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Ordinance 4301

Planning Commission Hearing 2/8/2017

City Council Hearing 03/21/2017

Case History

631-PA-2016

24-ZN-2016

DPMG Hayden

CITY COUNCIL REPORT



Meeting Date: March 21, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

DPMG Hayden
24-ZN-2016

Request to consider the following:

1. Adopt Ordinance No. 4301 approving a Zoning District Map Amendment from Industrial Park (I-1) zoning to General Commercial (C-4) zoning on a +/- 2.1-acre site located at 15000 N. Hayden Road.

Goal/Purpose of Request

The proposed rezoning is being requested to allow for the use of a broader range of allowed uses for the existing site.

Key Items for Consideration

- Conformance with the Scottsdale General Plan 2001 and Greater Airpark Character Area Plan
- No opposition received regarding applicant’s request
- Planning Commission heard this case on February 8, 2017 and recommended approval with a vote of 7-0

OWNER

DPMG Hayden, LLLP
 604-971-4877

APPLICANT CONTACT

John V. Berry, Esq.
 Berry Riddell, LLC
 480-385-2727

LOCATION

15000 N. Hayden Road



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment– Regional Use, permitting a range of employment uses from light manufacturing to light industrial and office uses. The General Plan also designates the Greater Airpark as a Growth Area. Growth Areas are areas of the community that accommodate future growth through transportation system and infrastructure improvements and are intended as a focus area for new development.

Greater Airpark Character Area Plan

The General Plan establishes character area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale’s vision within the context of community-wide goals. The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Employment (EMP). The GACAP states these land use designations include an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs – further supported with access to regional multi-modal transportation systems, including access for truck traffic and transit facilities.

Zoning

The site is currently zoned Industrial Park (I-1). The I-1 zoning district is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

Context

The subject property is located at the northwest corner of E. Raintree Drive and N. Hayden Road and is surrounded by a variety of uses including retail, warehouse, office and automotive uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: An existing retail/warehouse use is located north of the site in the Industrial Park (I-1) zoning district.
- South: E. Raintree Drive abuts the property to the south. An existing retail/warehouse use is located further south of the site in the Industrial Park (I-1) zoning district.
- East: N. Hayden Road abuts the property to the east. An existing commercial center is located further east in the Highway Commercial (C-3) zoning district.
- West: An existing bank and warehouse are located west of the site in the Industrial Park (I-1) zoning district.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Greater Airpark Character Area Plan
Zoning Ordinance
64-ZN-1979 – rezoning to current I-1 zoning

APPLICANTS PROPOSAL

Development Information

The development proposal does not include any physical site or building changes at this time. The request to change the zoning designation for the site to the General Commercial (C-4) zoning designation would allow for greater flexibility in the types of uses permitted on the site.

- Existing Use: Furniture and home furnishing sales
- Proposed Use: Furniture and home furnishing sales
- Buildings/Description: One existing building
- Parcel Size: 2.1 gross acres / 1.55 net acres
- Building Height Allowed: 52 feet, excluding rooftop appurtenances (existing I-1 zoning)
- Building Height Allowed: 36 feet, excluding rooftop appurtenances (proposed C-4 zoning)
- Parking Provided: 31 spaces
- Open Space Required: 9,672 sf (existing I-1 zoning)
- Open Space Required: 7,279 sf (proposed C-4 zoning)
- Open Space Provided: 11,948 sf
- Floor Area Ratio: 0.8 maximum (existing I-1 zoning)
- Floor Area Ratio: 0.8 maximum (proposed C-4 zoning)

GENERAL PLAN AND CHARACTER AREA PLAN IMPACT ANALYSIS

General Plan & Greater Airpark Character Area Plan

The request conforms to the General Plan description of Employment – Regional Use. The proposed C-4 zoning district is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair. The applicant is not proposing any physical site or building changes with this application – therefore, should any change exist in the future, it will need to demonstrate conformance with the development standards of the C-4 district as well as the General Plan, and Greater Airpark Character Area Plan.

The subject site is located within the boundary of the Greater Airpark Character Area Plan (GACAP) which was adopted in October 2010. One of the overarching themes of the plan is to support and expand business diversity through land use flexibility and without interference to Airport operations as a means to maintain the positive attributes of the Greater Airpark region. Contextually, both west of North Hayden Road, and North 83rd Way, adjacent to the Aviation (AV) land uses designated by the GACAP, the established zoning for that area is in the I-1 or C-4 zoning districts as a means to maintain and enhance aviation land uses which are generally designated by their access to taxilane or “through-the-fence” operations to Scottsdale’s Airport. In the instance of this application, rezoning this property to C-4 will complement the AV land use designation and allow for additional land uses beyond the use limitations of the I-1 district.

The GACAP Conceptual Development Type Map designates the property as “Type B – Medium to Higher Scale”. Type B development denotes locations appropriate for continuous building forms and fewer open spaces between buildings. These areas are typically associated with aircraft hangars, event facilities and warehousing in the Greater Airpark, and are encouraged in and around the Aviation Future Land Use Area and in areas with access to multiple modes of transportation. Although the applicant is not proposing any site design or building changes, this rezoning and the existing warehouse-type structure will maintain and conforms to the Type B Development Type, which includes but is not limited to, buildings associated with the design/furniture stores, warehouse, and industrial office buildings found along North Hayden Road.

The Character and Design (Policy CD1.2, CD 2.1.6, CD 2.1.8, CD2.5 and CD2.6) chapter of the GACAP encourages providing distinct design elements along the street that are pedestrian in scale. The convergence of two Signature Corridors at this site creates a Landmark Intersection as defined by the GACAP. At a Landmark Intersection, the GACAP encourages incorporating distinct, landmark architecture, which incorporates elements of the intersecting design themes. To this end, the city has planned improvements for the intersection of North Hayden Road and East Raintree with a new roundabout along with a new public art instillation. The applicant intends to dedicate to the City, with approval of this application, additional right-of-way that will “facilitate convenient access to the site and provide pedestrian improvements including a 6’ sidewalk to encourage walkability and accommodate greater pedestrian capacity.”

The General Plan Land Use (Goals 1 & 4) and Economic Vitality (Goals 3, 4, and 5) Elements and the GACAP Land Use (Goal LU 1), Community Mobility (Policy CM1.1), and Economic Vitality (Goal EV 1) Chapters encourage a balance of diverse land uses that preserves a high quality of life and defines a sense of place within the region while ensuring neighborhoods are adequately protected from major commercial development through design sensitivity, buffering, and traffic management. In the instance of this proposal, the applicant is requesting a rezoning to the C-4 zoning district which will provide a wider range of land uses to the Airpark Employment Core, which will help foster a strong and diverse economic environment. The applicant’s proposal will provide additional right-of-way needed to realize the transportation improvements planned within the Raintree Drive Extension which will improve the character of the area, traffic patterns around the site, and overall mobility in the Greater Airpark area resulting in a stronger long term economic stability for the region.

ZONING IMPACT ANALYSIS

Zoning/Land Use

The proposed C-4 zoning designation would permit several land uses at the site not currently permitted under the current I-1 zoning designation. Those land uses include several types of retail sales, arts and crafts production, big box uses, car wash, gas station, repair and maintenance, and several types of service uses. Outdoor display and sales are also permitted with a Conditional Use Permit in the C-4 district and not permitted in the I-1 district. However, several land uses would be loss in a transition from the current I-1 zoning designation to the proposed C-4 zoning designation. Most notably aeronautical uses, health and fitness studio, office, place of worship, personal care services and medical marijuana uses are permitted under the current I-1 zoning, but not under the proposed C-4 zoning.

When compared to the existing I-1 zoning designation, the proposed C-4 zoning designation reduces the maximum allowed building height from 52 feet to 36 feet. Similarly, the open space requirement for C-4 zoned properties is reduced as compared to I-1 zoned properties. The subject site maintains a significant amount of open space in a large landscape and drainage area on the eastern portion of the site. Other development standards are similar between the I-1 and C-4 zoning designations.

Airport Vicinity

The site is located within the AC-3 area of the Airport Influence Zones. Similar to the existing I-1 zoning designation on the site, the proposed C-4 zoning designation restricts certain uses that are not compatible with the operations of the Scottsdale Airport from locating within the AC-3 area. Amongst the land uses permitted by the C-4 zoning district, only one, elementary and secondary schools, is prohibited by the Aviation and Airpark Rules and Regulations (Chapter 5 of the Scottsdale Revised Code), and the land use regulations of the C-4 district. The existing use on the site, a furniture and home furnishing retail use, is not subject to restrictions but will require the property owner to disclose the site's proximity to the Scottsdale Airport to any tenants or users of the buildings on the site. In addition, the property owner will be required to dedicate an Avigation Easement to the benefit of the city prior to any future changes to the site.

Traffic/Trails

The Transportation Department has reviewed the proposed zoning district map amendment, including existing access points, pedestrian circulation and potential C-4 land uses. No changes are proposed at this time to the existing improvements on the site. There is an approved shared use path to be located along the N. Hayden Road frontage, within an existing easement, on a portion of the east side of the site. There are no anticipated traffic impacts as a result of the zoning district map amendment.

The city's Raintree Extension Capital Improvement Project proposes to replace the current signalized intersection to the immediate southeast of the site with a roundabout intersection. As part of those improvements, the existing city right-of-way at the intersection will be widened. The property owner of the subject site has agreed to dedicate the necessary right-of-way to facilitate the intersection reconstruction as a condition of the proposed zoning district map amendment.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development. The developer will pay for all water and sewer infrastructure improvements necessary to serve the any new development.

Public Safety

This request is not anticipated to immediately impact the type and number of requested emergency and non-emergency calls for service from city police, fire and medical resources. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of service delivery and also to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 14970 N. 78th Way.

Open Space

The development is required to provide a minimum of 9,672 square feet of open space under the current I-1 zoning designation and a minimum of 7,279 square feet of open space under the proposed C-4 zoning designation. As shown on the site plan, open space for the development project is provided in large contiguous areas adjacent to the roadways on the south and east sides of the site with a total of 11,948 square feet provided. Nearly all of the required landscaping for the site is currently within an existing drainage, flood control, pedestrian, bicycle path, landscape, and buffer easement located on the eastern portion of the site adjacent to N. Hayden Road.

Community Involvement

Surrounding property owners within 750 feet have been notified by the city and the site has been posted with signs. The owner's representatives notified property owners within 750 feet of the site area and held an open house meeting on September 19, 2016. As of the writing of this report, staff has received only one inquiry with general questions regarding the applicant's request.

Community Impact

The proposed zoning district map amendment will allow for a broader collection of allowed uses for the site, which is located at a prominent location in the Airpark area. There are no immediate plans to redevelop the site and the existing improvements on the site meet all development requirements of the proposed C-4 zoning designation.

Because there are no immediate plans for redevelopment of the existing site, there are no immediate community impacts anticipated by the proposed zoning district map amendment on traffic, infrastructure, and public safety. The site will be reevaluated upon the proposal of a subsequent development project to ensure compatibility with traffic, infrastructure and public safety needs.

Policy Implications

The proposed zoning district map amendment would introduce the C-4 zoning designation to an area of the Airpark that has traditionally held I-1 zoning classification. The Hayden Road boundary has long been the demarcation of I-1 zoning in this area and the proposed zoning district map amendment could lead to additional request for the transition of other properties on the west side of Hayden Road in this area to the city's commercial zoning designations. Future applications of the city's commercial zoning designations in this area should be thoroughly reviewed for consistency with the city's General Plan and Greater Airpark Character Area Plan, which promote employment uses in this area.

OTHER BOARDS AND COMMISSIONS

Planning Commission

Planning Commission heard this case on February 8, 2017 and recommended approval with a vote of 7-0.

Staff's Recommendation to Planning Commission

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

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4301 approving a Zoning District Map Amendment from Industrial Park (I-1) zoning to General Commercial (C-4) zoning on a +/- 2.1-acre site located at 15000 N. Hayden Road.

RESPONSIBLE DEPARTMENT


Planning and Development Services
Current Planning Services

STAFF CONTACTS

Brad Carr, AICP, LEED-AP
Principal Planner
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E-mail: bcarr@ScottsdaleAZ.gov

Adam Yaron
Citizen Liaison
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E-mail: ayaron@ScottsdaleAZ.gov

APPROVED BY



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

2.14.2017

Date



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

2/23/2017

Date



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

3/7/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4301
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Raintree Extension Capital Improvement Project Plans
 - Exhibit 2: Zoning Map
3. Additional Information
4. Applicant's Narrative
5. General Plan Conceptual Land Use Map
6. Greater Airpark Character Area Plan Land Use Map
7. Existing Zoning Map
8. Traffic Impact Summary
9. Citizen Review Report
10. City Notification Map
11. February 8, 2017 Planning Commission minutes

ATTACHMENT #1



Q.S.
34-47

Google Earth Pro Imagery



DPMG Hayden

24-ZN-2016

ATTACHMENT #1A



Q.S.
34-47

Google Earth Pro Imagery



DPMG Hayden

24-ZN-2016

ORDINANCE NO. 4301

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. 24-ZN-2016 FROM INDUSTRIAL PARK (I-1) ZONING TO GENERAL COMMERCIAL (C-4) ZONING ON A +/- 2.1-ACRE SITE LOCATED AT 15000 N. HAYDEN ROAD.

WHEREAS, the Planning Commission held a hearing on February 8, 2017;

WHEREAS, the City Council held a hearing on March 21, 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. 24-ZN-2016.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 2.1 acre-site located at 15000 N. Hayden Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Industrial Park (I-1) zoning to General Commercial (C-4) zoning.

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

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

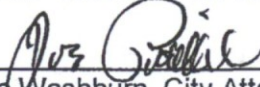
ATTEST:

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:

DPMG Hayden

Case Number: 24-ZN-2016

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

AIRPORT

1. **FAA DETERMINATION.** With any Development Review Board Application, the property 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.
2. **AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE.** Prior to any permit issuance for the development project, the property owner shall provide noise disclosure notice to occupants, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
3. **AVIGATION EASEMENT.** Prior to any permit issuance for the development project, the property owner shall provide a completed Avigation Easement, signed by the owner, in a form acceptable to the City for recording.

INFRASTRUCTURE AND DEDICATIONS

4. **SITE ACCESS.** The site shall be restricted to a maximum of two (2) site entrances at the existing locations of the site, one (1) located on E. Raintree Drive and one (1) located on N. Hayden Road. Driveway locations shall be subject to the review and approval of the Transportation Director, or designee.
5. **E. RAINTREE DRIVE AND N. HAYDEN ROAD.** Prior to any permit issuance for the development project, or by request of Transportation staff in conjunction with improvements to the intersection of E. Raintree Drive and N. Hayden Road, whichever comes first, the property owner shall dedicate to the city on a Map of Dedication, or other legal form as accepted by city Transportation staff, Right-of-Way along E. Raintree Drive and Hayden Road necessary to be consistent with the Raintree Extension Capital Improvement Project plans, as shown on Exhibit A to Exhibit 1.
6. **EASEMENTS.**
 - a. **CROSS ACCESS EASEMENT.** Prior to any permit issuance for the development project, the property owner shall demonstrate that a Cross Access Easement has been provided over the subject property to the benefit of the property owner of the abutting parcel north of the subject site that covers the location of the existing shared driveway improvements entering the subject site from N. Hayden Road and any shared on-site drives aisles.
 - b. **EMERGENCY AND SERVICE VEHICLES ACCESS EASEMENT.** Prior to any permit issuance for the development project, the property owner shall dedicate to the city on a Map of Dedication or other legal form accepted by city Engineering staff, a minimum 24-foot wide Emergency and Service Vehicles Access Easement over any drive aisle as necessary to serve the site.

NOTES:

1. All Stations & Offsets are to Back of Curb

MATCH LINE: STA 39+00
SEE SHEET P47



TRANSPORTATION
AECOM
2025 S. UNIVERSITY AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1000
WWW.AECOM.COM

REMOVAL & RELOCATION NOTES

Description	Unit	Quan
1 Remove Exst Pavement/Sidewalk as Applicable	LF	53
2 Remove Exst AC Pavement	SY	4,257
4 Remove Exst Curb & Gutter	LF	1,112
5 Remove Exst Sidewalk	SF	7,796
6 Remove Exst Single Curb	LF	474
7 Remove Exst Valley Gutter	SF	822
8 Remove Exst Sidewalk Ramp	EA	6
9 Remove Exst Catch Basin	EA	2
12 Remove Exst Traffic Equipment	EA	1

CONSTRUCTION NOTES

Description	Unit	Quan
1 Construct AC Structural Section No. 1	SY	4,029
3 Construct Vertical Curb & Gutter per MAG Std Dtl E20-1, Type A	LF	1,030
4 Construct Single Curb per MAG Std Dtl E22, Type A	LF	1,368
5 Construct Curb & Gutter per MAG Std Dtl E20-1, Type C	LF	387
7 Construct Concrete Sidewalk per MAG Std Dtl 230	SF	444
9 Construct Sidewalk Ramp per COS Std Dtl E234	EA	8
10 Install Detachable Warning Surface per COS Std Dtl 2231	EA	8
12 Construct 8" Multi-Use Path per COS Std Dtl 2263	SF	7,812
13 Construct 4" Concrete Pavement	SY	573
15 Construct Concrete Driveway per COS Std Dtl 2256	SF	258
18 Install Bike Ramp per Dtl on Sheet XXX	EA	3
22 Construct Retaining Wall	SF	778
25 Construct Catch Basin per MAG Dtl 532	EA	1

ADDITIONAL REVISIONS
SCALE 811 OF 802-105-1102
DATE 08/25/2011
BY [Signature]



PLAN SHEET
RAINYREE DRIVE
STA 102+00 TO STA 107+00

SCALE	DATE	BY	CHKD
HORIZ. 1"=20'	08/25/11	[Signature]	[Signature]
VERT. 1"=20'	08/25/11	[Signature]	[Signature]
DATE	PROJECT	PROJECT NO.	SHEET NO.
08/25/11	RAINYREE DRIVE EXTENSION	5105	59 OF 231

CURVE NO.	PI STATION	RADIUS	DELTA	LENGTH	DEGREE	TANGENT
19	41+47.96	2400.00'	57°10'31"	2394.95'	2°23'14"	1307.85'

- 42 Reprofile Exst Retention Basin EA 3
- L Refer to Landscape Plans for All Landscapes (Typ.)
- U Refer to Utility Plans for All Utilities (Typ.)

POINT ENGINEERS

REMOVAL & RELOCATION NOTES

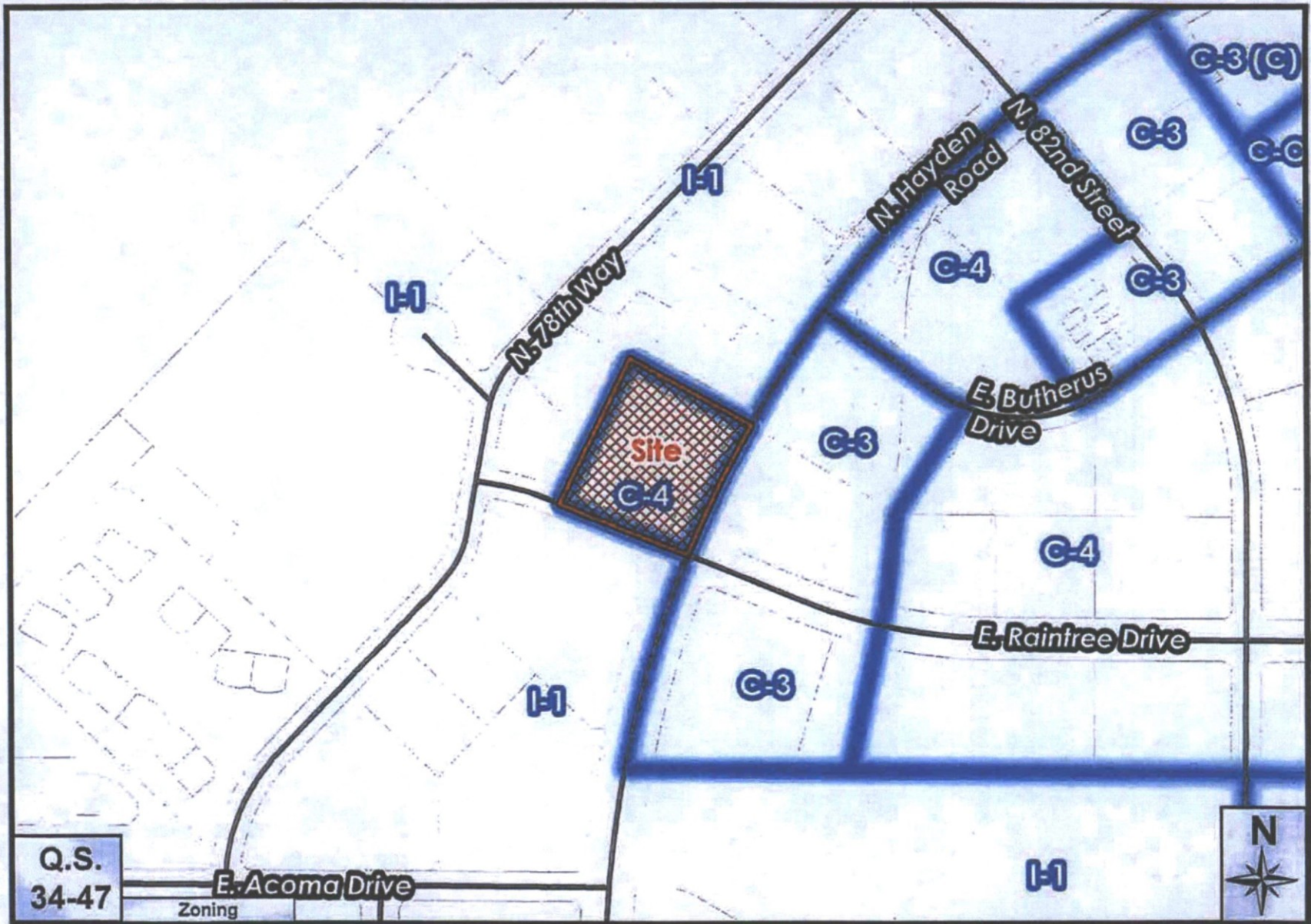
Description	Unit	Quan
1 Remove East Parapet/Sidewalk as Applicable	LF	176
2 Remove East AC Parapet	SY	2,196
4 Remove East Curb & Gutter	LF	897
5 Remove East Sidewalk	SF	3,700
6 Remove East Single Curb	LF	186
7 Remove East Valley Gutter	SF	790
8 Remove East Sidewalk Ramp	EA	2
10 Remove East Well	SF	656
11 Remove East Concrete Driveway	SF	743

CONSTRUCTION NOTES

Description	Unit	Quan
1 Construct AC Structural Section No. 1	SY	2,327
3 Construct Vertical Curb & Gutter per MAG Sid DI 220-1, Type A	LF	801
4 Construct Single Curb per MAG Sid DI 220-1, Type A	LF	409
7 Construct Concrete Sidewalk per MAG Sid DI 230	SF	2,992
9 Construct Sidewalk Ramp per COS Sid DI 2234	EA	2
11 Construct Median Base Paving per COS Sid DI 2226	EA	1
12 Construct 10' Multi-Use Path per COS Sid DI 2283	SF	591
15 Construct Concrete Driveway per COS Sid DI 2256	SF	1,790
18 Install Bike Ramp per DI on Sheet XXX	EA	2
21 Roadside Retention Basin	EA	1
22 Construct Retaining Wall	SF	806
26 Construct Catch Basin per MAG DI 532	EA	6



PLAN SHEET			
RAINTREE DRIVE			
STA 95+00 TO STA 102+00			
PROJECT TITLE			
RAINTREE DRIVE EXTENSION			
SCOTTSDALE ROAD TO SR 101			
SCALE	DESIGNED BY	CHECKED BY	DATE
1"=20'	MD	CE/TA	8/10
DATE	PROJECT NO.	DRAWING NO.	SHEET NO.
8/10	100	5102	53 of 251



Q.S.
34-47

Zoning

E. Acoma Drive

DPMG Hayden

24-ZN-2016

Additional Information for:

DPMG Hayden

Case: 24-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design, and
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The property owner shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

DPMG Hayden LLLP

Project Narrative

Rezoning Application

Location: 15000 N. Hayden Road

24-ZN-2016



Prepared by:
Berry Riddell, LLC

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

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 8525

I. Property Details & Request

Property Location: 15000 N. Hayden Road.

