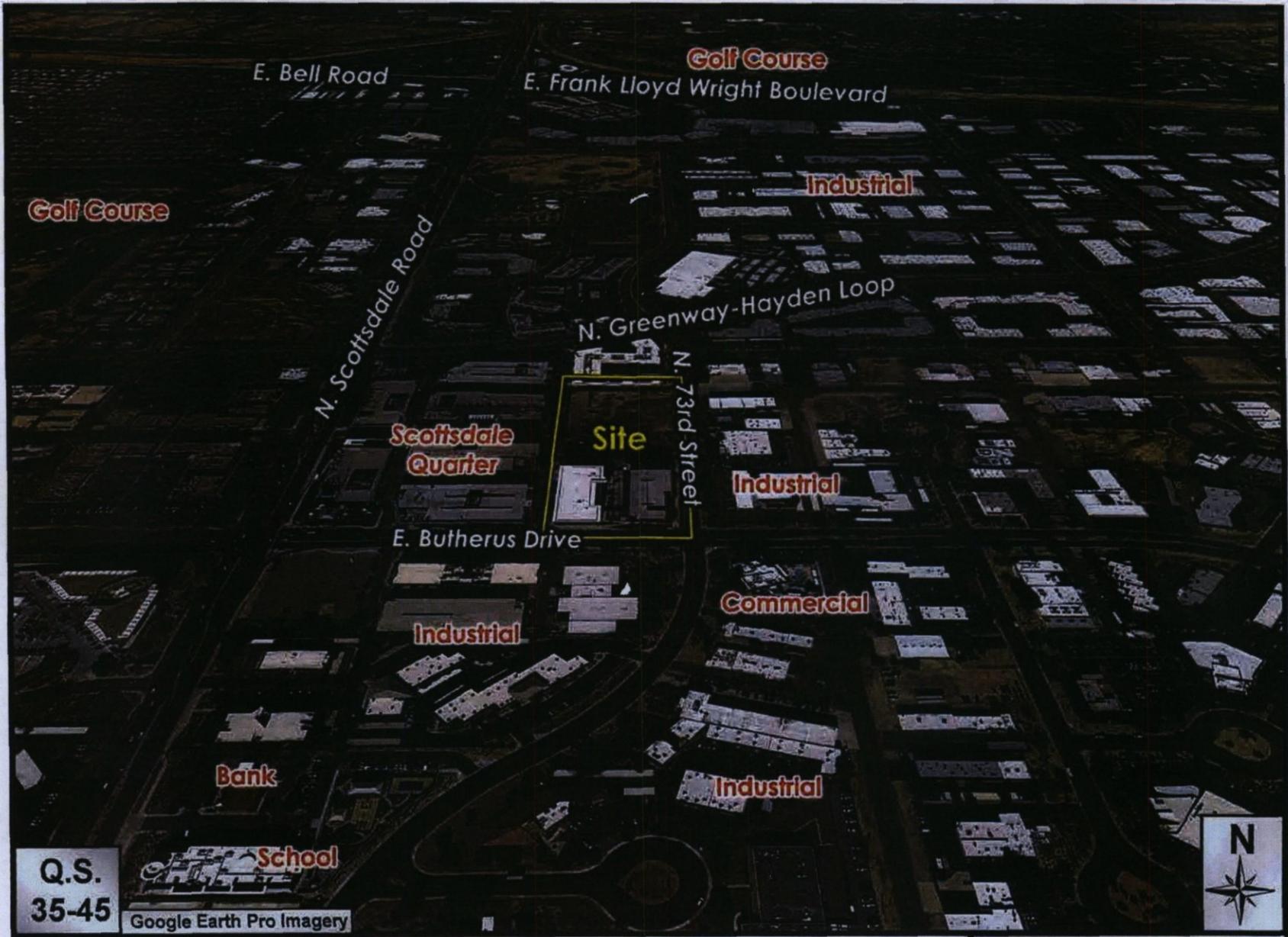
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/9/17

Date

ATTACHMENTS

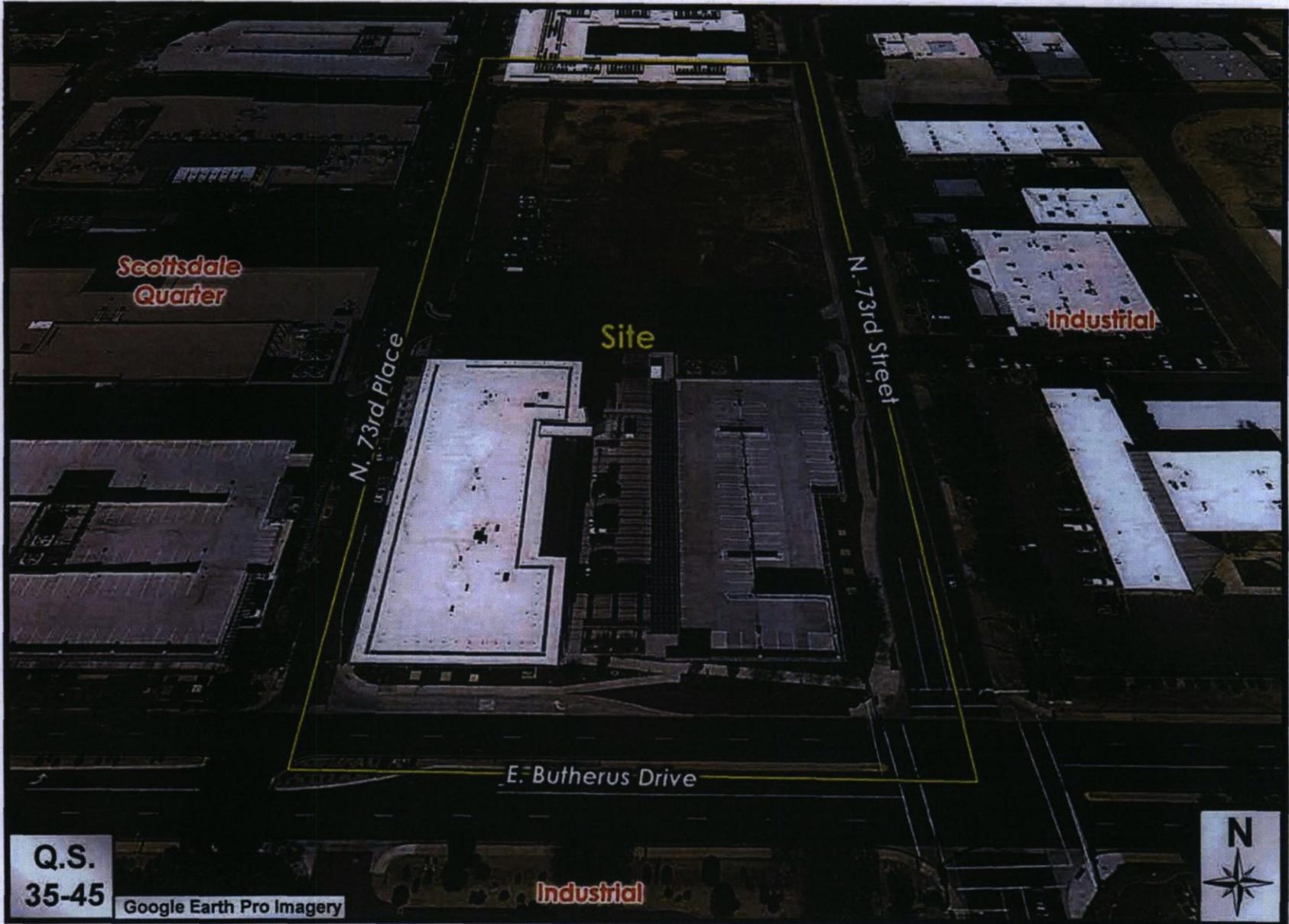
1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4294
 - Exhibit 1: Stipulations
 - Exhibit 2: Zoning Map
3. Resolution No. 10682
 - Exhibit A: "Scottsdale Quarter - Block L Development Plan"
4. General Plan Land Use Map
5. Traffic Impact Summary
6. Citizen Involvement
7. City Notification Map
8. December 14, 2016 Planning Commission Minutes



Scottsdale Quarter - Block L

18-ZN-2013#2

ATTACHMENT #1A



Q.S.
35-45

Google Earth Pro Imagery

Industrial



Scottsdale Quarter - Block L

18-ZN-2013#2

ORDINANCE NO. 4294

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. 18-ZN-2013#2 TO DELETE STIPULATION #5 FROM THE PREVIOUSLY APPROVED ZONING CASE FOR PHASE III BLOCKS L & M OF SCOTTSDALE QUARTER (18-ZN-2013), REGARDING FLOOR AREA FOR RESIDENTIAL USES ON A +/- 23.52 ACRE SITE, AS WELL AS SITE PLAN AND DENSITY MODIFICATIONS IN THE DEVELOPMENT PLAN FOR BLOCK L, ON A +/- 6.07 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF E. BUTHERUS DRIVE AND N. 73RD STREET.

WHEREAS, the Planning Commission held a hearing on December 14th, 2016;

WHEREAS, the City Council held a hearing on January 24th, 2017;

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. 18-ZN-2013#2.

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 deleting stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013 adopted Ordinance 4150), regarding floor area for residential uses on a +/- 23.52 acre site, as well as amending the site plan and density modifications in the Development Plan for Block L, on a +/- 6.07 acre site and marked as "Site" (the Property) on the map attached as Exhibit 2 and by adopting that certain document entitled "Scottsdale Quarter - Block L Development Plan" declared as public record by Resolution 10682 which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

ATTACHMENT #2

PASSED AND ADOPTED by the Council of the City of Scottsdale this ___ day of _____, 2017.

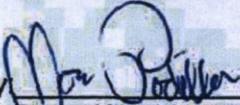
ATTEST:

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

Stipulations for the Zoning Application:

Scottsdale Quarter - Block L & M

Case Number: 18-ZN-2013#2

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

The stipulations from case 18-ZN-2013 shall be modified by 18-ZN-2013#2 as identified below. Deletions are identified with a ~~strikethrough~~ and additions identified in **bold**.

GOVERNANCE

1. Except as stipulated below, all applicable plans and documents for Scottsdale Quarter as approved in cases 5-GP-2005, 14-ZN-2005, 10-DR-2007, and 1-PE-2009 shall continue to apply to the site.

SITE DESIGN

2. CONFORMANCE TO DEVELOPMENT PLAN. Development on Blocks L & M shall conform with the Development Plan, entitled "Development Plan for Scottsdale Quarter Phase III, Block L&M", which is on file with the City Clerk and made a Public Record by Resolution No. 9730 **and as amended by Resolution No. 10682**, and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 90 feet in height, inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
5. ~~MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14-ZN-2005), and total dwelling unit floor area for the overall project shall not exceed 408,822 square feet.~~
5. **SOUND ATTENUATION MEASURES. With the final plans submittal, the owner shall provide sound attenuation as set forth in Appendix F to the FAA Part 150 Noise Compatibility Study, Section 4.00. The provided sound attenuation shall provide a minimum reduction in exterior to interior noise levels of 25 decibels.**
6. FAA DETERMINATION. Prior to permit issuance, the owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.

7. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner shall provide for review, the form of noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the City of Scottsdale.
8. PUBLIC ART. The owner shall continue to comply with the Public Art Master Plan as required in the original zoning case (14-ZN-2005). The public art contribution amount shall be a minimum of one (1) percent of the total building valuation, based on the updated building valuation provided by Glimcher, dated April 1, 2014. At time of permit issuance for each phase of development, the owner shall provide an updated building valuation based on the current construction cost estimates published by the International Code Council for that year.
9. PERIMETER EXCEPTION. Prior to permit issuance for vertical construction, the owner shall submit for review and approval, and record, a revision to the perimeter exception plat and development agreement for Scottsdale Quarter to align the property lines with the proposed development. Approval and recordation of the documents shall follow the City's standard procedure for perimeter exceptions.

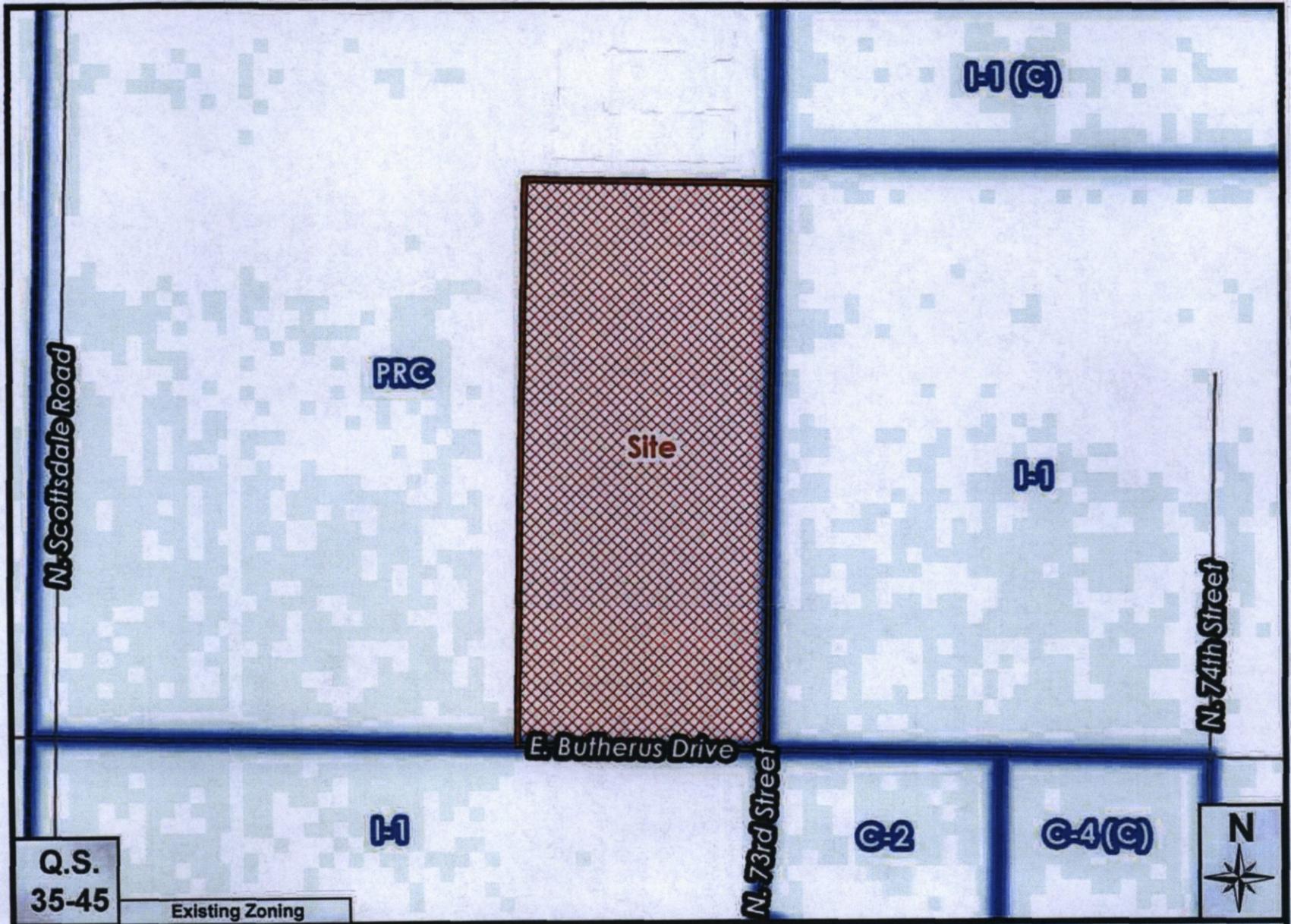
INFRASTRUCTURE AND DEDICATIONS

10. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. 73 rd Street	Minor Collector	None – existing 30'-34' Half Street right-of-way	Driveway, sidewalk, vertical curb and gutter	a.1., a.2., a.3.
E. Butherus Drive	Minor Arterial	None – existing 50' Half Street right-of-way	Sidewalk, Traffic Signal Modification	a.3., a.4.

- a.1. The developer shall construct a new driveway on N. 73rd Street (at South Street) in general conformance with City of Scottsdale's Supplement to the MAG Standard Detail# 2257, type CH-1. New service driveways shall be designed and constructed in general conformance with Standard Detail# 2256, type CL-1.
- a.2. With the Development Review Board application, the developer shall provide more detailed design of parallel parking on N. 73rd Street. The Proposed parallel parking shall be located west of existing curb line and shall not be in conflict with future bicycle lanes on N. 73rd Street.

- a.3. The developer shall remove existing sidewalk and construct new 8-foot wide sidewalk along N. 73rd Street and E. Butherus Drive frontages. ADA accessible ramps shall be provided at driveway crossings.
 - a.4. The developer shall modify traffic signals at the intersections of E. Butherus Drive and N. 73rd Street and at N. 73rd Street and N. Greenway-Hayden Loop to provide left turn arrows at these intersections.
 - b. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to final plan approval, the owner shall dedicate public non-motorized access easement over portions of sidewalk that extends outside of the right-of-way of E. Butherus Drive and N. 73rd Street.
11. BASIS OF DESIGN REPORTS (WATER and WASTEWATER). Prior to submitting final improvement plans for review, the developer shall submit final Basis of Design Reports (Water and Wastewater) to One-Stop Shop for review and obtain an acceptance by City of Scottsdale Water Resources Department staff.
12. EASEMENTS.
- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. 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.



Q.S.
35-45

Existing Zoning

Scottsdale Quarter - Block L

Ordinance No. 4294
Exhibit 2
Page 1 of 1

18-ZN-2013#2

RESOLUTION NO. 10682

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "SCOTTSDALE QUARTER - BLOCK L DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Scottsdale Quarter - Block L Development Plan", attached as exhibit 'A', three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2017.

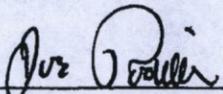
ATTEST:

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

**“Scottsdale Quarter – Block L
Development Plan”**

SCOTTSDALE QUARTER BLOCK L

WPG/ LENNAR
NELSEN PARTNERS, INC.
11/17/2016

PROJECT NARRATIVE

We are excited to bring forward the last vacant parcel, Block L for completion of the Master Plan for Scottsdale Quarter. Block L is the central block adjacent to the Quad and 73rd Place on the West, bound by North and South Streets respectively and Dial/73rd Blvd on the East. The development has been successful in fulfilling the vision it created when the property was zoned back in 2005, and subsequently approved by the Development Review Board in the previous phases. The project was built during difficult economic times and in 3 main phases and has proved to be a success.

The current project is consistent with the approved site plan. As part of phase III, Block L will integrate 6 stories of luxury residential units above +/- 34,401 SF of one and potentially two-story retail on the ground floor. The project will have 2 levels of above and 2 levels of below grade parking, shielded and fully integrated with the architecture of the project. The building massing will be consistent with the current approved master plan. Our request will NOT change the height (90' max.) or density for the project (600 units)

Our request is simple, we would like stipulation #5 that limits us to .8 FAR for Residential to be stricken from our case, thus allowing the current FAR of 1 to rule for the whole project. The current stipulation is inconsistent to realize the density allowed on the site. This action will remedy this condition and allow us to complete the last remaining parcel of Scottsdale Quarter.

Currently Block K provides for 275 units and Block L will provide 300 units for a total of 575 units. When completed Block L will complete the vision for the development, extending the pedestrian realm (The Quad) and creating a dynamic mixed-use project that will combine high-end sophisticated retail, restaurants and luxury residential uses for people to shop and live. We believe this project will enhance and solidify Scottsdale Quarter as the premier mixed-use retail environment in Scottsdale.

AMENDED DEVELOPMENT STANDARDS

The PRC District established enhanced design criteria for amended development standards that provide for increased height and floor area ratio in the PRC district. These criteria will be discussed below, following the proposed amended development standards.

C. Maximum amended development standards

1. Floor area ratio:

- a. Maximum 1.0 of all lots within the Development Plan boundary.
- b. A floor area ratio higher than 1.0 may be located on the portion of the Development Plan where the amended floor area ratio is located. However, the overall Development Plan shall not exceed a floor area ratio of 1.0.

2. Building height (including rooftop appurtenances). Maximum: 90 feet.

D. Additional requirements

1. The following requirements are applicable to the amended development standards where shown on the development Plan:
 - a. Vertically integrated mixed use is required.

This proposal is for a vertically-integrated mixed use of retail, office, residential, and structured parking both above grade and below. The majority of the parking consists of 2 levels below grade with 364 cars, and 146 above grade in two levels. There are two main building masses connected by below grade parking and bridges that connect the office component with above grade parking on Block M, and provide future underground utility connection to the retail that will occur in Block L. The above grade parking is architecturally screened with green screen and architectural elements taken from the building design. Thus, the retail, residential, office, and structured parking are vertically integrated with multiple connected components that are architecturally consistent.

- b. Nondensity based land use distribution: five percent of the total gross floor area shall be nondensity based uses located within the story at grade.

The total building size for block L & M is approximately +/-586,929 square feet, and five percent of that number is 29,346.45 square feet. The current plan shows 65,229 square feet of retail space at grade and level 2 of block L & M, in excess of the required amount for amended standards and in no case will it be less than the requirement.

- c. Density based uses or guest unit distribution. Minimum: 20 percent of the total gross floor area shall be density based uses or guest units, or a combination of the two.

Density based uses must meet a standard of twenty percent of the total floor area, or in this case 102,456 square feet. The current plan shows +/-235,412 square feet, an in no event will it be less than the requirement.

- d. Open Space.
 - i. Additional: Equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.
 - ii. Placement: The additional open space shall be placed in the same location as the amended development standards.

In order to qualify for amended development standards the area to which the amended standards would apply must exceed the base open space requirement by five percent. The base requirement for Blocks L and M is 13,328.2 square feet of open space, and the proposal is to provide more than +/- 67,290 square feet of open space, we are providing 20% more than the number needed to qualify for amended standards within the site for which amended standards are requested.

- e. Building massing at the perimeter of the Development Plan
 - i. Stepbacks adjacent to a residential boundary

There are no residential districts abutting the site so this standard does not apply.

- ii. Stepbacks where not located adjacent to a residential boundary.

(1) Front yard. Minimum: Building height of 60 feet or less is as required in Section 5.2606.F.1.a. Building heights greater than 60 feet, the minimum is as follows: 1:1 vertical rise to horizontal run, beginning at the point where the 60 feet of building height can be located.

(2) Side and rear yards. Minimum: Building height of 60 feet or less is as required in section 5.2606.F.1.b. Building heights greater than 60 feet, the minimum is as follows: 2:1 vertical rise to horizontal run, beginning at the point where the 60 feet of building height can be located.

The proposal meets the standard of 2:1 for building height greater than 60 feet.

- iii. Building facade length. Maximum 200 feet without an offset or recess in the building wall plane.
- iv. Building facade offset or recess. Minimum 20 feet in depth projecting away from the street for a minimum distance equivalent to 20 percent of the building width, and angled between 90 degrees and 45 degrees to the building and wall plane.

No building facade exceeds 200 feet in length without an offset of at least 20 feet. There is a setback of 20 feet on the east side of the building to meet the standard for offset or recess. In addition, architectural elements provide both vertical and horizontal articulation to present an interesting or pedestrian-activated building on all four sides.

f. Parking.

- i. Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.
- ii. Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by

the Development Review Board.

As previously indicated, the above-grade parking is screened by a combination of green screen and architectural elements found elsewhere on the building. In addition, dense landscaping provides further screening. These materials are consistent with screening previously used successfully in Scottsdale Quarter.

2. Scottsdale's Green Building Program. The development shall be in compliance with Scottsdale's Green Building Program requirements.

