

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: May 23, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

BCA 77, LLC
1-ZN-2017

Request to consider the following:

Adopt Ordinance No. 4305 approving a Zoning District Map Amendment from Industrial Park District (I-1) to General Commercial District (C-4), on a +/-1.05-acre site located at 7995 E. Paradise Lane.

Goal/Purpose of Request

The applicant's request is to rezone a property from I-1 to C-4 to allow for on-site vehicle sales and vehicle repair.

Key Items for Consideration

- Conformance to the 2001 General Plan
- Conformance to the 2010 Greater Airport Character Area Plan (GACAP)
- Rezone to C-4 would introduce limited retail to a property with an Aviation designation in the GACAP
- Existing building and site plan; no changes proposed
- No outdoor vehicular display proposed; all operations internal to the building
- No impacts to existing infrastructure anticipated
- No public comment received
- Planning Commission heard this case on April 12, 2017 and recommended approval with a vote of 7-0

OWNER

BCA 77, LLC
 480-797-7991



APPLICANT CONTACT

Alexandra Schuchter
Diversified Partners
480-205-9625

LOCATION

7995 E Paradise Ln.

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 designation of Regional Use allows for flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional Uses are considered appropriate when the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area. 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 Plan (GACAP) boundary, and is designated as Aviation (AV). The GACAP describes the Aviation Land use as an area which encompasses the Scottsdale Airport and includes properties that access the Airport runway via taxilane and taxiway. Aviation and aviation-supporting uses are encouraged in this area, including corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities. The AV designation definition states that retail may be considered for inclusion in aviation properties that front a designated Signature Corridor. In this instance, development standards should accommodate building volumes required of aviation uses.

Zoning

The site is currently zoned I-1, which allows for a variety of light industrial uses, as well as other employment -supporting uses.

Context

The subject property is located in an area occupied by a variety of office, light industrial and warehouse uses. A recent zoning district map amendment (23-ZN-2015) rezoned the property

directly north of the subject site from I-1 to C-3 to allow for vehicle sales and rental.

Adjacent Uses and Zoning

- North: Vacant, zoned Highway Commercial District (C-3) (approved for vehicle sales and rental, 23-ZN-2015)
- South: City well site/office, zoned I-1
- East: Office, zoned I-1
- West: Office, zoned I-1

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The applicant currently operates a vehicle restoration and storage facility out of the existing building on the site. Most vehicle sales occur via the internet or by consignment; however, the applicant would like the option to sell vehicles on-site; primarily by appointment only. All operations would be internal to the building; no outdoor vehicle display is proposed.

- Existing Use: Restoration Service/Warehouse
- Proposed Use: Restoration Service/Warehouse w/ ancillary Vehicle Leasing, Rental or Sales and Vehicle Repair
- Parcel Size: 45,726 square feet (1.05 acres)
- Gross Floor Area: 21,446 square feet

IMPACT ANALYSIS

General Plan & Greater Airpark Character Area Plan

The request conforms to the General Plan description of Employment – Regional Use. The applicant is requesting a rezoning from the current Industrial Park (I-1) zoning district to the General Commercial (C-4) zoning district to expand the list of allowed uses. The 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, properties east of Greenway- Hayden Loop and south of Paradise Lane are designated as Aviation (AV), similar to the subject site. The established zoning for that area is in the Industrial Park (I-1) zoning district 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, this site does not have taxiway or taxiway access to Scottsdale Airport. This portion of East Greenway-Hayden Loop is designated a Signature Corridor. Consequently, this request is supported where the GACAP had expected limited retail to exist within the AV land use designation; only when fronting a Signature Corridor. The proposed rezoning 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; predominantly for vehicle sales and automotive related uses.

The GACAP Conceptual Development Type Map designates the property as "Type B – Medium to Higher Scale" - 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 AV Land Use 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 remain, thus conforming 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 2.1.3, and CD2.2) Chapter of the GACAP encourages providing distinct design elements along the street that are pedestrian in scale. The Greenway-Hayden Signature Corridor serves as the "Main Street" of the Greater Airpark north of the runway and reflects multi-modal connections from other sites to major destinations and many of the city's Signature events. This corridor is intended to animate the public realm during all seasons with design elements like window displays, integrated signage, shade, and pedestrian and bicycle connections. The applicant intends to continue the streetscape identity and design by improving on existing landscape that exists with an expanded variety of landscape material that compliments the sites use, as well as, to match the recently approved and constructed Enterprise Rental Facility directly north across North Paradise Lane - further framing the identity to this area of the City.

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 preserve 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.

Land Use

Currently, the applicant is operating a Restoration Service and Warehouse use in the existing building, both of which are permitted uses in the I-1 district. Under this proposal, Vehicle Sales with

Indoor Display and Vehicle Repair would be added to the use mix. The floor plan would be revised to include a showroom for display and sale of vintage and restored vehicles. Though retail and vehicle repair are not typical uses for an Employment area, both are specified as permitted uses in the C-4 District. The GACAP supports a wider variety of commercial uses for properties fronting a Signature Corridor (in this case E. Greenway-Hayden Loop). As such, the addition of limited retail and vehicle repair is consistent with the intent of the GACAP in this area, and is not anticipated to cause a detrimental impact to the existing employment character of the surrounding area. Additionally, all operations are internal to the building; greatly reducing the potential for any detrimental impacts from excessive lighting or noise.

Airport Vicinity

The subject site is approximately 1,700 linear feet from the main runway at Scottsdale Airport, putting it within the Airport Influence Area. Per the Scottsdale Airport 14 CFR Part 150 Noise Study, the site is located within the AC-2 area of the Airport Influence Zones, approximately 450 feet outside the limits of the AC-3 area. None of the existing or proposed uses are identified as "Noise Sensitive Uses" in Table 5-356.A of the Aviation Code, and are therefore not subject to location restrictions. The site is completely developed and no changes are proposed to the building or site; as such, no additional analysis is required by Airport staff. As part of this request, the applicant will be stipulated to dedicate an Avigation Easement.