Property Size: 67,333 s.f. (net)

Current GP: Employment

Current Zoning: I-1 (Industrial Park)

Requested Zoning: C-4 (General Commercial)

The request is for a zoning district map amendment for a parcel of land located at the northwest corner of Hayden Road and Raintree Drive (APN: 215-55-025), the "Property". The request is a rezoning from the current I-1 zoning district to the C-4 zoning district to expand the list of allowed uses. Any newly proposed uses would be consistent with the current Greater Airpark Character Area Plan ("GACAP") land use designation of Employment.

Context Aerial



II. Site Context

There are no physical site or building changes proposed on the current Property with this application. The 1.5+/- acre site is located on the hard northwest corner of Hayden and Raintree and as shown in the exhibit on the following page the Property is subject to a right-of-way taking as part of the City's Raintree Drive Extension Capital Improvement Project and proposed roundabout for this intersection.

The surrounding context includes Bedrosian Tile & Stone to the north (I-1), Arizona Tile to the south (I-1), a multi-tenant commercial building (with hair salon & spa, fitness studio and automotive uses) to the east (C-3), a former car dealership soon to be Goodwill store to the southeast (C-4) and First International Bank & Trust to the west (I-1). Along Hayden Road further to the north there are several commercial and employment related uses including Copyfast printing, Gateway Church, Sunset Patio, Eclectic Home, Gruellich's Auto Repair, Enterprise Rental Care, Scottsdale Design Center and Costco. Along Raintree Drive to the east there are several automotive repair facilities including Raintree Auto Body and Airpark Auto. All of the above mentioned uses are within the existing Employment land use designation of the GACAP and have predominately C-3, C-4 or I-1 zoning.

Surrounding Zoning



Existing Site Plan w/ City Proposed Roundabout



III. 2001 General Plan

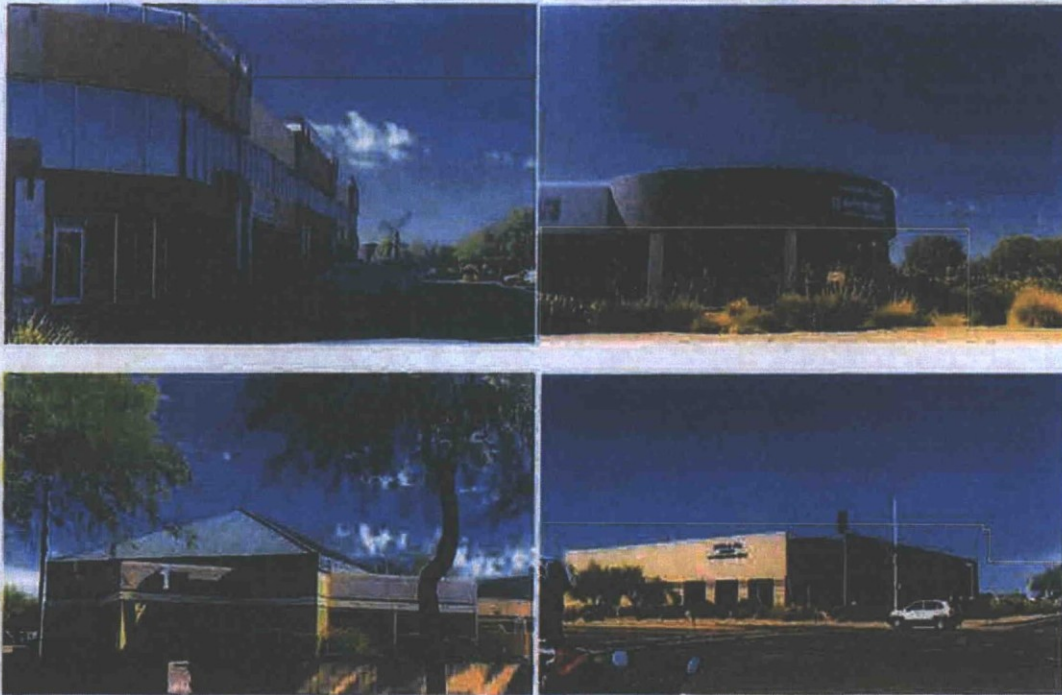
The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. According to the City's 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale's Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability and Advance Transportation.* The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the goals and policies that are applicable to the development, which is in conformance with both the General Plan and the Greater Airpark Character Area Plan.

GP Character & Design

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

Bullet 4: *Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. "Employment Cores" are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses.*

Response: The surrounding context consists of established commercial businesses and employment uses located in buildings that are approximately 15-20+/- years old. The Airpark is evolving into a true mixed-use regional center with the integration of residential and retail in key activity locations. Rezoning this Property to C-4 will allow for additional land uses beyond the use limitations of the I-1 district; predominately vehicle sales and related automotive uses. This rezoning coupled with the physical change to the intersection for the Raintree Drive Extension will allow this intersection to positively serve the area in a development pattern consistent with the land uses found along Hayden Road to the north and Raintree Drive to the east and the Employment land use designation.



GP Land Use

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

Bullet 1: *Integrate land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 5: *Ensure Scottsdale's transportation choices respond to the land use pattern and local neighborhood lifestyles.*

Response: With the Raintree Drive Extension, it is the intent of the City to encourage traffic flow in a seamless east-west direction to and from the Loop 101 freeway. As part of these improvements, the Property will be required to dedicate additional right-of-way for a roundabout at the intersection of Raintree and Hayden. Additionally, new sidewalk improvements will be constructed by the City along the perimeter of the site. These changes will improve the mobility of vehicles, transit and pedestrians to and around the site.

GP Economic Vitality

Goal 4. *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

Bullet 1: *Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.*

Response: The proposed C-4 zoning will allow the property owner to pursue additional uses that are compatible with the established Airpark character and in harmony with the Employment land use. The Property, located at a key gateway intersection will continue to offer services to the residents and visitors of Scottsdale. Allowing C-4 zoning on this site will only improve the long term economic viability of the site.

Growth Areas

Goal 2: *Make automobile, transit, and other multimodal circulation more efficient.*

Bullet 1: *Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.*

Bullet 2: *Make infrastructure expansion more economical by concentrating it in identified growth areas and coordinating it with development activity.*

Response: This Property is located in a designated in the largest Growth Area in the City; the Scottsdale Airpark. There are no physical changes proposed to the Property with this rezoning. However, the Raintree Drive Extension design will facilitate convenient access to the site and provide pedestrian improvements including 6' wide sidewalks to encourage walkability and accommodate greater pedestrian capacity. Transit routes currently run along both Hayden and Raintree. There is an existing bus stop located at the southeast corner of Hayden and Raintree (along the south side of Raintree, approximately 100' east of Hayden Road). It is assumed that with the Raintree project, additional east-west transit routes will be added.

IV. Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Employment designation.

GACAP Definition:

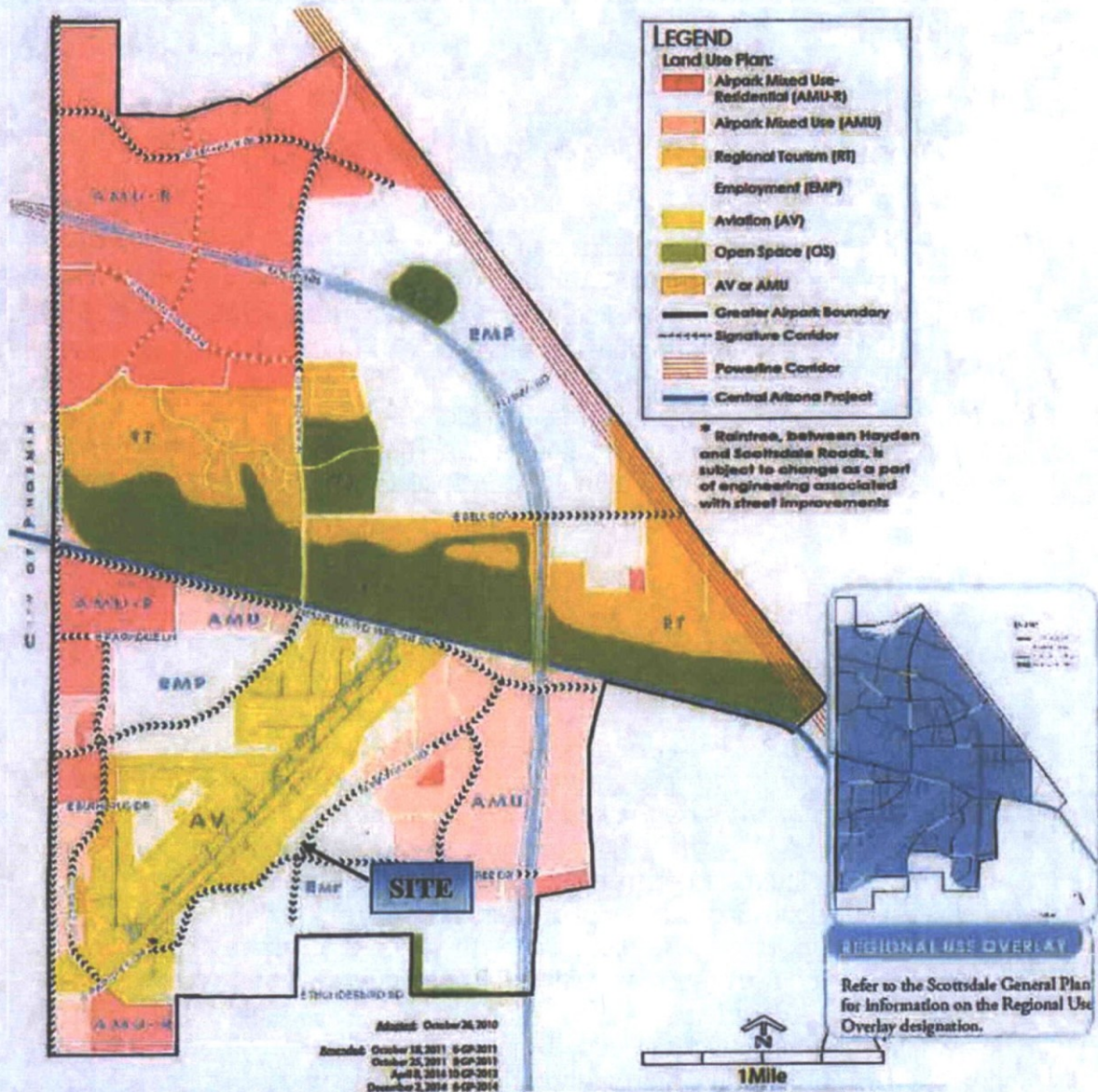
***Employment** includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems, including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation Land Use are and within the Airport's 55 DNL areas or higher.*

The Conceptual Development Type Map designates the Property as "Type B – Medium to Higher Scale" which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous building forms, medium- to higher-scales, and fewer open spaces between buildings. These areas are typically associated with aircraft hangers and warehousing/industrial buildings, and larger event centers and are encouraged in and around the Aviation Land Use designation, where large convention and event facilities are appropriate (ie: WestWorld), and in areas with access to multiple modes of transportation.*

The existing warehouse-type structure already conforms to the Type B Development Type, which includes, but is not limited to, buildings associated with the design/furniture stores, warehouse and industrial office buildings found along Hayden Road. The rezoning will maintain the Type B Development Type.

Greater Airpark Future Land Use Map (GACAP Page 11)



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 55 of the Character and Design Chapter.

The request is consistent with the existing GACAP land use designation of Employment in a number of ways that are outlined below. The Property is located on the northwest corner of Hayden (a major arterial) and Raintree (a major arterial from Hayden heading east), which are both classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 60 DNL area, which is appropriate for Employment land uses and C-4 zoning.

Land Use

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark

Response: Characteristics of successful Employment Cores include a range of land uses as mentioned in the GACAP definition above, which states these areas should include an "array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs." The proposed C-4 zoning will complement the surrounding context of home improvement stores, vehicle sales and service, office, light industrial, warehouse, and retail development. The primary interest in rezoning the Property to C-4 is the ability to integrate vehicle sales and automotive related uses into the existing range of a permitted uses on site.

Policy LU 1.3 Promote development intensities supportive of existing and future market needs.

Policy LU 1.7 Encourage adaptive reuse of buildings.

Policy LU 1.8. Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

Response: The intent is not to have retail establishment in this location like you would find along Scottsdale Road, Frank Lloyd Wright Boulevard or Pima Road in the Airpark Mixed Use district. Rather, there are several commercial employment related uses (such as vehicle auction and sales) that could locate in this building or a portion of this building that would serve the Airpark Employment Core. It is acknowledged that certain uses would not be feasible under the current building and site configuration due to the limited parking spaces on site. Future users would have to provide evidence of adequate parking.

Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: The proposed C-4 is consistent with the GACAP's Employment land use designation and will provide services for the Airpark's Employment Core including area businesses and the surrounding automotive related uses further prioritizing employment uses in the area.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include both Hayden and Raintree, which creates a perfect condition for providing "a greater mix of uses" in the Employment Core on the subject Property. Integrating C-4 zoning in this location broadens the current range of land uses in the area and supports the economic viability of existing Airpark developments and area businesses.

Community Mobility

Policy CM 1.1 Enhance Greater Airpark connections to local and regional public transportation systems.

Response: This Property will be directly impacted by the Raintree Drive Extension, which will provide enhanced local and regional transportation connections. A summary of the Raintree Drive Extension project is provided below (from the City's website). Hayden and Raintree are both existing transit routes and with the Raintree Drive improvements the flow of east-west traffic to and from Loop 101 will be improved. There is an existing park-and-ride facility located at Scottsdale and Thunderbird.



The Raintree Drive Extension will provide a direct connection between the SR 101L Freeway and Scottsdale Road. This extension will simplify the route from Hayden Road to Scottsdale Road and help to relieve some of the traffic congestion currently experienced on Frank Lloyd Wright Boulevard.

The City of Scottsdale is

currently preparing a Design Concept Report for this segment of roadway which will include recommendations regarding number of travel lanes, raised medians, major intersections (roundabout, traffic signal or side street stop control), minor side street lane configurations, safety considerations, driveway access, landscape and streetscape concepts, public art, drainage improvements, and right of way needs.

The Scottsdale Airpark is a major employment center within Scottsdale, and the network of roadways, circulation and access is critical to the businesses and industry of the Airpark. The City of Scottsdale has completed several studies to address some of the transportation and access issues currently hindering drivers. The Raintree Drive Extension project is one component of Scottsdale's Airpark Area Circulation Study which seeks to improve mobility in and around the Airpark.

The Raintree Drive Extension was included in the Maricopa Association of Governments (MAG) Regional Transportation Plan (RTP), funded by Proposition 400 regional transportation sales tax funds.

The project will be constructed in phases, with construction funding available in fiscal years 2014 to 2017. Ultimate phasing and implementation will be determined based on funding availability and the recommendations of the Transportation Commission and Scottsdale City Council.

Source: Scottsdaleaz.gov

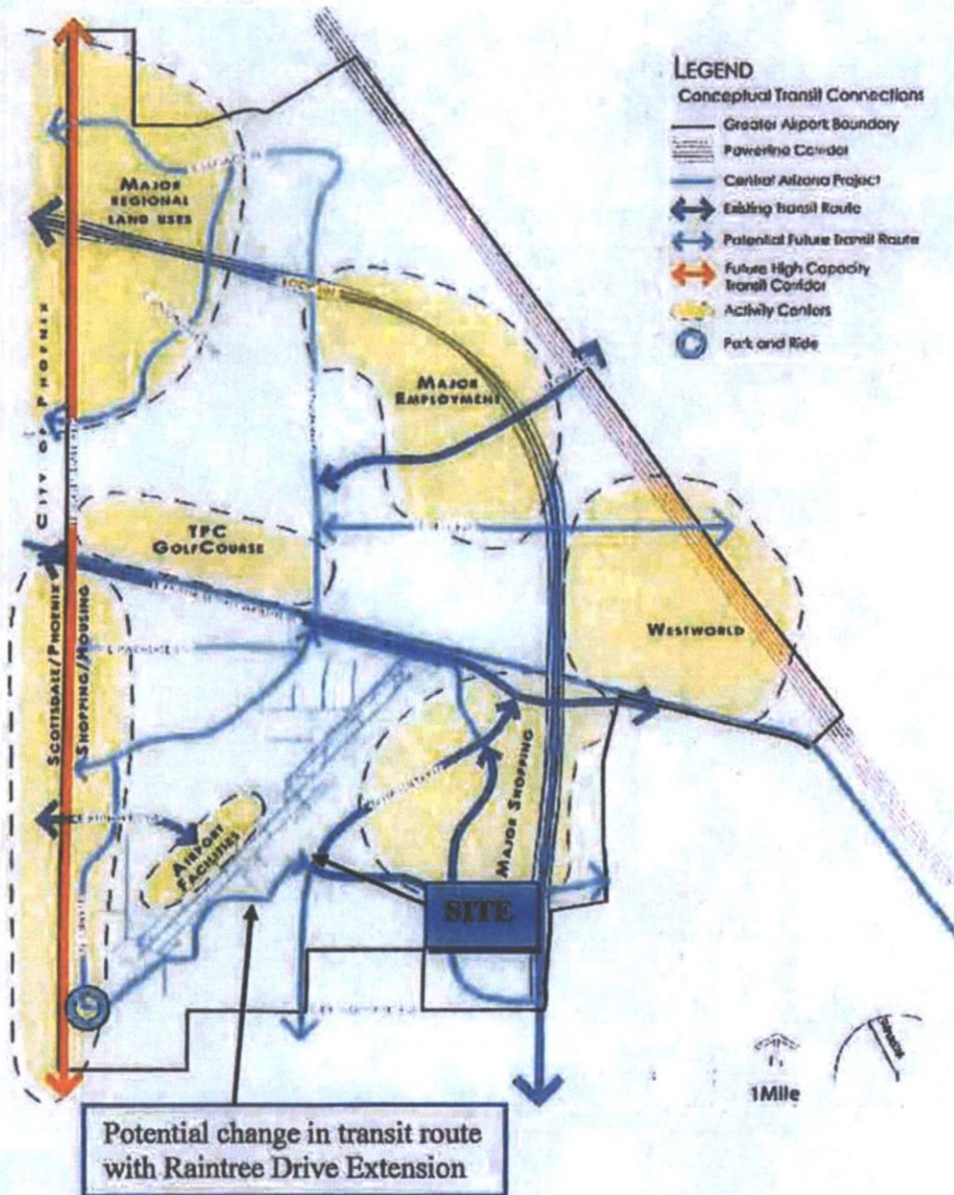
Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark

Response: As mentioned above the Property is directly impacted and adjacent to the future Raintree Drive Extension, which will change the flow of traffic in the Airport and as a result change the access and function of properties that are directly adjacent to the right-of-way improvements. Specifically, this Property will be directly impacted by a new roundabout proposed for the intersection of Hayden and Raintree.

Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.

Response: The existing sidewalks along all the street frontages will be maintained and enhance with the Raintree Drive Extension project provide safe movement of pedestrians within a landscaped open space setting.

Greater Airpark Transit Connections (GACAP Page 34)



Economic Vitality

Policy EV 1.1 *Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

Response: A primary objective of the GACAP is to develop and implement long-term economic development strategies that position the Greater Airpark as an economic leader. Over the last few decades Hayden Road has evolved with the market demand in terms of tenant mix and land uses but still remains a strong economic corridor for the Airpark with a range of automotive, office and retail uses. The proposed C-4 zoning will provide a wider range of land uses to the Airpark Employment Core, which will help foster a strong and diverse economic environment. Additionally, with the transportation changes that are planned with the Raintree Drive Extension, the character of the area and traffic patterns in and around the site will change similar to the changes seen with the roundabout improvements at Hayden and Northsight, approximately 1-mile north of the site. With the proposed rezoning, the owner is adapting to this new transportation impact, which will ultimately improve mobility in the Airpark resulting in stronger long term economic stability for the area.

Policy EV 1.8 *Attract a diversified business base to help insulate the city during economic downturns.*

Response: The purpose of the requested zoning change is to allow for a wider variety of commercial uses to provide economic stability. The proposed zoning will allow the property owner to efficiently adapt to market fluctuations.

Environmental Planning

Policy EP 1.3 *Promote landscape design and irrigation methods that contribute to water and energy conservation.*

Response: The on-site landscaping is well established and includes low-water use indigenous plants and trees that blend with the Airpark context and nearby developments. No changes are proposed with this rezoning request.



Character & Design

Policy CD 1.1 Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area In the Greater Airpark:

"Employment" land use:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological and corporate/executive character, campuses and unique expressions of corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually-sensitive to adjacent developments.

Response: The proposed development achieves this policy in the following ways:

- Provides a wider range of uses to support the Airpark Employment Core and maintain economic viability of the site over the long term.
- Maintain pedestrian linkages around the perimeter of the site. Sidewalks will be provided with the City's Raintree Drive Extension project.
- Open space maintained with rezoning and Raintree Drive right-of-way improvements. Previous development (66-DR-1992 #2) provided 13,803 s.f. of open space. C-4 required open space is 7,145 s.f. and site after right-of-way dedication is providing 11,948 s.f. of open space on site.

Policy CD 2.1 Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.

Policy CD 2.1.6 Hayden-South Signature Corridor

The Hayden-South Signature Corridor, south of Frank Lloyd Wright Boulevard to Raintree Drive, is a buffered roadway with urban characteristics. Buildings along this corridor should orient toward the street and incorporate landscaped open spaces and tree cover.

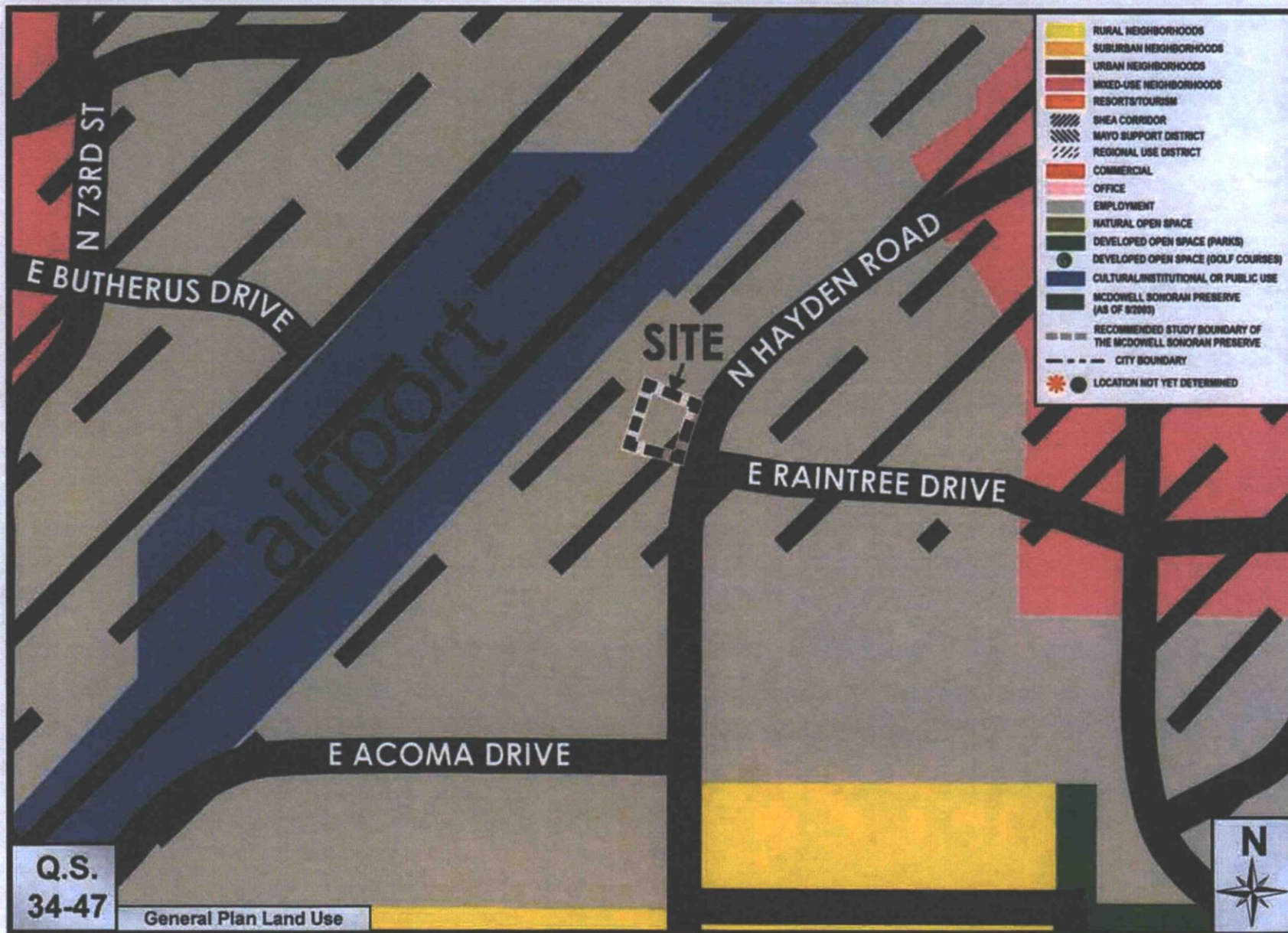
Policy CD 2.1.8 Raintree Signature Corridor

The Raintree Signature Corridor, as the grand entrance to the Greater Airpark, should integrate elements flight and corporate sophistication into the building, landscape and site designs. Building frontages should be oriented to activate the street. Intersections and gateways in this area should include interpretative elements that discuss the Airport, as well as modern technology

Response: The proposed rezoning will highlight these Signature Corridors and the site currently provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, pedestrian connectivity, landscaping, hardscape and lighting. Any future changes to the Property will further enhance the significance of this Property at a key gateway location in the Scottsdale Airpark. Further, the landscape setting along Hayden will significantly increase with the City's right-of-way improvements.

V. Conclusion

In summary, the request to rezone from I-1 to C-4 to allow for a wider range of permitted uses on this Property will strengthen the Employment Core and provide long term economic stability of the area by bringing more jobs into the building and overall Scottsdale Airpark, which currently has 3,800 businesses and approximately 55,000 employees. Located at a key intersection of the Scottsdale Airpark, this site will be significantly impacted by the Raintree Drive Extension project, and therefore, allowing additional uses that are compatible with the surrounding context will be beneficial to the evolving Airpark character and viability of this developed site over time consistent with the GACAP.



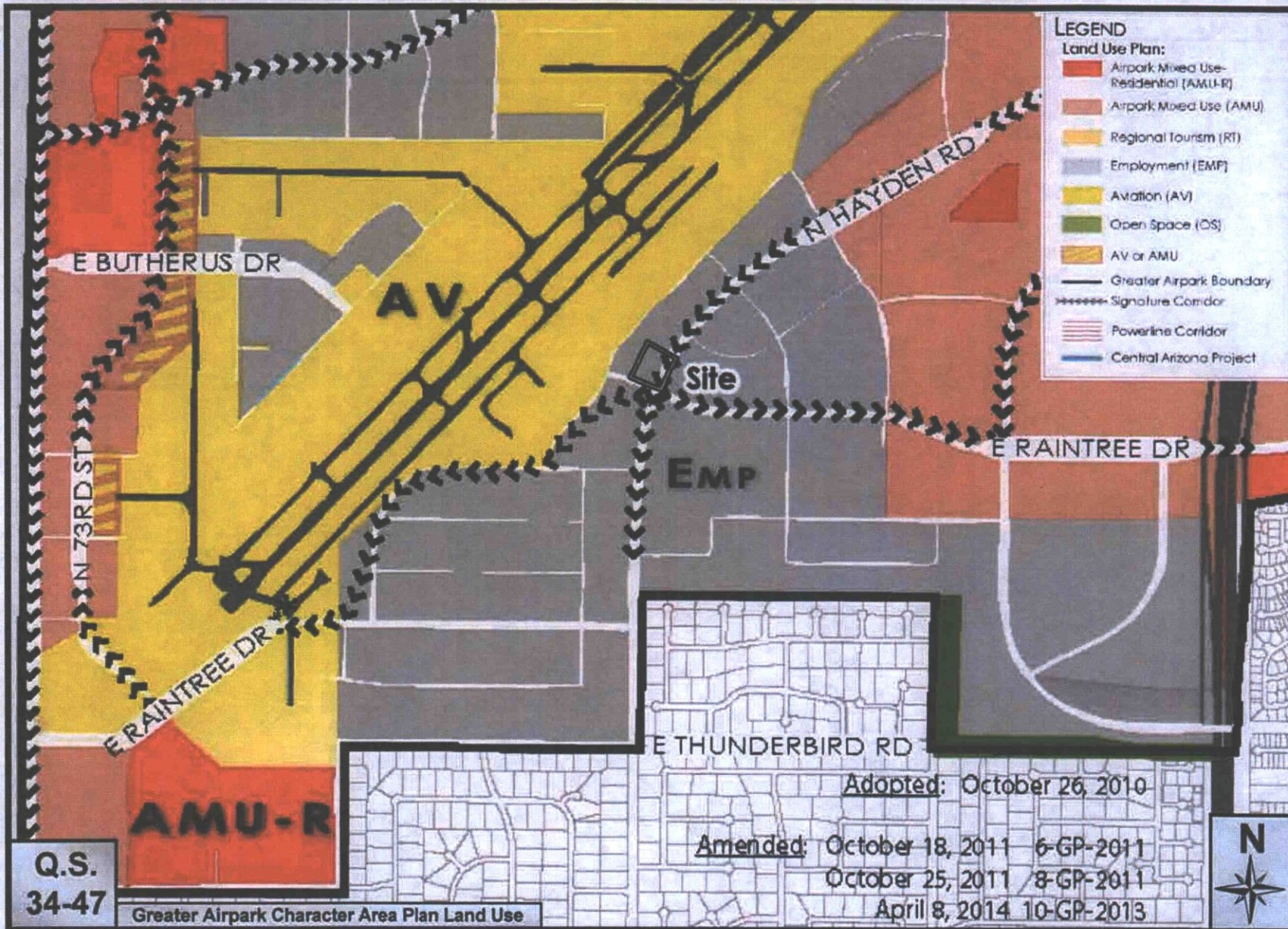
Q.S.
34-47

General Plan Land Use

DPMG Hayden

24-ZN-2016

ATTACHMENT #6

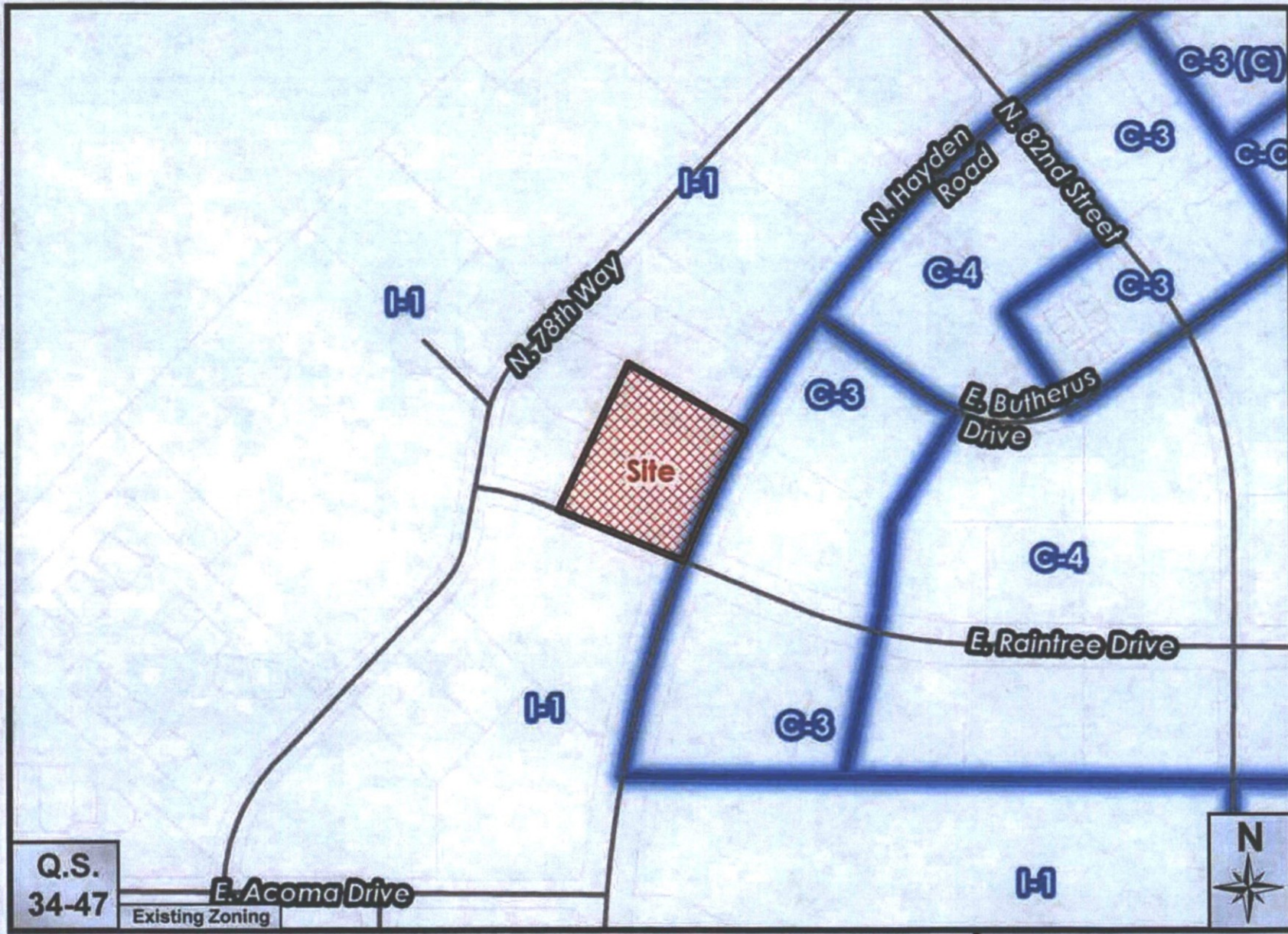


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34-47

Greater Airpark Character Area Plan Land Use

DPMG Hayden

24-ZN-2016



Q.S.
34-47

Existing Zoning

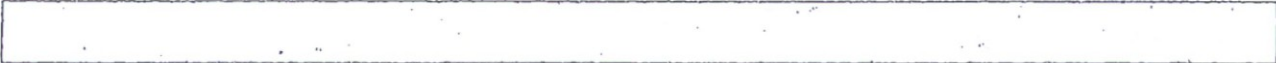
E. Acoma Drive

DPMG Hayden

24-ZN-2016



J2 Engineering and Environmental Design, LLC
 4649 E. Cotton Gin Loop
 Suite B2
 Phoenix, Arizona 85040
 Phone: 602.438.2221
 Fax: 602.438.2225



To: Dave Gilbert
 DPMG Hayden LLLP

From: Jamie Blakeman, PE, PTOE

Job Number: 16.0944.001

RE: NWC of Hayden Road and Raintree Drive
 Transportation Impact and Mitigation Analysis

Date: September 9, 2016



INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Category I Transportation Impact and Mitigation Analysis (TI&MA) for the existing development located on the northwest corner (NWC) of Hayden Road and Raintree Drive in Scottsdale, Arizona. See **Figure 1**.

The objective of this Traffic Impact and Mitigation Analysis is to perform a trip generation comparison between the existing zoning (I-1) and the proposed zoning (C-3).

EXISTING CONDITIONS

Currently, the site contains a 21,646 square foot building, according to the Maricopa County Assessor's Website. See **Attachment A** for parcel information.

The parcel is bordered by Hayden Road to the east and Raintree Drive to the south.



Figure 1 - Vicinity Map





STUDY ROADWAY SEGMENTS

Hayden Road is a north-south roadway, classified as a suburban major arterial on the 2008 City of Scottsdale Classification Map. Within the study area two (2) through lanes are provided for each direction of travel, along with exclusive left turn lanes and a raised median. There is a posted speed limit of 45 mph. According to the City of Scottsdale 2014 Average Daily Traffic (ADT) Volume map, the Hayden Road ADT is 24,800 vehicles per day between Redfield Road and Raintree Drive and is 22,700 vehicles per day between Raintree Drive and Northsight Boulevard.



Figure 2 - Site Map

Raintree Drive is an east-west roadway, classified as a suburban major arterial, between State Route Loop 101 and Hayden Road, on the 2008 City of Scottsdale Classification Map. To the east of Hayden Road, two (2) through lanes are provided for each direction of travel with a two-way left turn lane. To the west of Hayden Road, one (1) lane is provided for each direction of travel with a two-way left turn lane. There is a posted speed limit of 35 mph. According to the City of Scottsdale 2014 Average Daily Traffic Volume map, the Raintree Drive ADT is 17,000 vehicles per day between Hayden Road and Northsight Boulevard.

78th Way is a north-south roadway, within the study area, that provides one (1) lane for each direction of travel, with a posted speed limit of 25 mph.

FUTURE SURROUNDING ROADWAY NETWORK

Currently, Raintree Drive terminates approximately 425 feet west of Hayden Road, where it forms a T-intersection with 78th Way. Future planned roadway improvements in the surrounding area include extending Raintree Drive southwest intersecting with Redfield Road approximately one half mile to the south near the 76th Street alignment.

In addition, Hayden Road and Raintree Drive currently operates as a signalized intersection. However, future improvements include the construction of a roundabout at this intersection.

See **Attachment B** for 60% plans.





TRIP GENERATION (CURRENT I-1 ZONING)

The existing building is currently zoned for I-1 land uses and is currently occupied by Terri’s Consign & Design Furnishings and Pelleco Home Design.

The existing trip generation was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 9th Edition*. The ITE rates and equations are based on studies that measured the trip generation characteristics for various types of land uses and are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

ITE Trip Generation Furniture Store Land Use (LU 890) is the closest land use category for the existing businesses. The existing 21,646 square foot building was used to calculate the existing trip generation. See **Table 1**. See **Attachment C** for the detail trip generation calculations.

Table 1 - Trip Generation for Existing I-1 Zoning

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Furniture Store	890	21,646	1,000 Sq Ft GFA	110	4	3	1	10	5	5
TOTAL				110	4	3	1	10	5	5

TRIP GENERATION (PROPOSED C-3 ZONING)

This parcel is being proposed for rezoning from the I-1 (Industrial Park) to C-3 (Highway Commercial). The property is surrounded by I-1 zoning on the north, south, and west, with C-3 to the east (across Hayden Road). These properties include a mix of light industrial and commercial service/retail uses. Various land uses are permitted under C-3 zoning, some of which include retail developments, office space, and restaurants. For the proposed C-3 zoning, the development was assumed to be a 21,646 square foot Specialty Retail Center.

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services. Data is not provided for the AM peak hour for the Specialty Retail Center land use. Therefore, the AM peak hour equation and percentages for a Shopping Center were used for this calculation (LU 820). See **Table 2** and **Attachment C** for the detailed trip generation calculations.





Table 2 - Trip Generation for Proposed C-3 Zoning (Specialty Retail Center)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Specialty Retail Center	826	21,646	1,000 Sq Ft GFA	964	61	38	23	73	32	41
TOTAL				964	61	38	23	73	32	41

TRIP GENERATION COMPARISON

A trip generation comparison between trips generated by existing land use with I-1 zoning (21,646 square foot furniture store) versus potential C-3 land uses are shown below.

Table 3 compares the existing land use with a 21,646 square foot specialty retail center.

Table 3 - Trip Generation Comparison (Existing vs. Specialty Retail)

Land Use	ITE Code	Weekday	AM Peak Hour			PM Peak Hour		
		Total	Total	In	Out	Total	In	Out
Furniture Store	890	110	4	3	1	10	5	5
Specialty Retail Center	826	964	61	38	23	73	32	41
TOTAL		854	58	35	23	64	27	37

SUMMARY

Trip generation calculations for potential land use with the proposed C-3 zoning were compared with the existing land use, which is I-1 zoning.