The submitted Development Plan demonstrates compliance with the criteria above that provide for a floor area ratio of 1.0 and a building height of 90 feet inclusive of rooftop appurtenances.

Development standards shall be amended as follows:

Sec. 5.2606. - Property development standards.

B. Floor area ratio.

1. Nondensity based land uses. Maximum: 1.0 of the net lot area of the Development Plan.
2. Dwelling units. Maximum: 50 percent of the gross floor area of the Development Plan's nondensity based land uses, not to exceed 512,278 square feet.

C. Building height (~~excluding rooftop appurtenances~~). Maximum 90 feet, **inclusive of rooftop appurtenances.**

Melton Partners, Inc.
Austin | Scottsdale
15125 North Scottsdale Road
Suite #200
Scottsdale, Arizona 85254
480.947.6800
meltonpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

**PHASE III BLOCK L
SCOTTSDALE QUARTER**
15125 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Date
NOVEMBER 06, 2016

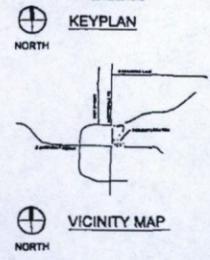
Project No.
315036

A102
SITE PLAN

SITE DATA

Open Space Calculations

Zoning:	PRC
Gross Site Area:	1,246,149.70
28.51 Acres	
Net Site Area:	1,024,555.00
23.52 Acres	
Open Space Required:	204,911 sf
= 20% max of net site area (1,024,555 x .2)	
Total Open Space Provided:	281,232 sf
Frontage Space Required:	51,228 sf
=25% of Req'd Open Space (204,911 x .25)	
Frontage Space Provided:	59,437 sf
Maximum Building Height:	90'-0"
Building Height Proposed:	90'-0"
Building Setback:	30' Average (Varies on 73rd Street)
FAR Allowed (w/o residential):	1.0 (1,024,555.00 SF)
FAR Proposed (w/o residential):	1.0 (1,024,555.00 SF)
Office Allowed (40% of Commercial):	(1,024,555 x .40) 409,822 SF
Office Proposed:	252,243 SF
Residential Not Allowed (50% of Commercial):	(1,024,555 x .50) 512,278 SF
Residential Not Proposed (Cap at 1.0 FAR):	512,278 SF



TABULATIONS

PHASE I A	PHASE I B	PHASE I C	PHASE I D	PHASE I E	PHASE I F	PHASE I G	PHASE I H	PHASE I I	PHASE I J	PHASE I K	PHASE I L	PHASE I M	PHASE I N	PHASE I O	PHASE I P	PHASE I Q	PHASE I R	PHASE I S	PHASE I T	PHASE I U	PHASE I V	PHASE I W	PHASE I X	PHASE I Y	PHASE I Z																		
BUILDING 1 LEVEL 1 (RESTAURANT) PATIO	7,899 SF 1,884 SF	BUILDING 10 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	37,444 SF 31,908 SF 38,325 SF 15,934 SF 6 SF	BUILDING 11 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	44,887 SF 22,878 SF 11,241 SF	BUILDING 12 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 13 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 14 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 15 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 16 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 17 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 18 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 19 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 20 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 21 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 22 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 23 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 24 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 25 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 26 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 27 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 28 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF	BUILDING 29 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	43,294 SF 40,719 SF 1,575 SF	BUILDING 30 LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	41,943 SF 3,131 SF

BLOCK L - TABULATIONS

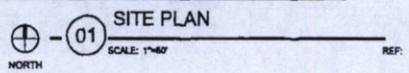
GROUP BUILDING AREA (GBA)	43,294 SF
LEVEL 1	8,127 SF
LEVEL 2	43,294 SF
LEVEL 3	38,211 SF
LEVEL 4	38,211 SF
LEVEL 5	38,211 SF
LEVEL 6	38,211 SF
LEVEL 7	38,211 SF
LEVEL 8	38,211 SF
TOTAL PROPOSED	415,238 SF
COMMERCIAL	
RETAIL	24,401 SF
RESTAURANT	10,202 SF
TOTAL PROPOSED	34,603 SF
SHARED SERVICE YARD	13,943 SF
RESIDENTIAL	
UNIT FLOOR AREA	812,278 SF
PROPOSED (FAR 1.0 @ 90%)	234,485 SF
EXISTING ON BLOCK L	777,793 SF
MAX. UNITS ALLOWED:	
EXISTING ON BLOCK L	375
ALLOWED ON BLOCK L	325
PROPOSED ON BLOCK L	305
PARKING:	
ON SITE	625
ABOVE GRADE (G1 & L2)	146
BELOW GRADE (G1 & G2)	364

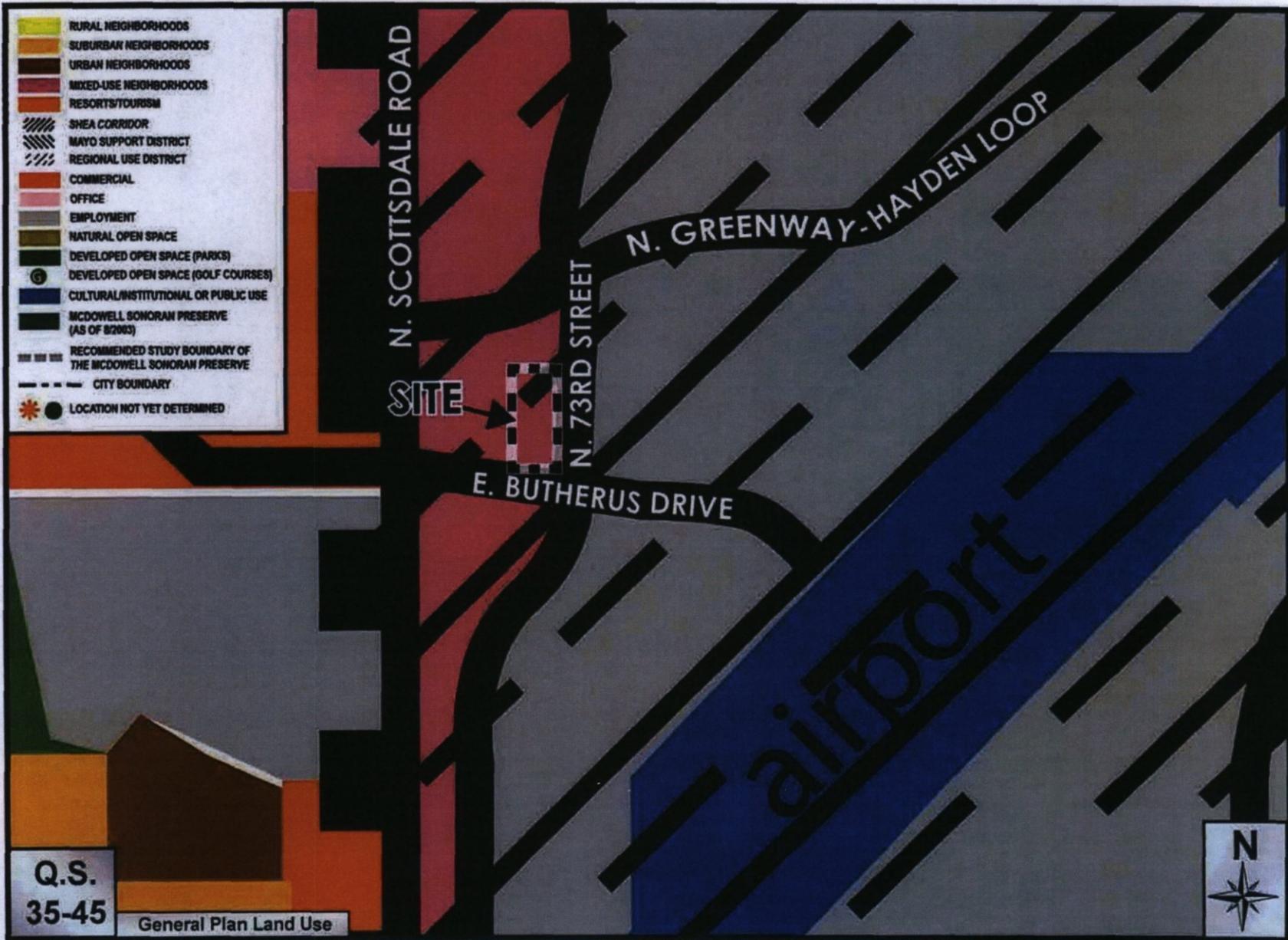
PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT BLOCK L - 300 DU @ 22 STUDIOS UNITS = 660 PARKING SPACES
- 114 ONE BEDROOM UNITS = 143 PARKING SPACES
- 138 TWO BEDROOM UNITS = 276 PARKING SPACES
- 6 THREE BEDROOM UNITS = 115 PARKING SPACES
- 443 PARKING SPACES REQ'D
- 819 PARKING SPACES PROVIDED
- 376 EXCESS PARKING SPACES PROVIDED
- TOTAL RESIDENTIAL PARKING PROVIDED (IN L, M GARAGES) = 812 SPACES
- MINUS (SEE COMMERCIAL CENTER (GARDEN) PARKING REQUIREMENT = 637,786 SF @ 1 SPACE/200 SF = 2,138 SPACES
- TOTAL PARKING PROVIDED = 3,621 SPACES
- TOTAL PARKING PROVIDED = 3,621 SPACES
- ACCESSIBLE RESIDENTIAL PARKING REQUIRED = 2% OF TOTAL PROVIDED = 80 @ 212 SPACES = 19 SPACES
- ACCESSIBLE RESIDENTIAL PARKING PROVIDED (IN L, M GARAGES) = 19 SPACES

NOTES:

- Any modifications to the site plan must be approved by the City of Scottsdale.
- The site plan shall be subject to the City of Scottsdale's approval.
- The site plan shall be subject to the City of Scottsdale's approval.
- The site plan shall be subject to the City of Scottsdale's approval.





ATTACHMENT #4

Scottsdale Quarter - Block L

18-ZN-2013#2



September 30, 2016

Phillip H. Kercher, PE, PTOE
Principal Traffic Engineer
Transportation Department
7447 East Indian School Road, Suite 205
Scottsdale, Arizona 85251



RE: TIMA Addendum/Trip Generation and Comparison Statement for Block L of the Scottsdale Quarter, Scottsdale, Arizona

Dear Mr. Kercher:

The purpose of the letter is to supplement or to serve as an addendum to the approved Traffic Impact and Mitigation Analysis (TIMA) for Blocks L and M of Phase III of the Scottsdale Quarter. It is presented as a Trip Generation and Comparison Statement (TGCS) for Block L of the Scottsdale Quarter. Block L is the last remaining developable parcel in the Scottsdale Quarter project. This letter is part of an application being made to re-zone Block L.

BACKGROUND

On November 12, 2013, CivTech completed a TCGS for Blocks L and M of Phase III of the Scottsdale Quarter. Subsequent to that, in part due to the findings of the 2013 TGCS, CivTech was asked to prepare a full TIMA, completing a second submittal on March 26, 2014 and receiving an approval via email from the City on March 31, 2014.

PROPOSED DEVELOPMENT AND ACCESS

In the approved TIMA, the proposed uses for Block L included residential condominiums, and estimated 100 dwelling units (DUs); a 116-room hotel; and more than 173,000 square feet (SF) of retail space.

The proposed development will be eight stories high and will provide three levels of underground parking. An entrance from the private "North Street" shown on a prior plan has been eliminated on this site plan and new access, Access D, directly from 73rd Street to the parking garage is being proposed. The current proposal for Block L is to provide the following trip generating land uses:

- 56,253 SF of retail space, of which 5,000 SF could be dedicated to restaurant use;
- 7,560 SF of (base) restaurant floor space with a potential of 5,000 SF additional;
- Seven 2-story live/work DUs with ground-floor access directly to 73rd Street; and
- 293 studio, one-, two-, and three bedroom DUs on levels 3 through 8.

Please note that all residential units will be multi-family units for lease and not condominiums as proposed previously.

TRIP GENERATION AND COMPARISON

The trip generation potential of a development is most-often estimated using the latest edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* as a primary reference. Currently in its 9th edition published in 2012, the manual provides trip generation data for a wide variety of land uses. The data are summarized in the document and average rates and equations

developed from the data are provided that correlate the relationship between an independent variable that describes the development size and the trips generated for each categorized land use. The manual provides information for daily and peak hour trips and, for certain uses, for other time periods as well, and trip distribution percentages, that is the percentage of entering and existing trips.

Trip rates published in the latest (9th) edition of the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* were used to generate trips for the site both in the approved TIMA and for the current mix of uses. The current mix of uses are illustrated in the site plan provided by the Client. (See **Attachment A**.) The upper portion of **Table 1** is the trip generation from Block L as it appeared in the approved TIMA. The lower portion of the table is the trip generation for the currently-proposed mix of uses. The comparison is shown at the bottom of the table.

Please note that, as explained in the approved TIMA, many of the rates used were calculated by applying regression equations published in the manual and then dividing by the applicable number of units for the entire Scottsdale Quarter to yield per-unit average rates, which are shown in the table. Changes in total floor areas dedicated to a particular use and the total number of dwelling units could then affect the per-unit rate at which trips could be generated. This can be seen in **Table 1**, where a decrease in the floor area of retail space is expected to result in a higher number of trips per 1,000 SF of floor area over the course of a day and during the peak periods.

Table 1 – Trip Generation

Land Use	ITE LUC	ITE Land Use Name	Quantity Units	AM Distribution		PM Distribution				
				In	Out	In	Out			
Current Approved Block L, per Approved March 2014 TIMA										
Residential Condominium/ Townhouse	230	Residential Condominium/Townhouse	100 DUs	17%	83%	67%	33%			
Hotel or motel	310	Hotel	116 Rooms	59%	41%	51%	49%			
Shopping Center	820	Shopping Center	173.113 KSF	62%	38%	48%	52%			
Quality Restaurant	931	Quality Restaurant	0.000 KSF	50%	50%	67%	33%			
ADT										
Land Use	Avg. Rate		AM Peak Hour		PM Peak Hour					
	Avg. Rate	Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
Residential Condominium/ Townhouse	5.12	512	0.36	6	31	37	0.44	29	15	44
Hotel or motel	5.73	666	0.53	37	25	62	0.60	36	34	70
Shopping Center	40.76	7,058	0.88	95	58	153	3.70	308	333	641
Quality Restaurant	89.95	0	0.81	0	0	0	7.49	0	0	0
BLOCK L TOTALS		8,236		138	114	252		373	382	755
Currently-Proposed Block L										
Multi-Family Residential	220	Apartments	300 DUs	20%	80%	65%	35%			
Hotel or motel	310	Hotel	0 Rooms	59%	41%	51%	49%			
Shopping Center	820	Shopping Center	51.253 KSF	62%	38%	48%	52%			
Quality Restaurant	931	Quality Restaurant	12.560 KSF	50%	50%	67%	33%			
ADT										
Land Use	Avg. Rate		AM Peak Hour		PM Peak Hour					
	Avg. Rate	Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
Multi-Family Residential	6.47	1,942	0.50	30	121	151	0.61	119	64	183
Hotel or motel	0.00	0	0.53	0	0	0	0.60	0	0	0
Shopping Center	45.80	2,348	1.01	32	20	52	4.13	102	110	212
Quality Restaurant	89.95	1,130	0.81	6	5	11	7.49	64	31	95
BLOCK L TOTALS		5,420		68	146	214		285	205	490
Differences: Proposed - Block L, per Approved March 2014 TIMA										
DIFFERENCES (Numeric)		-2,816		-70	+32	-38		-88	-177	-265
DIFFERENCES (Percentage)		-34%		-51%	28%	-15%		-24%	-46%	-35%

A review of the results of the trip generation for the currently proposed mix of uses for Block L of the Scottsdale Quarter summarized in **Table 1** reveals that Block L as now-proposed should generate approximately 5,420 trips per day, 214 trips (68 in/146 out) during the AM peak hour, and 490 trips (285 in/205 out) during the PM peak hour. The expected differences are 2,816 fewer trips each day, 38 net fewer trips during the AM peak hour, and 165 net fewer trips during the PM peak hour than as documented in approved TIMA of March 2014. On a percentage basis, the expected differences are approximately 34% fewer trips generated by Block L each day with 15% fewer trips during the AM peak hour and 35% fewer trips during the PM peak hour than in the approved TIMA.

REVISED SITE TRIPS

In the approved TIMA, the relatively few residential trips anticipated from Block L were assigned to the roadways using the same directional distribution percentages as were the non-residential trips. With the sizeable increase of residential units with its the corresponding increase in the number of trips and the introduction of a travel pattern based more on commuter traffic, CivTech separately assigned the residential trips and the retail/office/restaurant trips for Block L, applying the same directional distribution percentages applied to Block K, which was rezoned from office to residential. **Table 2** summarizes the two sets of directional distribution percentages previously derived.

Table 2 – Trip Distribution

Direction (To/From)	Via	Non-Residential Trip Distribution	Residential Trip Distribution
North	Scottsdale Road	25%	17%
South	Scottsdale Road	25%	30%
South	73 rd Street	9%	0%
East	Greenway-Hayden Loop	10%	45%
East	Butherus Drive	1%	0%
West	Kierland Boulevard	5%	4%
West	Greenway Parkway	25%	4%
Totals		100%	100%

The percentages shown in **Table 2** were applied to the trips generated to determine the site traffic at the intersections within the study area. The residential, non-residential, and total site trips anticipated from Block L only are depicted in **Attachment B**, **Attachment C**, and **Attachment D**, respectively.

Attachment E presents the total trips with trips generated by Blocks K, L, and M since the three blocks will share driveways. **Attachment F** presents the trips from Blocks K, L, and M from the approved TIMA and **Attachment G** compares the total site trips for Blocks K, L, and M between approved and as currently proposed. **Attachment B** and **Attachment C** also show the directional distributions in **Table 2** as they have been applied to the residential and non-residential trips, respectively.

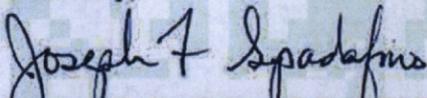
CONCLUSIONS

Based on the foregoing, CivTech has concluded the following:

- Block L as now-proposed should generate approximately 5,420 trips per day, 214 trips (68 in/146 out) during the AM peak hour, and 490 trips (285 in/205 out) during the PM peak hour.
- The expected differences are 2,816 fewer trips each day, 38 net fewer trips during the AM peak hour, and 165 net fewer trips during the PM peak hour than as documented in approved TIMA of March 2014.
- On a percentage basis, the expected differences are approximately 34% fewer trips generated by Block L each day with 15% fewer trips during the AM peak hour and 35% fewer trips during the PM peak hour than in the approved TIMA.

Thank you for your prompt and careful attention to reviewing this statement. Please contact me with any questions you may have on this statement.

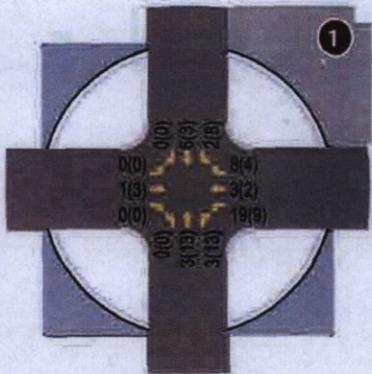
Sincerely,



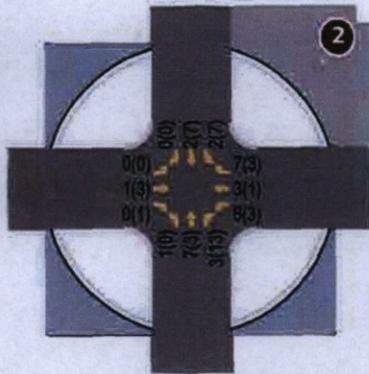
Joseph F. Spadafino, P.E., PTOE, PTP
Project Manager/Senior Traffic Engineer

Attachments

- Attachment A - Site Plan**
- Attachment B - Block L Residential Trips with Trip Distribution (Proposed)**
- Attachment C - Block L Non-Residential Trips with Trip Distribution (Proposed)**
- Attachment D - Block L Total Trips (Proposed)**
- Attachment E - Blocks L&M Total Trips (Proposed)**
- Attachment F - Blocks L&M Total Trips (Approved)**
- Attachment G - Blocks L&M Trip Comparison (Approved - Proposed)**



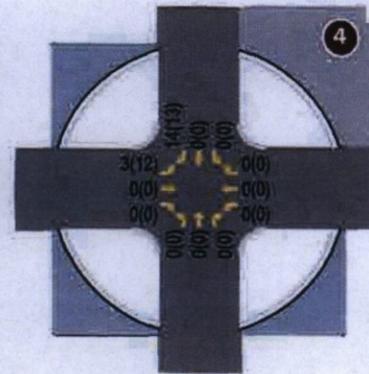
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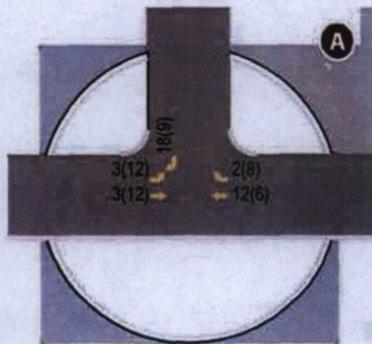
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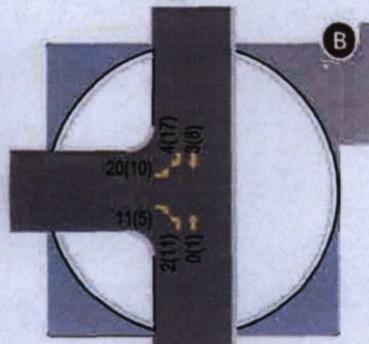
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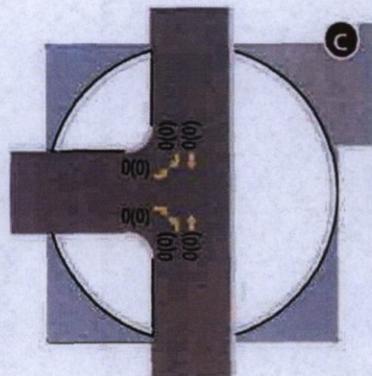
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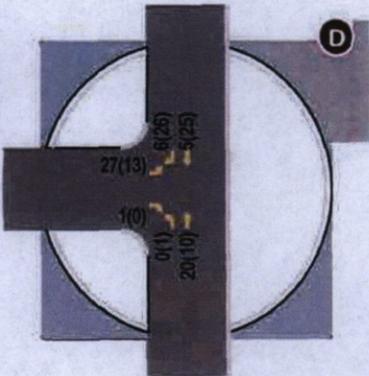
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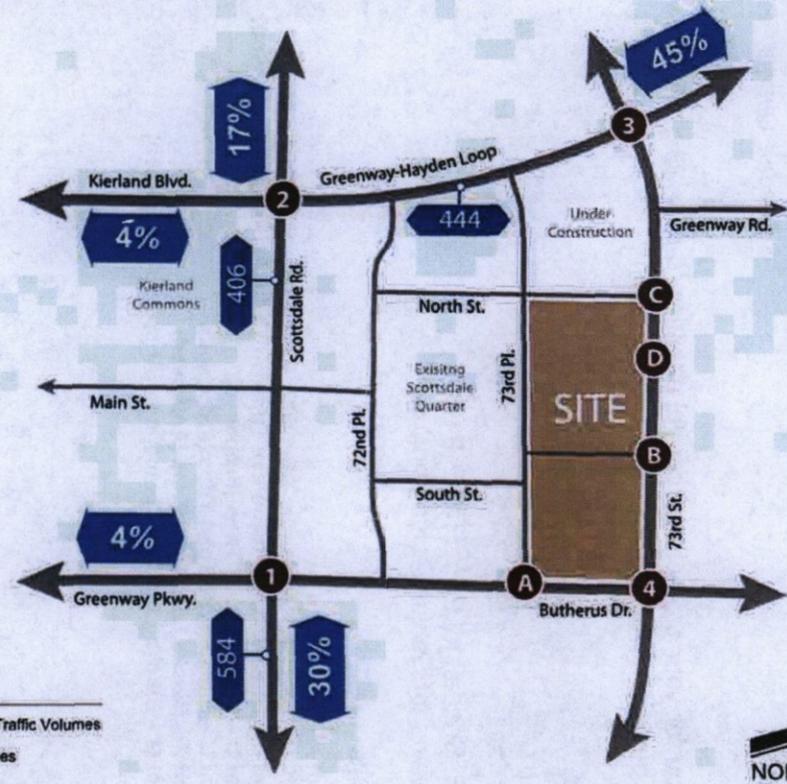
73rd St. @ Access B



73rd St. @ Access C

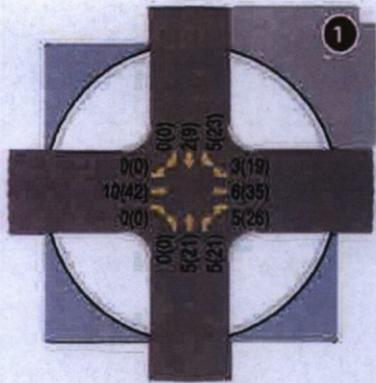


73rd St. @ Access D

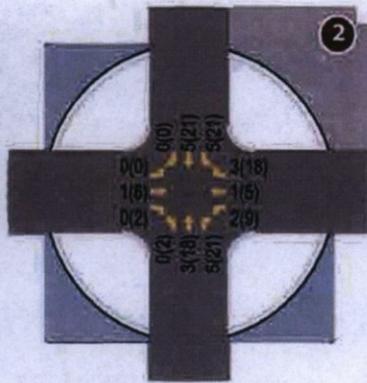


LEGEND
 XX(XX) - AM(PM) Peak Hour Traffic Volumes
 XXXX - Average Daily Volumes
 (XX%) - Directional Distribution

Attachment B: Block L Residential Traffic Volumes with Trip Distribution (Proposed)



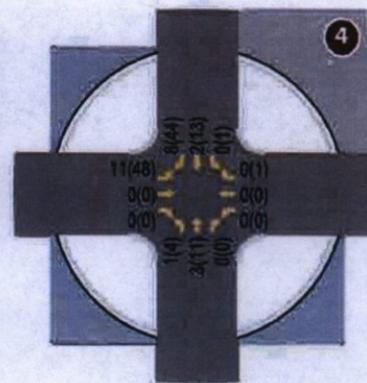
Scottsdale Rd. @ Butherus Dr.