Traffic/Trails

The facility occupies an existing building on the southeast corner of E. Paradise Lane and N. Greenway-Hayden Loop. The site has existing access to both of these streets, as well as secondary access to N. 80th Street to the east. N. Greenway-Hayden Loop is classified as a Minor Arterial and provides signalized access to E. Frank Lloyd Wright Blvd. to the north.

The change in land use from general office to auto related uses associated with the requested change in zoning districts from Industrial Park District (I-1) to General Commercial District (C-4) represents a decrease in estimated trip generation for the site. The proposed auto operation is estimated to generate less than 100 daily trips; while the office use is estimated to generate 166 daily trips.

Water/Sewer

Changing the zoning from I-1 to C-4 is not anticipated to increase demand on water or sewer infrastructure. Existing lines are sufficient to serve all uses in the C-4 district.

Community Involvement

Property owners within 750 feet of the site, as well as those parties on the zoning application Interested Parties List, have been notified of the applicant's request and the site is posted with the required signage. Additionally, the applicant held an Open House at the site on 1/4/17 that was attended by one person. According to the applicant's Citizen Involvement Report, the attendee was supportive of the request.

Policy Implications

- Introduces limited retail to a property with an Aviation designation in the GACAP.

OTHER BOARDS AND COMMISSIONS

Planning Commission

Planning Commission heard this case on April 12, 2017 and recommended approval with a vote of 7-0

Staff Recommendation to Planning Commission:

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

STAFF RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4305 approving a Zoning District Map Amendment from Industrial Park District (I-1) to General Commercial District (C-4), on a +/-1.05-acre site located at 7995 E. Paradise Lane.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Greg Bloemberg

Senior Planner

480-312-4306

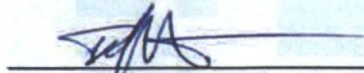
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



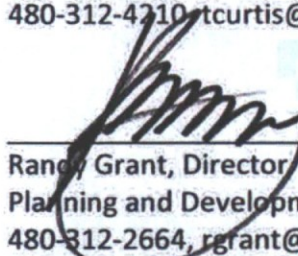
Greg Bloembergen, Report Author

5-2-17
Date



Tim Curtis, AICP, Current Planning Director
480-312-4710, tcurtis@scottsdaleaz.gov

5/2/2017
Date



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

5/2/17
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4305
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit 2: Zoning Map
3. Applicant's Narrative
4. General Plan Land Use Map
5. Current Zoning Map
6. Citizen Involvement
7. City Notification Map
8. April 12, 2017 Public Comment
9. April 12, 2017 Planning Commission Minutes
10. Public Correspondence



BCA 77, LLC

1-ZN-2017



Q.S.
35-46

Google Earth Pro Imagery

BCA 77, LLC

1-ZN-2017

ORDINANCE NO. 4305

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2017 FROM INDUSTRIAL PARK (I-1) TO GENERAL COMMERCIAL DISTRICT (C-4) ZONING, ON A +/-1.05 ACRE SITE LOCATED AT 7995 E. PARADISE LANE.

WHEREAS, the Planning Commission held a hearing on April 12, 2017;

WHEREAS, the City Council held a hearing on May 23, 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. 1-ZN-2017.

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 +/-1.05 acre site located at 7995 E. Paradise Lane and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Industrial Park (I-1) to General Commercial District (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 23rd day of May, 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:

BCA 77, LLC

Case Number: 1-ZN-2017

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

Stipulation #1 added by Planning Commission and stipulation in bold and striketrough eliminated after Planning Commission

CONFORMANCE TO SITE PLAN

1. Development shall conform to the site plan provided by the applicant and attached as Exhibit A to Exhibit 1. Any significant changes to the site plan, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council.

AIRPORT

2. AVIGATION EASEMENT. Prior to issuance of any permits, the owner shall provide a completed dedication of Avigation Easement, signed by the owner, in a form acceptable to the City for recording.

INFRASTRUCTURE AND DEDICATIONS

3. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit, the owner shall make required dedications; and shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

- a. STREETS. Construct the following street improvements:

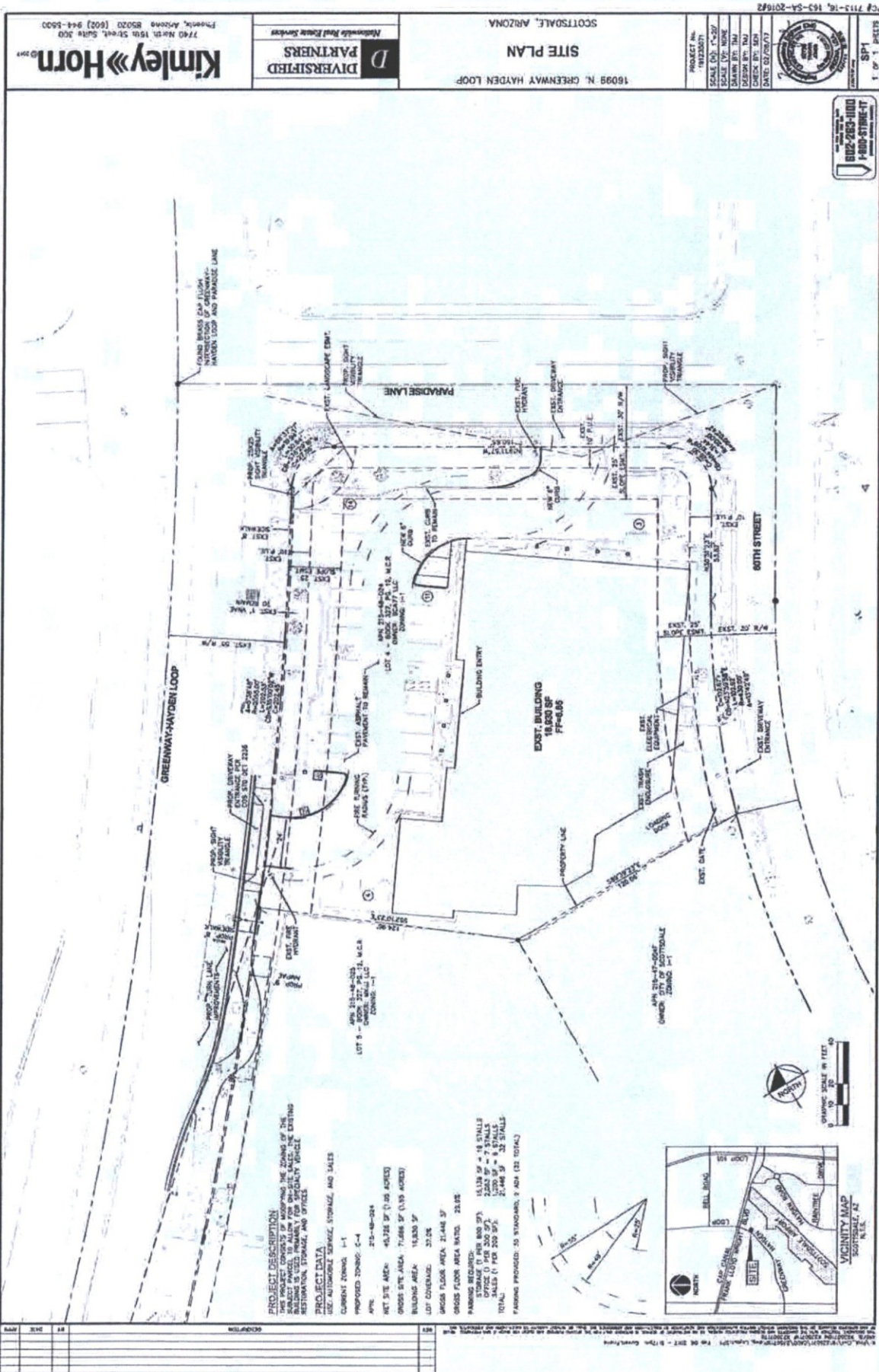
Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
N. Greenway-Hayden Loop	Minor Arterial	55-foot half-street right-of-way (existing)	Modification to existing deceleration lane to accommodate full access, and relocation of street sidewalk	a.1

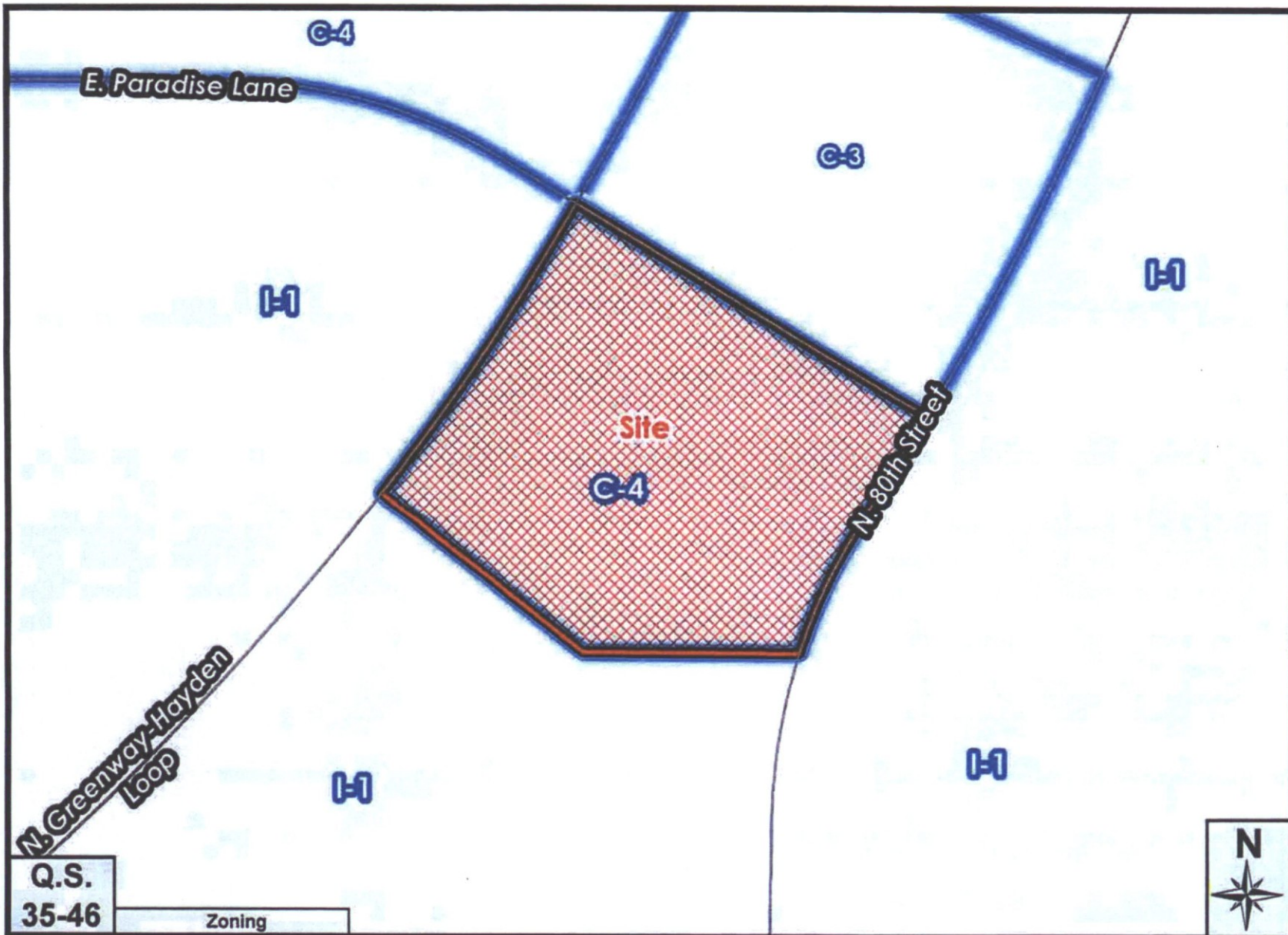
- a.1. The deceleration lane shall be extended and re-stripped to accommodate full access to the site. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of

Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.