Specialty Retail Center

The proposed C-3 zoning was assumed to be a 21,646 square foot specialty retail center is anticipated to generate 854 more weekday, 58 more AM peak hour, and 64 more PM peak hour trips than the existing land use.

With an ADT of 24,800 vehicles per day between Redfield Road and Raintree Drive and 22,700 vehicles per day between Raintree Drive and Northsight Boulevard along Hayden Road, and 17,000 vehicles per day between Hayden Road and Northsight Boulevard along Raintree Drive, **the anticipated weekday daily traffic volumes of 964 vehicles per day for the proposed C-3 zoning (assumed and calculated as special retail) will have minimal impacts to the traffic operation along the adjacent roadway network.**



CITIZEN REVIEW REPORT

DPMG Hayden – Hayden & Raintree

24-ZN-2016

December 2016

OVERVIEW

This Citizen Review Report has been prepared in association with a rezoning request from I-1 to C-4 for the 1.6+/- acre property located at the northwest corner of Hayden and Raintree for DPMG Hayden. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

COMMUNITY INVOLVEMENT/RESPONSE

Surrounding property owners within 750' were notified via first class mail regarding the project on September 8th. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting which was held on September 19th from 5-6pm at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on September 9th and included the open house location, date and time.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of filing this application.

ATTACHMENTS

Notification Letter

750' Mailing List

Affidavit of Posting & Photo

September 8, 2016

Subject: DPMG / 15000 N. Hayden Road

Dear Property Owner:

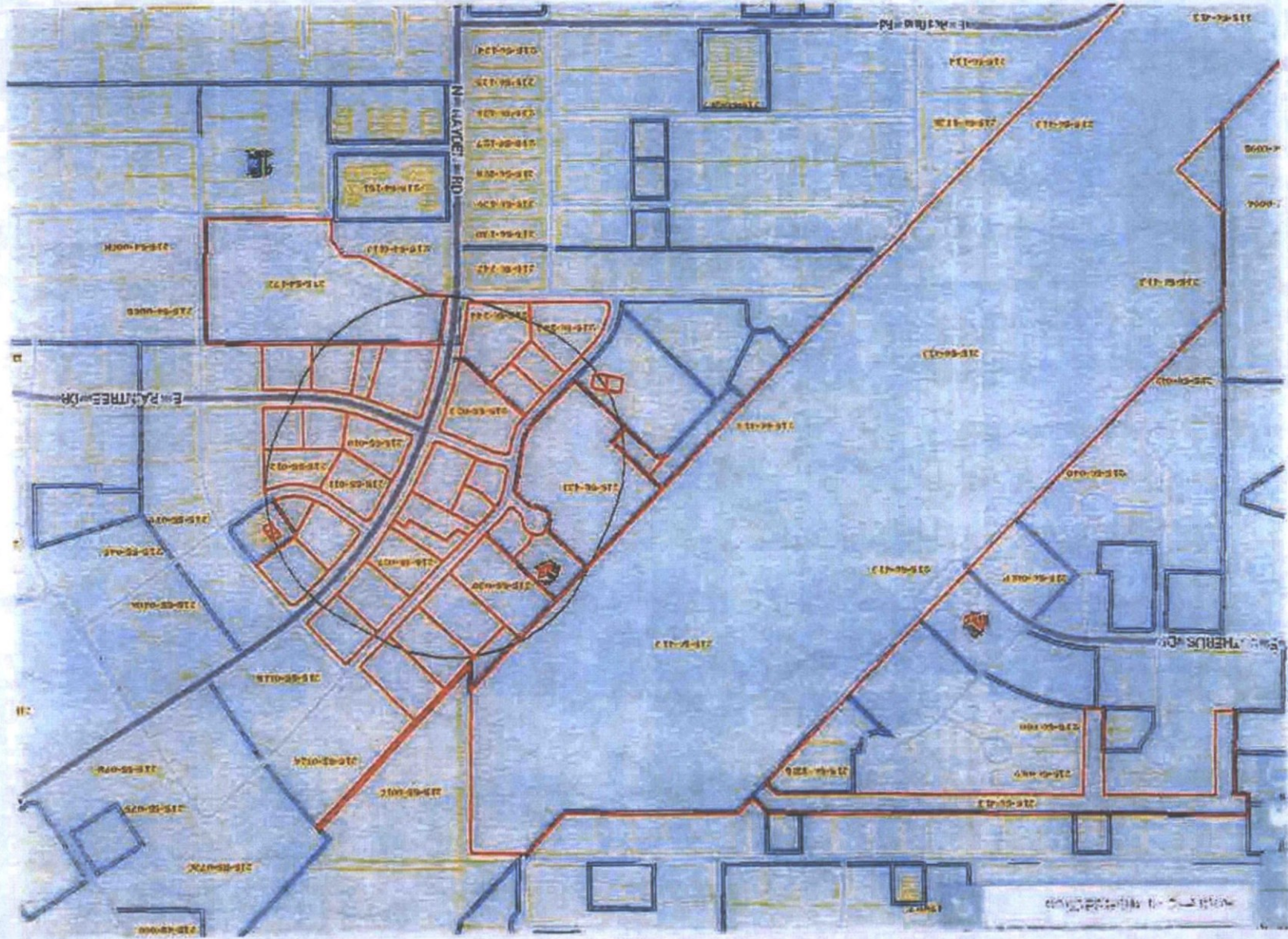
We are representing DPMG Hayden LLLP on a rezoning request for a property located at 15000 N. Hayden Road, which is located at the northwest corner of Hayden and Raintree. We are working with the City of Scottsdale to rezone the 1.6+/- acre site from the current I-1 (Industrial Park) zoning designation to C-3 (Highway Commercial) to allow for a wider range of commercial employment uses. There are no plans to change the building or current tenant at this time.



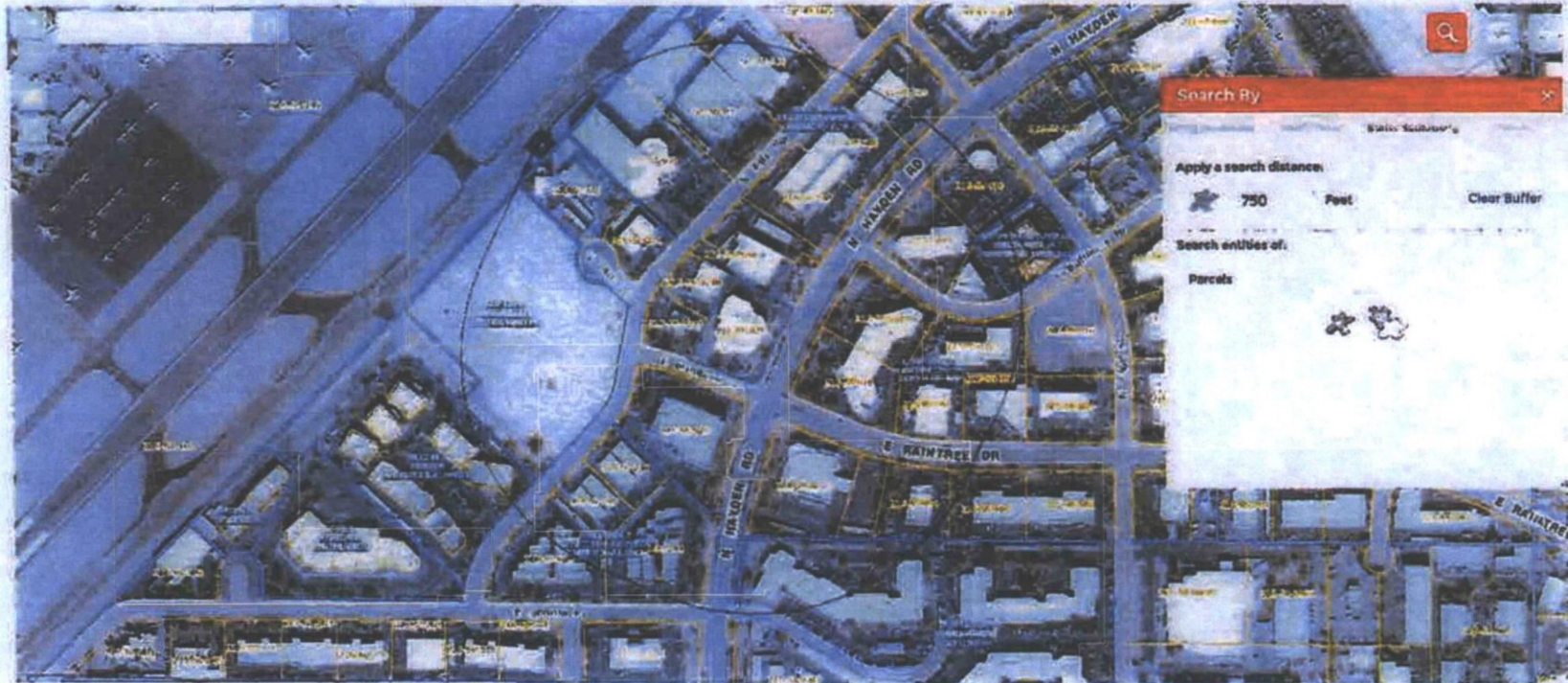
I am writing this letter to make you aware of the rezoning application and give you an opportunity to contact us regarding the request. We are also hosting a neighborhood open house meeting on **September 19th from 5:00pm-6:00pm** at **Mustang Library, 10101 North 90th Street, In the Book Discussion Room, Scottsdale, AZ 85258** and we will have additional drawings to show the neighbors and afford you an opportunity to ask questions in person or simply review the proposal. Please feel free to contact me (information below) or our City Planner Brad Carr, 480-312-7713 or bcarr@scottsdaleaz.gov with any questions. For reference, our case number with the City is **631-PA-2016**.

Sincerely,

Michele Hammond (applicant representative)
mh@berryriddell.com
602-463-4081



Hayden & Raintree - 750' Notification Map



Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday September 19, 2016
Time: 5:00 - 6:00 P.M.
Location: Mustang Library, Book Discussion Room
10101 N. 90th Street, Scottsdale, AZ 85258

Site Address: 15000 N. Hayden Road

Project Overview:

- **Request:** Zoning map amendment from I-1 (Industrial Park) to C-3 (Highway Commercial).
- **Description of Project and Proposed Use:** To expand list of allowed land uses.
- **Site Acreage:** 1.6 +/- acres
- **Site Zoning:** I-1 (Industrial Park)

Applicant Contact:

John Berry 480-385-2727
jb@berryriddell.com

City Contact:

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

Pre-Application #: 631-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

Posting Date: 9/9/16

<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

9/9/16 02:56



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 631-PA-2016

Project Name: _____

Location: 15000 N. Hayden Rd

Site Posting Date: September 9, 2016

Applicant Name: John Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

[Signature]
Applicant Signature

9/9/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 9 day of September 2016



[Signature]
Notary Public
My commission expires: 3/22/2020

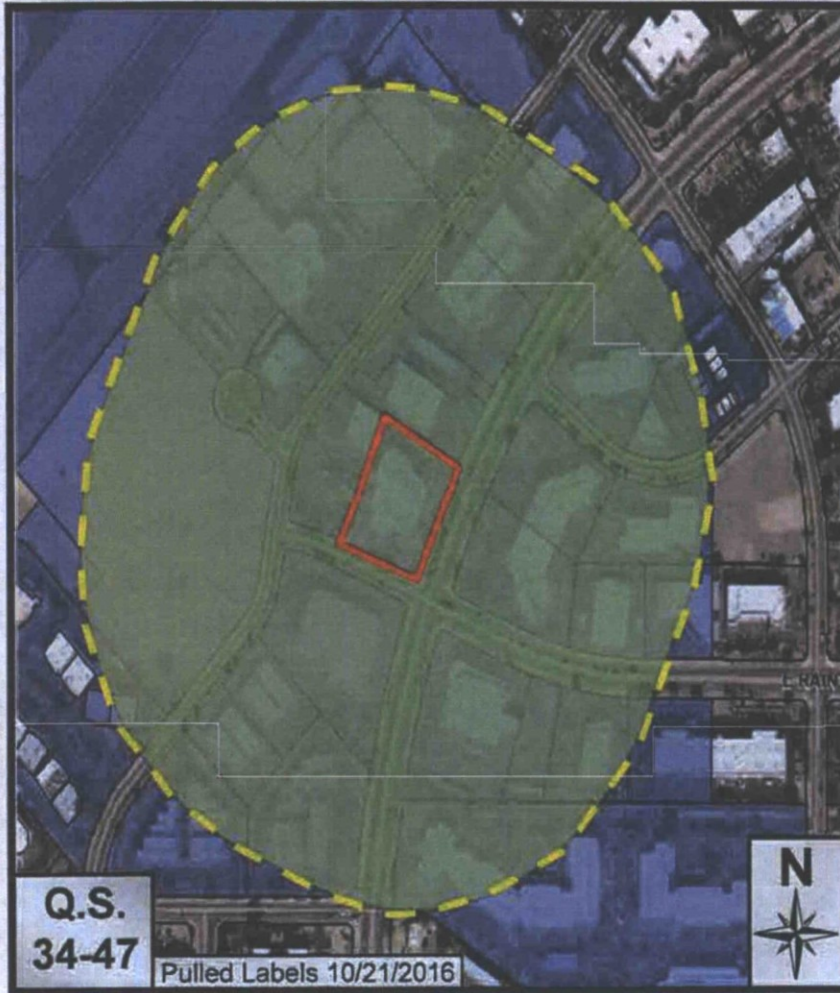
City of Scottsdale -- Current Planning Division

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

Parcel Number	Owner Name	Mailing Address 1	Mailing Address City	Mailing Address S	Mailing Address Zip Code
215-54-172	GODADDY.COM INC	14455 N HAYDEN RD STE 219	SCOTTSDALE	AZ	85260
215-55-003A	M-RAINTREEAZ LLC	2415 E CAMELBACK RD STE 350	PHOENIX	AZ	85016
215-55-003B	M-RAINTREEAZ LLC	2415 E CAMELBACK RD STE 350	PHOENIX	AZ	85016
215-55-004	GB CAPITAL INVESTMENTS LLC	8115 E RAINTREE DR	SCOTTSDALE	AZ	85260
215-55-005	CITATION DEVELOPERS L L P	15815 N FRANK LLOYD WRIGHT BLVD STE 100	SCOTTSDALE	AZ	85260
215-55-008	RAINTREE SCOTTSDALE LLC	1516 PONTIUS AVE	LOS ANGELES	CA	90025
215-55-009	VAL FAMILY TRUST	19705 E OCTILLO RD	QUEEN CREEK	AZ	85142
215-55-010	HAYDEN VIEW LLC	16897 ALGONQUIN ST SUITE A	HUNTINGTON BEACH	CA	92649
215-55-011	DUNLAP D S TR	16897 ALGONQUIN ST STE A	HUNTINGTON BEACH	CA	92649
215-55-012	CITATION DEVELOPERS LLP	PO BOX 18-2144	CORONADO	CA	92178
215-55-014A	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-015	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-016	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-023	ESQUERA DEVELOPMENT LLC	7248 S HARL AVE	TEMPE	AZ	85283
215-55-024A	FIRST INTERNATIONAL BANK & TRUST	1628 N HIGLEY RD	GILBERT	AZ	85234
215-55-024B	JUSTUS LIMITED PARTNERSHIP	PO BOX 1287	NORTHBROOK	IL	60065
215-55-025	DPMG HAYDEN LLLP	PO BOX 14055	PALM DESERT	CA	92255
215-55-026A	PARAGON INDUSTRIES II INC	15010 N HAYDEN RD	SCOTTSDALE	AZ	85260
215-55-026B	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-027	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-028	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-029	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-035	R3T HOLDINGS LLC/WEST SCOTTSDALE AIRPARK LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016
215-55-036	KNIGHT-DAME LLC	20225 N SCOTTSDALE	SCOTTSDALE	AZ	85255
215-55-037	SOUTHWEST JET CENTER LLC	22633 RIVERA DE	LAGUNA BEACH	CA	92651
215-55-038	SOUTHWEST JET CENTER LLC	22633 RIVERA DE	LAGUNA BEACH	CA	92651
215-55-039	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
215-55-058	UNIT ONE L L C	8160 E BUTHERUS DR STE 1	SCOTTSDALE	AZ	85260
215-55-059	HAMPTON FINANCIAL LLC	8160 E BUTHERUS DR NO 5	SCOTTSDALE	AZ	85260
215-55-060	PARAMOUNT DESIGNS LLC	8160 E BUTHERUS DR SUITE 3	SCOTTSDALE	AZ	85260
215-56-224	PREMIERE ARIZONA RENTALS LLC	14980 N 78TH WY STE 206	SCOTTSDALE	AZ	85260
215-56-225	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
215-56-243	JPSL LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260
215-56-244	SAMSON PROPERTIES FUND II LIMITED PARTNE	PO BOX 1649	DEWEY	AZ	86327
215-56-245	HANSEN DONALD C/JOAN C TR	6598 EVENING GLOW DR	SCOTTSDALE	AZ	85262
215-56-246	HANSEN DONALD C/JOAN C TR	6598 EVENING GLOW DR	SCOTTSDALE	AZ	85262
215-56-247B	BOEING V LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016
215-56-313	QUICK PROPERTIES LLC	2229 W ROOSEVELT ST	PHOENIX	AZ	85009
215-56-314	DOUGHTEN JESSE FRANK/LYNN SHIRLEY TR	10235 E COCHISE DR	SCOTTSDALE	AZ	85258
215-56-413	SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251
215-56-421	BOEING V LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016

City Notifications – Mailing List Selection Map

ATTACHMENT #10



Map Legend:



Site Boundary



Properties within 750-feet

Postcards - 170

Additional Notifications:

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

DPMG Hayden

24-ZN-2016



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

WEDNESDAY, FEBRUARY 8, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

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

STAFF: Tim Curtis
Joe Padilla
Lorraine Castro
Alex Acevedo
Brad Carr
Andrew Chi

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:01 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 #11**

MINUTES REVIEW AND APPROVAL

1. Approval of January 25, 2017 Regular Meeting Minutes including Study Session.

COMMISSIONER KUSH MOVED TO APPROVE THE JANUARY 25, 2017 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION TO INCLUDE COMMISSIONER MINNAUGH AS PRESENT. SECONDED BY COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 24-ZN-2016 (DPMG Hayden)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to General Commercial (C-4) zoning on a +/- 2.1-acre site located at 15000 N. Hayden Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 2: Recommended to City Council for approval of case 24-ZN-2016, by a vote of 7-0 Motion by Commissioner Cody, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent with the adopted General Plan, 2nd by Commissioner Kush.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:05 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: February 8, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

DPMG Hayden
24-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to General Commercial (C-4) zoning on a +/- 2.1-acre site located at 15000 N. Hayden Road.

Goal/Purpose of Request

The proposed rezoning is being requested to allow for the use of a broader range of allowed uses for the existing site.

Key Items for Consideration

- Conformance with the Scottsdale General Plan 2001 and Greater Airpark Character Area Plan
- No opposition received regarding applicant's request

OWNER

DPMG Hayden, LLLP
604-971-4877

APPLICANT CONTACT

John V. Berry, Esq.
Berry Riddell, LLC
480-385-2727

LOCATION

15000 N. Hayden Road



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment– Regional Use, permitting a range of employment uses from light manufacturing to light industrial and office uses. The General Plan also designates the Greater Airpark as a Growth Area. Growth Areas are areas of the community that accommodate future growth through transportation system and infrastructure improvements and are intended as a focus area for new development.

Greater Airpark Character Area Plan

The General Plan establishes character area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale’s vision within the context of community-wide goals. The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Employment (EMP). The GACAP states these land use designations include an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs – further supported with access to regional multi-modal transportation systems, including access for truck traffic and transit facilities.

Zoning

The site is currently zoned Industrial Park (I-1). The I-1 zoning district is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

Context

The subject property is located at the northwest corner of E. Raintree Drive and N. Hayden Road and is surrounded by a variety of uses including retail, warehouse, office and automotive uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: An existing retail/warehouse use is located north of the site in the Industrial Park (I-1) zoning district.
- South: E. Raintree Drive abuts the property to the south. An existing retail/warehouse use is located further south of the site in the Industrial Park (I-1) zoning district.
- East: N. Hayden Road abuts the property to the east. An existing commercial center is located further east in the Highway Commercial (C-3) zoning district.
- West: An existing bank and warehouse are located west of the site in the Industrial Park (I-1) zoning district.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Greater Airpark Character Area Plan
Zoning Ordinance
64-ZN-1979 – rezoning to current I-1 zoning

APPLICANTS PROPOSAL

Development Information

The development proposal does not include any physical site or building changes at this time. The request to change the zoning designation for the site to the General Commercial (C-4) zoning designation would allow for greater flexibility in the types of uses permitted on the site.

- Existing Use: Furniture and home furnishing sales
- Proposed Use: Furniture and home furnishing sales
- Buildings/Description: One existing building
- Parcel Size: 2.1 gross acres / 1.55 net acres
- Building Height Allowed: 52 feet, excluding rooftop appurtenances (existing I-1 zoning)
- Building Height Allowed: 36 feet, excluding rooftop appurtenances (proposed C-4 zoning)
- Parking Provided: 31 spaces
- Open Space Required: 9,672 sf (existing I-1 zoning)
- Open Space Required: 7,279 sf (proposed C-4 zoning)
- Open Space Provided: 11,948 sf
- Floor Area Ratio: 0.8 maximum (existing I-1 zoning)
- Floor Area Ratio: 0.8 maximum (proposed C-4 zoning)

GENERAL PLAN AND CHARACTER AREA PLAN IMPACT ANALYSIS

General Plan & Greater Airpark Character Area Plan

The request conforms to the General Plan description of Employment – Regional Use. The proposed C-4 zoning district is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair. The applicant is not proposing any physical site or building changes with this application – therefore, should any change exist in the future, it will need to demonstrate conformance with the development standards of the C-4 district as well as the General Plan, and Greater Airpark Character Area Plan.