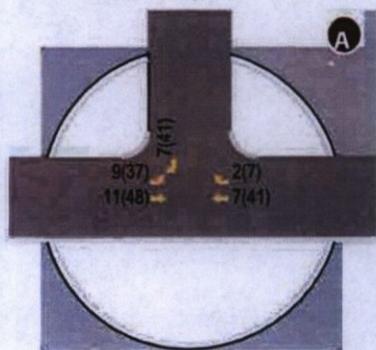
Scottsdale Rd. @ Greenway-Hayden Lp.



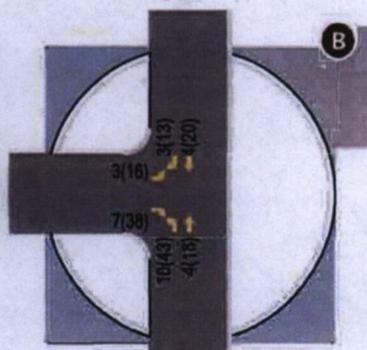
73rd St. @ Greenway-Hayden Lp.



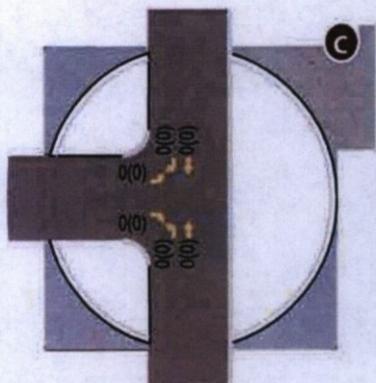
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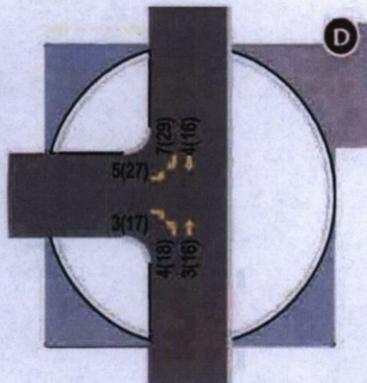
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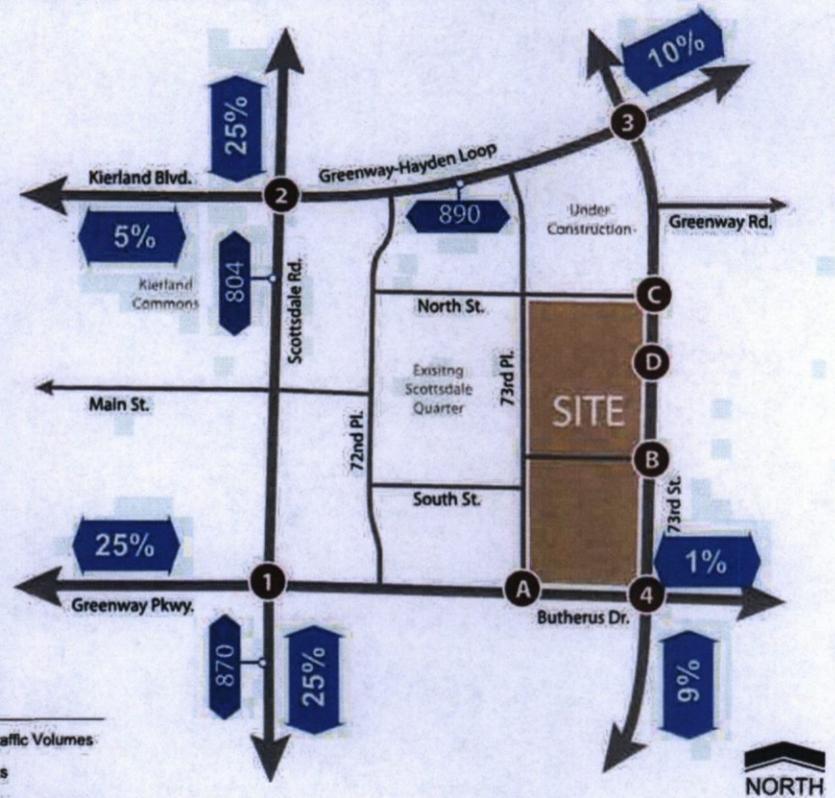
73rd St. @ Access B.



73rd St. @ Access C



73rd St. @ Access D



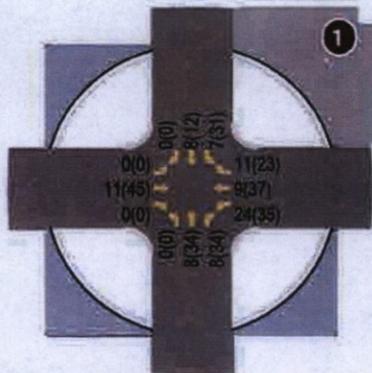
LEGEND

XX(XX) - AM(PM) Peak Hour Traffic Volumes

XX,XXX - Average Daily Volumes

(XX%) - Directional Distribution

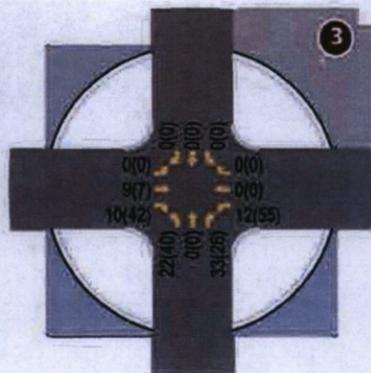
Attachment C: Block L Non-Residential Traffic Volumes with Trip Distribution (Proposed)



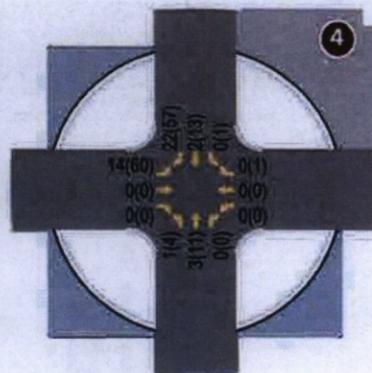
Scottsdale Rd. @ Butherus Dr.



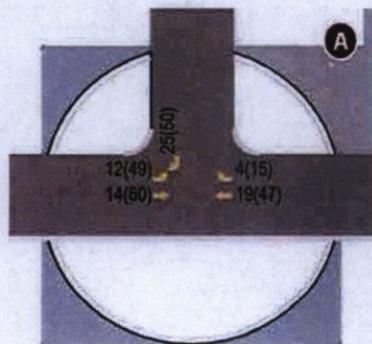
Scottsdale Rd. @ Greenway-Hayden Lp.



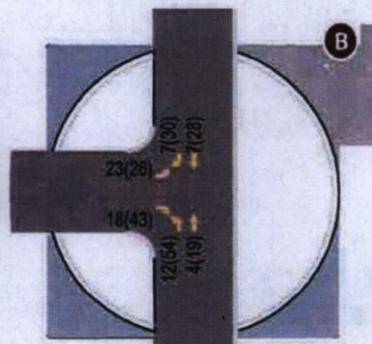
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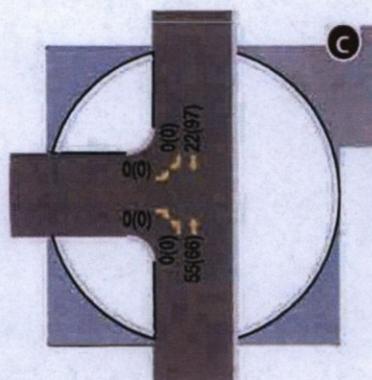
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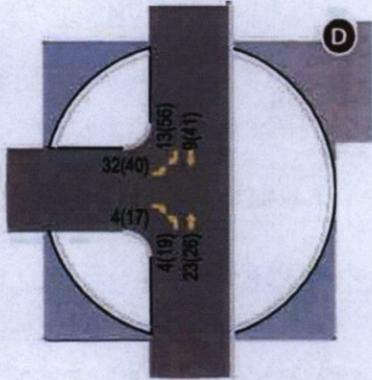
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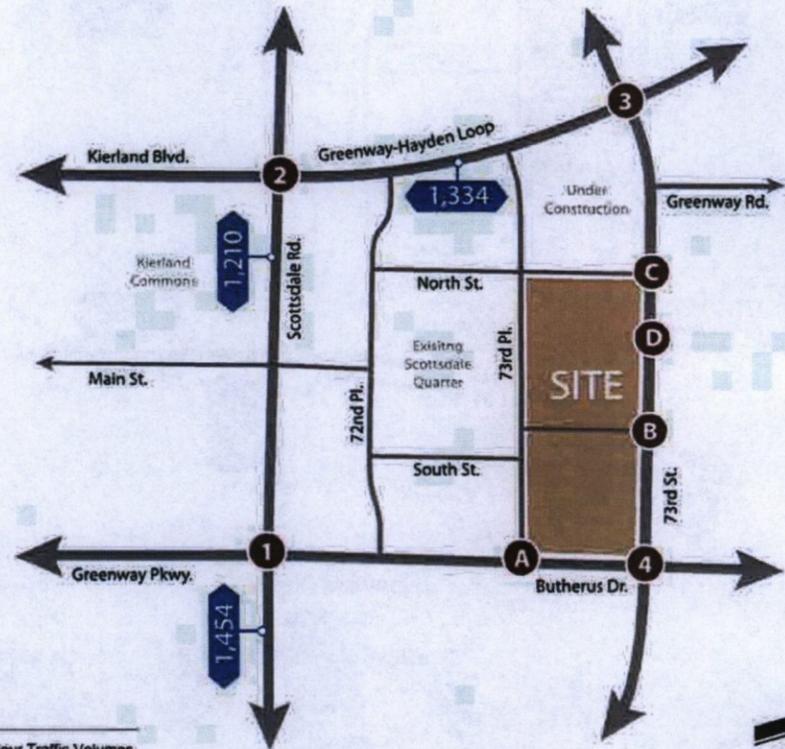
73rd St. @ Access B



73rd St. @ Access C



73rd St. @ Access D

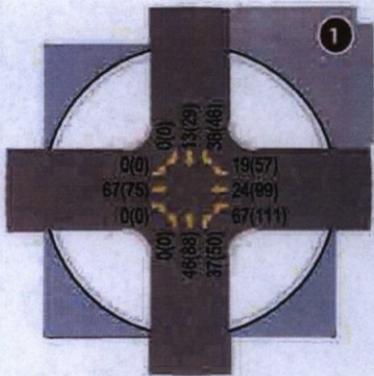


LEGEND

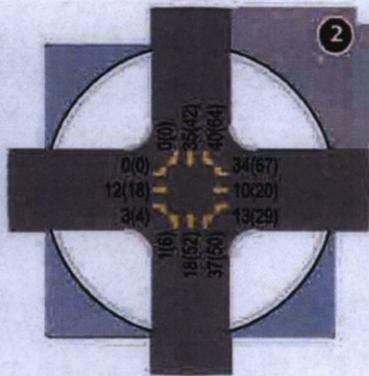
XX(X) - AM(PM) Peak Hour Traffic Volumes

XXXX - Average Daily Volumes

Attachment D: Block L Total Traffic Volumes (Proposed)



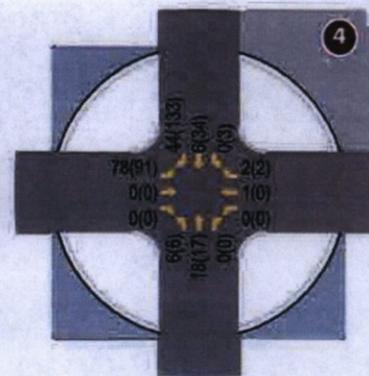
Scottsdale Rd. @ Butherus Dr.



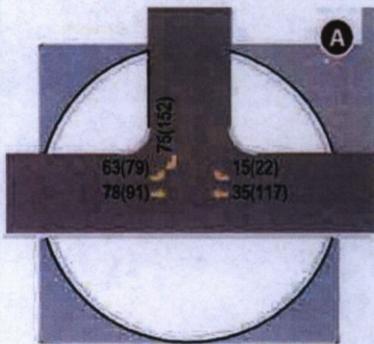
Scottsdale Rd. @ Greenway-Hayden Lp.



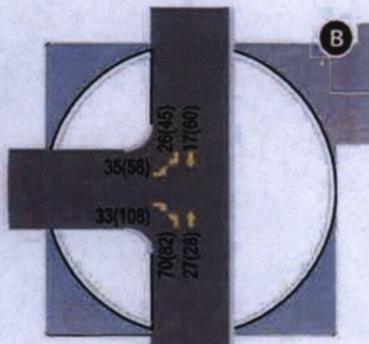
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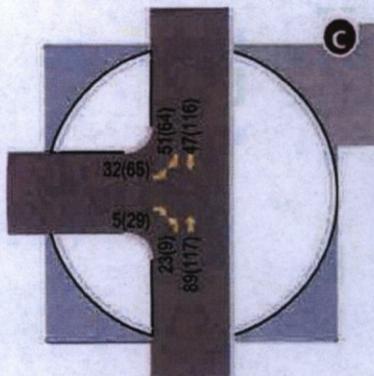
73rd St. @ Butherus Dr.



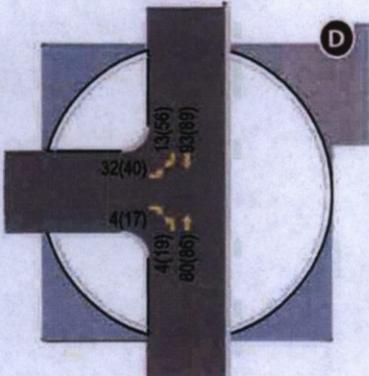
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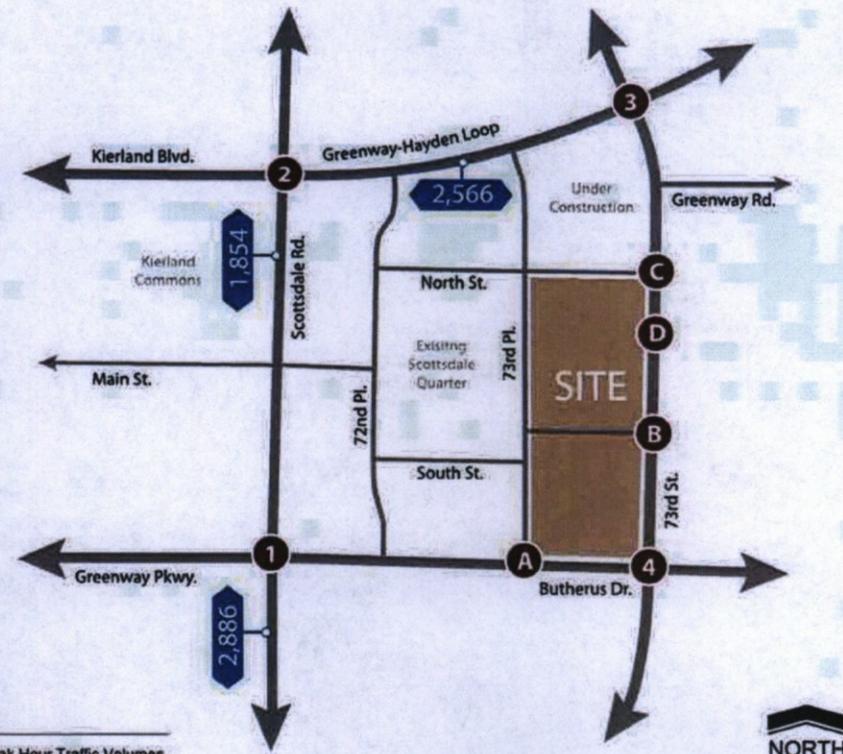
73rd St. @ Access B



73rd St. @ Access C



73rd St. @ Access D

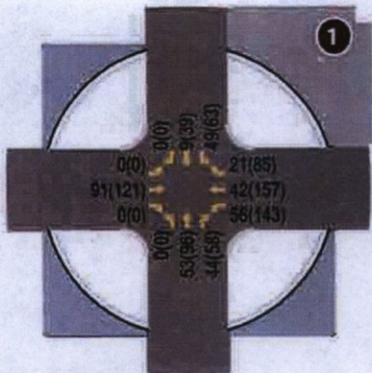


LEGEND

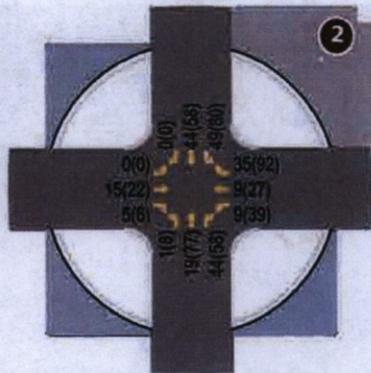
XX(XX) - AM(PM) Peak Hour Traffic Volumes

XX,XXX Average Daily Volumes

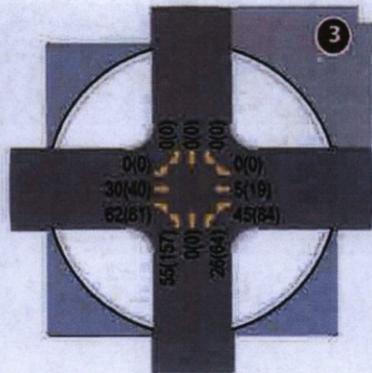
Attachment E: Blocks K,L,&M Total Traffic Volumes (Proposed)



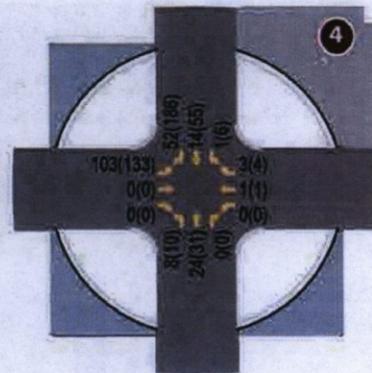
Scottsdale Rd. @ Butherus Dr.



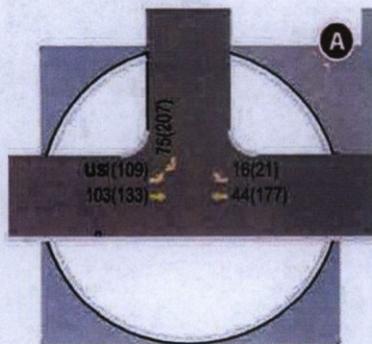
Scottsdale Rd. @ Greenway-Hayden Lp.



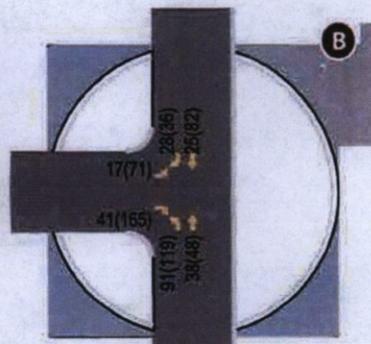
73rd St. @ Greenway-Hayden Lp.



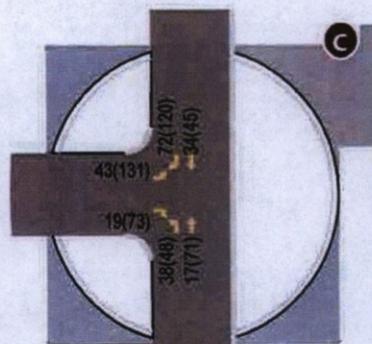
73rd St. @ Butherus Dr.