4. ~~EASEMENTS.~~

- a. ~~NON-MOTORIZED PUBLIC ACCESS EASEMENT.~~** ~~Prior to issuance of any permits, the owner shall coordinate with the adjacent property owner to the south and secure a Non-Motorized Public Access Easement for any portion of the street sidewalk that encroaches onto the adjacent property.~~
- b. ~~EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.~~** ~~Any easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.~~





BCA 77, LLC

Ordinance No. 4305
Exhibit 2
Page 1 of 1

1-ZN-2017

BCA77, LLC

SEC of N Greenway Hayden Loop and E Paradise Lane

Project Narrative

726-PA-16



Prepared for:

BCA77, LLC

Prepared by:

Alexandra Schuchter

7500 E. McDonald Dr.
Suite 100A
Scottsdale, AZ 85250
480-947-8800

1-ZN-2017
02/16/2017

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I. Purpose of Request

The purpose of this request is for rezoning from I-1 (Industrial Park) to C-4 (General Commercial) on a property located at 7995 E Paradise Lane at the southeast corner of Greenway-Hayden Loop and Paradise Lane, just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark (the property). The site is currently occupied by BCA77, LLC a full service classic and custom car restoration and consignment shop. The site sits approximately 1 acre in size and has frontage on three streets, Greenway Hayden Loop, Paradise Lane and 80th St. The site is located in the Greater Airpark Character Area Plan ("GACAP") and is designated as Aviation land-use. No amendment to the character area plan is required with this rezoning request. The facility would accommodate the additional ability to provide on-site transactions for sales, in addition to their current restoration and consignment use. The C-4 zoning category allows for vehicle repair, vehicle leasing, sales or rental, and vehicle storage. No outdoor display is proposed for this site.



II. Context & Background

The property consists of 1.05 acres and is bordered by Greenway-Hayden Loop on the west, Paradise Lane on the north side and 80th Street on the east side of the property. The surrounding context includes First Fidelity Bank, Plexus Worldwide, Inc. and vacant land slated to be Enterprise Car Rental to the north (C-3), Earnhardt Cadillac to the northwest

(C-4), vacant land to the northeast (C-3), Lincoln Electric to the east (I-1), Hinkley's Custom Lighting to the south (I-1).

About BCA77, LLC

Originating as a small family operation in Albuquerque, New Mexico in the 1950's, the business was known for always carrying quality cars with personality, style and investment potential. Taking the same approach, personality and commitment to quality, the current business operation of BCA77, LLC, emerged and is providing car enthusiasts a full automotive menu, including restoration, builds, service, and now consignment and sales of collector cars and worldwide auction representation. BCA77, LLC started with a small garage and now has a +/- 20,000-square-foot shop, capable of providing full services for domestic vehicles and collector/special-interest vehicles. BCA77, LLC operates as a concierge-level facility for the discerning car collector. Relocating BCA77, LLC has also allowed for the expansion of services the company can offer, evolving from the original concept of buying, restoring and selling classic cars to now providing personalized, quality consignment sales and the recent announcement of a fully integrated, multi-bay service department, capable of servicing most American and Foreign classics. The current facility employs ten full-time technician/fabricators that can do everything from basic maintenance and oil changes to tuning and customizing engines and completing frame-off restorations or custom builds.

BCA77, LLC is a dynamic and results driven company with more than 50 years' experience and 3 main objectives to maintaining credibility in the automotive industry. The highly accomplished and exceptional technical and mechanical experts work to troubleshoot problems in vehicles and use specialist diagnostic equipment to repair and replace defective parts. Technicians have the exceptional ability to design and customize your precious metal.

Sales of automobiles by the business are broken into two parts, auction and consignment. The sales component of the business has an average of 3-5 sales per month, 2-3 sales are internet based, with the remaining 1-2 from "walk-in" clientele. BCA77, LLC takes part in 5 auctions throughout the year in Florida, Indianapolis, Monterrey, and Barrett Jackson's Las Vegas and Scottsdale venues. Vehicles slated for auctions are stored for an average 3-5 month period. Pending the variability in annual market conditions, anywhere between 30 to 60 cars are sent to auction through BCA77, LLC annually. Consigned vehicles include listings for 10 to 30 vehicles at all times, with approximately half of the consigned vehicles stored inside the facility for luxury viewing services. The remaining vehicles offered for consignment remain with their individual owner.

Services provided by the dealership are a systematic series of mechanized operations in which the technicians perform with the utmost expertise and care. On average, 10 to 20 vehicles are serviced each month; the median length of stay for serviced vehicles is 1 to 3 days. Other dealership services include EFI installation, gauges and electrical, air-conditioning upgrades, modifying suspension and brakes and installing custom headers and exhaust systems. BCA77, LLC only works with only the finest local and national

vendors. Service tends to be cyclical in the specialty automotive industry with fewer owners opting against driving their classics during the oppressive summer months, rather bringing their cars in for service in the cooler months of the year.