The subject site is located within the boundary of the Greater Airpark Character Area Plan (GACAP) which was adopted in October 2010. One of the overarching themes of the plan is to support and expand business diversity through land use flexibility and without interference to Airport operations as a means to maintain the positive attributes of the Greater Airpark region. Contextually, both west of North Hayden Road, and North 83rd Way, adjacent to the Aviation (AV) land uses designated by the GACAP, the established zoning for that area is in the I-1 or C-4 zoning districts as a means to maintain and enhance aviation land uses which are generally designated by their access to taxiway or “through-the-fence” operations to Scottsdale’s Airport. In the instance of this application, rezoning this property to C-4 will complement the AV land use designation and allow for additional land uses beyond the use limitations of the I-1 district.

The GACAP Conceptual Development Type Map designates the property as “Type B – Medium to Higher Scale”. Type B development denotes locations appropriate for continuous building forms and fewer open spaces between buildings. These areas are typically associated with aircraft hangars, event facilities and warehousing in the Greater Airpark, and are encouraged in and around the Aviation Future Land Use Area and in areas with access to multiple modes of transportation. Although the applicant is not proposing any site design or building changes, this rezoning and the existing warehouse-type structure will maintain and conforms to the Type B Development Type, which includes but is not limited to, buildings associated with the design/furniture stores, warehouse, and industrial office buildings found along North Hayden Road.

The Character and Design (Policy CD1.2, CD 2.1.6, CD 2.1.8, CD2.5 and CD2.6) chapter of the GACAP encourages providing distinct design elements along the street that are pedestrian in scale. The convergence of two Signature Corridors at this site creates a Landmark Intersection as defined by the GACAP. At a Landmark Intersection, the GACAP encourages incorporating distinct, landmark architecture, which incorporates elements of the intersecting design themes. To this end, the city has planned improvements for the intersection of North Hayden Road and East Raintree with a new roundabout along with a new public art instillation. The applicant intends to dedicate to the City, with approval of this application, additional right-of-way that will “facilitate convenient access to the site and provide pedestrian improvements including a 6’ sidewalk to encourage walkability and accommodate greater pedestrian capacity.”

The General Plan Land Use (Goals 1 & 4) and Economic Vitality (Goals 3, 4, and 5) Elements and the GACAP Land Use (Goal LU 1), Community Mobility (Policy CM1.1), and Economic Vitality (Goal EV 1) Chapters encourage a balance of diverse land uses that preserves a high quality of life and defines a sense of place within the region while ensuring neighborhoods are adequately protected from major commercial development through design sensitivity, buffering, and traffic management. In the instance of this proposal, the applicant is requesting a rezoning to the C-4 zoning district which will provide a wider range of land uses to the Airpark Employment Core, which will help foster a strong and diverse economic environment. The applicant’s proposal will provide additional right-of-way needed to realize the transportation improvements planned within the Raintree Drive Extension which will improve the character of the area, traffic patterns around the site, and overall mobility in the Greater Airpark area resulting in a stronger long term economic stability for the region.

ZONING IMPACT ANALYSIS

Zoning/Land Use

The proposed C-4 zoning designation would permit several land uses at the site not currently permitted under the current I-1 zoning designation. Those land uses include several types of retail sales, arts and crafts production, big box uses, car wash, gas station, repair and maintenance, and several types of service uses. Outdoor display and sales are also permitted with a Conditional Use Permit in the C-4 district and not permitted in the I-1 district. However, several land uses would be loss in a transition from the current I-1 zoning designation to the proposed C-4 zoning designation. Most notably aeronautical uses, health and fitness studio, office, place of worship, personal care services and medical marijuana uses are permitted under the current I-1 zoning, but not under the proposed C-4 zoning.

When compared to the existing I-1 zoning designation, the proposed C-4 zoning designation reduces the maximum allowed building height from 52 feet to 36 feet. Similarly, the open space requirement for C-4 zoned properties is reduced as compared to I-1 zoned properties. The subject site maintains a significant amount of open space in a large landscape and drainage area on the eastern portion of the site. Other development standards are similar between the I-1 and C-4 zoning designations.

Airport Vicinity

The site is located within the AC-3 area of the Airport Influence Zones. Similar to the existing I-1 zoning designation on the site, the proposed C-4 zoning designation restricts certain uses that are not compatible with the operations of the Scottsdale Airport from locating within the AC-3 area. Amongst the land uses permitted by the C-4 zoning district, only one, elementary and secondary schools, is prohibited by the Aviation and Airpark Rules and Regulations (Chapter 5 of the Scottsdale Revised Code), and the land use regulations of the C-4 district. The existing use on the site, a furniture and home furnishing retail use, is not subject to restrictions but will require the property owner to disclose the site's proximity to the Scottsdale Airport to any tenants or users of the buildings on the site. In addition, the property owner will be required to dedicate an Avigation Easement to the benefit of the city prior to any future changes to the site.

Traffic/Trails

The Transportation Department has reviewed the proposed zoning district map amendment, including existing access points, pedestrian circulation and potential C-4 land uses. No changes are proposed at this time to the existing improvements on the site. There is an approved shared use path to be located along the N. Hayden Road frontage, within an existing easement, on a portion of the east side of the site. There are no anticipated traffic impacts as a result of the zoning district map amendment.

The city's Raintree Extension Capital Improvement Project proposes to replace the current signalized intersection to the immediate southeast of the site with a roundabout intersection. As part of those improvements, the existing city right-of-way at the intersection will be widened. The property owner of the subject site has agreed to dedicate the necessary right-of-way to facilitate the intersection reconstruction as a condition of the proposed zoning district map amendment.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development. The developer will pay for all water and sewer infrastructure improvements necessary to serve the any new development.

Public Safety

This request is not anticipated to immediately impact the type and number of requested emergency and non-emergency calls for service from city police, fire and medical resources. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of service delivery and also to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 14970 N. 78th Way.

Open Space

The development is required to provide a minimum of 9,672 square feet of open space under the current I-1 zoning designation and a minimum of 7,279 square feet of open space under the proposed C-4 zoning designation. As shown on the site plan, open space for the development project is provided in large contiguous areas adjacent to the roadways on the south and east sides of the site with a total of 11,948 square feet provided. Nearly all of the required landscaping for the site is currently within an existing drainage, flood control, pedestrian, bicycle path, landscape, and buffer easement located on the eastern portion of the site adjacent to N. Hayden Road.

Community Involvement

Surrounding property owners within 750 feet have been notified by the city and the site has been posted with signs. The owner's representatives notified property owners within 750 feet of the site area and held an open house meeting on September 19, 2016. As of the writing of this report, staff has received only one inquiry with general questions regarding the applicant's request.

Community Impact

The proposed zoning district map amendment will allow for a broader collection of allowed uses for the site, which is located at a prominent location in the Airpark area. There are no immediate plans to redevelop the site and the existing improvements on the site meet all development requirements of the proposed C-4 zoning designation.

Because there are no immediate plans for redevelopment of the existing site, there are no immediate community impacts anticipated by the proposed zoning district map amendment on traffic, infrastructure, and public safety. The site will be reevaluated upon the proposal of a subsequent development project to ensure compatibility with traffic, infrastructure and public safety needs.

Policy Implications

The proposed zoning district map amendment would introduce the C-4 zoning designation to an area of the Airpark that has traditionally held I-1 zoning classification. The Hayden Road boundary has long been the demarcation of I-1 zoning in this area and the proposed zoning district map amendment could lead to additional request for the transition of other properties on the west side of Hayden Road in this area to the city's commercial zoning designations. Future applications of the city's commercial zoning designations in this area should be thoroughly reviewed for consistency with the city's General Plan and Greater Airpark Character Area Plan, which promote employment uses in this area.

STAFF RECOMMENDATION

Recommended Approach:

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

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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

Adam Yaron
Citizen Liaison
480-312-2761
E-mail: ayaron@ScottsdaleAZ.gov

APPROVED BY



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

1-27-2017

Date



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

2/1/2017

Date



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

2/1/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment #2: Raintree Extension Capital Improvement Project Plans
3. Additional Information
4. Applicant's Narrative
5. General Plan Conceptual Land Use Map
6. Greater Airport Character Area Plan Land Use Map
7. Existing Zoning Map
8. Proposed Zoning Map
9. Traffic Impact Summary
10. Citizen Review Report
11. City Notification Map

ATTACHMENT #1



DPMG Hayden

24-ZN-2016

ATTACHMENT #1A



DPMG Hayden

24-ZN-2016

Stipulations for the Zoning Application:

DPMG Hayden

Case Number: 24-ZN-2016

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

AIRPORT

1. FAA DETERMINATION. With any Development Review Board Application, the property 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.
2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to any permit issuance for the development project, the property owner shall provide noise disclosure notice to occupants, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
3. AVIGATION EASEMENT. Prior to any permit issuance for the development project, the property owner shall provide a completed Avigation Easement, signed by the owner, in a form acceptable to the City for recording.

INFRASTRUCTURE AND DEDICATIONS

4. SITE ACCESS. The site shall be restricted to a maximum of two (2) site entrances at the existing locations of the site, one (1) located on E. Raintree Drive and one (1) located on N. Hayden Road. Driveway locations shall be subject to the review and approval of the Transportation Director, or designee.
5. E. RAINTREE DRIVE AND N. HAYDEN ROAD. Prior to any permit issuance for the development project, or by request of Transportation staff in conjunction with improvements to the intersection of E. Raintree Drive and N. Hayden Road, whichever comes first, the property owner shall dedicate to the city on a Map of Dedication, or other legal form as accepted by city Transportation staff, Right-of-Way along E. Raintree Drive and Hayden Road necessary to be consistent with the Raintree Extension Capital Improvement Project plans, as shown on Exhibit A to Attachment #2.
6. EASEMENTS.
 - a. CROSS ACCESS EASEMENT. Prior to any permit issuance for the development project, the property owner shall demonstrate that a Cross Access Easement has been provided over the subject property to the benefit of the property owner of the abutting parcel north of the subject site that covers the location of the existing shared driveway improvements entering the subject site from N. Hayden Road and any shared on-site drives aisles.
 - b. EMERGENCY AND SERVICE VEHICLES ACCESS EASEMENT. Prior to any permit issuance for the development project, the property owner shall dedicate to the city on a Map of Dedication or other legal form accepted by city Engineering staff, a minimum 24-foot wide Emergency and Service Vehicles Access Easement over any drive aisle as necessary to serve the site.

NOTES:

- All Stations & Offsets are to Back of Curb Unless Otherwise Noted.
- Contractor to Verify All Match Points and Notify Engineer of Any Discrepancy Prior to Commencing Construction.
- For Additional Roundabout Information See Sheet R4.

LECLAIR FARRAR LLC
15000 N HAYDEN RD
215-55-025

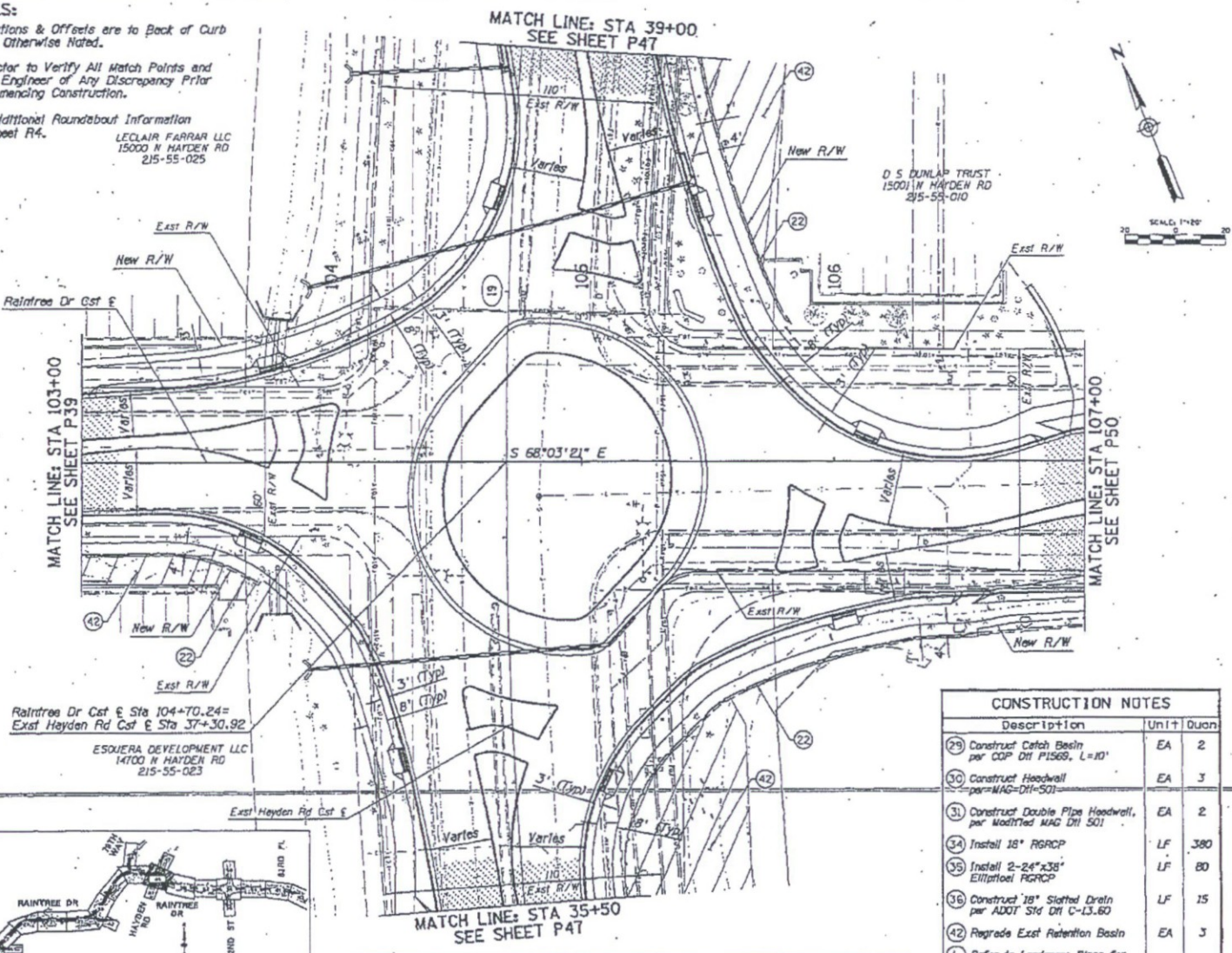


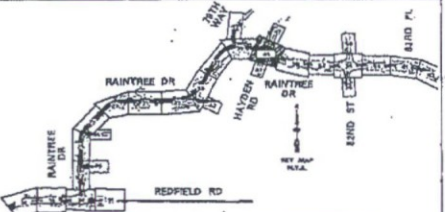
Exhibit A to Attachment #2
Page 1 of 2

Raintree Dr Cst @ Sta 104+70.24=
Exst Hayden Rd Cst @ Sta 37+30.92

ESQUERA DEVELOPMENT LLC
14700 N HAYDEN RD
215-55-023

CURVE TABLE						
CURVE NO.	PI STATION	RADIUS	DELTA	LENGTH	DEGREE	TANGENT
19	41+47.96	2400.00'	57°10'31"	2,394.95'	2°25'14"	1307.85'

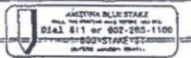
CONSTRUCTION NOTES		
Description	Unit	Quan
29 Construct Catch Basin per COP Dtl P1569, L=10'	EA	2
30 Construct Headwall per MAG=Dtl=50'	EA	3
31 Construct Double Pipe Headwall, per Modified MAG Dtl 50'	EA	2
34 Install 18" RGRCP	LF	380
35 Install 2-24"x38" Elliptical RGRCP	LF	80
36 Construct 18" Stuffed Drain per ADOT Std Dtl C-13.60	LF	15
42 Repgrade Exst Retention Basin	EA	3
L Refer to Landscape Plans for All Landscape (Typ.)		
U Refer to Utility Plans for All Utilities (Typ.)		



REGISTRATION
AECOM
AECOM TECHNICAL SERVICES, L.P.
200 S. GARDNER BLVD. SUITE 200
PHOENIX, ARIZONA 85001
TEL: 602.955.1100
WWW.AECOM.COM

REMOVAL & RELOCATION NOTES		
Description	Unit	Quan
1 Sawcut Exst Pavement/Sidewalk as Applicable	LF	53
2 Remove Exst AC Pavement	SF	4,267
4 Remove Exst Curb & Gutter	LF	1,112
5 Remove Exst Sidewalk	SF	7,796
6 Remove Exst Single Curb	LF	474
7 Remove Exst Valley Gutter	SF	622
8 Remove Exst Sidewalk Ramp	EA	6
9 Remove Exst Catch Basin	EA	2
12 Remove Exst Traffic Equipment	EA	1

CONSTRUCTION NOTES		
Description	Unit	Quan
1 Construct AC Structural Section No. 1	SF	4,029
3 Construct Vertical Curb & Gutter per MAG Std Dtl 220-1, Type A	LF	1,030
4 Construct Single Curb per MAG Std Dtl 222, Type A	LF	1,368
5 Construct Curb & Gutter per MAG Std Dtl 220-1, Type C	LF	387
7 Construct Concrete Sidewalk per MAG Std Dtl 230	SF	444
9 Construct Sidewalk Ramp per COS Std Dtl 2234	EA	8
10 Install Detachable Warning Surface per COS Std Dtl 2231	EA	8
12 Construct 8' Multi-Use Path per COS Std Dtl 2263	SF	7,812
13 Construct 4" Concrete Pavement	SF	573
15 Construct Concrete Driveway per COS Std Dtl 2256	SF	258
18 Install Bike Ramp per Dtl on Sheet XXX	EA	3
22 Construct Retaining Wall	SF	776
25 Construct Catch Basin per MAG Dtl 532	EA	1



DATE: REVISION: BY:

ENGINEER: PRELIMINARY 30%
NOT FOR CONSTRUCTION OR RECORDING

PROJECT TITLE: RAINTREE DRIVE EXTENSION
SCOTTSDALE ROAD TO SR 101L

SCALE: SHEET NO. 55 OF 297

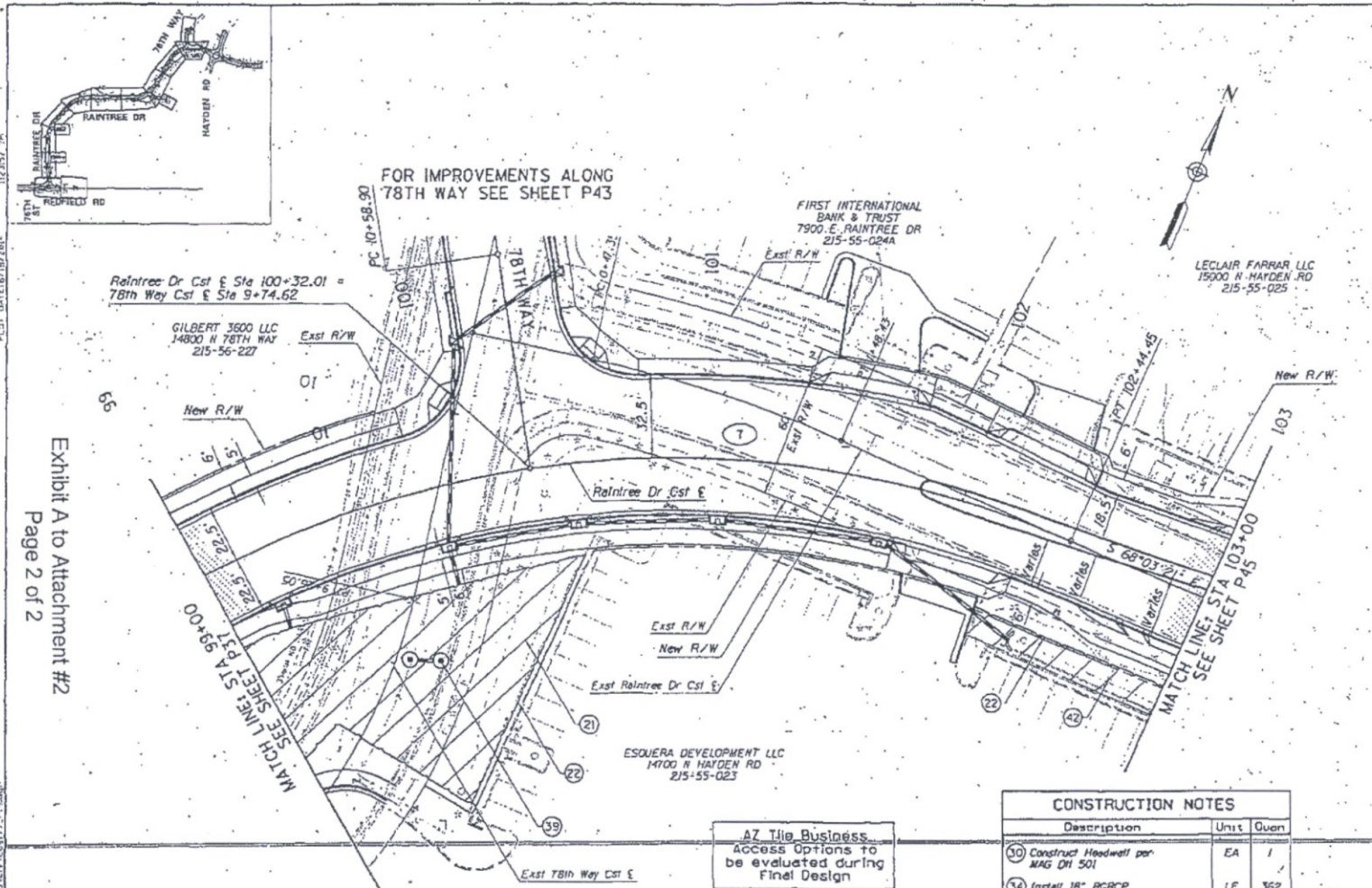


Exhibit A to Attachment #2
Page 2 of 2

POINT ENGINEERS

REMOVAL & RELOCATION NOTES

Description	Unit	Quan
1 Sewer East Parson/Sidewalk as Applicable	LF	176
2 Remove Exst AC Pavement	SF	2,196
4 Remove Exst Curb & Gutter	LF	891
5 Remove Exst Sidewalk	SF	3,700
6 Remove Exst Single Curb	LF	186
7 Remove Exst Valley Gutter	SF	790
8 Remove Exst Sidewalk Ramp	EA	2
10 Remove Exst Wall	SF	656
11 Remove Exst Concrete Driveway	SF	743

CONSTRUCTION NOTES

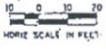
Description	Unit	Quan
1 Construct AC Structural Section No. 1	SF	2,327
3 Construct Vertical Curb & Gutter per MAG Std DII 220-1, Type A	LF	801
4 Construct Single Curb per MAG Std DII 220-1, Type A	LF	409
7 Construct Concrete Sidewalk per MAG Std DII 230	SF	2,992
9 Construct Sidewalk Ramp per COS Std DII 2234	EA	2
11 Construct Median Mass Paving per COS Std DII 2226	EA	1
12 Construct 10' Multi-Use Path per COS Std DII 2263	SF	591
15 Construct Concrete Driveway per COS Std DII 2256	SF	1,790
18 Install Bike Ramp per DII on Street XXX	EA	2
21 Roadside Retention Basin	EA	1
22 Construct Retaining Well	SF	806
26 Construct Catch Basin per MAG DII 532	EA	6

CONSTRUCTION NOTES		
Description	Unit	Quan
10 Construct Headwell per MAG DII 501	EA	1
34 Install 18" RCRC	LF	362
39 Install Drywell	EA	1
42 Regrade Exst Retention Basin	EA	1
43 Construct Catch Basin per OOP DII P1569, L=17'	EA	2
44 Construct 2' Curb Opening	EA	3
(L) Refer to Landscape Plans for All Landscape (Typ.)		
(U) Refer to Utility Plans for All Utilities (Typ.)		