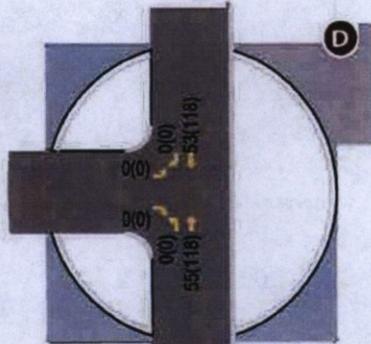
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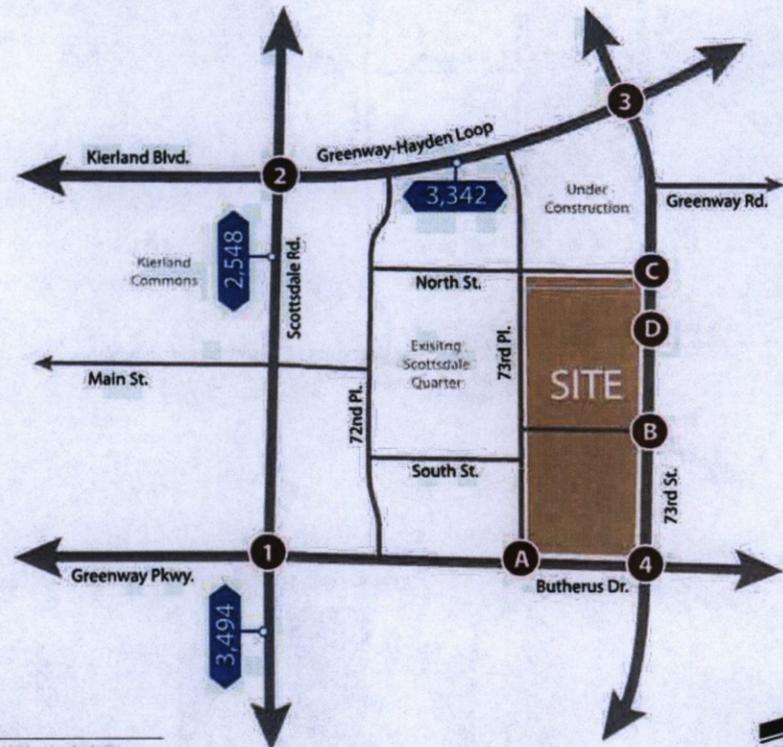
73rd St. @ Access B



73rd St. @ Access C



73rd St. @ Access D

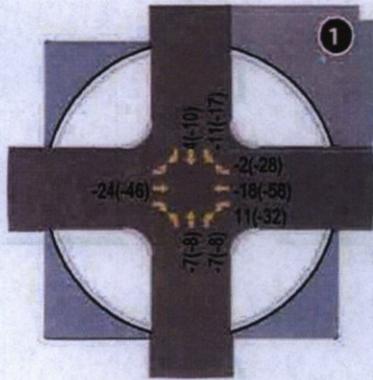


LEGEND

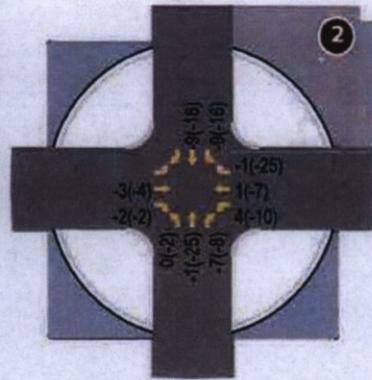
XX(X) - AM(PM) Peak Hour Traffic Volumes

XX,XXX Average Daily Volumes

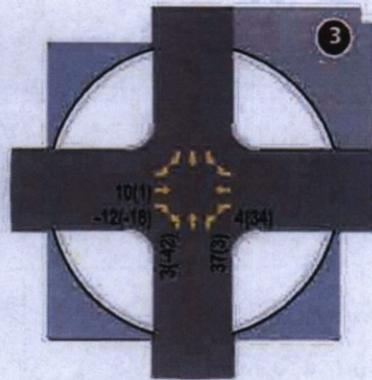
Attachment F: Blocks K,L,&M Total Traffic Volumes (Approved)



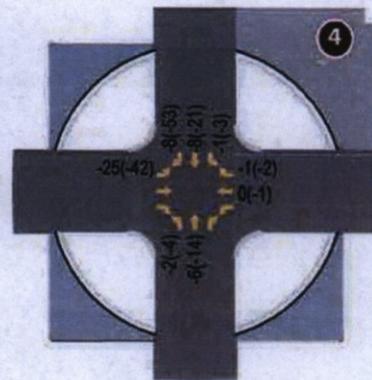
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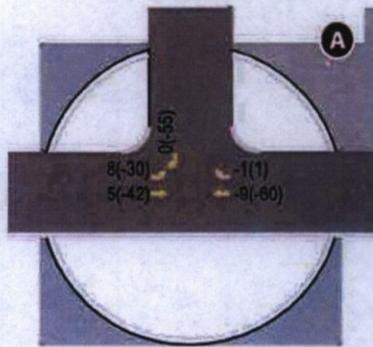
Scottsdale Rd. @ Greenway-Hayden Lp.



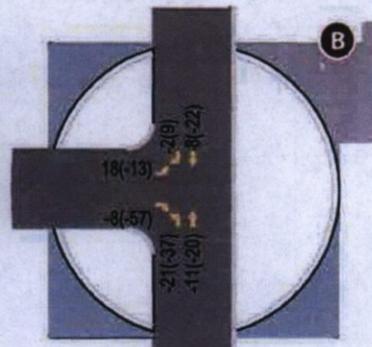
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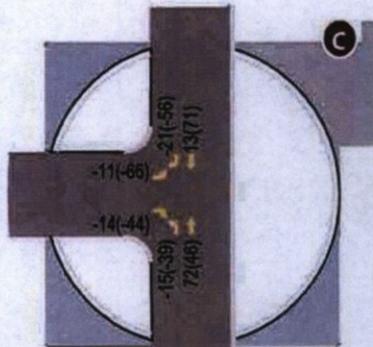
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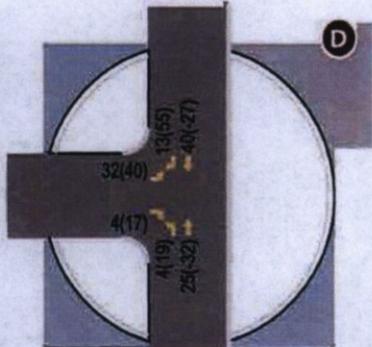
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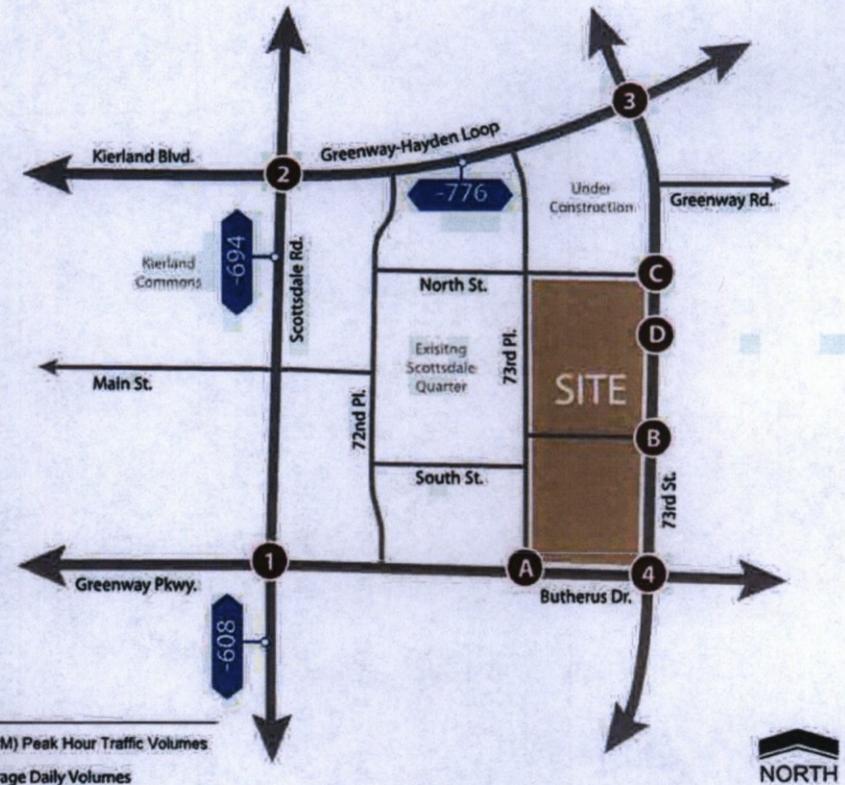
73rd St. @ Access B.



73rd St. @ Access C



73rd St. @ Access D



LEGEND

XX(XX) - Difference in AM(PM) Peak Hour Traffic Volumes

XXXXX - Difference in Average Daily Volumes

Attachment G: Blocks K,L,&M Trip Comparison (Proposed - Approved)



Community Input Certification

CASE NO 579-PA-2016

PROJECT LOCATION: Scottsdale Quarter (Block L)
(North of the northwest corner of 73rd Street and Butherus Drive)

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
8/2/2016	Art Martori (Corporate Offices of Martori Farms) Located at: 7332 E. Butherus Dr.		✓	
8/11/2016	Ron Finkel (Capital Creek 3, LLC) RF@AZ7RE.com, 602-695-1148	✓		✓
8/11/2016	Heidi B. (Resident at Crescent Apts.) mktmvr1@aol.com, 480-686-7656	✓		✓

Paul E. Zibant
Signature of owner/applicant 

8/11/16
Date

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

NOTES/SUMMARY

NEIGHBORHOOD MEETING

AUGUST 11, 2016

NELSEN PARTNERS OFFICE – KIERLAND COMMONS

15210 N. SCOTTSDALE ROAD, SCOTTSDALE

6:00 PM

PROPOSED AMENDMENTS TO THE ZONING DISTRICT MAP & DEVELOPMENT PLAN
OF SCOTTSDALE QUARTER BLOCK L
NORTH OF THE NORTHWEST CORNER OF 73RD STREET & BUTHERUS DRIVE.
(PRE-APPLICATION CASE # 579-PA-2016)

SUMMARY: Two (2) people were in attendance. The meeting last about 1-hour and included a brief presentation with follow up discussion.

[COMMENT] Really like Scottsdale Quarter and the overall development – quality development.

[COMMENT] Proposal makes sense and fits in nicely.

[COMMENT] Excited about it and looking forward to it.

[QUESTION] When will development being?

ANSWER: Anticipate construction to start late next year.

[QUESTION] What is the height?

ANSWER: Same as before, maximum 90' (approx. 8-stories).

[QUESTION] Will the footprint of the building be the same?

ANSWER: About the same footprint, maybe a little smaller than the previous approved plan.

[QUESTION] How many units?

ANSWER: Approximately 300 units.

Cluff, Bryan

From: Nick Labadie <nick@roselawgroup.com>
Sent: Thursday, October 06, 2016 4:29 PM
To: Cluff, Bryan
Cc: Angelica Romo; Jordan Rose
Subject: Block L

Hi Bryan,

Thanks for filling me in on the status of the request at Block L of Scottsdale Quarter. While it may appear to be a minor zoning stip modification, the implications for the City are actually pretty substantial. It seems like it will generate ample public comment and discussion.

As the applicant has pointed out in the narrative describing the request, the simple change in FAR will allow for 300 apartment rentals on Block L. What goes unmentioned is the fact that these new residential units will come at the cost of a 116-key luxury boutique hotel and nearly 70,000 SF of approved commercial space. In fact, the city recently approved a request on Block L to increase the FAR to allow for more commercial, which the applicant apparently now wants to leverage for residential. This change to rentals is not only contrary to the vision upon which the project (and updated FAR allowance) was approved by Council, but also comes at a significant economic cost to the city in terms of lost sales and bed tax revenues (quick estimate: around \$1,000,000).

Please do keep us apprised of the hearings etc and include this in the packet for public comment. Our clients in the area are adjacent and will be filing a legal protest on the case.

Nick Labadie
Senior Planner/Project Manager
7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.240.5640 Cell: 480.202.0781



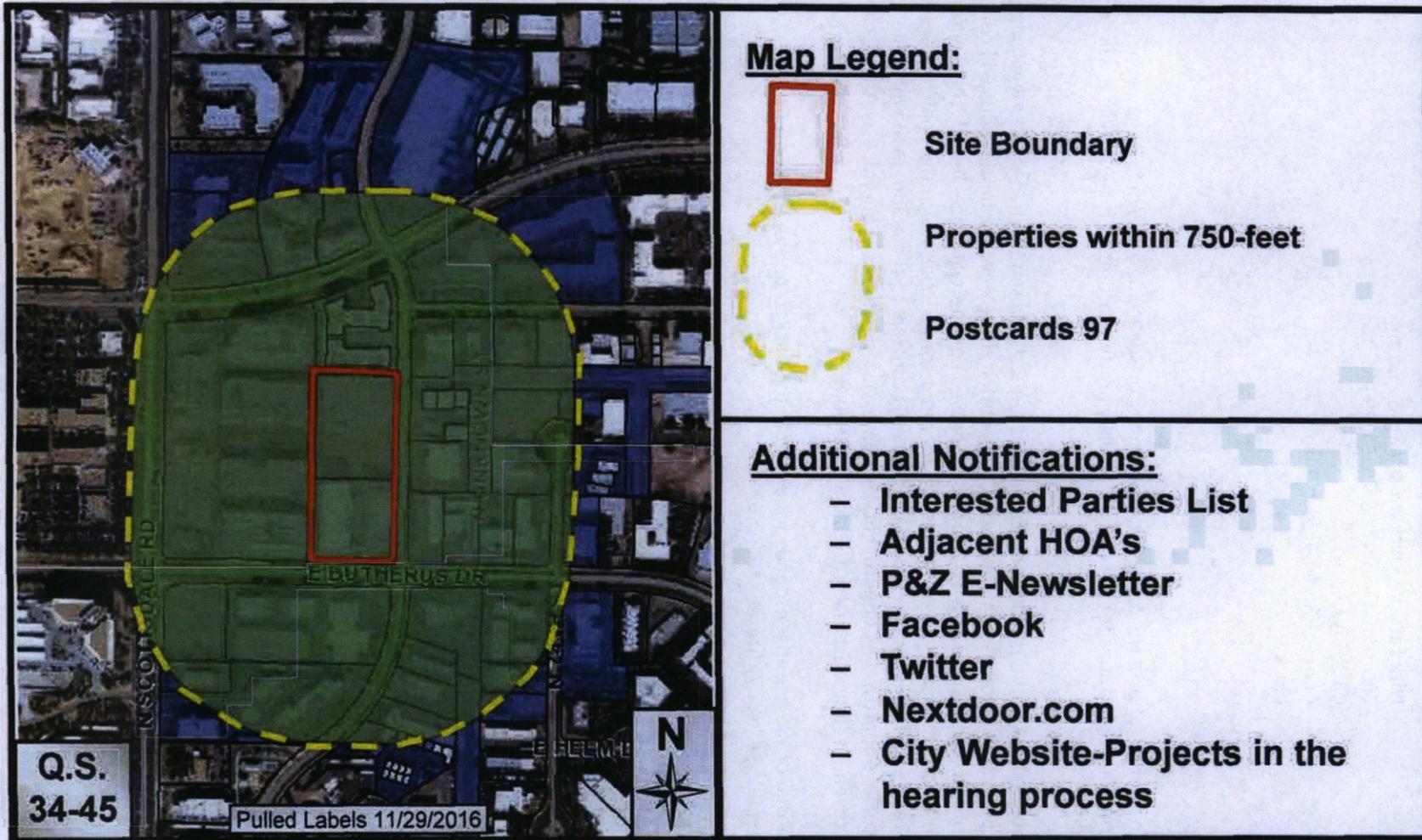
roselawgroup.com roselawgroupreporter.com social.roselawgroup.com

RLG is Service :: Winner "Best places to work in Arizona"

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Think green, please don't print unnecessarily

City Notifications – Mailing List Selection Map



Scottsdale Quarter - Block L & M

18-ZN-2013 #2



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, DECEMBER 14, 2016

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Matthew Cody, Vice Chair
David Brantner, Commissioner
Ali Fasih, Commissioner
Michael J. Minnaugh, Commissioner
Larry S. Kush, Commissioner
Paul Alessio, Commissioner
Prescott Smith, Commissioner

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Jesus Murillo
Keith Niederer
Bryan Cluff
Dan Symer

CALL TO ORDER

Vice Chair Cody called the regular session of the Scottsdale Planning Commission to order at 5:05 p.m.

ROLL CALL

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

* 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"

ATTACHMENT #8

MINUTES REVIEW AND APPROVAL

1. Approval of November 9, 2016 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE NOVEMBER 9, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONTINUANCE AGENDA

2. 4-GP-2016 (Scottsdale Heights)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from Commercial to Urban Neighborhoods on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

3. 9-ZN-2016 (Scottsdale Heights)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner for a Zoning District Map Amendment from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Medium Density Residential, Environmentally Sensitive Lands (R-3 ESL) on +/- 14-acres of a +/- 15.5-acre site located at 7225 East Dove Valley Road. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

4. 10-AB-2016 (Scottsdale Heights Roadway Easement Abandonment)

Request by applicant to continue to the January 11, 2017 meeting.

Request by owner to abandon the eastern 30-feet of a 55-foot-wide roadway easement along the western edge of a property located at 7225 E. Dove Valley Road, with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.

Item No's 2, 3, and 4: Move to continue cases 4-GP-2016, 9-ZN-2016 and 10-AB-2016 to the January 11, 2017 meeting. Motion by Commissioner Brantner, 2nd by Commissioner Alessio. Commissioner Fakh and Commissioner Smith recused themselves.

* 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"

EXPEDITED AGENDA

5. Approval of the Planning Commission 2017 Calendar.
6. 19-ZN-2002#5 (BCB Group Investments)
Request by owner for a Zoning District Map Amendment from Planned Community, Planned Regional Center (PCD PRC) District to Planned Community, Planned Regional Center, Planned Shared Development (PCD PRC PSD) District on a +/- 10-acre site located at the northeast corner of Scottsdale Road and Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Alexandra Schuchter, 480-947-8830.
7. 18-ZN-2013#2 (Scottsdale Quarter - Block L & M)
Request by applicant for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a +/- 6.07 acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Paul Gilbert, 480-429-3000.
8. 20-ZN-2016 (Quail Crest Estates)
Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, 480-994-0994.
9. 21-ZN-2016 (Main Street Scottsdale Development)
Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay and Parking P-2; Passenger Vehicle Parking, Downtown Overlay (C-2/DO and P-2/DO) to Downtown/Downtown Multiple Use – Type 2 (D/DMU-2 DO) zoning on a +/- 1.93- acre site located at the southeast corner of North 69th Street and East Main Street, and approximately 95 feet east of the northeast corner North 69th Street and East 1st Street (6903, 6909, 6915, and 6939 E. Main Street and 6914, 6920, and 6930 E. 1st Street). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is John Berry, 480-385-2727.

Item No. 9: Recommended to City Council for approval of case 21-ZN-2016, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakh. Commissioner Smith recused himself.

* 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"

10. 23-ZN-2016 (6922 Mixed Use)

Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use—Type 2 Downtown Overlay (D/DMU-2 DO) zoning with amended development standards on a +/- 2,063 sq. ft. site located at 6922 E 5th Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Stark, 602-505-9116.

Item No's 5, 6, 7, 8 and 10: Move to approve the 2017 Planning Commission Calendar, and make a recommendation to City Council for approval of cases 19-ZN-2002#5, 18-ZN-2013#2, 20-ZN-2016 and 23-ZN-2016, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations including revisions to case 20-ZN-2016, after determining that the PCD findings have been met, and the proposed Zoning District Map Amendments, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:18 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"

PLANNING COMMISSION REPORT



Meeting Date: December 14, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Quarter - Block L & M 18-ZN-2013#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52 acre site, as well as site plan modifications in the Development Plan for Block L, on a +/- 6.07 acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street.

Goal/Purpose of Request

The subject stipulation limited the residential density to what was entitled with the original zoning case for Scottsdale Quarter (14-ZN-2005; 623 units overall) and limited the residential floor area to 408,822 square feet. There will be no increase in the density or number of units allowed on the site; however the applicant is requesting that the allowed residential floor area be increased to 512,278 square feet, which is consistent with the Planned Regional Center (PRC) district requirements with amended development standards. Although the overall number of units allowed is not changing, there is a proposed increase in the number of units that will be constructed in Block L. The current request proposes 245 additional units in Block L, bringing the total number of units in Scottsdale Quarter to 575 overall. The site plan for Block L is also being updated in the Development Plan to be consistent with the applicant's revised proposal.

Key Items for Consideration

- Stipulation amendment regarding residential floor area
- No change in overall density or total number of units allowed under existing entitlements for Scottsdale Quarter

OWNER

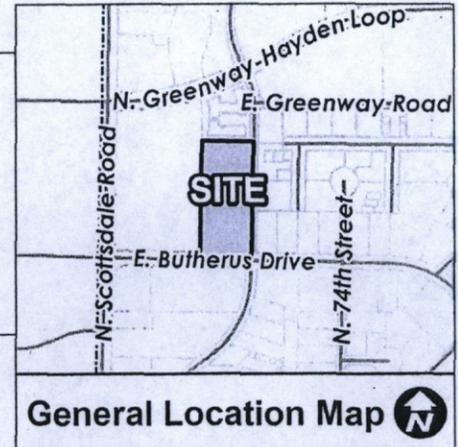
Kenneth Marshall
SDQ III BK-L, LLC
180 E. Broad Street, 21st Floor
Columbus, OH 43215

APPLICANT CONTACT

Paul E. Gilbert
701 N. 44th Street
Phoenix, AZ 85008
480-429-3000

LOCATION

Northwest corner of E. Butherus Drive and N. 73rd Street



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes areas that could accommodate higher density housing combined with contemporary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas with strong access to multiple modes of transportation and major regional access and services.

Character Area Plan

This site is located within the Greater Airpark Character Area Plan (GACAP), which designates the site as the Regional Core development type and the Airpark Mixed Use-Residential (AMU-R) land use category. The Regional Core designation is appropriate for the greatest height and intensity in the Airpark area, and the AMU-R land use is appropriate for the greatest variety of land uses including retail, business, hotels, services, employment, and high density residential.

Zoning

The subject site was zoned Planned Regional Center (PRC) by Ordinance 3648, (cases 5-GP-2005 and 24-ZN-2005) approved by City Council on October 24, 2005. The PRC zoning district allows a broad range of general merchandise and service uses including, but not limited to, retail, office, restaurants, bars, live entertainment, and residential. This district allows mixed-use development, as proposed with this project.

Context

Scottsdale Quarter is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd Street on the east, and E. Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed-use development with a contemporary design style. The building proposed with this application is located at the southeast corner of the overall Scottsdale Quarter development, extending up to North Street. This portion of the site is currently vacant, and is the final phase of Scottsdale Quarter.

Adjacent Uses and Zoning

- North Block K of Scottsdale Quarter, 6-story residential building, zoned Planned Regional Center (PRC).
- South Butherus Drive, further south are office uses, zoned Industrial Park (I-1).
- East Office and aviation related uses, zoned Industrial Park (I-1).
- West 6-story multi-tenant building with retail/restaurant/parking (Scottsdale Quarter), zoned Planned Regional Center (PRC).

Other Related Policies, References:

5-GP-2005

- General Plan amendment changing the subject site from Employment to Mixed-Use Neighborhoods. Approved by City Council in 2005.

14-ZN-2005

- Zoning case changing the subject site from Industrial Park (I-1) District to Planned Regional Center (PRC) District. Approved by City Council in 2005.

10-DR-2007

- Development Review Board approval of the Master Plans for Scottsdale Quarter in 2007.

7-TA-2012

- Zoning Ordinance text amendment to the Planned Regional Center (PRC) District providing the mechanism for amended development standards including building height if amended standards are approved by City Council. Text amendment to PRC was approved by City Council March 19, 2013.

12-ZN-2012

- Zoning district map amendment and request for amended development standards for Scottsdale Quarter Block K. Building height request for up to 90 feet (inclusive of rooftop appurtenances). Approved by City Council April, 2013.

18-ZN-2013

- Zoning district map amendment and request for amended development standards for Scottsdale Quarter Blocks L & M. Building height request for up to 90 feet (inclusive of rooftop appurtenances) and Floor Area Ratio of 1.0. Approved by City Council May 13, 2014.

APPLICANTS PROPOSAL

Development Information

The applicant is making this request to facilitate development of the final phase of Scottsdale Quarter, which will consist of one 8-story mixed-use building. The proposed building on Block L, which is located on N. 73rd Street north of a recently completed office/retail building (Block M) and south of the Crescent apartments building (Block K), will be a mixed-use structure containing retail and restaurant uses on the ground floor with residential on the levels above. Parking will be provided in a structure with two levels below grade and two levels above grade.