Restoration is the most laborious component of the dealership services with a 6 to 18 month time period: beginning with a one and half month period of design; 2 months to strip the vehicle, number, inventory, and store part; following that, there is a 16 month rebuild that includes sourcing parts, paint and assembly; post completion provides service checks and quality control conclude the process. Annually, the dealership completes a full body restoration on anywhere between 3-10 cars with man hours laboring from 700-1500 per each rebuild.

BCA77, LLC combined their passion for cars with a commitment to superior quality, unsurpassed attention to detail and dedication to customer service. The result is a thriving business that has captured the attention of classic car enthusiasts across the country.

About BCA77, LLC: Existing Facility

Earlier in 2016, the BCA77, LLC acquired their current facility and obtained approval for a façade renovation of an existing single story with mezzanine furniture store/warehouse to transform the unused building to its current use. The design team committed to respectfully keeping with the existing character of the building and its surrounding properties, and the owner committed to creating a product that will be beneficial to the city and business in the surrounding area.

The recent renovation change was a minor architectural exterior façade renovation of an existing building, that keeps the original spirit of the design as to not disturb the overall architectural expression, while refining the building by providing new and replacing existing glazing to increase storefront visibility. The architectural form, materials, color palette and landscaping theme remained relatively unchanged as to not disturb adjacent developments.

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 as a framework for proposed development and the built environment. The City Shape 2020 planning process recommended a three-level approach to planning including: Level 1 - Citywide Planning (the General Plan), Level 2 - Character Planning (South Scottsdale Character Area Plan) and Level 3 - Neighborhood Planning (there is no neighborhood plan for this area of the City).

The City Shape 2020 effort also established the “Six Guiding Principles”. Per the City’s 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle and Character, Support Economic Vitality,*

Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.

1. *Value Scottsdale's Unique Lifestyle and Character* – Redevelopment within the Airpark Area will strengthen the existing character of the surrounding neighborhoods and promote Scottsdale's unique lifestyle by providing more housing options for the community.
2. *Support Economic Vitality* – Revitalizing and redeveloping properties is a critical part of economic vitality of the community as it matures. Integrating new residential development in the Airpark Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that we considered with the plan including a modern architectural design pedestrian connectivity and attention to the neighborhood edge conditions.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity and edge treatments will be addressed through frontage open space against Greenway-Hayden Road.
5. *Seek Sustainability* – Many of the design features and buildings practices will address sustainability, including but not limited to building orientation, green building materials and techniques, and native desert landscaping.
6. *Advance Transportation* – The property is directly adjacent to Greenway-Hayden Loop and Frank Lloyd Wright Blvd, both within close proximity to Scottsdale Road, and 1 mile west of the Loop 101 all of which provide vehicle or mass transit regional access.

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is discussion of the General Plan goals and policies that are applicable to the rezone of BCA 77, LLC.

CHARACTER AND 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. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are part of describes the pattern in intensity of how these uses fit together.

Response: This project is located within a designate Employment Core in the 2001 General Plan. Employment Cores are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses. Automotive sales and restoration bolster a strong employment base in the Airpark Area.

CHARACTER AND DESIGN GOAL 4.

Encourage "streetscapes" for major roadways that promote the City's visual quality and character in blend into the character of the surroundings.

BULLET 3.

Achieve compatibility between pedestrians and transportation routes in the Suburban areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of this streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

BULLET 7.

Apply streetscape guidelines to all the landscape areas within the public right-of-way encourage the use of streetscape guidelines in areas between the right-of-way in the building setback lines or perimeter walls.

BULLET 8.

Designate specific design standards to be implemented on selected streets where a special theme is desired.

Response: The Hayden South signature Corridor, south of Frank Lloyd Wright Blvd. to Raintree Drive is a buffered roadway with urban characteristics. Buildings along this Corridor should orient towards the street and incorporate open spaces and tree cover. The existing development highlights Hayden Road as a Signature Corridor and provides design elements that cater to the pedestrian and provides urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting.

Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements. The street improvements on Hayden Road is well-established and any new streetscape design will match the establish landscaping along with spinach. Other elements such as decorative paving for sidewalks and pedestrian crossings will be integrated into the project hardscape where appropriate. All hardscape elements including paving, site furnishings and public art will match the character currently established in the area. The design of the existing project reinforces the strong commitment to link the existing development with the surrounding commercial developments.

ECONOMIC VITALITY GOAL 4.

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

BULLET 2.

Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy".

Response: The land use proposed under the application complements the existing land use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the "live, work, play" concept, which is memorialized in the GACAP. Additionally the changing market supporting the popularity in vintage/classic and custom cars is being served in this location as a full service classic and custom car restoration and consignment shop run by a local business owner. The use is complementary to all the nearby adjacent automotive sales and service facility in the Greater Airpark Area.

ECONOMIC VITALITY GOAL 5.

Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

BULLET 4.

Focus major employment uses in targeted areas (i.e. Scottsdale Airpark and Downtown).

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its previous use.

ECONOMIC VITALITY GOAL 7.

Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

BULLET 2.

Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its

previous use.

COMMUNITY MOBILITY GOAL 2.

Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

BULLET 1.

Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

Response: The design of the project will incorporate connections to current and future transit stops, particularly on Signature Corridors.

COMMUNITY MOBILITY GOAL 3.

Promote regional diversity and connectivity of mobility choices.

BULLET 5.

Aggressively pursue traffic reduction strategies in region serving areas of the city (e.g. Scottsdale Airport area) that if successful will maintain economic vitality and quality of life.

Response: BCA 77, LLC employees are offered incentives to carpool or implement other ride reduction strategies.

IV. Greater Airport Character Area Plan

The Greater Airport 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 Airport and provide the basis for Greater Airport 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 will highlight how this application meets the goals and policies of the GACAP and is consistent with the Aviation designation.