AZ Tile Business
Access Options to be evaluated during Final Design

CURVE TABLE						
CURVE NO.	PI STATION	RADIUS	DELTA	LENGTH	DEGREE	TANGENT
(7)	100+32.47	375.00'	83°45'43"	548.22'	15°16'44"	336.24'

- NOTES:**
- All Staffans & Offsets are to Back of Curb Unless Otherwise Noted.
 - Contractor to Verify All Match Points and Notify Engineer of Any Discrepancy Prior to Commencing Construction.



ARIZONA UTM STAKE
See the Standard Engineering Code Book
DII 811 or 822-263-1190
1000274767

DATE: 06/14
DESIGNER: PRELIMINARY
30%
NOT FOR CONSTRUCTION OR RECORDING

PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
PART I: JAYAN SCHOOL RD, SCOTTSDALE, ARIZONA 85251

PROJECT TITLE: RAIN TREE DRIVE EXTENSION
STA 99+00 TO STA 103+00

SCALE: HORIZ. 1"=20'
VERT. 1"=10'

DATE: 06/14
PROJECT NO: 5103
SHEET NO: 53 OF 239

Additional Information for:

DPMG Hayden

Case: 24-ZN-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design, and
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The property owner shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

DPMG Hayden LLLP

Project Narrative

Rezoning Application

Location: 15000 N. Hayden Road

24-ZN-2016



Prepared by:
Berry Riddell, LLC

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

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 8525

I. Property Details & Request

Property Location: 15000 N. Hayden Road.

Property Size: 67,333 s.f. (net)

Current GP: Employment

Current Zoning: I-1 (Industrial Park)

Requested Zoning: C-4 (General Commercial)

The request is for a zoning district map amendment for a parcel of land located at the northwest corner of Hayden Road and Raintree Drive (APN: 215-55-025), the "Property". The request is a rezoning from the current I-1 zoning district to the C-4 zoning district to expand the list of allowed uses. Any newly proposed uses would be consistent with the current Greater Airpark Character Area Plan ("GACAP") land use designation of Employment.

Context Aerial



II. Site Context

There are no physical site or building changes proposed on the current Property with this application. The 1.5+/- acre site is located on the hard northwest corner of Hayden and Raintree and as shown in the exhibit on the following page the Property is subject to a right-of-way taking as part of the City's Raintree Drive Extension Capital Improvement Project and proposed roundabout for this intersection.

The surrounding context includes Bedrosian Tile & Stone to the north (I-1), Arizona Tile to the south (I-1), a multi-tenant commercial building (with hair salon & spa, fitness studio and automotive uses) to the east (C-3), a former car dealership soon to be Goodwill store to the southeast (C-4) and First International Bank & Trust to the west (I-1). Along Hayden Road further to the north there are several commercial and employment related uses including Copyfast printing, Gateway Church, Sunset Patio, Eclectic Home, Gruelich's Auto Repair, Enterprise Rental Care, Scottsdale Design Center and Costco. Along Raintree Drive to the east there are several automotive repair facilities including Raintree Auto Body and Airpark Auto. All of the above mentioned uses are within the existing Employment land use designation of the GACAP and have predominately C-3, C-4 or I-1 zoning.

Surrounding Zoning



Existing Site Plan w/ City Proposed Roundabout



III. 2001 General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. According to the City's 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale's Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability and Advance Transportation.* The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the goals and policies that are applicable to the development, which is in conformance with both the General Plan and the Greater Airpark Character Area Plan.

GP Character & Design

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

Bullet 4: *Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. "Employment Cores" are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses.*

Response: The surrounding context consists of established commercial businesses and employment uses located in buildings that are approximately 15-20+/- years old. The Airpark is evolving into a true mixed-use regional center with the integration of residential and retail in key activity locations. Rezoning this Property to C-4 will allow for additional land uses beyond the use limitations of the I-1 district; predominately vehicle sales and related automotive uses. This rezoning coupled with the physical change to the intersection for the Raintree Drive Extension will allow this intersection to positively serve the area in a development pattern consistent with the land uses found along Hayden Road to the north and Raintree Drive to the east and the Employment land use designation.



GP Land Use

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

Bullet 1: *Integrate land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet 5: *Ensure Scottsdale's transportation choices respond to the land use pattern and local neighborhood lifestyles.*

Response: With the Raintree Drive Extension, it is the intent of the City to encourage traffic flow in a seamless east-west direction to and from the Loop 101 freeway. As part of these improvements, the Property will be required to dedicate additional right-of-way for a roundabout at the intersection of Raintree and Hayden. Additionally, new sidewalk improvements will be constructed by the City along the perimeter of the site. These changes will improve the mobility of vehicles, transit and pedestrians to and around the site.

GP Economic Vitality

Goal 4. *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

Bullet 1: *Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.*

Response: The proposed C-4 zoning will allow the property owner to pursue additional uses that are compatible with the established Airpark character and in harmony with the Employment land use. The Property, located at a key gateway intersection will continue to offer services to the residents and visitors of Scottsdale. Allowing C-4 zoning on this site will only improve the long term economic viability of the site.

Growth Areas

Goal 2: *Make automobile, transit, and other multimodal circulation more efficient.*

Bullet 1: *Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.*

Bullet 2: *Make infrastructure expansion more economical by concentrating it in identified growth areas and coordinating it with development activity.*

Response: This Property is located in a designated in the largest Growth Area in the City; the Scottsdale Airpark. There are no physical changes proposed to the Property with this rezoning. However, the Raintree Drive Extension design will facilitate convenient access to the site and provide pedestrian improvements including 6' wide sidewalks to encourage walkability and accommodate greater pedestrian capacity. Transit routes currently run along both Hayden and Raintree. There is an existing bus stop located at the southeast corner of Hayden and Raintree (along the south side of Raintree, approximately 100' east of Hayden Road). It is assumed that with the Raintree project, additional east-west transit routes will be added.

IV. Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and policies to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Employment designation.

GACAP Definition:

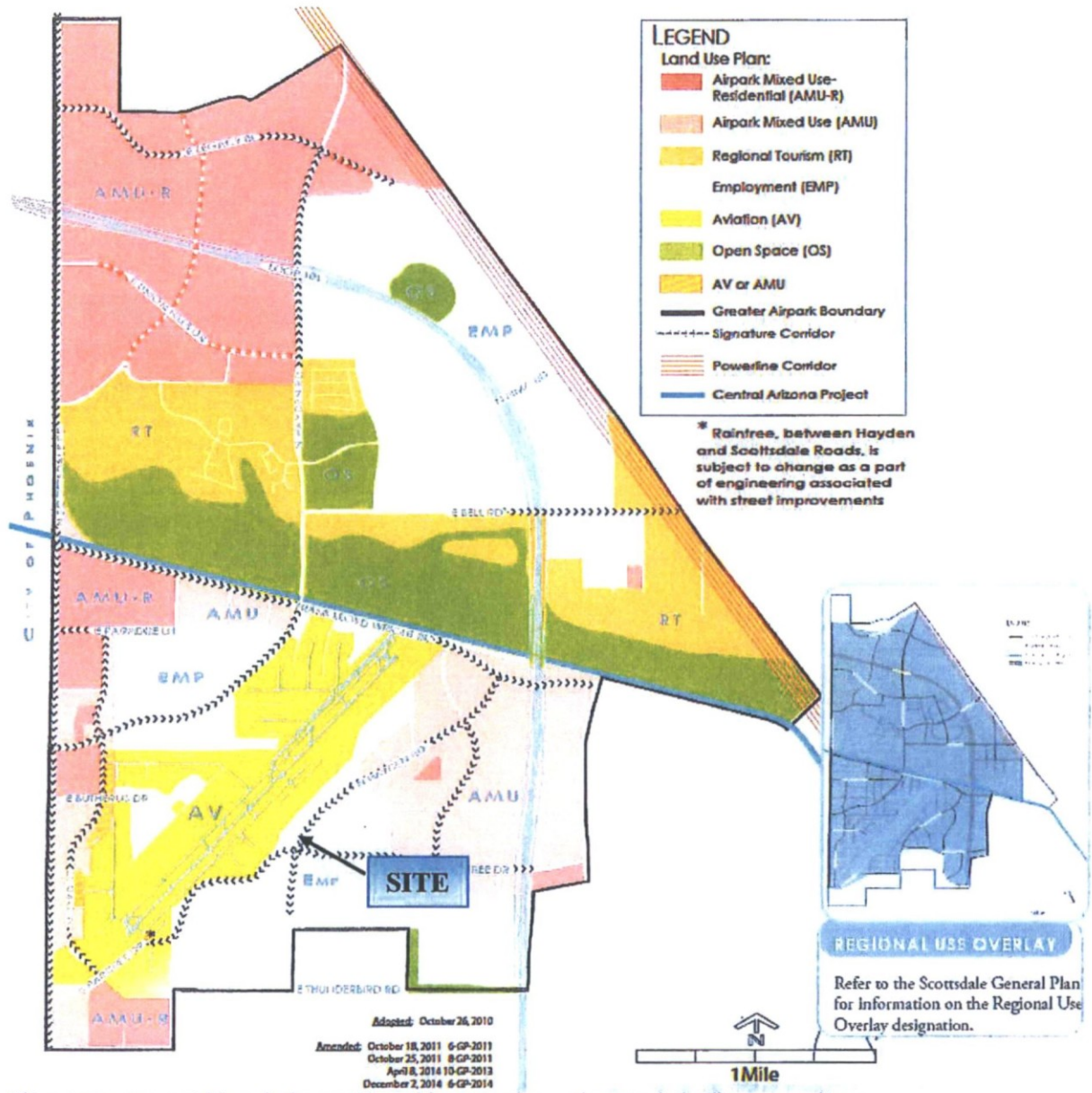
***Employment** includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems, including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation Land Use area and within the Airport's 55 DNL areas or higher.*

The Conceptual Development Type Map designates the Property as "Type B – Medium to Higher Scale" which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous building forms, medium- to higher-scales, and fewer open spaces between buildings. These areas are typically associated with aircraft hangers and warehousing/industrial buildings, and larger event centers and are encouraged in and around the Aviation Land Use designation, where large convention and event facilities are appropriate (ie: WestWorld), and in areas with access to multiple modes of transportation.*

The existing warehouse-type structure already conforms to the Type B Development Type, which includes, but is not limited to, buildings associated with the design/furniture stores, warehouse and industrial office buildings found along Hayden Road. The rezoning will maintain the Type B Development Type.

Greater Airpark Future Land Use Map (GACAP Page 11)



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapter.

The request is consistent with the existing GACAP land use designation of Employment in a number of ways that are outlined below. The Property is located on the northwest corner of Hayden (a major arterial) and Raintree (a major arterial from Hayden heading east), which are both classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 60 DNL area, which is appropriate for Employment land uses and C-4 zoning.

Land Use

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark

Response: Characteristics of successful Employment Cores include a range of land uses as mentioned in the GACAP definition above, which states these areas should include an "array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs." The proposed C-4 zoning will complement the surrounding context of home improvement stores, vehicle sales and service, office, light industrial, warehouse, and retail development. The primary interest in rezoning the Property to C-4 is the ability to integrate vehicle sales and automotive related uses into the existing range of a permitted uses on site.

Policy LU 1.3 Promote development intensities supportive of existing and future market needs.

Policy LU 1.7 Encourage adaptive reuse of buildings.

Policy LU 1.8. Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

Response: The intent is not to have retail establishment in this location like you would find along Scottsdale Road, Frank Lloyd Wright Boulevard or Pima Road in the Airpark Mixed Use district. Rather, there are several commercial employment related uses (such as vehicle auction and sales) that could locate in this building or a portion of this building that would serve the Airpark Employment Core. It is acknowledged that certain uses would not be feasible under the current building and site configuration due to the limited parking spaces on site. Future users would have to provide evidence of adequate parking.

Policy LU 5.1 Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Area Plan and encourage revitalization in the area.

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: The proposed C-4 is consistent with the GACAP's Employment land use designation and will provide services for the Airpark's Employment Core including area businesses and the surrounding automotive related uses further prioritizing employment uses in the area.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include both Hayden and Raintree, which creates a perfect condition for providing "a greater mix of uses" in the Employment Core on the subject Property. Integrating C-4 zoning in this location broadens the current range of land uses in the area and supports the economic viability of existing Airpark developments and area businesses.

Community Mobility

Policy CM 1.1 Enhance Greater Airpark connections to local and regional public transportation systems.

Response: This Property will be directly impacted by the Raintree Drive Extension, which will provide enhanced local and regional transportation connections. A summary of the Raintree Drive Extension project is provided below (from the City's website). Hayden and Raintree are both existing transit routes and with the Raintree Drive improvements the flow of east-west traffic to and from Loop 101 will be improved. There is an existing park-and-ride facility located at Scottsdale and Thunderbird.



The Raintree Drive Extension will provide a direct connection between the SR 101L Freeway and Scottsdale Road. This extension will simplify the route from Hayden Road to Scottsdale Road and help to relieve some of the traffic congestion currently experienced on Frank Lloyd Wright Boulevard.

The City of Scottsdale is

currently preparing a Design Concept Report for this segment of roadway which will include recommendations regarding number of travel lanes, raised medians, major intersections (roundabout, traffic signal or side street stop control), minor side street lane configurations, safety considerations, driveway access, landscape and streetscape concepts, public art, drainage improvements, and right of way needs.

The Scottsdale Airpark is a major employment center within Scottsdale, and the network of roadways, circulation and access is critical to the businesses and industry of the Airpark. The City of Scottsdale has completed several studies to address some of the transportation and access issues currently hindering drivers. The Raintree Drive Extension project is one component of Scottsdale's Airpark Area Circulation Study which seeks to improve mobility in and around the Airpark.

The Raintree Drive Extension was included in the Maricopa Association of Governments (MAG) Regional Transportation Plan (RTP), funded by Proposition 400 regional transportation sales tax funds.

The project will be constructed in phases, with construction funding available in fiscal years 2014 to 2017. Ultimate phasing and implementation will be determined based on funding availability and the recommendations of the Transportation Commission and Scottsdale City Council.

Source: Scottsdaleaz.gov

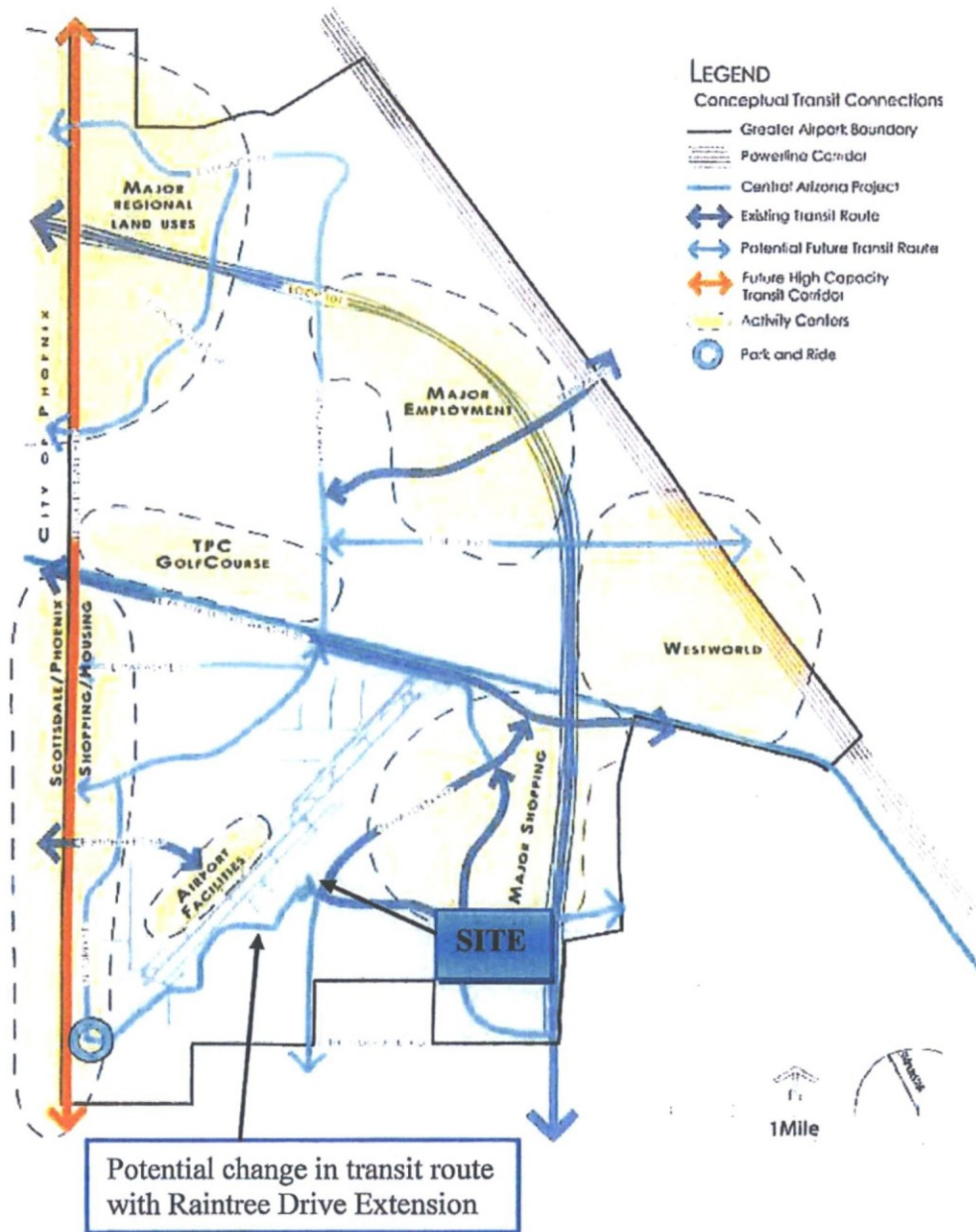
Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark

Response: As mentioned above the Property is directly impacted and adjacent to the future Raintree Drive Extension, which will change the flow of traffic in the Airport and as a result change the access and function of properties that are directly adjacent to the right-of-way improvements. Specifically, this Property will be directly impacted by a new roundabout proposed for the intersection of Hayden and Raintree.

Policy CM 6.2 Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.

Response: The existing sidewalks along all the street frontages will be maintained and enhance with the Raintree Drive Extension project provide safe movement of pedestrians within a landscaped open space setting.

Greater Airpark Transit Connections (GACAP Page 34)



Economic Vitality

***Policy EV 1.1** Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

Response: A primary objective of the GACAP is to develop and implement long-term economic development strategies that position the Greater Airpark as an economic leader. Over the last few decades Hayden Road has evolved with the market demand in terms of tenant mix and land uses but still remains a strong economic corridor for the Airpark with a range of automotive, office and retail uses. The proposed C-4 zoning will provide a wider range of land uses to the Airpark Employment Core, which will help foster a strong and diverse economic environment. Additionally, with the transportation changes that are planned with the Raintree Drive Extension, the character of the area and traffic patterns in and around the site will change similar to the changes seen with the roundabout improvements at Hayden and Northsight, approximately 1-mile north of the site. With the proposed rezoning, the owner is adapting to this new transportation impact, which will ultimately improve mobility in the Airpark resulting in stronger long term economic stability for the area.