Planning Commission Report | Scottsdale Quarter - Block L & M (18-ZN-2013#2)

Standard	SQ Overall (Existing) 23.52 net acres	Block L&M (Existing) 6.07 net acres	Block L&M (Proposed) 6.07 net acres
Existing Use	Mixed-use	Vacant	No Change
Proposed Use	Mixed-use	Mixed-use	No Change
Building Size	1,434,377 square feet	481,940 square feet	586,929 square feet
Floor Area Ratio Allowed (commercial only)	0.8, up to 1.0 w/ amended development standards	N/A	No Change
Floor Area Ratio Proposed (commercial only)	1.0	1.56 (1.0 overall)	No Change
Building Height Allowed	60 feet, up to 90 w/ amend.	60 feet, up to 90 w/ amend.	No Change
Building Height Proposed	90 feet	90 feet	No Change
Parking Required	3,709 spaces	N/A (shared)	No Change
Parking Provided	3,794 spaces	N/A (shared)	No Change
Open Space Required	204,911 square feet Plus 5% (Block K) – 6,214 SF Plus 5% (Block L&M) – 13,327 SF Total: 224,452 square feet	66,649 square feet	No Change
Open Space Provided	306,166 square feet / 7.03 acres	72,904 square feet (at grade) 44,678 square feet (private)	67,290 square feet (at grade)
Density Allowed	623 units	N/A	No Change
Density Provided	392 575 units (max 408,822 512,278 SF)	55 units	300 units

IMPACT ANALYSIS

Land Use

The proposed mixed-use building fulfills the goals and policies of the General Plan and GACAP by introducing more residential and retail/restaurant to Scottsdale Quarter, which was always intended to be a mixed-use development. The GACAP designates 73rd Street as a pedestrian and bicycle corridor as well as a potential future transit route. The proposed project will contribute to these goals with the provision of shaded sidewalks 8 – 10 feet in width located within a 20 – 30 feet wide landscaped open space along 73rd Street. The development of this site will complete the remaining pedestrian improvements along this stretch of 73rd Street.

Airport Vicinity

The proposed site is within close proximity to the Scottsdale Airport, and lies within the AC-1 Airport Influence Area and Noise Overlay Zone. Within the AC-1 Zone, commercial and residential development is permitted subject to the provision of a fair disclosure statement, and an Avigation Easement. The fair disclosure statement was a previous stipulation and will remain in effect; Scottsdale Quarter has already dedicated an Avigation Easement over the entire development project. In addition, the owner is required to submit for and receive approval of a height and safety analysis (form 7460-1) for any proposed structures. The owner has already submitted and has received approval from the FAA, for the proposed 90 foot tall building.

Amended Development Standards

Pursuant to Ordinance No. 4150 (18-ZN-2013), the site has already been approved with amended development standards for building height up to 90 feet (inclusive of rooftop appurtenances), and floor area ratio up to 1.0. Due to the changes in the proposed development related to commercial and residential land use ratios, the Amended Development Standard criteria is detailed below with responses based on the updated development information.

Per Section 5.2608.D, the following additional requirements are applicable to the area that the amended development standards are requested on the Development Plan (DP):

1. *Vertically integrated mixed-use development is required.*
 - **The proposed building has a vertically integrated mix of uses including commercial and residential.**
2. *Nondensity based land use distribution: five percent of the total gross floor area shall be nondensity based land uses located within the story at grade.*
 - **The proposed buildings have 65,229 square feet of retail and restaurant on the ground level, which represents 11 percent of the gross floor area of the buildings.**
3. *Density based uses or guest unit distribution. Minimum: 20 percent of the total gross floor area shall be density based uses or guest units, or a combination of the two.*

- The proposed building has 277,813 square feet of floor area devoted to dwelling units, which represents 47 percent of the gross floor area of the buildings.
4. *Open Space.*
- a. *Additional: Equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.*
- The development area of Blocks L & M is 266,605 square feet. The base open space requirement is 20%, or 53,320 square feet. The development area multiplied by 0.05 is 13,329, bringing the total required open space for Blocks L & M to 66,649 square feet. The proposed development provides 67,290 square feet of ground level common open space on the site where the amended development standards are located.
- b. *Placement: The additional open space shall be placed in the same location as the amended development standards.*
- Per the proposed site plan, the additional open space is located in the same location as the amended development standards.
5. *Building massing at the perimeter of the Development Plan.*
- a. *Additional setback and stepback requirements as illustrated in Zoning Ordinance graphic "Example 5.2608.D.3".*
- As demonstrated in the Development Plan approved with 18-ZN-2013 the building massing is in compliance with the requirements of Section 5.2608.D.
6. *Parking.*
- a. *Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.*
- Two levels of underground parking are provided on Block L and have been integrated into the building.
- b. *Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by the Development Review Board.*
- Two levels of above grade parking are provided on Block L. These above grade levels are integrated with the building and screened with a combination of architectural elements matching the building and green screens. These materials are consistent with screening previously used on other phases of the development.
7. *Scottsdale's Green Building Program. The development shall be in compliance with Scottsdale's Green Building Program requirements.*
- The development is proposed to be in compliance with Scottsdale's Green Building Program.

Traffic

The Transportation Department has reviewed the proposed development, including revised access points and pedestrian circulation. With the exception of some minor changes to access points, the proposal is consistent with the Master Transportation Plan that was reviewed and approved as part of the original zoning proposal for Scottsdale Quarter. At that time, a full traffic study was reviewed and approved that contemplated Scottsdale Quarter at full build out. The findings of the traffic study resulted in area street infrastructure improvements to mitigate anticipated increases in traffic. Those improvements were completed with Phase I of the project. The stipulation modification requested with this approval is not anticipated to have any impact on traffic.

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. No impacts are anticipated as a result of the proposed rezoning request.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on October 11, 2016 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site. As of the date of this report staff has received one email in opposition to the proposal from a representative for the apartment building to the north, expressing concern over a reduction in proposed hotel/commercial uses. Staff has also received several general inquiries on the project.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Planned Regional Center Zoning District criteria have been met, and 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 DEPARTMENT

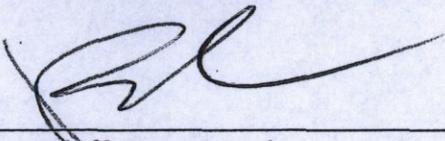
Planning and Development Services

Current Planning Services

STAFF CONTACT

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Senior Planner
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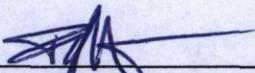
APPROVED BY



Bryan Cluff, Report Author

12/6/16

Date



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

12/6/2016

Date



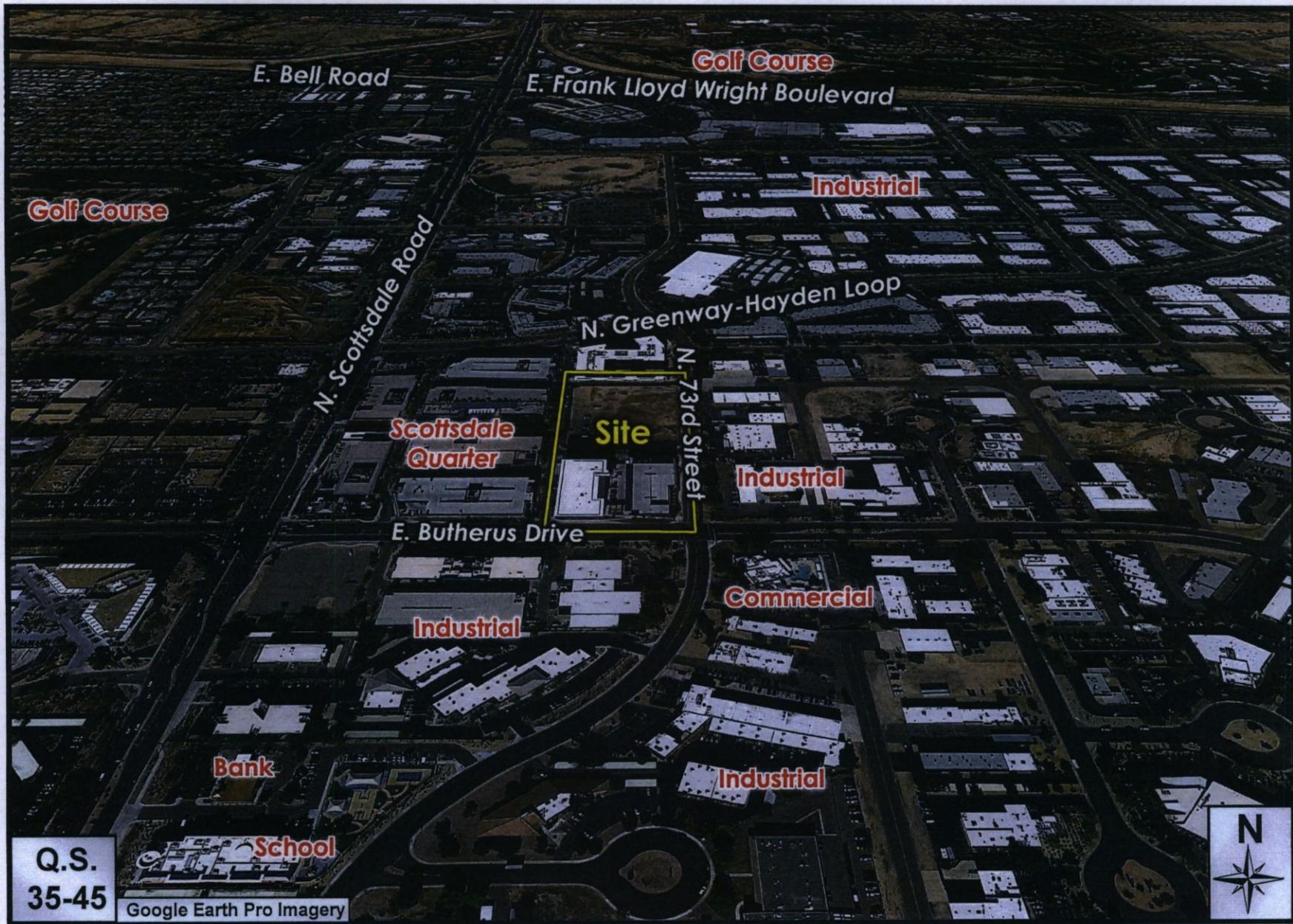
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

12/6/16

Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Stipulations
 - Exhibit A to Attachment 1: Project Narrative (DP)
 - Exhibit B to Attachment 1: Amended Site Plan
- 3. General Plan Land Use Map
- 4. Zoning Map
- 5. Traffic Impact Summary
- 6. Citizen Involvement
- 7. City Notification Map



Scottsdale Quarter - Block L

18-ZN-2013#2



Q.S.
35-45

Google Earth Pro Imagery

Industrial



Scottsdale Quarter - Block L

18-ZN-2013#2

**Stipulations for the Zoning Application:
Scottsdale Quarter - Block L & M
Case Number: 18-ZN-2013#2**

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

The stipulations from case 18-ZN-2013 shall be modified by 18-ZN-2013#2 as identified below. Deletions are identified with a ~~strike through~~ and additions identified in **bold**.

GOVERNANCE

1. Except as stipulated below, all applicable plans and documents for Scottsdale Quarter as approved in cases 5-GP-2005, 14-ZN-2005, 10-DR-2007, and 1-PE-2009 shall continue to apply to the site.

SITE DESIGN

2. CONFORMANCE TO DEVELOPMENT PLAN. Development on Blocks L & M shall conform with the Development Plan, entitled "Development Plan for Scottsdale Quarter Phase III, Block L&M", which is on file with the City Clerk and made a Public Record by Resolution No. 9730 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. **The above referenced Development Plan shall hereby be amended to include the revised project narrative and site plan attached hereto as Exhibits A and B to Attachment 1.**
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 90 feet in height, inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
5. ~~MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The increase in floor area ratio approved with this application shall not increase the floor area of or number of dwelling units allowed. Density shall be limited to what was allowed under the original zoning approval (14 ZN 2005), and total dwelling unit floor area for the overall project shall not exceed 408,822 square feet.~~
5. **SOUND ATTENUATION MEASURES. With the final plans submittal, the owner shall provide sound attenuation as set forth in Appendix F to the FAA Part 150 Noise Compatibility Study, Section 4.00. The provided sound attenuation shall provide a minimum reduction in exterior to interior noise levels of 25 decibels.**
6. FAA DETERMINATION. Prior to permit issuance, the owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.

7. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner shall provide for review, the form of noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the City of Scottsdale.
8. PUBLIC ART. The owner shall continue to comply with the Public Art Master Plan as required in the original zoning case (14-ZN-2005). The public art contribution amount shall be a minimum of one (1) percent of the total building valuation, based on the updated building valuation provided by Glimcher, dated April 1, 2014. At time of permit issuance for each phase of development, the owner shall provide an updated building valuation based on the current construction cost estimates published by the International Code Council for that year.
9. PERIMETER EXCEPTION. Prior to permit issuance for vertical construction, the owner shall submit for review and approval, and record, a revision to the perimeter exception plat and development agreement for Scottsdale Quarter to align the property lines with the proposed development. Approval and recordation of the documents shall follow the City's standard procedure for perimeter exceptions.

INFRASTRUCTURE AND DEDICATIONS

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

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

Street Name	Street Type	Dedications	Improvements	Notes
N. 73 rd Street	Minor Collector	None – existing 30'-34' Half Street right-of-way	Driveway, sidewalk, vertical curb and gutter	a.1., a.2., a.3.
E. Butherus Drive	Minor Arterial	None – existing 50' Half Street right-of-way	Sidewalk, Traffic Signal Modification	a.3., a.4.

- a.1. The developer shall construct a new driveway on N. 73rd Street (at South Street) in general conformance with City of Scottsdale's Supplement to the MAG Standard Detail# 2257, type CH-1. New service driveways shall be designed and constructed in general conformance with Standard Detail# 2256, type CL-1.
- a.2. With the Development Review Board application, the developer shall provide more detailed design of parallel parking on N. 73rd Street. The Proposed parallel parking shall be located west of existing curb line and shall not be in conflict with future bicycle lanes on N. 73rd Street.

- a.3. The developer shall remove existing sidewalk and construct new 8-foot wide sidewalk along N. 73rd Street and E. Butherus Drive frontages. ADA accessible ramps shall be provided at driveway crossings.
 - a.4. The developer shall modify traffic signals at the intersections of E. Butherus Drive and N. 73rd Street and at N. 73rd Street and N. Greenway-Hayden Loop to provide left turn arrows at these intersections.
 - b. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to final plan approval, the owner shall dedicate public non-motorized access easement over portions of sidewalk that extends outside of the right-of-way of E. Butherus Drive and N. 73rd Street.
- 11. BASIS OF DESIGN REPORTS (WATER and WASTEWATER). Prior to submitting final improvement plans for review, the developer shall submit final Basis of Design Reports (Water and Wastewater) to One-Stop Shop for review and obtain an acceptance by City of Scottsdale Water Resources Department staff.
- 12. EASEMENTS.
 - a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. 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.

SCOTTSDALE QUARTER BLOCK L

WPG/ LENNAR
NELSEN PARTNERS, INC.
11/17/2016

PROJECT NARRATIVE

We are excited to bring forward the last vacant parcel, Block L for completion of the Master Plan for Scottsdale Quarter. Block L is the central block adjacent to the Quad and 73rd Place on the West, bound by North and South Streets respectively and Dial/73rd Blvd on the East. The development has been successful in fulfilling the vision it created when the property was zoned back in 2005, and subsequently approved by the Development Review Board in the previous phases. The project was built during difficult economic times and in 3 main phases and has proved to be a success.

The current project is consistent with the approved site plan. As part of phase III, Block L will integrate 6 stories of luxury residential units above +/- 34,401 SF of one and potentially two-story retail on the ground floor. The project will have 2 levels of above and 2 levels of below grade parking, shielded and fully integrated with the architecture of the project. The building massing will be consistent with the current approved master plan. Our request will NOT change the height (90' max.) or density for the project (600 units)

Our request is simple, we would like stipulation #5 that limits us to .8 FAR for Residential to be stricken from our case, thus allowing the current FAR of 1 to rule for the whole project. The current stipulation is inconsistent to realize the density allowed on the site. This action will remedy this condition and allow us to complete the last remaining parcel of Scottsdale Quarter.

Currently Block K provides for 275 units and Block L will provide 300 units for a total of 575 units. When completed Block L will complete the vision for the development, extending the pedestrian realm (The Quad) and creating a dynamic mixed-use project that will combine high-end sophisticated retail, restaurants and luxury residential uses for people to shop and live. We believe this project will enhance and solidify Scottsdale Quarter as the premier mixed-use retail environment in Scottsdale.

AMENDED DEVELOPMENT STANDARDS

The PRC District established enhanced design criteria for amended development standards that provide for increased height and floor area ratio in the PRC district. These criteria will be discussed below, following the proposed amended development standards.

C. Maximum amended development standards

1. Floor area ratio:

- a. Maximum 1.0 of all lots within the Development Plan boundary.
- b. A floor area ratio higher than 1.0 may be located on the portion of the Development Plan where the amended floor area ratio is located. However, the overall Development Plan shall not exceed a floor area ratio of 1.0.

2. Building height (including rooftop appurtenances). Maximum: 90 feet.

D. Additional requirements

1. The following requirements are applicable to the amended development standards where shown on the development Plan:
 - a. Vertically integrated mixed use is required.

This proposal is for a vertically-integrated mixed use of retail, office, residential, and structured parking both above grade and below. The majority of the parking consists of 2 levels below grade with 364 cars, and 146 above grade in two levels. There are two main building masses connected by below grade parking and bridges that connect the office component with above grade parking on Block M, and provide future underground utility connection to the retail that will occur in Block L. The above grade parking is architecturally screened with green screen and architectural elements taken from the building design. Thus, the retail, residential, office, and structured parking are vertically integrated with multiple connected components that are architecturally consistent.

- b. Nondensity based land use distribution: five percent of the total gross floor area shall be nondensity based uses located within the story at grade.

The total building size for block L & M is approximately +/-586,929 square feet, and five percent of that number is 29,346.45 square feet. The current plan shows 65,229 square feet of retail space at grade and level 2 of block L & M, in excess of the required amount for amended standards and in no case will it be less than the requirement.

- c. Density based uses or guest unit distribution. Minimum: 20 percent of the total gross floor area shall be density based uses or guest units, or a combination of the two.

Density based uses must meet a standard of twenty percent of the total floor area, or in this case 102,456 square feet. The current plan shows +/-235,412 square feet, an in no event will it be less than the requirement.

- d. Open Space.
 - i. Additional: Equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.
 - ii. Placement: The additional open space shall be placed in the same location as the amended development standards.

In order to qualify for amended development standards the area to which the amended standards would apply must exceed the base open space requirement by five percent. The base requirement for Blocks L and M is 13,328.2 square feet of open space, and the proposal is to provide more than +/- 67,290 square feet of open space, we are providing 20% more than the number needed to qualify for amended standards within the site for which amended standards are requested.

- e. Building massing at the perimeter of the Development Plan
- i. Stepbacks adjacent to a residential boundary

There are no residential districts abutting the site so this standard does not apply.

- ii. Stepbacks where not located adjacent to a residential boundary.

(1) Front yard. Minimum: Building height of 60 feet or less is as required in Section 5.2606.F.1.a. Building heights greater than 60 feet, the minimum is as follows: 1:1 vertical rise to horizontal run, beginning at the point where the 60 feet of building height can be located.

(2) Side and rear yards. Minimum: Building height of 60 feet or less is as required in section 5.2606.F.1.b. Building heights greater than 60 feet, the minimum is as follows: 2:1 vertical rise to horizontal run, beginning at the point where the 60 feet of building height can be located.

The proposal meets the standard of 2:1 for building height greater than 60 feet.

- iii. Building facade length. Maximum 200 feet without an offset or recess in the building wall plane.
- iv. Building facade offset or recess. Minimum 20 feet in depth projecting away from the street for a minimum distance equivalent to 20 percent of the building width, and angled between 90 degrees and 45 degrees to the building and wall plane.

No building facade exceeds 200 feet in length without an offset of at least 20 feet. There is a setback of 20 feet on the east side of the building to meet the standard for offset or recess. In addition, architectural elements provide both vertical and horizontal articulation to present an interesting or pedestrian-activated building on all four sides.

f. Parking.

- i. Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.
- ii. Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by

the Development Review Board.

As previously indicated, the above-grade parking is screened by a combination of green screen and architectural elements found elsewhere on the building. In addition, dense landscaping provides further screening. These materials are consistent with screening previously used successfully in Scottsdale Quarter.

2. Scottsdale's Green Building Program. The development shall be in compliance with Scottsdale's Green Building Program requirements.

The submitted Development Plan demonstrates compliance with the criteria above that provide for a floor area ratio of 1.0 and a building height of 90 feet inclusive of rooftop appurtenances.

Development standards shall be amended as follows:

Sec. 5.2606. - Property development standards.

B. Floor area ratio.

1. Nondensity based land uses. Maximum: 1.0 of the net lot area of the Development Plan.
2. Dwelling units. Maximum: 50 percent of the gross floor area of the Development Plan's nondensity based land uses, not to exceed 512,278 square feet.