GACAP Definition:

Aviation area encompasses the Scottsdale Airport and includes properties that access the Airport runway via taxiway and taxiway. Aviation and aviation-supporting uses are encouraged in this area, such as, corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities. Residential, except for short-term pilot sleeping quarters, is not appropriate in the aviation area. Retail may be considered for

inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.

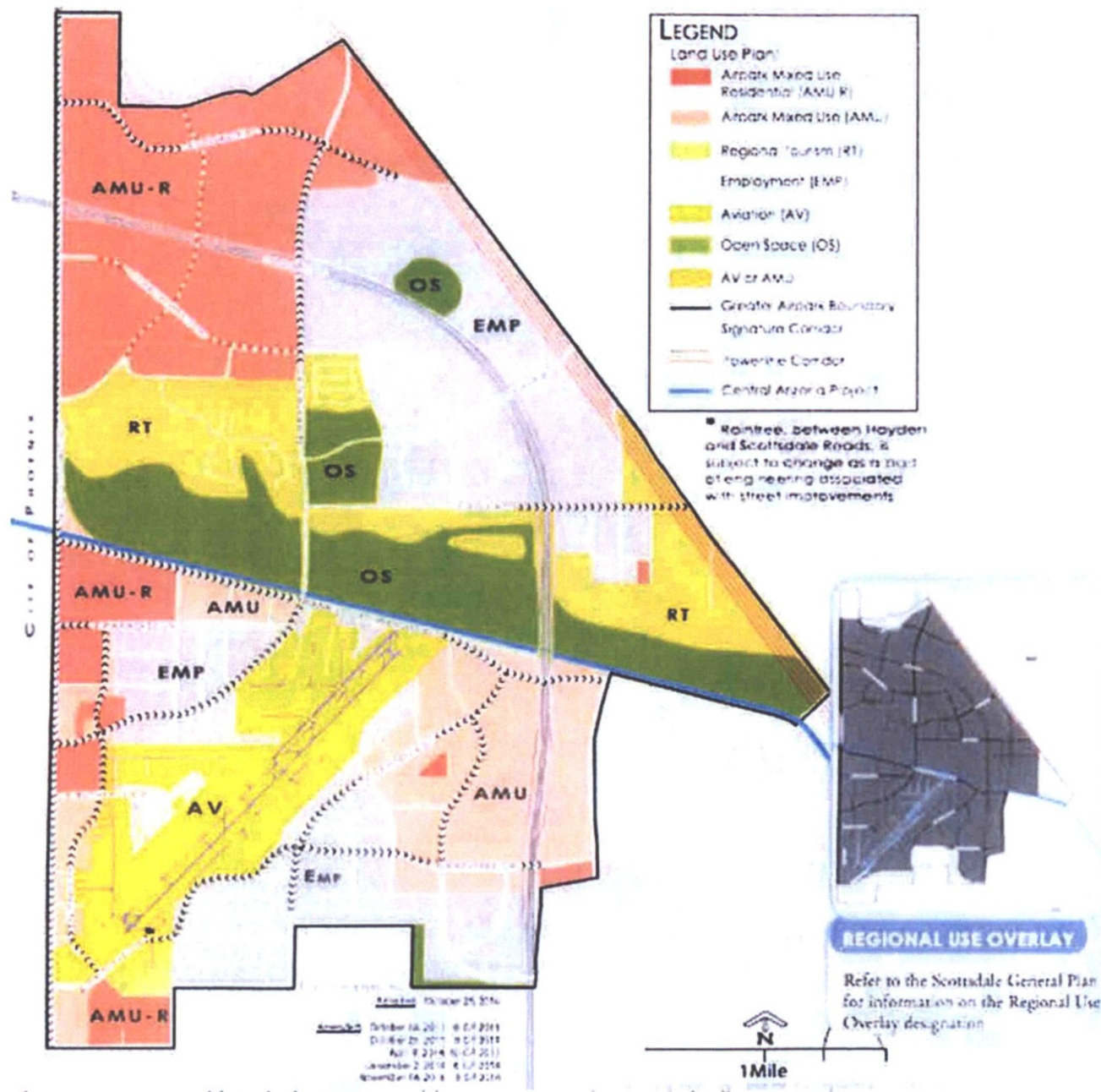
The Conceptual Development Type Map designates the Property as Type B – Medium to Higher Scale, which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous buildings 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 and in areas with access to multiple modes of transportation.*