***Policy EV 1.8** Attract a diversified business base to help insulate the city during economic downturns.*

Response: The purpose of the requested zoning change is to allow for a wider variety of commercial uses to provide economic stability. The proposed zoning will allow the property owner to efficiently adapt to market fluctuations.

Environmental Planning

***Policy EP 1.3** Promote landscape design and irrigation methods that contribute to water and energy conservation.*

Response: The on-site landscaping is well established and includes low-water use indigenous plants and trees that blend with the Airpark context and nearby developments. No changes are proposed with this rezoning request.



Character & Design

Policy CD 1.1 *Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*

"Employment" land use:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological and corporate/executive character, campuses and unique expressions of corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually-sensitive to adjacent developments.

Response: The proposed development achieves this policy in the following ways:

- Provides a wider range of uses to support the Airpark Employment Core and maintain economic viability of the site over the long term.
- Maintain pedestrian linkages around the perimeter of the site. Sidewalks will be provided with the City's Raintree Drive Extension project.
- Open space maintained with rezoning and Raintree Drive right-of-way improvements. Previous development (66-DR-1992 #2) provided 13,803 s.f. of open space. C-4 required open space is 7,145 s.f. and site after right-of-way dedication is providing 11,948 s.f. of open space on site.

Policy CD 2.1 Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.

Policy CD 2.1.6 Hayden-South Signature Corridor

The Hayden-South Signature Corridor, south of Frank Lloyd Wright Boulevard to Raintree Drive, is a buffered roadway with urban characteristics. Buildings along this corridor should orient toward the street and incorporate landscaped open spaces and tree cover.

Policy CD 2.1.8 Raintree Signature Corridor

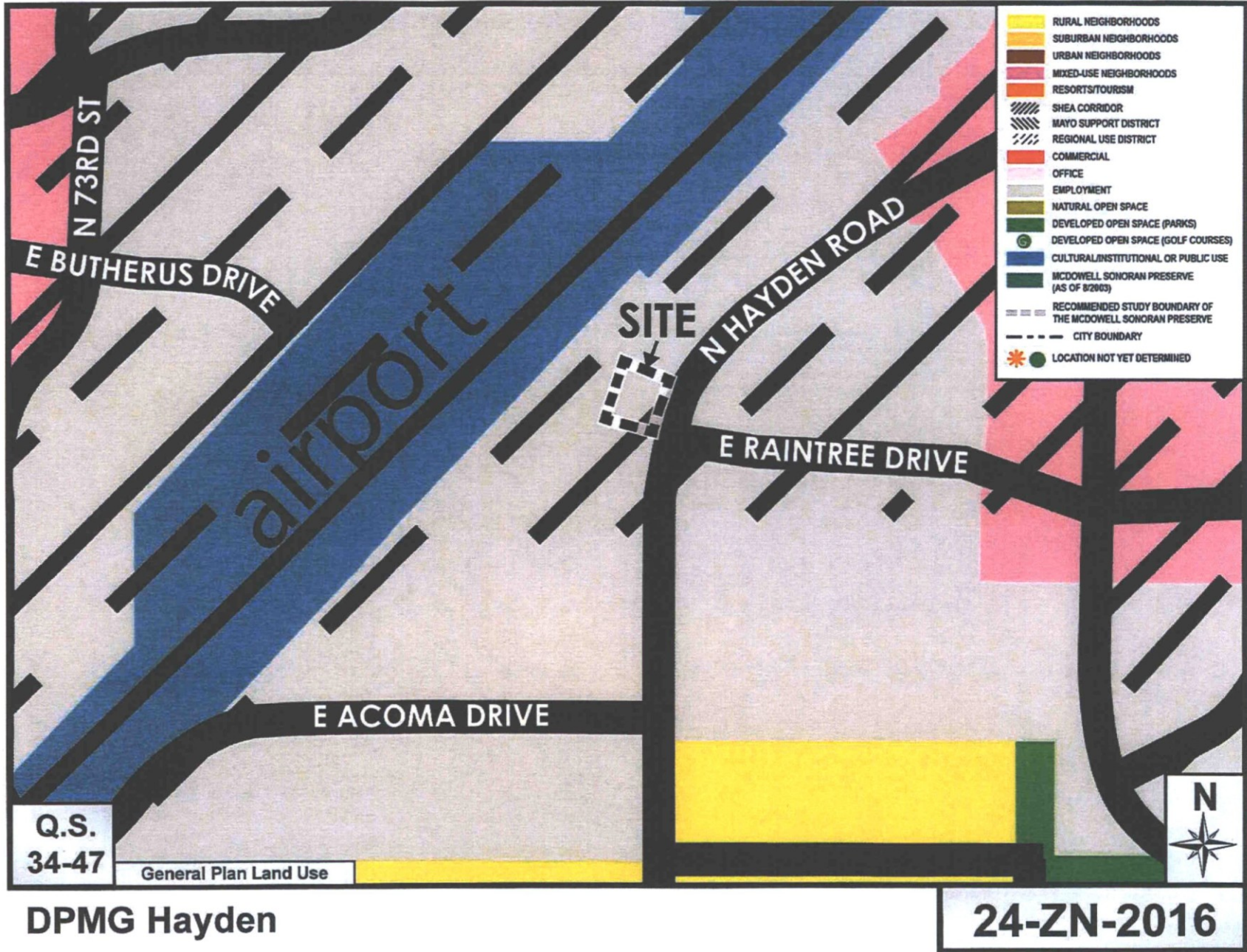
The Raintree Signature Corridor, as the grand entrance to the Greater Airpark, should integrate elements flight and corporate sophistication into the building, landscape and site designs. Building frontages should be oriented to activate the street. Intersections and gateways in this area should include interpretative elements that discuss the Airport, as well as modern technology

Response: The proposed rezoning will highlight these Signature Corridors and the site currently provides design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, pedestrian connectivity, landscaping, hardscape and lighting. Any future changes to the Property will further enhance the significance of this Property at a key gateway location in the Scottsdale Airpark. Further, the landscape setting along Hayden will significantly increase with the City's right-of-way improvements.

V. Conclusion

In summary, the request to rezone from I-1 to C-4 to allow for a wider range of permitted uses on this Property will strengthen the Employment Core and provide long term economic stability of the area by bringing more jobs into the building and overall Scottsdale Airpark, which currently has 3,800 businesses and approximately 55,000 employees. Located at a key intersection of the Scottsdale Airpark, this site will be significantly impacted by the Raintree Drive Extension project, and therefore, allowing additional uses that are compatible with the surrounding context will be beneficial to the evolving Airpark character and viability of this developed site over time consistent with the GACAP.

ATTACHMENT #5



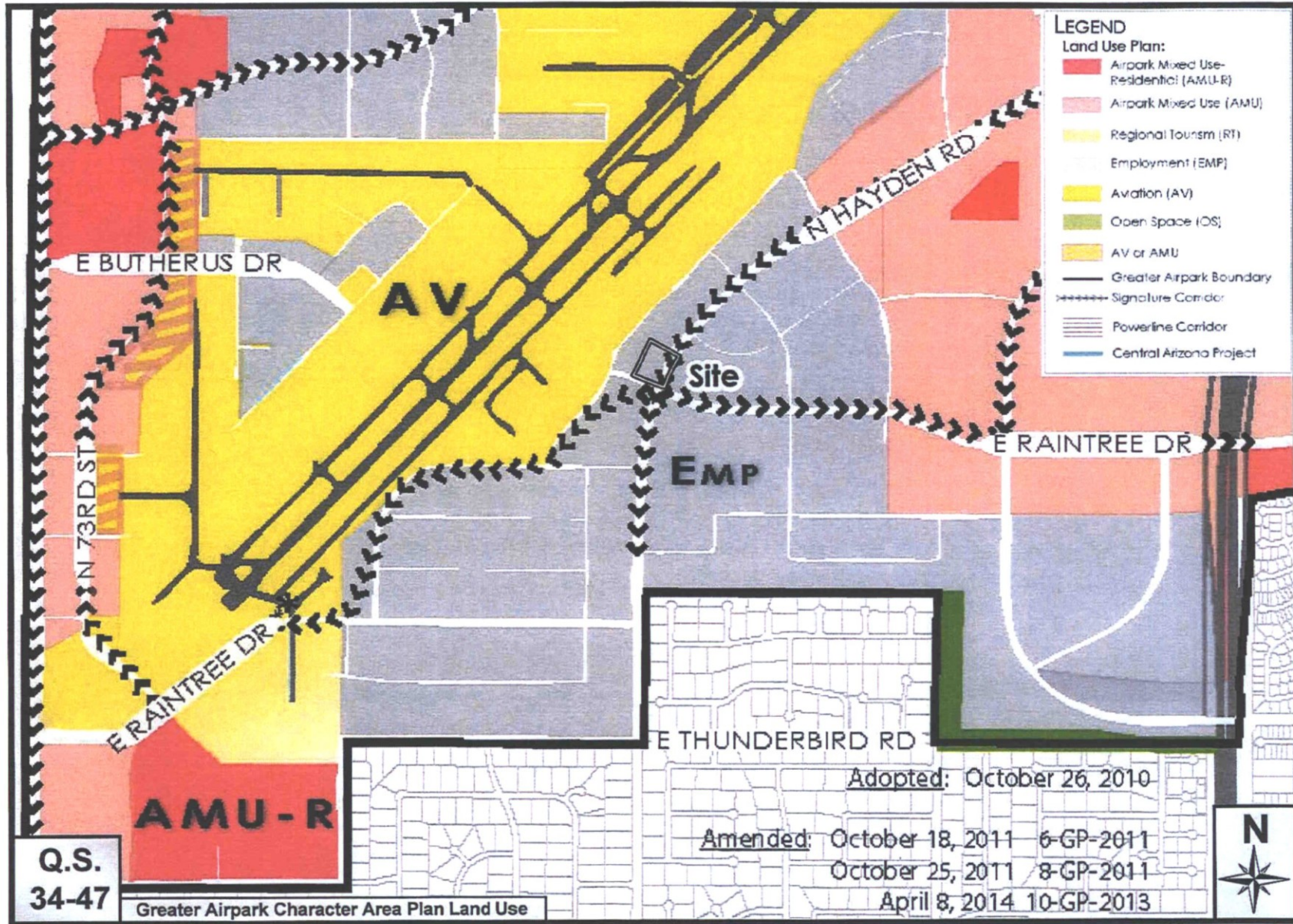
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34-47

General Plan Land Use

DPMG Hayden

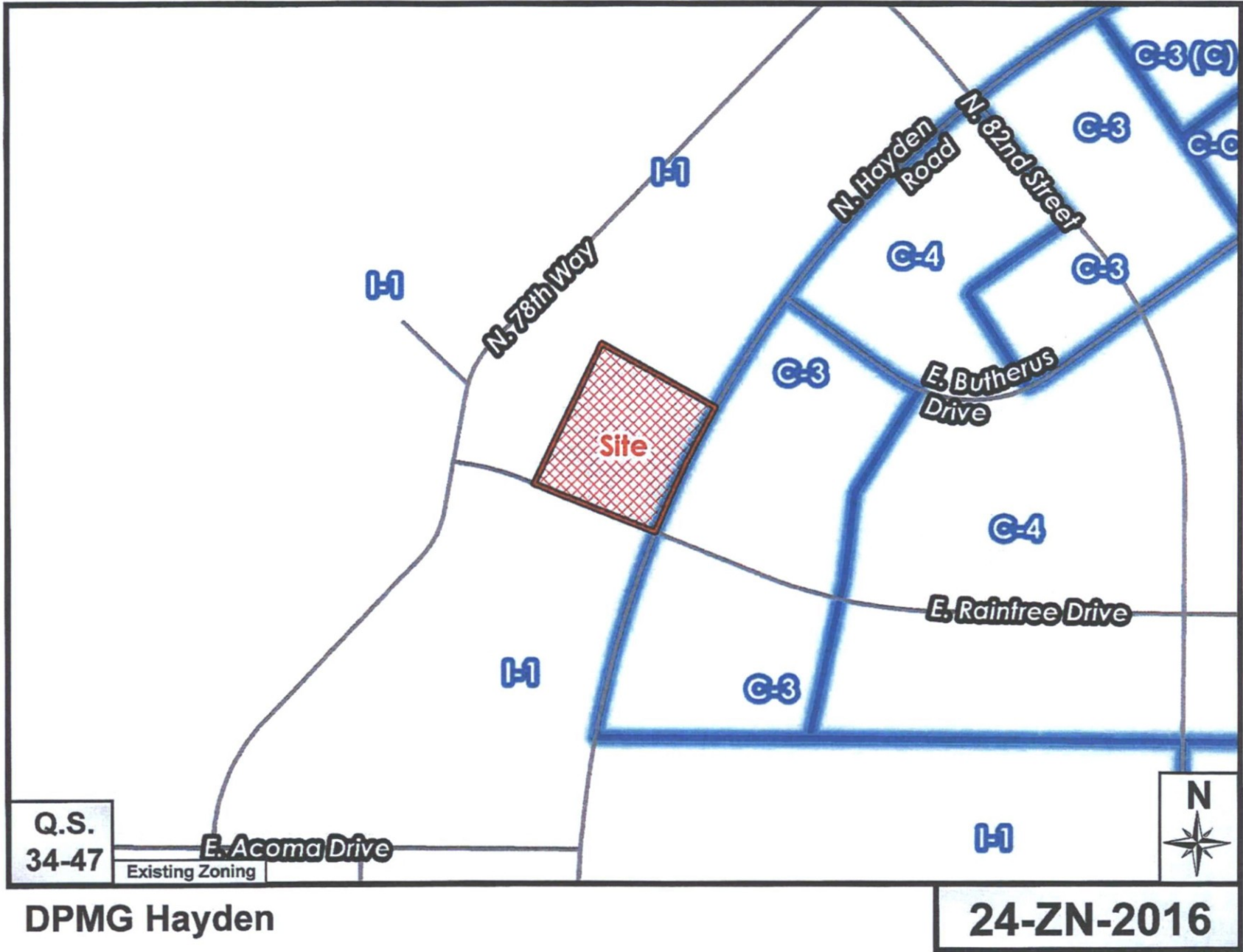
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ATTACHMENT #6



DPMG Hayden

24-ZN-2016



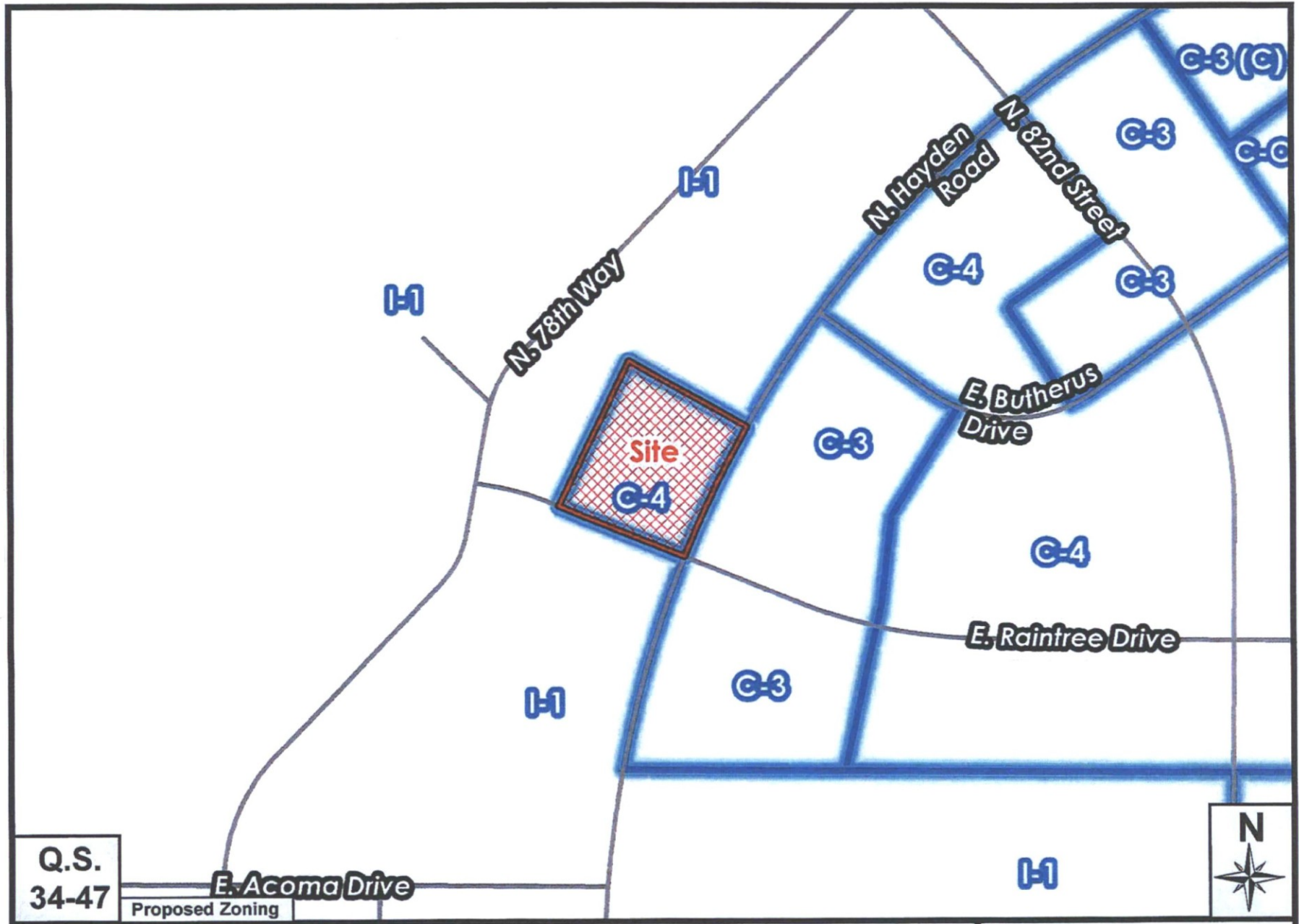
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Existing Zoning

E. Acoma Drive

DPMG Hayden

24-ZN-2016



Q.S.
34-47

Proposed Zoning

E. Acoma Drive

DPMG Hayden

24-ZN-2016



FILE COPY

J2 Engineering and Environmental Design, LLC
4649 E. Cotton Gin Loop
Suite B2
Phoenix, Arizona 85040
Phone: 602.438.2221
Fax: 602.438.2225

To: Dave Gilbert
DPMG Hayden LLLP

Date: December 12, 2016

From: Jamie Blakeman, PE, PTOE

Job Number: 16.0944.001

RE: NWC of Hayden Road and Raintree Drive
Transportation Impact and Mitigation Analysis



EXPIRES 6-30-19

INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Category I Transportation Impact and Mitigation Analysis (TI&MA) for the existing development located on the northwest corner (NWC) of Hayden Road and Raintree Drive in Scottsdale, Arizona. See **Figure 1**.

The objective of this Traffic Impact and Mitigation Analysis is to perform a trip generation comparison between the existing zoning (I-1) and the proposed zoning (C-4).

EXISTING CONDITIONS

Currently, the site contains a 21,646 square foot building; according to the Maricopa County Assessor's Website. See **Attachment A** for parcel information.

The parcel is bordered by Hayden Road to the east and Raintree Drive to the south.

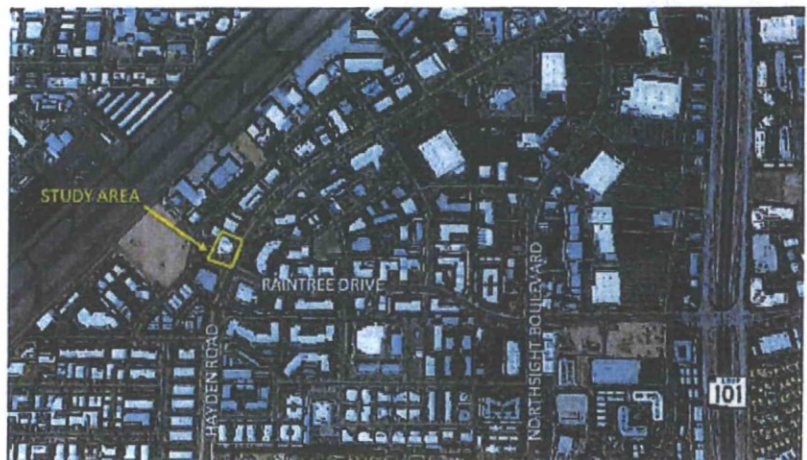


Figure 1 - Vicinity Map



STUDY ROADWAY SEGMENTS

Hayden Road is a north-south roadway, classified as a suburban major arterial on the 2008 City of Scottsdale Classification Map. Within the study area two (2) through lanes are provided for each direction of travel, along with exclusive left turn lanes and a raised median. There is a posted speed limit of 45 mph. According to the City of Scottsdale 2014 Average Daily Traffic (ADT) Volume map, the Hayden Road ADT is 24,800 vehicles per day between Redfield Road and Raintree Drive and is 22,700 vehicles per day between Raintree Drive and Northsight Boulevard.