C. Building height (excluding rooftop appurtenances). Maximum 90 feet, **inclusive of rooftop appurtenances.**

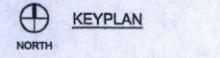
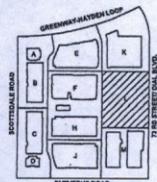
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t 480.949.6800
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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PHASE III BLOCK L
SCOTTSDALE QUARTER
15125 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Date
NOVEMBER 08, 2016

Project No.
315036
A102
SITE PLAN



SITE DATA

Open Space Calculations

Zoning:	PRC
Gross Site Area:	1,246,148.70
28.61 Acres	
Net Site Area:	1,024,555.00
23.52 Acres	
Open Space Required:	204,911 sf
= 20% max of net site area (1,024,555 x .2)	
Total Open Space Provided:	281,232 sf
Frontage Space Required:	51,228 sf
= 26% of Req'd Open Space (204,911 x .25)	
Frontage Space Provided:	59,437 sf
Maximum Building Height:	90'-0"
Building Height Proposed:	90'-0"
Building Setback:	30' Average (Varies on 73rd Street)
FAR Allowed (w/o residential):	1.0 (1,024,555.00 SF)
FAR Proposed (w/o residential):	1.0 (1,024,555.00 SF)
Office Allowed (40% of Commercial):	(1,024,555 x .40) 409,822 SF
Office Proposed:	252,243 SF
Residential Net Allowed (50% of Commercial):	(1,024,555 x .50) 512,278 SF
Residential Net Proposed (Cap at 1.0 FAR):	512,278 SF

TABULATIONS

PHASE 1A		PHASE 1B		PHASE 2	
BUILDING A LEVEL 1 (RESTAURANT) PATIO	7,885 SF 1,985 SF	BUILDING G1/G2/G3 G1 (RESTAURANT) PATIO	5,380 SF 4,470 SF	BUILDING P1, K2 LEVEL 1 (RETAIL/REST.) LEVEL 2 (RESIDENTIAL) NET TOTAL	31,815 SF 204,485 SF (200 UNITS) 236,300 SF 5 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 2 (RETAIL/OFFICE) LEVEL 3-4 (OFFICE) TOTAL	37,444 SF 31,300 SF 38,300 SF 106,044 SF	BUILDING H LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (OFFICE) TOTAL	52,838 SF 51,300 SF 29,833 SF 133,971 SF	BUILDING L RETAIL LEVEL 1-2 RESIDENTIAL LEVEL 1-8 NET TOTAL	54,491 SF 277,812 SF (200 UNITS) 332,303 SF
BUILDING C LEVEL 1 (RETAIL/REST.) LEVEL 2 (RETAIL) LEVEL 3-4 (OFFICE) TOTAL	49,867 SF 22,878 SF 58,848 SF 131,593 SF	BUILDING J LEVEL 1 (RETAIL) PATIO	35,347 SF 1,878 SF	BUILDING M LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) TOTAL	30,828 SF 140,371 SF 171,199 SF
BUILDING D LEVEL 1 (RETAIL)	31,324 SF	NET SITE AREA PHASE 1A: 632,373 SF		GRAND TOTAL	1,308,711 SF
BUILDING E LEVEL 1 (RETAIL) PATIO	41,843 SF 3,131 SF	NET SITE AREA PHASE 1B: 33,373 SF		NON-RESIDENTIAL PHASE 2:	227,833 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) TOTAL	83,288 SF 80,718 SF 164,006 SF	VOLUME CALC = 16' x NET SITE = 16,392,880		NET SITE AREA PHASE 2:	392,182 SF
BUILDING G LEVEL 1 (RETAIL) PATIO	41,843 SF 3,131 SF	A- 254,848		GRAND TOTAL NON-RESIDENTIAL (ORG33):	614,895 SF
BUILDING H LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) TOTAL	83,288 SF 80,718 SF 164,006 SF	B- 1,722,788			
BUILDING I LEVEL 1 (RETAIL) PATIO	41,843 SF 3,131 SF	C- 1,255,280			
		D- 215,842			
		E- 3,457,880			
		F- 3,559,200			
		G- 59,520			
		H- 2,259,420			
		J- 2,946,200			
		K- 4,485,320			
		L- 4,571,820			
		M- 4,231,860			

BLOCK L - TABULATIONS

GROSS BUILDING AREA (GBA)	63,257 SF
LEVEL 1	8,737 SF
LEVEL 2	9,859 SF
LEVEL 3	28,801 SF
LEVEL 4	56,237 SF
LEVEL 5	54,278 SF
LEVEL 6	54,278 SF
LEVEL 7	54,278 SF
LEVEL 8	54,278 SF
TOTAL PROPOSED	415,338 SF
RETAIL	24,401 SF
RESTAURANT	10,000 SF
TOTAL PROPOSED	34,401 SF
SHARED SERVICE YARD:	13,945 SF
RESIDENTIAL:	
UNIT FLOOR AREA: PROPOSED (FAR 1.0 x 50%)	912,278 SF
NET SITE AREA: 1,024,555 x .8 =	224,485 SF
EXISTING ON BLOCK L:	277,813 SF
MAX UNITS ALLOWED:	800
EXISTING ON BLOCK K:	276
ALLOWED ON BLOCK L:	326
PROPOSED ON BLOCK L:	300
PARKING:	625
ON SITE:	16
ABOVE GRADE: (B1 & B2)	148
BELOW GRADE: (B1 & B2)	364

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT BLOCK L = 300 DU
 - 63 STUDIO UNITS = 63.0 PARKING SPACES
 - 114 ONE BEDROOM UNITS = 148.2 PARKING SPACES
 - 128 TWO BEDROOM UNITS = 257.6 PARKING SPACES
 - 8 THREE BEDROOM UNITS = 11.4 PARKING SPACES
 - 443 PARKING SPACES REQ'D
 - 916 PARKING SPACES PROVIDED
- RESIDENTIAL PARKING REQUIREMENT BLOCK K = 276 DU
 - 378.15 PARKING SPACES REQ'D
 - 402 PARKING SPACES PROVIDED
- TOTAL RESIDENTIAL PARKING REQUIREMENT = 819 SPACES
- TOTAL RESIDENTIAL PARKING PROVIDED (IN K, L, M GARAGES) = 812 SPACES
- MIXED USE COMMERCIAL CENTER (MUC) PARKING REQUIREMENT = 637.78 SF @ 1 SPAC/3000 SF = 212.59 SPACES
- TOTAL PARKING PROVIDED = 3,225 SPACES
- TOTAL PARKING REQUIRED = 3,221 SPACES
- ACCESSIBLE RESIDENTIAL PARKING REQUIRED = 2% OF TOTAL PROVIDED = 64.52 SPACES = 19 SPACES
- ACCESSIBLE RESIDENTIAL PARKING PROVIDED (IN K, L, M GARAGES) = 19 SPACES

BICYCLE PARKING REQUIREMENTS

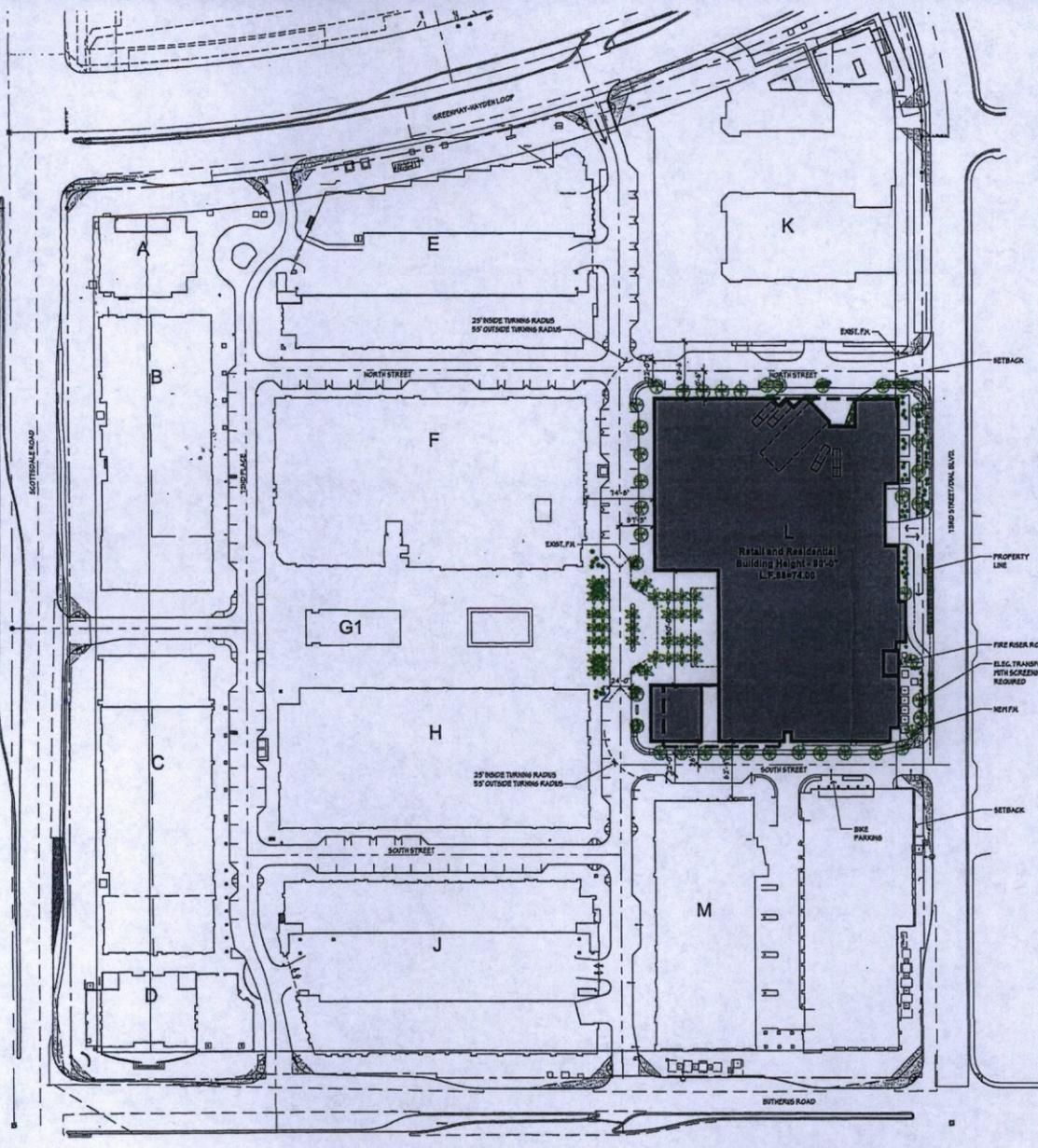
- BICYCLE PARKING REQUIRED FOR PHASE 1 AND 2
 - BUILDING A THROUGH G = 148 SPACES
 - BICYCLE PARKING PROVIDED FOR PHASE 1 AND 2
 - BUILDING A THROUGH G = 148 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3
 - BUILDINGS K, L, M = 101 SPACES
 - BICYCLE PARKING PROVIDED FOR PHASE 3
 - BUILDINGS K, L, M = 102 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN AS DETERMINED APPROVED BY THE ZONING ADMINISTRATOR

NOTES:

- Key switch/pre-emption sensor required for commercial/industry/office/retail communities (F.W. Code, 404.033 & 1).
- Fire lane surface will support 83,000 lb GVW to include any bridge/loading exceeding 60,000 lb (2.1 BS202).
- The highest finished floor is 74.83 feet, and the building does not meet the criteria of a high-rise structure.

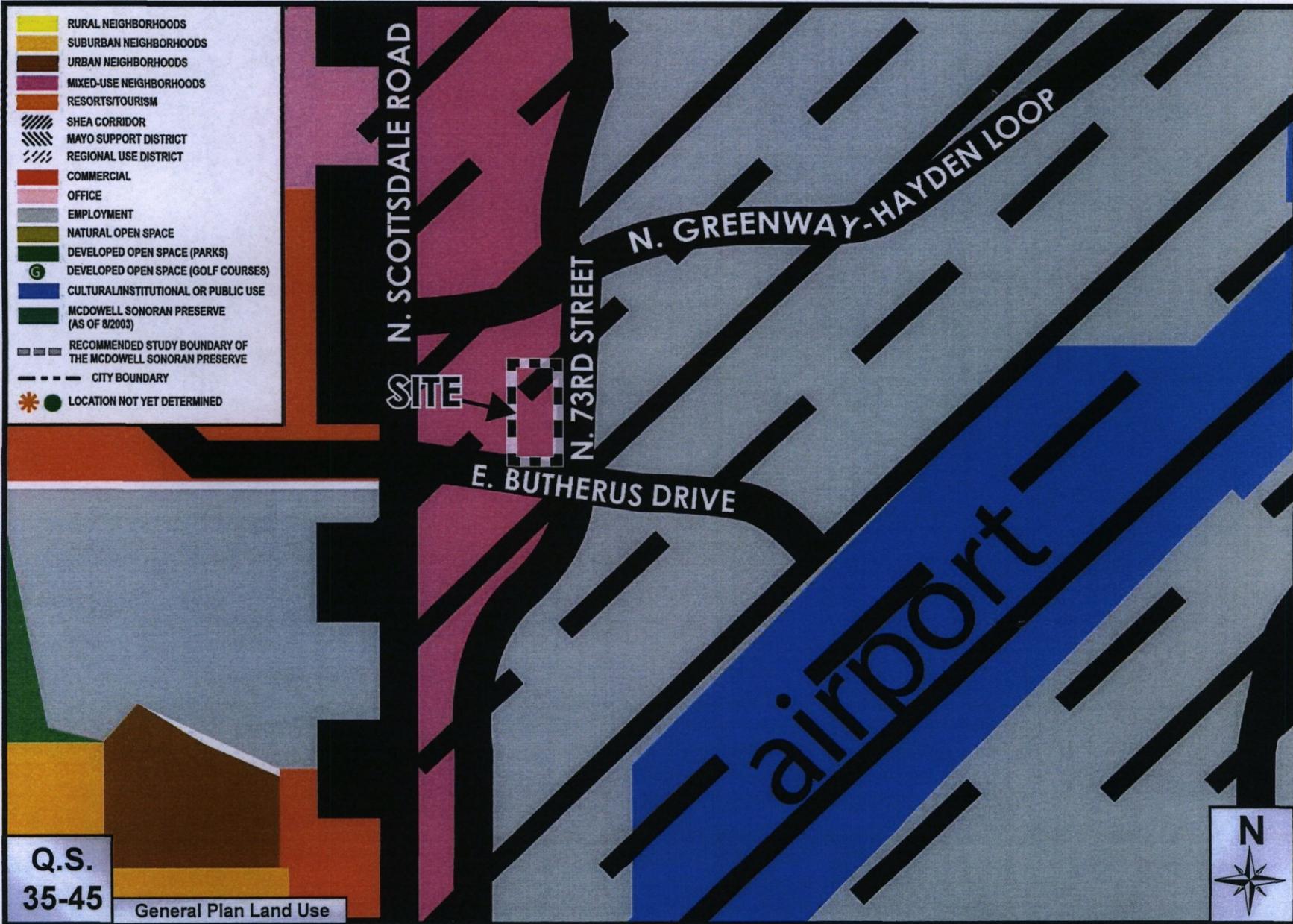
Designs and notes not valid if existing levels are not as indicated and not approved by the city and may not be modified, used or duplicated without written consent of the architect.

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01 SITE PLAN
SCALE: 1"=60'
NORTH REF:

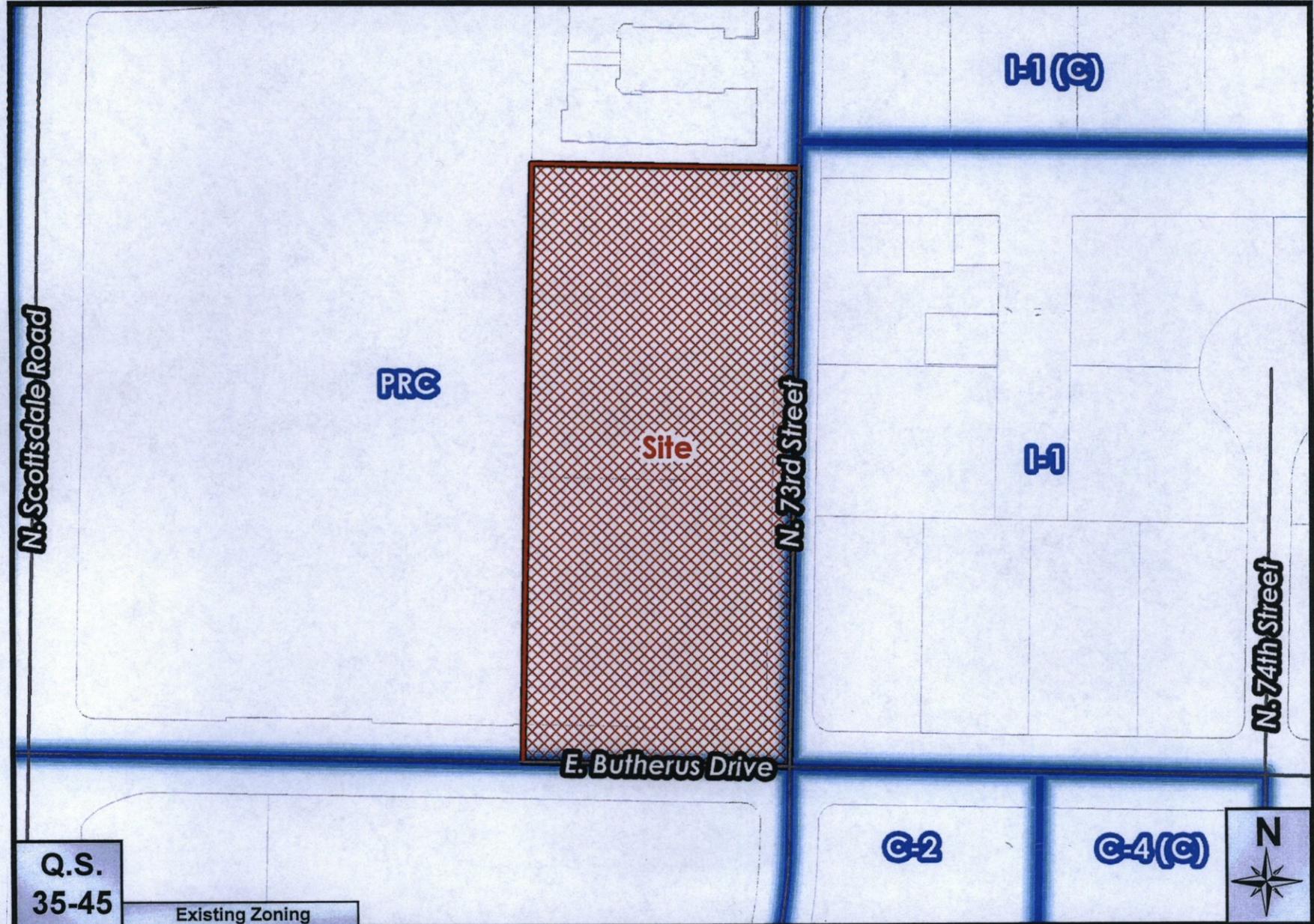
Exhibit B to
Attachment 1



Scottsdale Quarter - Block L

18-ZN-2013#2

ATTACHMENT #4



Q.S.
35-45

Existing Zoning

Scottsdale Quarter - Block L

18-ZN-2013#2



September 30, 2016

Phillip H. Kercher, PE, PTOE
Principal Traffic Engineer
Transportation Department
7447 East Indian School Road, Suite 205
Scottsdale, Arizona 85251



RE: TIMA Addendum/Trip Generation and Comparison Statement for Block L of the Scottsdale Quarter, Scottsdale, Arizona

Dear Mr. Kercher:

The purpose of the letter is to supplement or to serve as an addendum to the approved Traffic Impact and Mitigation Analysis (TIMA) for Blocks L and M of Phase III of the Scottsdale Quarter. It is presented as a Trip Generation and Comparison Statement (TGCS) for Block L of the Scottsdale Quarter. Block L is the last remaining developable parcel in the Scottsdale Quarter project. This letter is part of an application being made to re-zone Block L.

BACKGROUND

On November 12, 2013, CivTech completed a TCGS for Blocks L and M of Phase III of the Scottsdale Quarter. Subsequent to that, in part due to the findings of the 2013 TGCS, CivTech was asked to prepare a full TIMA, completing a second submittal on March 26, 2014 and receiving an approval via email from the City on March 31, 2014.

PROPOSED DEVELOPMENT AND ACCESS

In the approved TIMA, the proposed uses for Block L included residential condominiums, and estimated 100 dwelling units (DUs); a 116-room hotel; and more than 173,000 square feet (SF) of retail space.

The proposed development will be eight stories high and will provide three levels of underground parking. An entrance from the private "North Street" shown on a prior plan has been eliminated on this site plan and new access, Access D, directly from 73rd Street to the parking garage is being proposed. The current proposal for Block L is to provide the following trip generating land uses:

- 56,253 SF of retail space, of which 5,000 SF could be dedicated to restaurant use;
- 7,560 SF of (base) restaurant floor space with a potential of 5,000 SF additional;
- Seven 2-story live/work DUs with ground-floor access directly to 73rd Street; and
- 293 studio, one-, two-, and three bedroom DUs on levels 3 through 8.

Please note that all residential units will be multi-family units for lease and not condominiums as proposed previously.

TRIP GENERATION AND COMPARISON

The trip generation potential of a development is most-often estimated using the latest edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* as a primary reference. Currently in its 9th edition published in 2012, the manual provides trip generation data for a wide variety of land uses. The data are summarized in the document and average rates and equations

developed from the data are provided that correlate the relationship between an independent variable that describes the development size and the trips generated for each categorized land use. The manual provides information for daily and peak hour trips and, for certain uses, for other time periods as well, and trip distribution percentages, that is the percentage of entering and existing trips.

Trip rates published in the latest (9th) edition of the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* were used to generate trips for the site both in the approved TIMA and for the current mix of uses. The current mix of uses are illustrated in the site plan provided by the Client. (See **Attachment A.**) The upper portion of **Table 1** is the trip generation from Block L as it appeared in the approved TIMA. The lower portion of the table is the trip generation for the currently-proposed mix of uses. The comparison is shown at the bottom of the table.

Please note that, as explained in the approved TIMA, many of the rates used were calculated by applying regression equations published in the manual and then dividing by the applicable number of units for the entire Scottsdale Quarter to yield per-unit average rates, which are shown in the table. Changes in total floor areas dedicated to a particular use and the total number of dwelling units could then affect the per-unit rate at which trips could be generated. This can be seen in **Table 1**, where a decrease in the floor area of retail space is expected to result in a higher number of trips per 1,000 SF of floor area over the course of a day and during the peak periods.

Table 1 – Trip Generation

Land Use	ITE LUC	ITE Land Use Name	Quantity Units	AM Distribution		PM Distribution				
				In	Out	In	Out			
Current Approved Block L, per Approved March 2014 TIMA										
Residential Condominium/ Townhouse	230	Residential Condominium/Townhouse	100 DUs	17%	83%	67%	33%			
Hotel or motel	310	Hotel	116 Rooms	59%	41%	51%	49%			
Shopping Center	820	Shopping Center	173.113 KSF	62%	38%	48%	52%			
Quality Restaurant	931	Quality Restaurant	0.000 KSF	50%	50%	67%	33%			
Currently-Proposed Block L										
Multi-Family Residential	220	Apartments	300 DUs	20%	80%	65%	35%			
Hotel or motel	310	Hotel	0 Rooms	59%	41%	51%	49%			
Shopping Center	820	Shopping Center	51.253 KSF	62%	38%	48%	52%			
Quality Restaurant	931	Quality Restaurant	12.560 KSF	50%	50%	67%	33%			
Summary of Peak Hour and ADT Data										
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg. Rate	Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
Residential Condominium/ Townhouse	5.12	512	0.36	6	31	37	0.44	29	15	44
Hotel or motel	5.73	666	0.53	37	25	62	0.60	36	34	70
Shopping Center	40.76	7,058	0.88	95	58	153	3.70	308	333	641
Quality Restaurant	89.95	0	0.81	0	0	0	7.49	0	0	0
BLOCK L TOTALS		8,236		138	114	252		373	382	755
Summary of Peak Hour and ADT Data (Proposed)										
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg. Rate	Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
Multi-Family Residential	6.47	1,942	0.50	30	121	151	0.61	119	64	183
Hotel or motel	0.00	0	0.53	0	0	0	0.60	0	0	0
Shopping Center	45.80	2,348	1.01	32	20	52	4.13	102	110	212
Quality Restaurant	89.95	1,130	0.81	6	5	11	7.49	64	31	95
BLOCK L TOTALS		5,420		68	146	214		285	205	490
Differences: Proposed - Block L, per Approved March 2014 TIMA										
DIFFERENCES (Numeric)		-2,816	-70	+32	-38		-88	-177	-265	
DIFFERENCES (Percentage)		-34%	-51%	28%	-15%		-24%	-46%	-35%	

A review of the results of the trip generation for the currently proposed mix of uses for Block L of the Scottsdale Quarter summarized in **Table 1** reveals that Block L as now-proposed should generate approximately 5,420 trips per day, 214 trips (68 in/146 out) during the AM peak hour, and 490 trips (285 in/205 out) during the PM peak hour. The expected differences are 2,816 fewer trips each day, 38 net fewer trips during the AM peak hour, and 165 net fewer trips during the PM peak hour than as documented in approved TIMA of March 2014. On a percentage basis, the expected differences are approximately 34% fewer trips generated by Block L each day with 15% fewer trips during the AM peak hour and 35% fewer trips during the PM peak hour than in the approved TIMA.