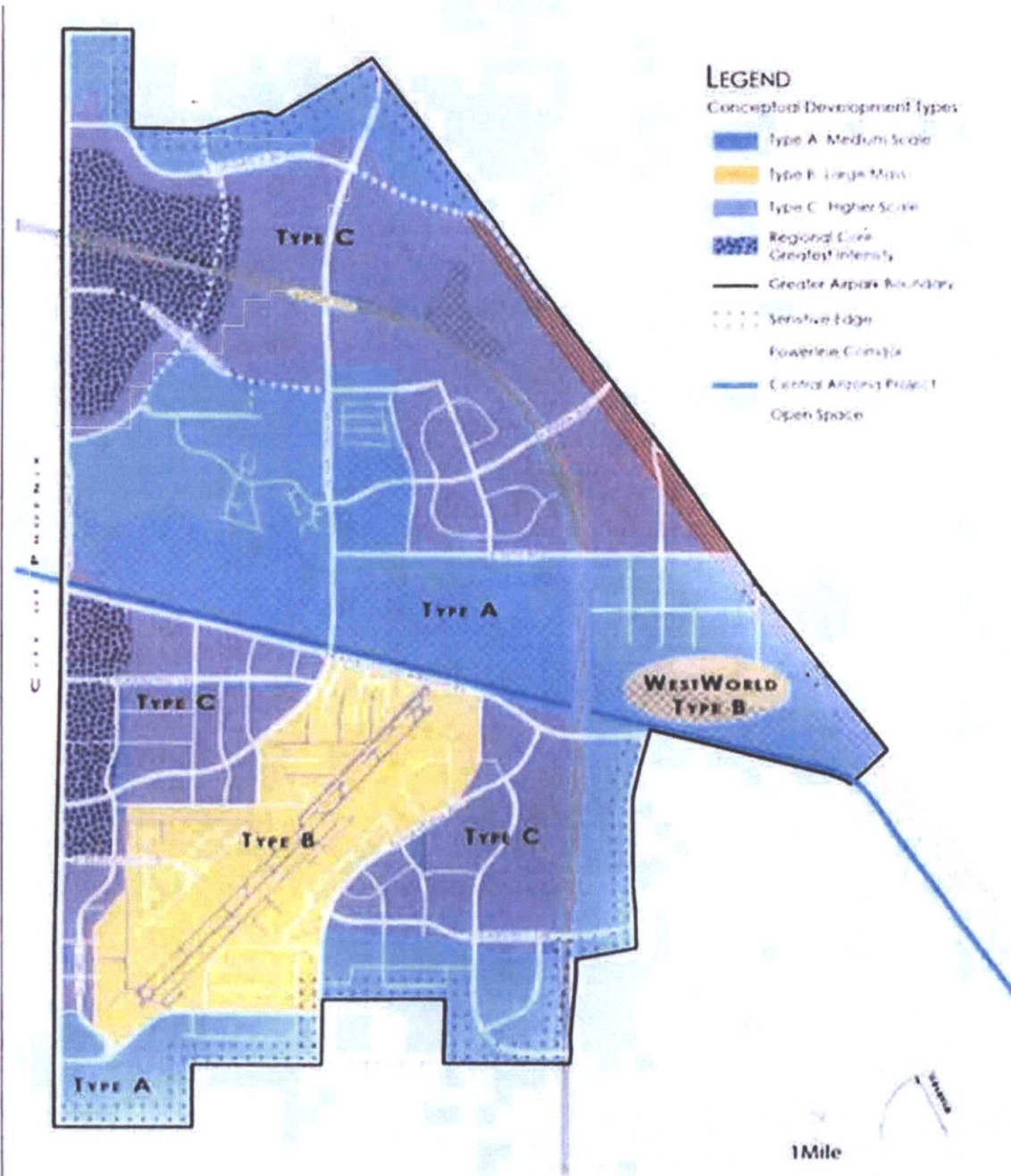
***Signature Corridors** designate areas with the greatest potential for activity, new development, revitalization, and enhanced multi-modal connections. In employment and aviation areas, this designation provides flexibility for support uses, such as shops, restaurants, and fitness centers. In regional tourism and mixed-use areas, it seeks to encourage active uses, such as restaurants, entertainment, and retail, on the ground floor and/or closer to the street or pedestrian ways.*

The request is consistent with the existing GACAP land use designation of aviation in a number of ways that are outlined below. The Property is located adjacent to Greenway-Hayden Loop (minor arterial) and south of Frank Lloyd Wright Boulevard (major arterial), which both are classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 55 DNL area, which is appropriate for the retail land use such as the proposed car sales facility.

Greater Airpark Future Land Use Map



Conceptual Development Type Map



Land Use

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

Response: The automotive restoration and service shop on the 1+/- acre vacant site fulfills this goal by complementing the existing dealerships along Frank Lloyd Wright Boulevard. The previous BCA77, LLC facility was located at the 101 and Bahia, removed from the automotive core located in North Scottsdale. Characteristics of successful aviation cores include a range of land uses as mentioned in the GACAP definition above, which states “Retail may be considered for inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.” This automotive-based use will complement the surrounding context of dealerships, light industrial, warehouse, retail, and office development.

***Policy LU 4.6** Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.*

Response: The BCA77, LLC facility is a single story 21,000 s.f. structure centered on the Property with parking and access around the entire building. This is a unique site due to the 3 street frontages, which makes it challenging for a traditional office or warehouse development. The proposed use is a logical fit given the site constraints.

The surrounding built environment consists of predominately 2-story buildings and single story dealership structures with heights ranging between 20-36 feet. The existing single-story with a mezzanine building, which recently underwent a façade renovation, is in character with the surrounding context. From a day-to-day operational standpoint, the proposed business generates even fewer daily trips than a typical dealership due to the unique business model. As a predominately restoration and service facility there is no appreciable difference between the existing auto restoration land use and the existing industrial park zoning.

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

Response: The proposed auto sales zoning is consistent with the GACAP’s aviation land use designation and provides service to the Airpark’s aviation core including area businesses and the surrounding dealerships.

***Policy LU 7.2** Promote a greater mix of uses along identified signature corridors which complement and compatible with each respective land use designation.*

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Frank Lloyd Wright Boulevard to the north and Greenway-Hayden Loop to the west. Integrating a car sales facility in this location broadens the current range of land uses in the area and supports Airpark Dealerships and are businesses.

Community Mobility

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

Response: Frank Lloyd Wright Boulevard is an existing transit route providing access through Scottsdale and into Phoenix. There is an existing eastbound bus stop on the south side of Frank Lloyd Wright Boulevard in front of the First Fidelity Bank building (approximately 650' from the property) and an existing bus stop on the north side of the Frank Lloyd Wright Boulevard for west bound route 170.