Figure 2 - Site Map

Raintree Drive is an east-west roadway, classified as a suburban major arterial, between State Route Loop 101 and Hayden Road, on the 2008 City of Scottsdale Classification Map. To the east of Hayden Road, two (2) through lanes are provided for each direction of travel with a two-way left turn lane. To the west of Hayden Road, one (1) lane is provided for each direction of travel with a two-way left turn lane. There is a posted speed limit of 35 mph. According to the City of Scottsdale 2014 Average Daily Traffic Volume map, the Raintree Drive ADT is 17,000 vehicles per day between Hayden Road and Northsight Boulevard.

78th Way is a north-south roadway, within the study area, that provides one (1) lane for each direction of travel, with a posted speed limit of 25 mph.

FUTURE SURROUNDING ROADWAY NETWORK

Currently, Raintree Drive terminates approximately 425 feet west of Hayden Road, where it forms a T-intersection with 78th Way. Future planned roadway improvements in the surrounding area include extending Raintree Drive southwest intersecting with Redfield Road approximately one half mile to the south near the 76th Street alignment.

In addition, Hayden Road and Raintree Drive currently operates as a signalized intersection. However, future improvements include the construction of a roundabout at this intersection.

See **Attachment B** for 60% plans.





TRIP GENERATION (CURRENT I-1 ZONING)

The existing building is currently zoned for I-1 land uses and is currently occupied by Terri’s Consign & Design Furnishings and Pelleco Home Design.

The existing trip generation was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 9th Edition*. The ITE rates and equations are based on studies that measured the trip generation characteristics for various types of land uses and are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

ITE Trip Generation Furniture Store Land Use (LU 890) is the closest land use category for the existing businesses. The existing 21,646 square foot building was used to calculate the existing trip generation. See **Table 1**. See **Attachment C f** for the detail trip generation calculations.

Table 1 - Trip Generation for Existing I-1 Zoning

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Furniture Store	890	21.646	1,000 Sq Ft GFA	110	4	3	1	10	5	5
TOTAL				110	4	3	1	10	5	5

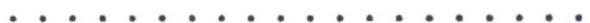
TRIP GENERATION (PROPOSED C-4 ZONING)

This parcel is being proposed for rezoning from the I-1 (Industrial Park) to C-4 (General Commercial). The property is surrounded by I-1 zoning on the north, south, and west, with C-3 to the east (across Hayden Road). These properties include a mix of light industrial, commercial service/retail uses, and automobile sales. Various land uses are permitted under C-4 zoning, some of which include big box retail, light manufacturing, and automobile sales. For the proposed C-4 zoning, the development was assumed to be a 21,646 square foot automobile sales building.

Automobile sales dealerships are typically located along major arterial streets characterized by abundant commercial development. Automobile services, part sales and substantial used car sales may also be available. See **Table 2** and **Attachment C** for the detailed trip generation calculations.

Table 2 - Trip Generation for Proposed C-4 Zoning (Automobile Sales)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Automobile Sales	841	21.646	1,000 Sq Ft GFA	699	42	31	11	65	26	39
TOTAL				699	42	31	11	65	26	39





TRIP GENERATION COMPARISON

A trip generation comparison between trips generated by existing land use with I-1 zoning (21,646 square foot furniture store) versus potential C-4 land uses are shown below.

Table 3 compares the existing land use with a 21,646 square foot automobile sales building.

Table 3 - Trip Generation Comparison (Existing vs. Automobile Sales)

Land Use	ITE Code	Weekday	AM Peak Hour			PM Peak Hour		
		Total	Total	In	Out	Total	In	Out
Furniture Store	890	110	4	3	1	10	5	5
Automobile Sales	841	699	42	31	11	65	26	39
TOTAL		589	38	28	10	55	21	34

SUMMARY

Trip generation calculations for potential land use with the proposed C-4 zoning were compared with the existing land use, which is I-1 zoning.

Automobile Sales

The proposed C-4 zoning was assumed to be a 21,646 square foot automobile sales building is anticipated to generate 589 more weekday, 38 more AM peak hour, and 55 more PM peak hour trips than the existing land use.

With an ADT of 24,800 vehicles per day between Redfield Road and Raintree Drive and 22,700 vehicles per day between Raintree Drive and Northsight Boulevard along Hayden Road, and 17,000 vehicles per day between Hayden Road and Northsight Boulevard along Raintree Drive, **the anticipated weekday daily traffic volumes of 699 vehicles per day for the proposed C-4 zoning (assumed and calculated as automobile sales) will have minimal impacts to the traffic operation along the adjacent roadway network.**



CITIZEN REVIEW REPORT

DPMG Hayden – Hayden & Raintree

24-ZN-2016

December 2016

OVERVIEW

This Citizen Review Report has been prepared in association with a rezoning request from I-1 to C-4 for the 1.6+/- acre property located at the northwest corner of Hayden and Raintree for DPMG Hayden. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

COMMUNITY INVOLVEMENT/RESPONSE

Surrounding property owners within 750' were notified via first class mail regarding the project on **September 8th**. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting which was held on **September 19th** from 5-6pm at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on **September 9th** and included the open house location, date and time.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of filing this application.

ATTACHMENTS

Notification Letter

750' Mailing List

Affidavit of Posting & Photo

September 8, 2016

Subject: DPMG / 15000 N. Hayden Road

Dear Property Owner:

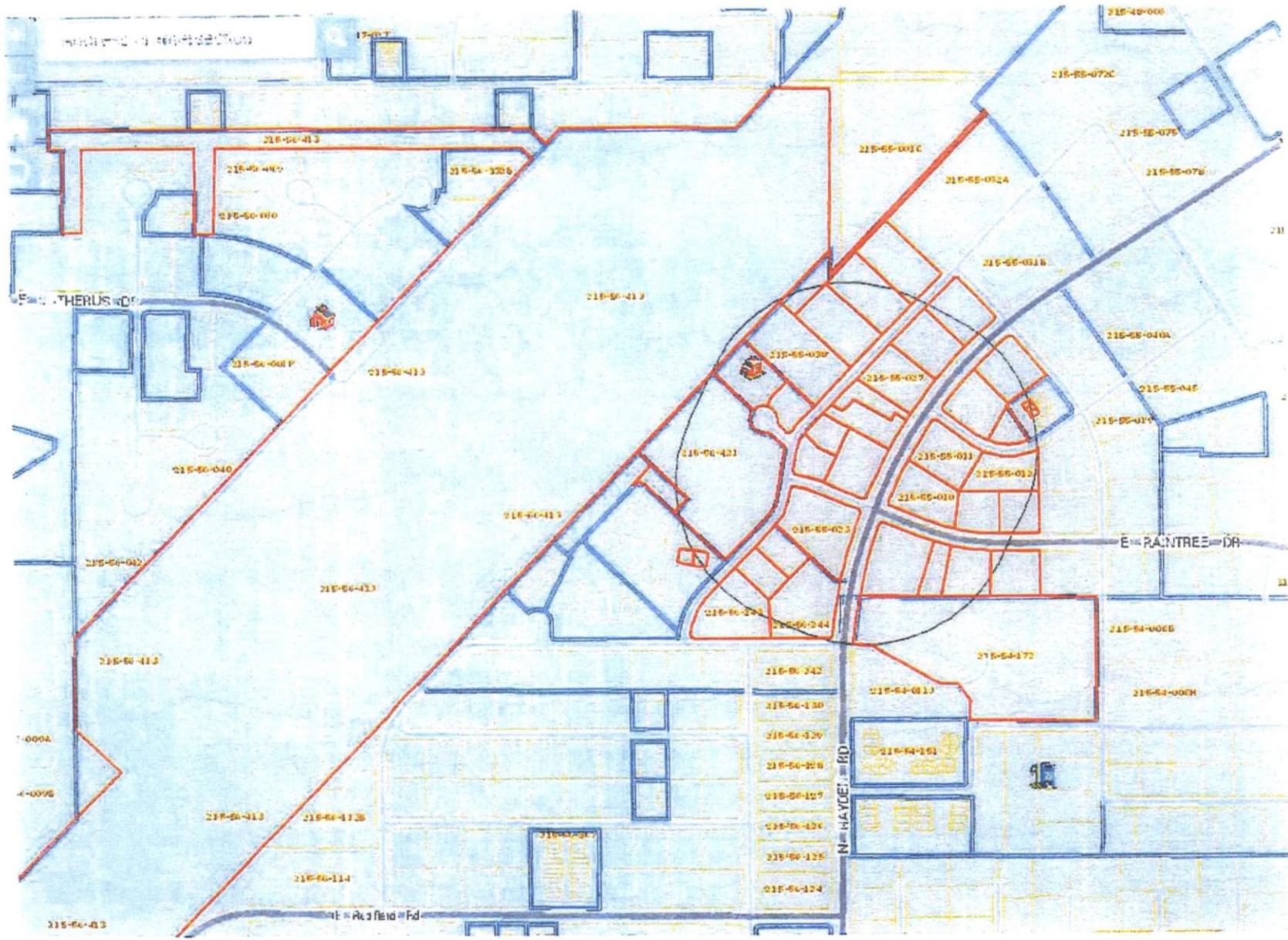
We are representing DPMG Hayden LLLP on a rezoning request for a property located at 15000 N. Hayden Road, which is located at the northwest corner of Hayden and Raintree. We are working with the City of Scottsdale to rezone the 1.6+/- acre site from the current I-1 (Industrial Park) zoning designation to C-3 (Highway Commercial) to allow for a wider range of commercial employment uses. There are no plans to change the building or current tenant at this time.



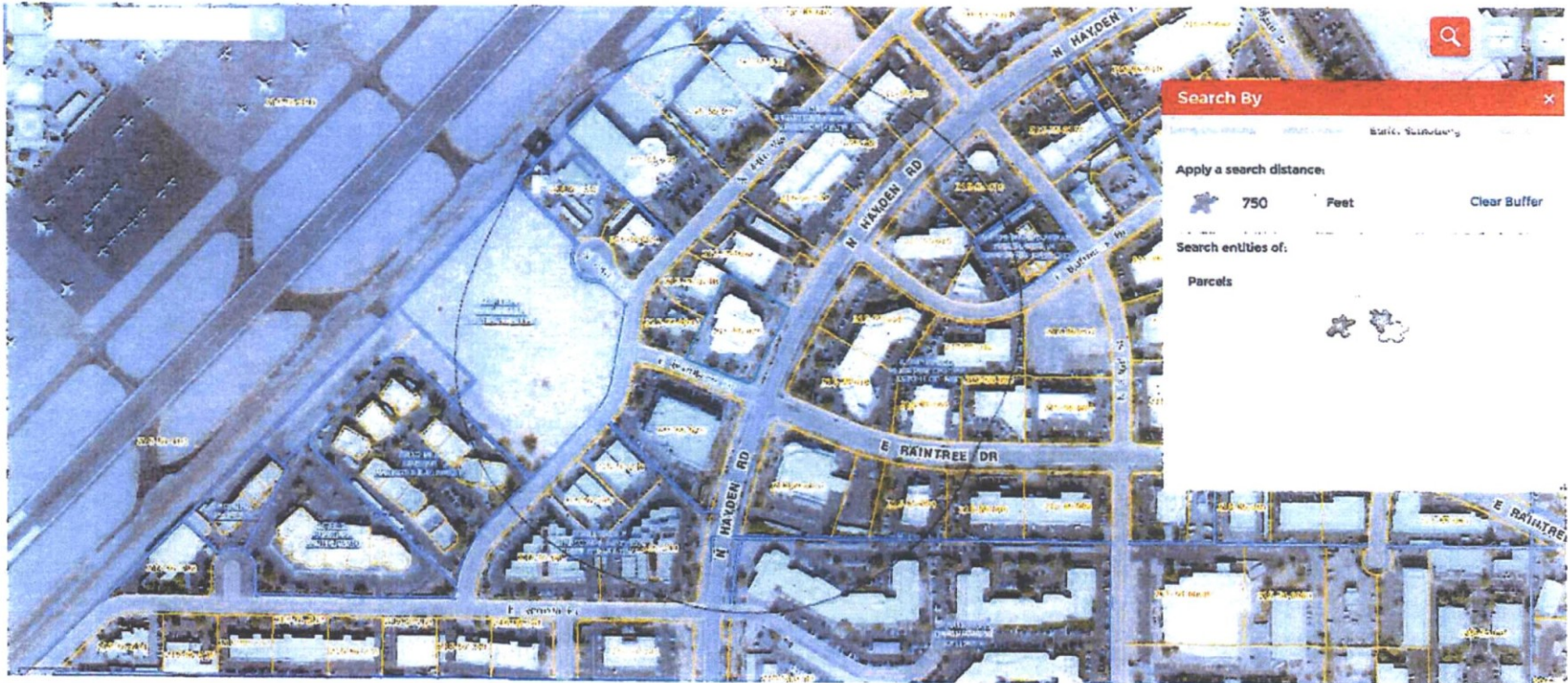
I am writing this letter to make you aware of the rezoning application and give you an opportunity to contact us regarding the request. We are also hosting a neighborhood open house meeting on **September 19th from 5:00pm-6:00pm at Mustang Library, 10101 North 90th Street, in the Book Discussion Room, Scottsdale, AZ 85258** and we will have additional drawings to show the neighbors and afford you an opportunity to ask questions in person or simply review the proposal. Please feel free to contact me (information below) or our City Planner Brad Carr, 480-312-7713 or bcarr@scottsdaleaz.gov with any questions. For reference, our case number with the City is **631-PA-2016**.

Sincerely,

Michele Hammond (applicant representative)
mh@berryriddell.com
602-463-4081



Hayden & Raintree - 750' Notification Map



Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday September 19, 2016
Time: 5:00 - 6:00 P.M.
Location: Mustang Library, Book Discussion Room
10101 N. 90th Street, Scottsdale, AZ 85258

Site Address: 15000 N. Hayden Road

Project Overview:

- Request: Zoning map amendment from I-1 (Industrial Park) to C-3 (Highway Commercial).
- Description of Project and Proposed Use: To expand list of allowed land uses.
- Site Acreage: 1.6 +/- acres
- Site Zoning: I-1 (Industrial Park)

Applicant Contact:

John Berry 480-385-2727
jb@berryriddell.com

City Contact:

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

Pre-Application #: 631-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: Posting Date: 9/9/16
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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



9/9/16 02:56



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 631-PA-2016

Project Name: _____

Location: 15000 N. Hayden Rd

Site Posting Date: September 9, 2016

Applicant Name: John Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

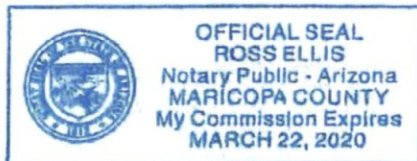
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

9/9/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 9 day of September 2016



[Signature]
Notary Public

My commission expires: 3/22/2020

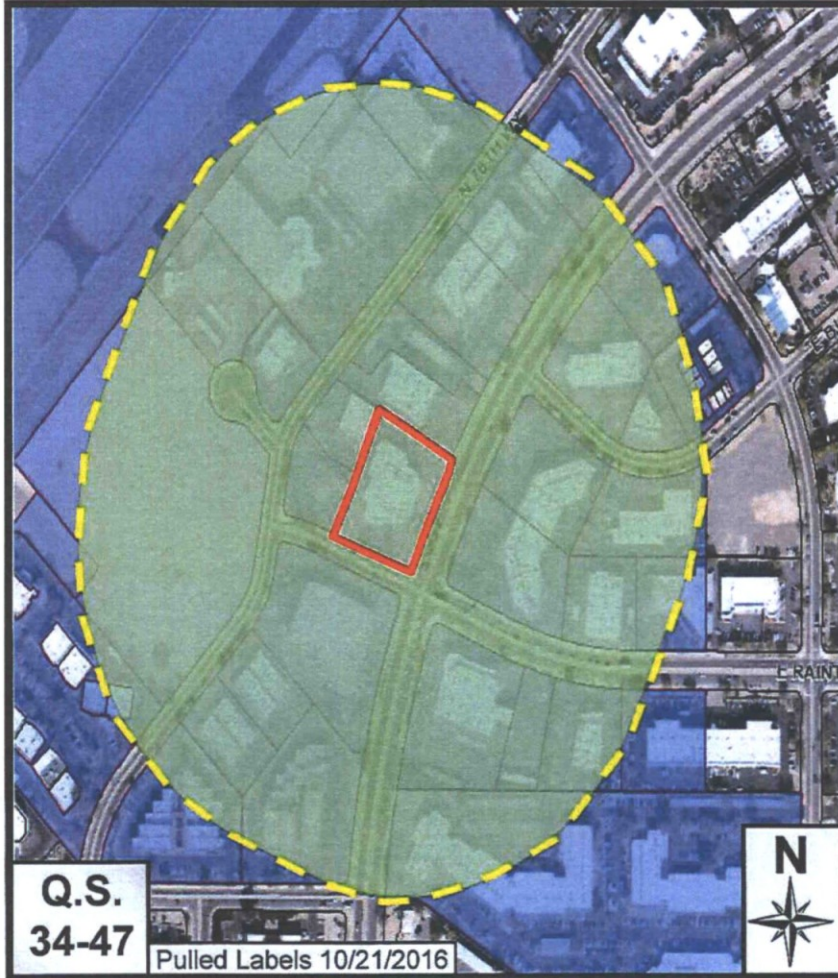
City of Scottsdale -- Current Planning Division

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



Parcel Number	Owner Name	Mailing Address1	Mailing Address City	Mailing Address S	Mailing Address Zip Code
215-54-172	GODADDY.COM INC	14455 N HAYDEN RD STE 219	SCOTTSDALE	AZ	85260
215-55-003A	M-RAINTREEAZ LLC	2415 E CAMELBACK RD STE 350	PHOENIX	AZ	85016
215-55-003B	M-RAINTREEAZ LLC	2415 E CAMELBACK RD STE 350	PHOENIX	AZ	85016
215-55-004	GB CAPITAL INVESTMENTS LLC	8115 E RAINTREE DR	SCOTTSDALE	AZ	85260
215-55-005	CITATION DEVELOPERS L L P	15815 N FRANK LLOYD WRIGHT BLVD STE 100	SCOTTSDALE	AZ	85260
215-55-008	RAINTREE SCOTTSDALE LLC	1516 PONTIUS AVE	LOS ANGELES	CA	90025
215-55-009	VAL FAMILY TRUST	19705 E OCTILLO RD	QUEEN CREEK	AZ	85142
215-55-010	HAYDEN VIEW LLC	16897 ALGONQUIN ST SUITE A	HUNTINGTON BEACH	CA	92649
215-55-011	DUNLAP D S TR	16897 ALGONQUIN ST STE A	HUNTINGTON BEACH	CA	92649
215-55-012	CITATION DEVELOPERS LLP	PO BOX 18-2144	CORONADO	CA	92178
215-55-014A	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-015	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-016	HARDY PROPERTIES LLC	4207 E PALO VERDE DR	PHOENIX	AZ	85018
215-55-023	ESQUERA DEVELOPMENT LLC	7248 S HARL AVE	TEMPE	AZ	85283
215-55-024A	FIRST INTERNATIONAL BANK & TRUST	1628 N HIGLEY RD	GILBERT	AZ	85234
215-55-024B	JUSTUS LIMITED PARTNERSHIP	PO BOX 1287	NORTHBROOK	IL	60065
215-55-025	DPMG HAYDEN LLLP	PO BOX 14055	PALM DESERT	CA	92255
215-55-026A	PARAGON INDUSTRIES II INC	15010 N HAYDEN RD	SCOTTSDALE	AZ	85260
215-55-026B	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-027	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-028	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-029	PRESSON SCOTTSDALE LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016
215-55-035	R3T HOLDINGS LLC/WEST SCOTTSDALE AIRPARK LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016
215-55-036	KNIGHT-DAME LLC	20225 N SCOTTSDALE	SCOTTSDALE	AZ	85255
215-55-037	SOUTHWEST JET CENTER LLC	22633 RIVERA DE	LAGUNA BEACH	CA	92651
215-55-038	SOUTHWEST JET CENTER LLC	22633 RIVERA DE	LAGUNA BEACH	CA	92651
215-55-039	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
215-55-058	UNIT ONE L L C	8160 E BUTHERUS DR STE 1	SCOTTSDALE	AZ	85260
215-55-059	HAMPTON FINANCIAL LLC	8160 E BUTHERUS DR NO 5	SCOTTSDALE	AZ	85260
215-55-060	PARAMOUNT DESIGNS LLC	8160 E BUTHERUS DR SUITE 3	SCOTTSDALE	AZ	85260
215-56-224	PREMIERE ARIZONA RENTALS LLC	14980 N 78TH WY STE 206	SCOTTSDALE	AZ	85260
215-56-225	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
215-56-243	JPSL LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260
215-56-244	SAMSON PROPERTIES FUND II LIMITED PARTNE	PO BOX 1649	DEWEY	AZ	86327
215-56-245	HANSEN DONALD C/JOAN C TR	6598 EVENING GLOW DR	SCOTTSDALE	AZ	85262
215-56-246	HANSEN DONALD C/JOAN C TR	6598 EVENING GLOW DR	SCOTTSDALE	AZ	85262
215-56-247B	BOEING V LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016
215-56-313	QUICK PROPERTIES LLC	2229 W ROOSEVELT ST	PHOENIX	AZ	85009
215-56-314	DOUGHTEN JESSE FRANK/LYNN SHIRLEY TR	10235 E COCHISE DR	SCOTTSDALE	AZ	85258
215-56-413	SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251
215-56-421	BOEING V LLC	3131 E CAMELBACK RD SUITE 310	PHOENIX	AZ	85016

City Notifications – Mailing List Selection Map

ATTACHMENT #11



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- Postcards - 170

Additional Notifications:

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

DPMG Hayden

24-ZN-2016