REVISED SITE TRIPS

In the approved TIMA, the relatively few residential trips anticipated from Block L were assigned to the roadways using the same directional distribution percentages as were the non-residential trips. With the sizeable increase of residential units with its the corresponding increase in the number of trips and the introduction of a travel pattern based more on commuter traffic, CivTech separately assigned the residential trips and the retail/office/restaurant trips for Block L, applying the same directional distribution percentages applied to Block K, which was rezoned from office to residential. **Table 2** summarizes the two sets of directional distribution percentages previously derived.

Table 2 – Trip Distribution

Direction (To/From)	Via	Non-Residential Trip Distribution	Residential Trip Distribution
North	Scottsdale Road	25%	17%
South	Scottsdale Road	25%	30%
South	73 rd Street	9%	0%
East	Greenway-Hayden Loop	10%	45%
East	Butherus Drive	1%	0%
West	Kierland Boulevard	5%	4%
West	Greenway Parkway	25%	4%
Totals		100%	100%

The percentages shown in **Table 2** were applied to the trips generated to determine the site traffic at the intersections within the study area. The residential, non-residential, and total site trips anticipated from Block L only are depicted in **Attachment B**, **Attachment C**, and **Attachment D**, respectively. **Attachment E** presents the total trips with trips generated by Blocks K, L, and M since the three blocks will share driveways. **Attachment F** presents the trips from Blocks K, L, and M from the approved TIMA and **Attachment G** compares the total site trips for Blocks K, L, and M between approved and as currently proposed. **Attachment B** and **Attachment C** also show the directional distributions in **Table 2** as they have been applied to the residential and non-residential trips, respectively.

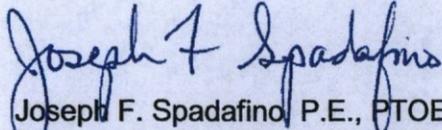
CONCLUSIONS

Based on the foregoing, CivTech has concluded the following:

- Block L as now-proposed should generate approximately 5,420 trips per day, 214 trips (68 in/146 out) during the AM peak hour, and 490 trips (285 in/205 out) during the PM peak hour.
- The expected differences are 2,816 fewer trips each day, 38 net fewer trips during the AM peak hour, and 165 net fewer trips during the PM peak hour than as documented in approved TIMA of March 2014.
- On a percentage basis, the expected differences are approximately 34% fewer trips generated by Block L each day with 15% fewer trips during the AM peak hour and 35% fewer trips during the PM peak hour than in the approved TIMA.

Thank you for your prompt and careful attention to reviewing this statement. Please contact me with any questions you may have on this statement.

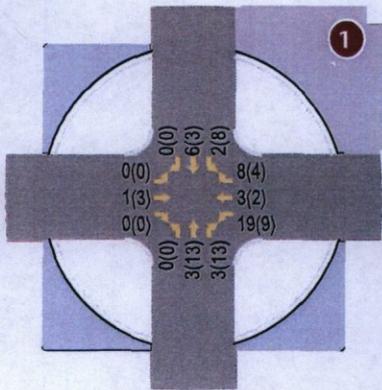
Sincerely,



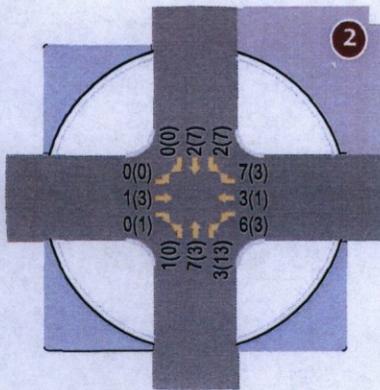
Joseph F. Spadafino P.E., PTOE, PTP
Project Manager/Senior Traffic Engineer

Attachments

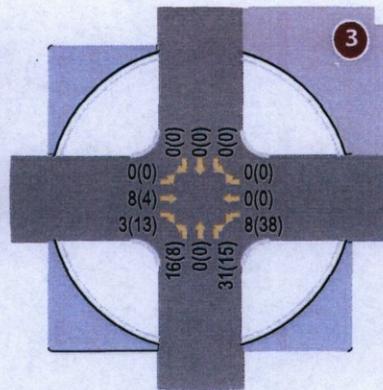
- Attachment A – Site Plan**
- Attachment B – Block L Residential Trips with Trip Distribution (Proposed)**
- Attachment C – Block L Non-Residential Trips with Trip Distribution (Proposed)**
- Attachment D – Block L Total Trips (Proposed)**
- Attachment E – Blocks L&M Total Trips (Proposed)**
- Attachment F – Blocks L&M Total Trips (Approved)**
- Attachment G – Blocks L&M Trip Comparison (Approved - Proposed)**



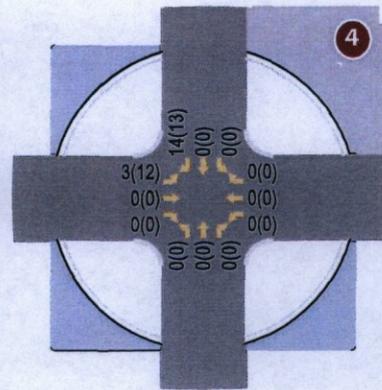
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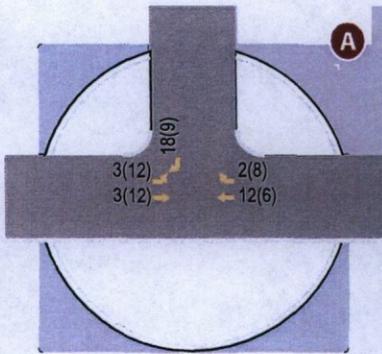
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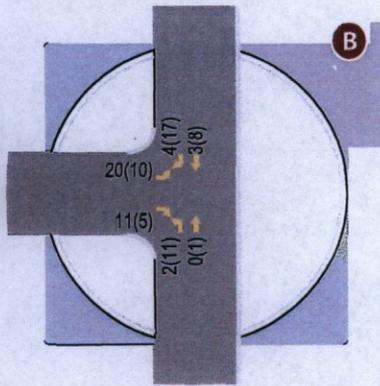
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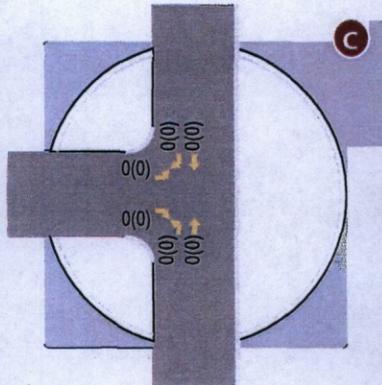
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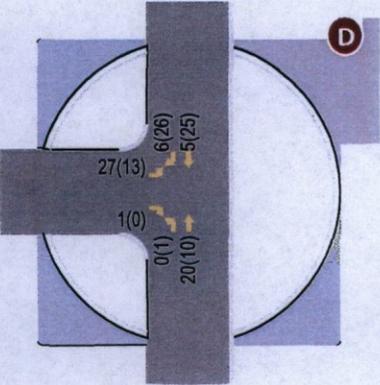
Access A @ Butherus Dr.



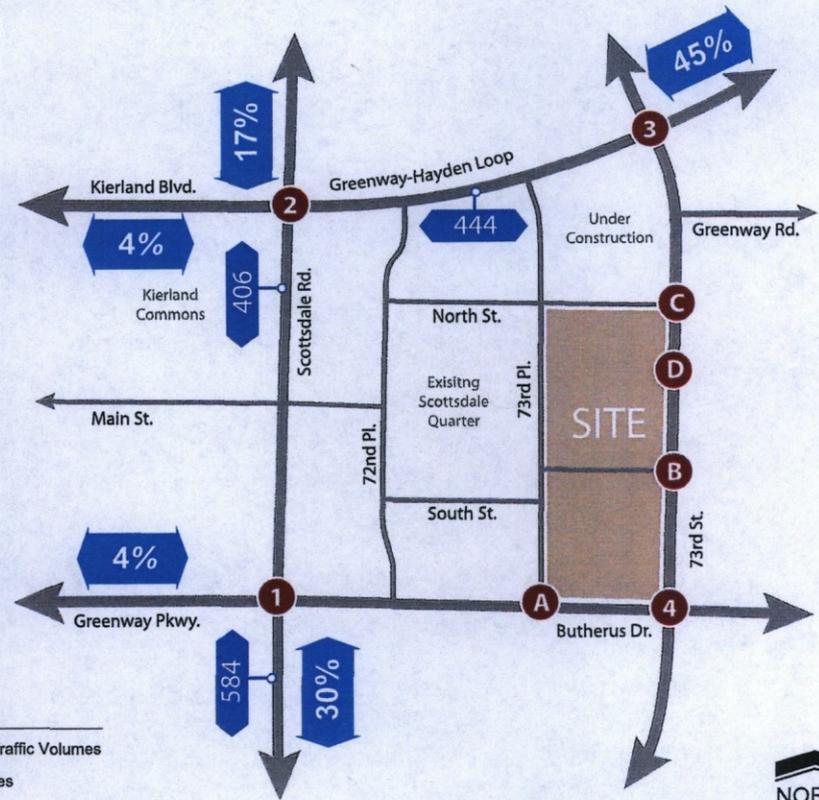
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73rd St. @ Access C



73rd St. @ Access D



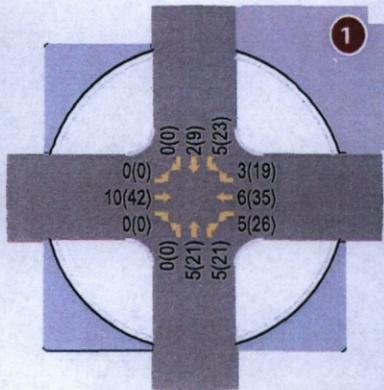
LEGEND

XX(XX) - AM(PM) Peak Hour Traffic Volumes

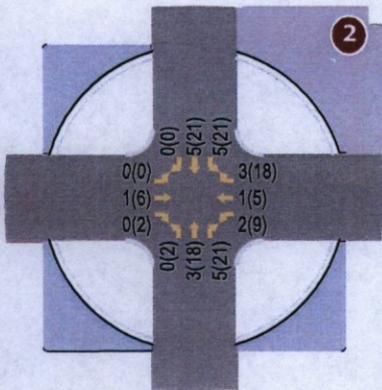
XX,XXX - Average Daily Volumes

(XX%) - Directional Distribution

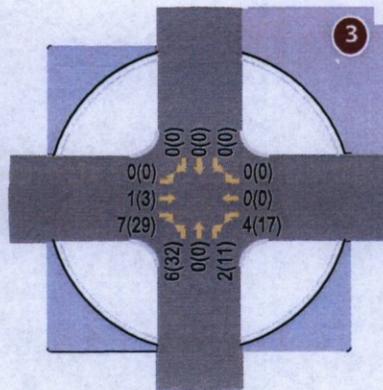
Attachment B: Block L Residential Traffic Volumes with Trip Distribution (Proposed)



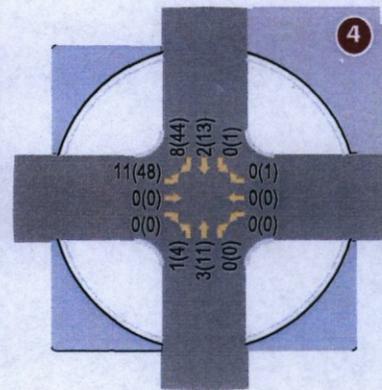
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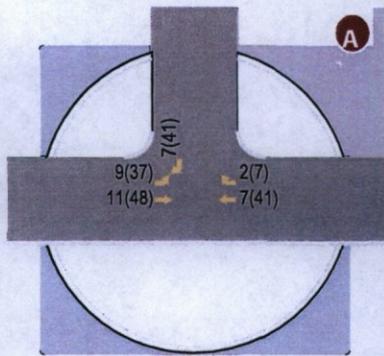
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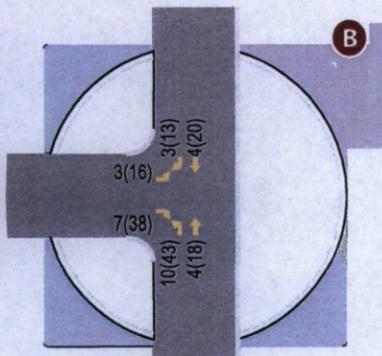
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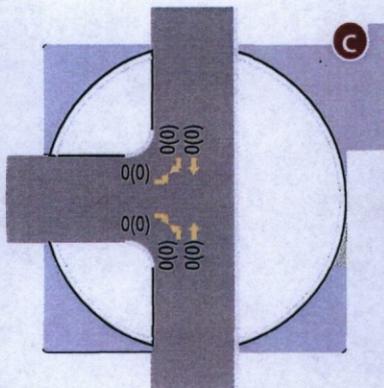
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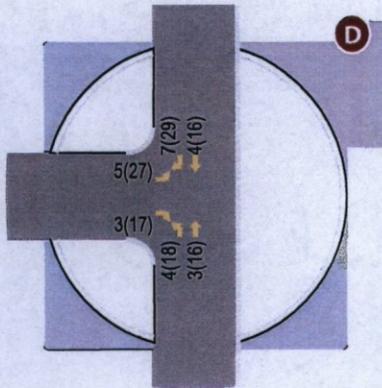
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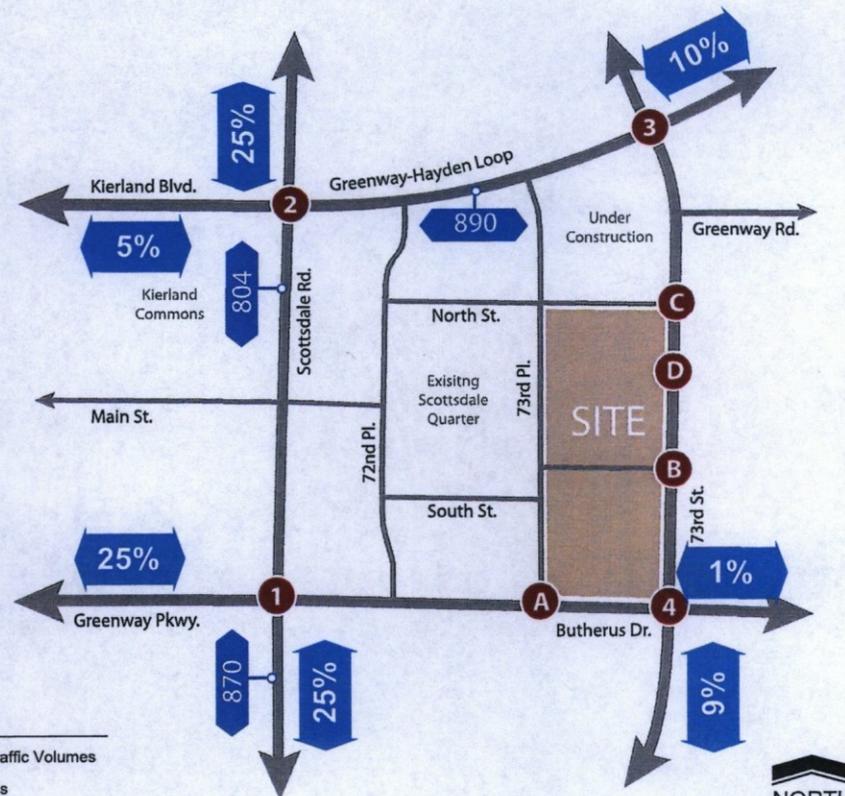
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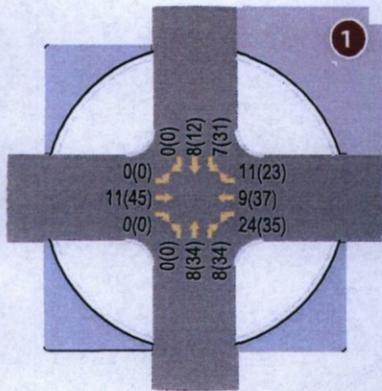


73rd St. @ Access D

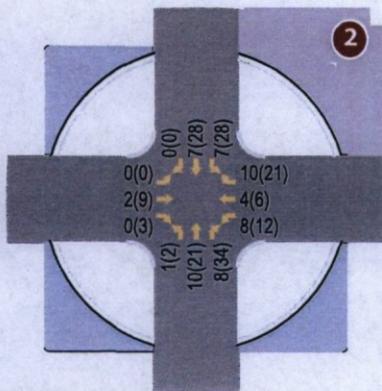


LEGEND
 XX(X) - AM(PM) Peak Hour Traffic Volumes
 XX,XXX - Average Daily Volumes
 (XX%) - Directional Distribution

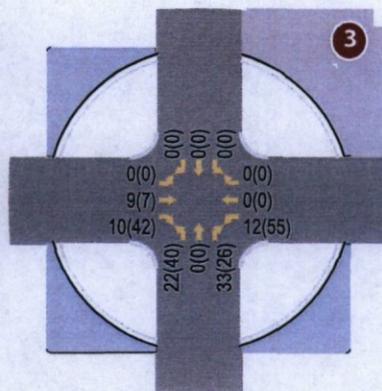
Attachment C: Block L Non-Residential Traffic Volumes with Trip Distribution (Proposed)



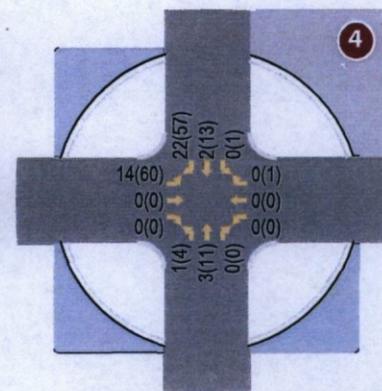
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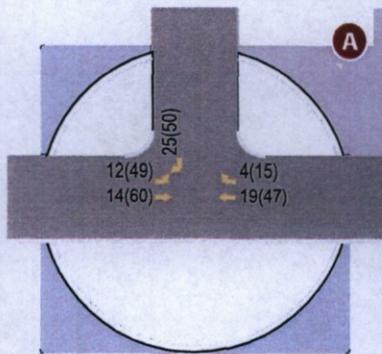
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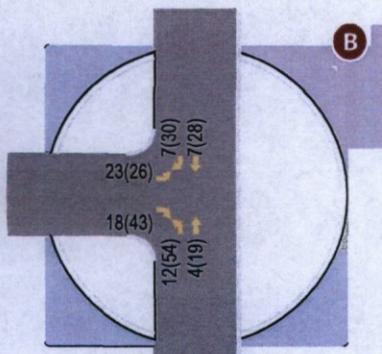
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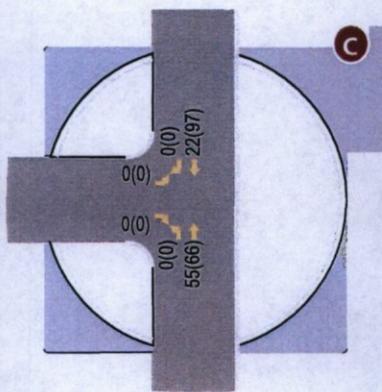
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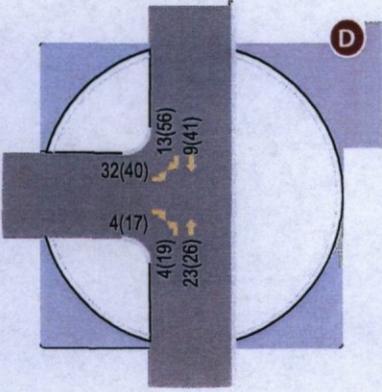
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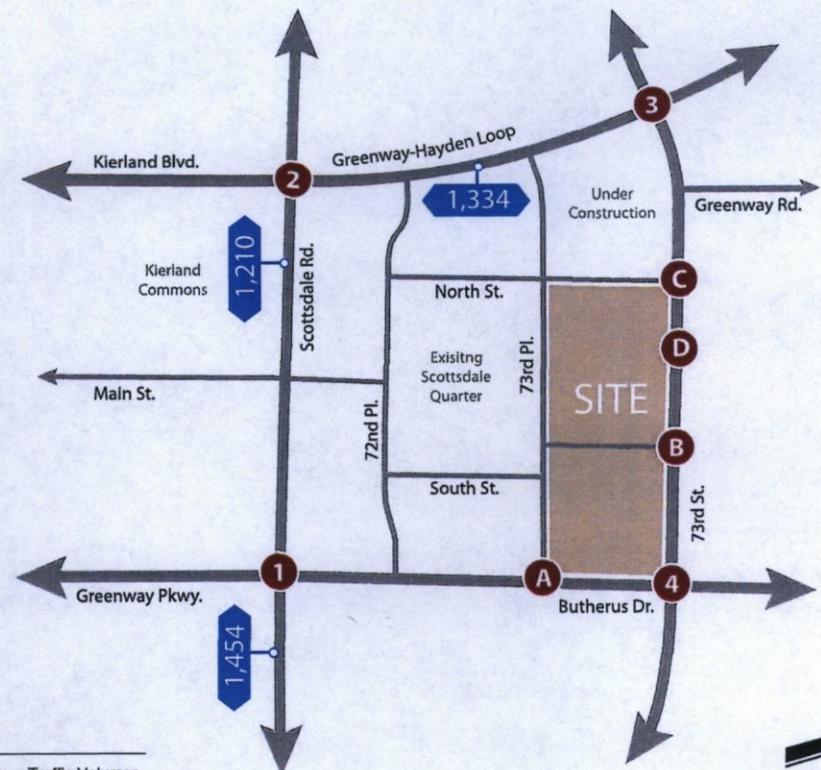
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73rd St. @ Access D



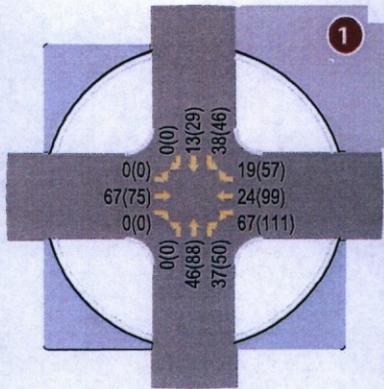
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XX(X) - AM(PM) Peak Hour Traffic Volumes

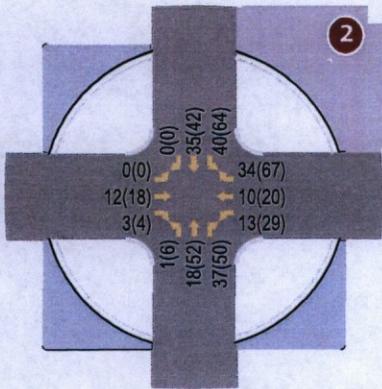
XX,XXX Average Daily Volumes



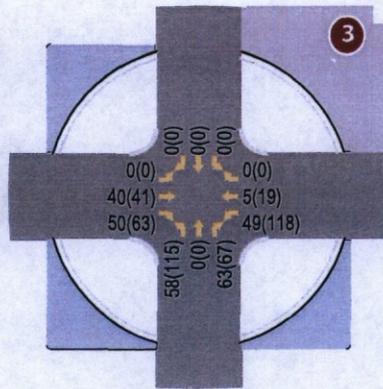
Attachment D: Block L Total Traffic Volumes (Proposed)



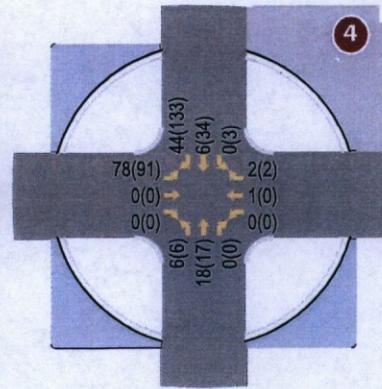
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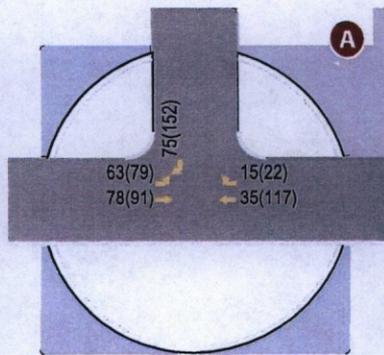
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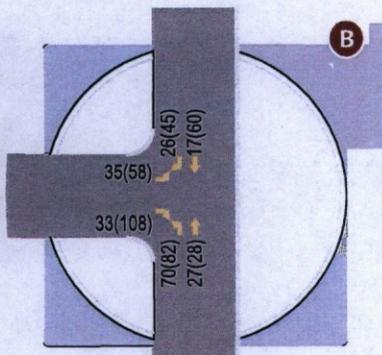
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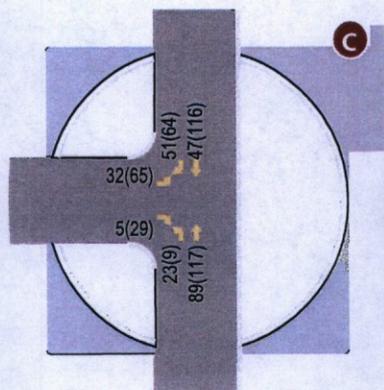
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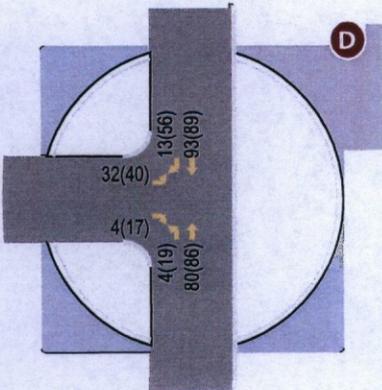
Access A @ Butherus Dr.



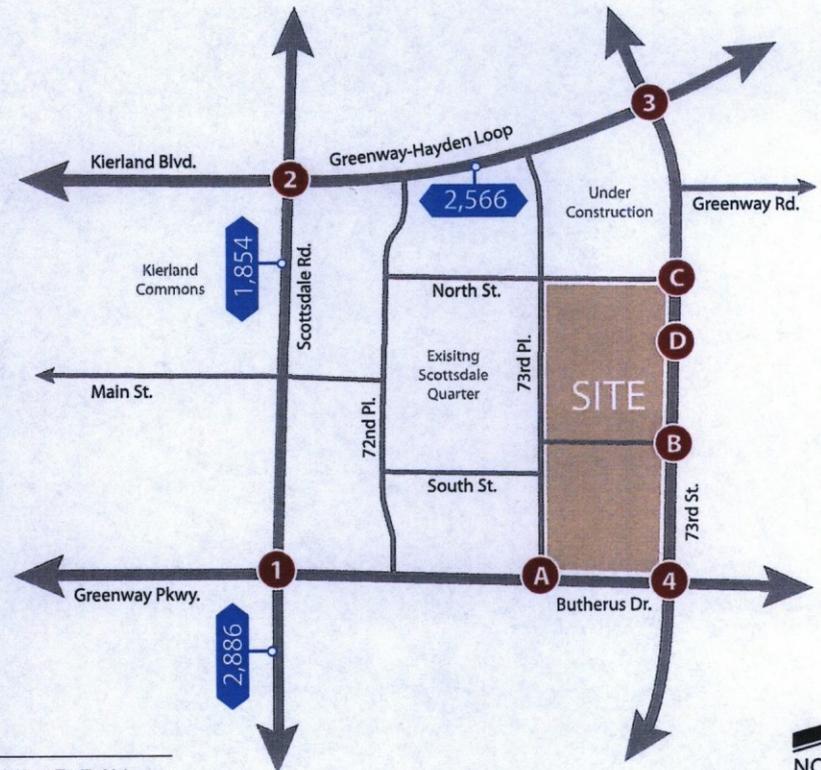
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73rd St. @ Access D

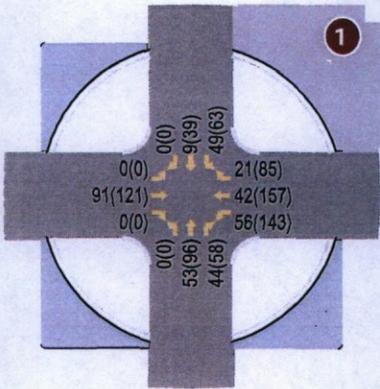


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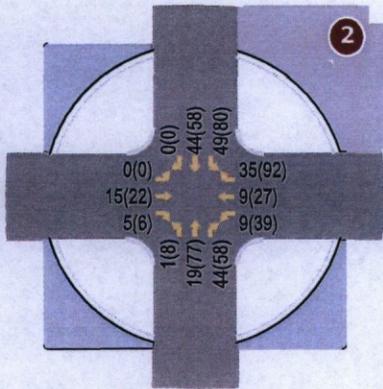
XX(XX) - AM(PM) Peak Hour Traffic Volumes

XX,XXX - Average Daily Volumes

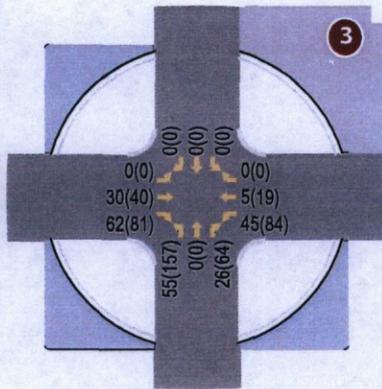
Attachment E: Blocks K,L,&M Total Traffic Volumes (Proposed)



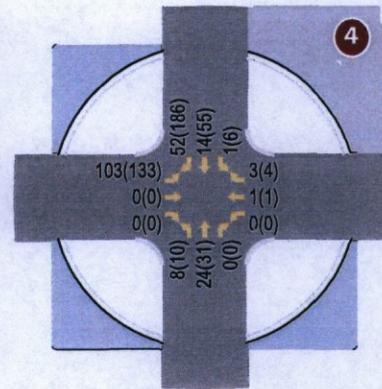
Scottsdale Rd. @ Butherus Dr.



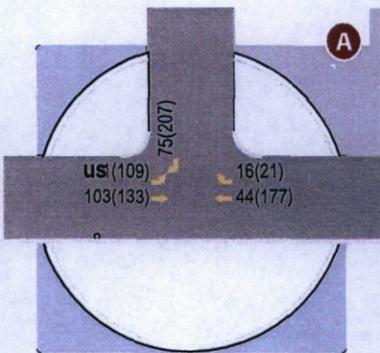
Scottsdale Rd. @ Greenway-Hayden Lp.



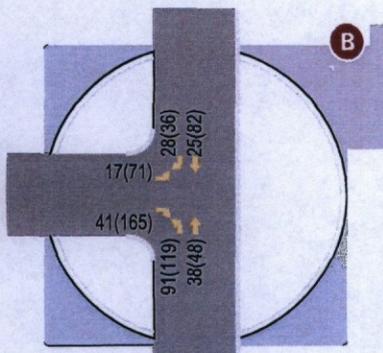
73rd St. @ Greenway-Hayden Lp.



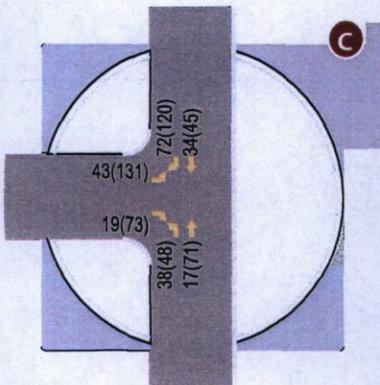
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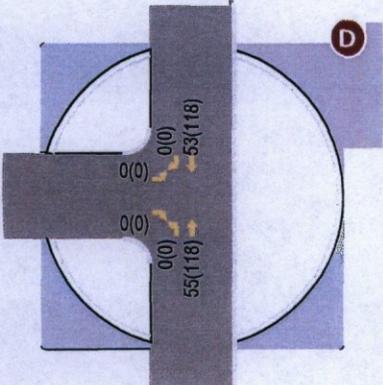
Access A @ Butherus Dr.



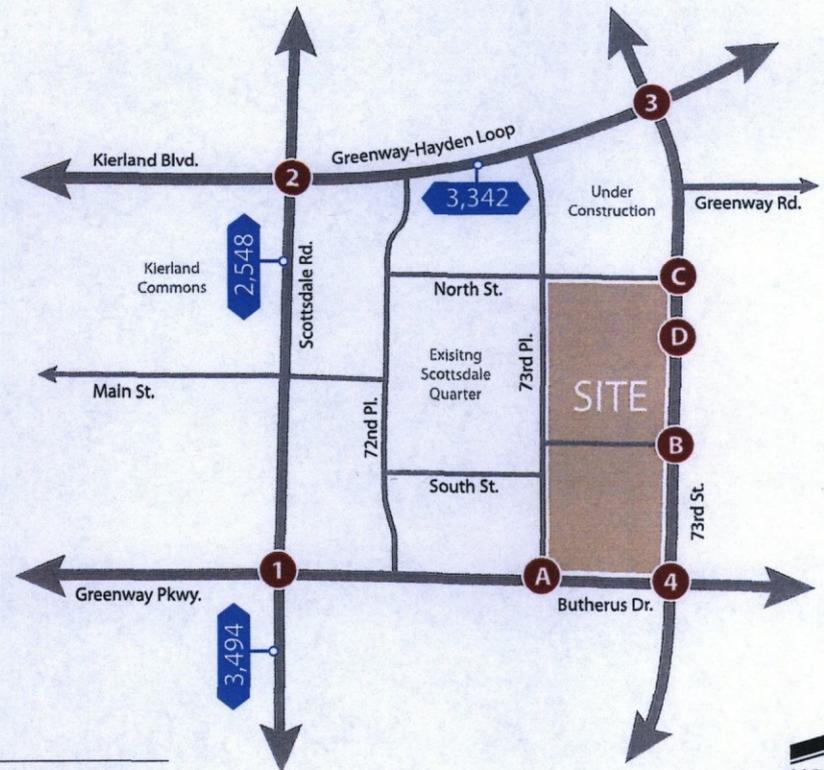
73rd St. @ Access B



73rd St. @ Access C



73rd St. @ Access D



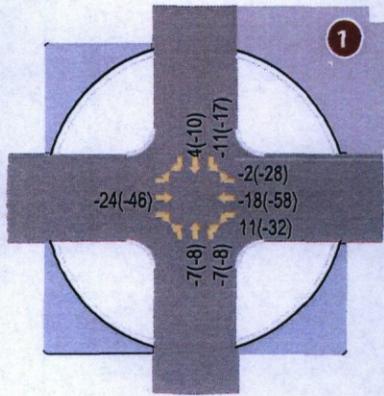
LEGEND

XX(XX) - AM(PM) Peak Hour Traffic Volumes

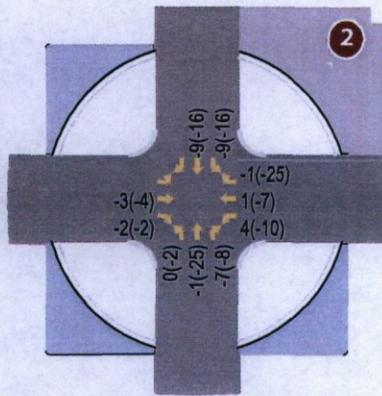
XX,XXX Average Daily Volumes



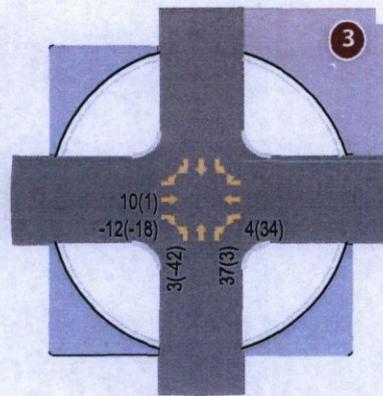
Attachment F: Blocks K,L,&M Total Traffic Volumes (Approved)



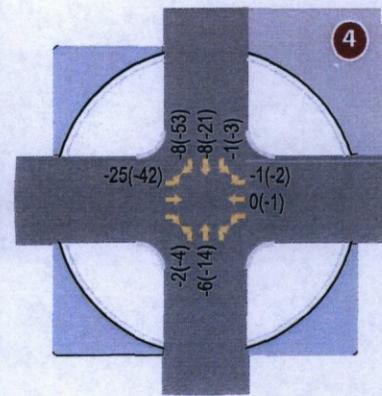
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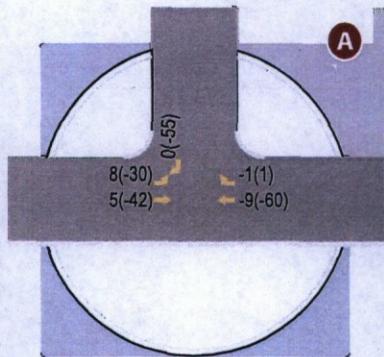
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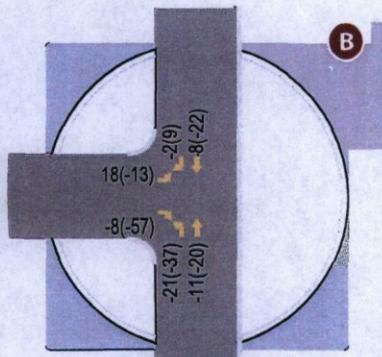
73rd St. @ Greenway-Hayden Lp.



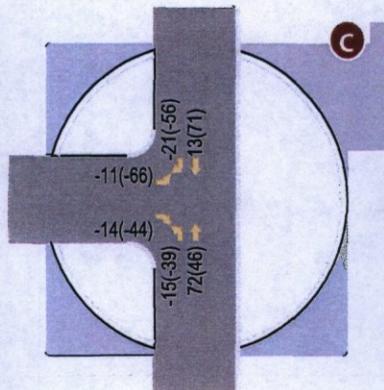
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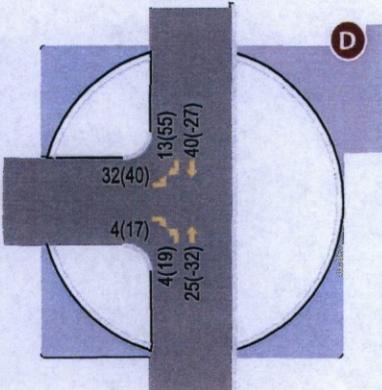
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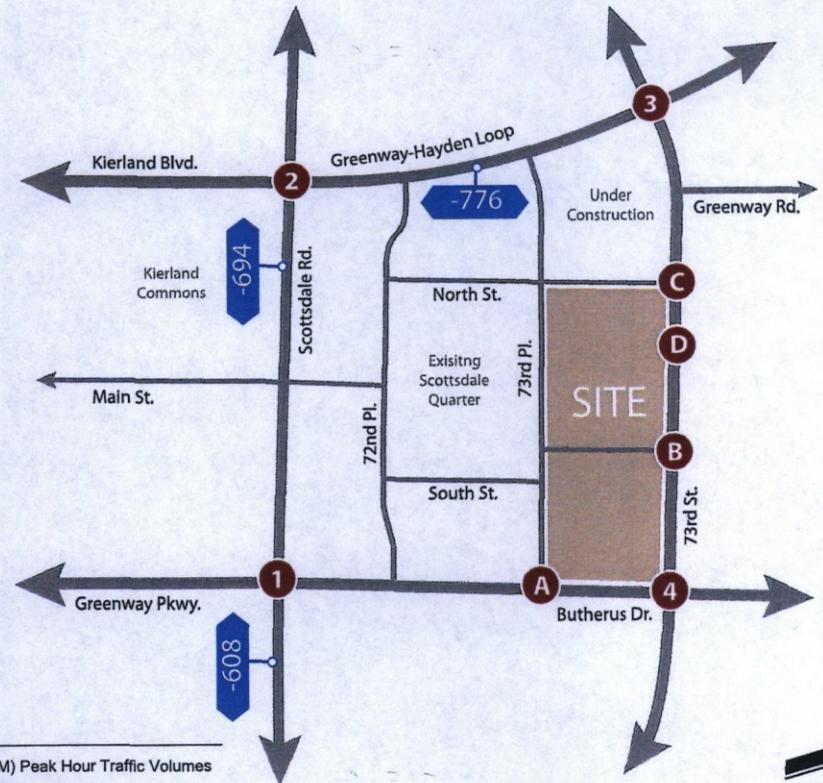
73rd St. @ Access B



73rd St. @ Access C



73rd St. @ Access D



Attachment G: Blocks K,L,&M Trip Comparison (Proposed - Approved)



Community Input Certification

CASE NO 579-PA-2016

PROJECT LOCATION: Scottsdale Quarter (Block L)
(North of the northwest corner of 73rd Street and Butherus Drive)
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
8/2/2016	Art Martori (Corporate Offices of Martori Farms) Located at: 7332 E. Butherus Dr.		✓	
8/11/2016	Ron Finkel (Capital Creek 3, LLC) RF@AZ7RE.com, 602-695-1148	✓		✓
8/11/2016	Heidi B. (Resident at Crescent Apts.) mktmvr1@aol.com, 480-686-7656	✓		✓

Paul E. Zibart
Signature of owner/applicant

8/11/16
Date

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

Block L
SIGN IN.

NAME	EMAIL	PHONE
1. RON FINKEL CAPITAL CREEK 3, LLC	RF@AZ7RE.COM	602-695-1148
2. Heidi B (Comment)	MKTMR1@AOL.COM	480-686-7656
3.		
4.		

NOTES/SUMMARY

NEIGHBORHOOD MEETING

AUGUST 11, 2016

NELSEN PARTNERS OFFICE – KIERLAND COMMONS
15210 N. SCOTTSDALE ROAD, SCOTTSDALE
6:00 PM

PROPOSED AMENDMENTS TO THE ZONING DISTRICT MAP & DEVELOPMENT PLAN
OF SCOTTSDALE QUARTER BLOCK L
NORTH OF THE NORTHWEST CORNER OF 73RD STREET & BUTHERUS DRIVE.
(PRE-APPLICATION CASE # 579-PA-2016)

SUMMARY: Two (2) people were in attendance. The meeting last about 1-hour and included a brief presentation with follow up discussion.

[COMMENT] Really like Scottsdale Quarter and the overall development – quality development.

[COMMENT] Proposal makes sense and fits in nicely.

[COMMENT] Excited about it and looking forward to it.

[QUESTION] When will development being?

ANSWER: Anticipate construction to start late next year.

[QUESTION] What is the height?

ANSWER: Same as before, maximum 90' (approx. 8-stories).

[QUESTION] Will the footprint of the building be the same?

ANSWER: About the same footprint, maybe a little smaller than the previous approved plan.

[QUESTION] How many units?

ANSWER: Approximately 300 units.

Cluff, Bryan

From: Nick Labadie <nick@roselawgroup.com>
Sent: Thursday, October 06, 2016 4:29 PM
To: Cluff, Bryan
Cc: Angelica Romo; Jordan Rose
Subject: Block L

Hi Bryan,

Thanks for filling me in on the status of the request at Block L of Scottsdale Quarter. While it may appear to be a minor zoning stip modification, the implications for the City are actually pretty substantial. It seems like it will generate ample public comment and discussion.

As the applicant has pointed out in the narrative describing the request, the simple change in FAR will allow for 300 apartment rentals on Block L. What goes unmentioned is the fact that these new residential units will come at the cost of a 116-key luxury boutique hotel and nearly 70,000 SF of approved commercial space. In fact, the city recently approved a request on Block L to increase the FAR to allow for more commercial, which the applicant apparently now wants to leverage for residential. This change to rentals is not only contrary to the vision upon which the project (and updated FAR allowance) was approved by Council, but also comes at a significant economic cost to the city in terms of lost sales and bed tax revenues (quick estimate: around \$1,000,000).

Please do keep us apprised of the hearings etc and include this in the packet for public comment. Our clients in the area are adjacent and will be filing a legal protest on the case.

Nick Labadie
Senior Planner/Project Manager
7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.240.5640 Cell: 480.202.0781



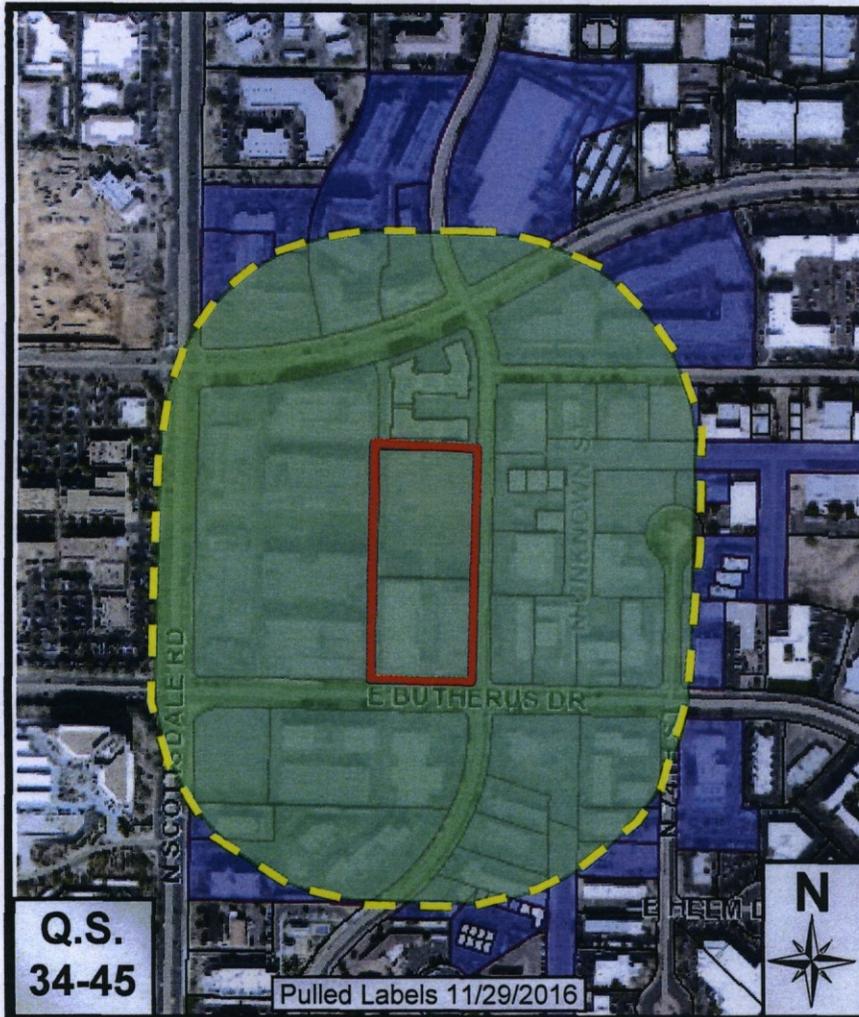
roselawgroup.com roselawgroupreporter.com social.roselawgroup.com

RLG is Service :: Winner "Best places to work in Arizona"

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Think green, please don't print unnecessarily

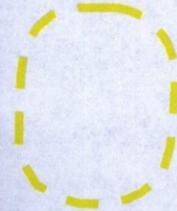
City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot

Postcards 97

Additional Notifications:

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

ATTACHMENT #7

Scottsdale Quarter - Block L & M

18-ZN-2013 #2