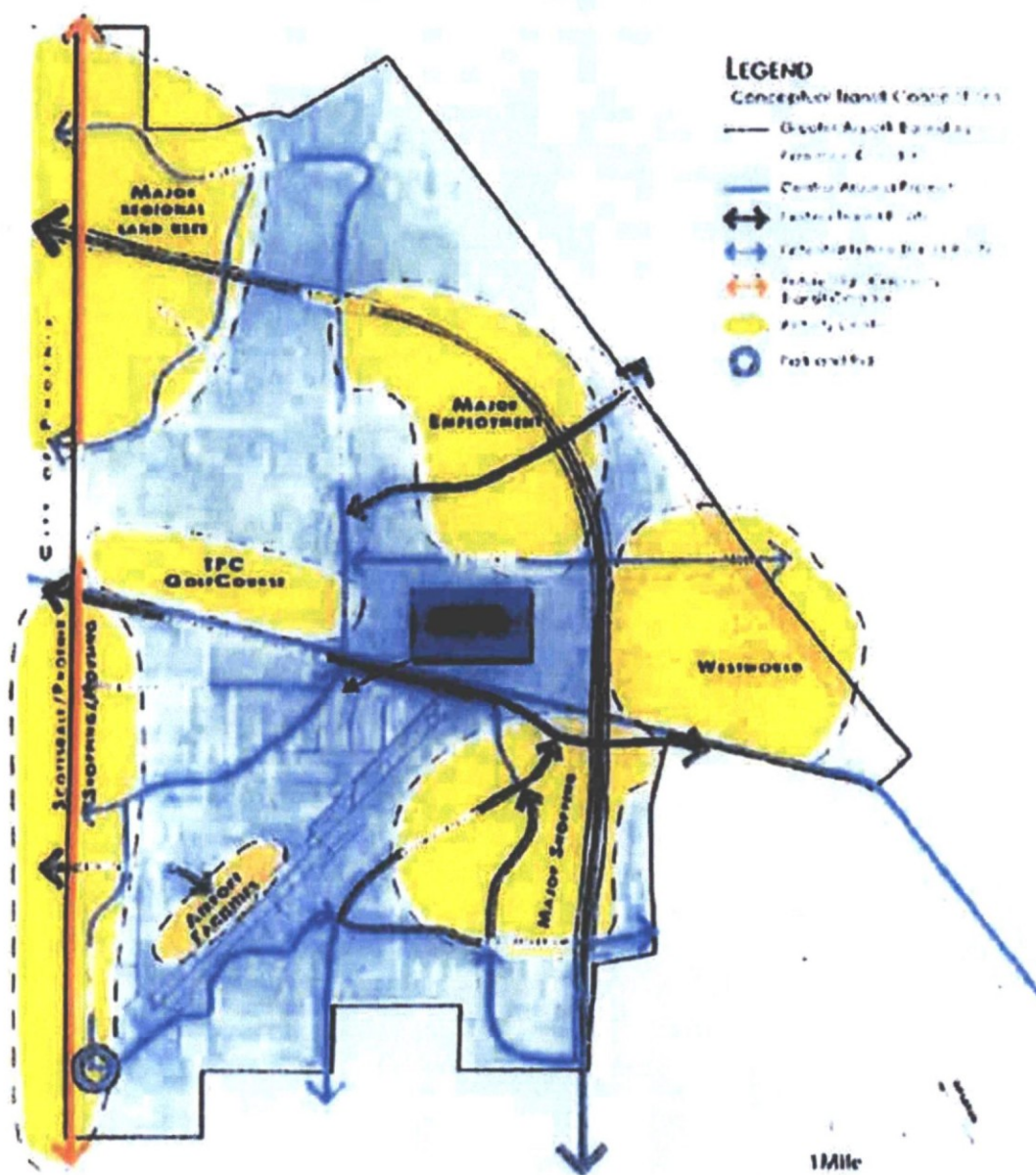
Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: BCA77, LLC selected this Property because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. Custom car service and restoration is a business that typically has cars in the shop for several weeks to several months. BCA77, LLC's business model is one that calls for low customer traffic, limited daytime business hours, and customer appointments, which typically yields lower traffic levels than the average retail operation. There is only one access driveway proposed for this facility currently, which is located via Paradise Lane, with a secondary access pending approval and construction on Greenway-Hayden Loop.

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

Response: The existing sidewalks along all 3 street frontages have been maintained while being at the site. The adjacent and nearby street network provides a framework for pedestrian and bicycle connections in the immediate area. Bike racks are provided in accordance with the City's requirements for employees and customers.

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: This proposed BCA77, LLC restoration and service facility will complement the existing Airpark dealerships. Providing additional automotive options within the dealership core is an important sales tax revenue generating asset for the City.

Environmental Planning

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

Response: The landscape that we have for this development is in accordance with the existing city approved landscape palette found in the nearby developments including low water use indigenous the site as an efficient way to light the sidewalks and landscape areas while still meeting the dark sky ordinance.

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.*

"Aviation" land use designation:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological, and 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 complementing use to existing Airpark dealerships.
- Includes context appropriate massing, architecture, and building materials.
- Maintains pedestrian linkages around the perimeter of the site and provides a new sidewalk from Greenway-Hayden Loop.
- Site and building design focuses on arid-climate conditions through the use of solar shading, material/texture selection, earth-tone paint colors, recessed windows, and insulated glazing.

- Open space maximized; development provides adequate amounts of open space providing a richly landscaped setting for the building and surrounding parking area.

Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area Character.

Response: The lighting that is on the site is designed in a manner to minimize glare and conserve energy while responding, and remaining consistent with, the neighboring land uses. The lighting is integrated with the desert landscaping for this current building.

Policy CD 2.1 Establish a unified streetscape for identified signature corridors with unique imagery for each corridor.

Policy CD 2.1.3 Greenway-Hayden Signature Corridor

The Greenway-Hayden Signature Corridor should serve as the "Main Street" of the greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major area destinations, such as the Tournament Players Club Golf Course and Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays banners, integrated signature, passive cooling elements, covered patios, shade public art, bicycle/pedestrian connections and gathering areas.

Response: The development highlights the Greenway-Hayden Loop as a Signature Corridor and provides a design element that caters to the pedestrians and provides an urban character through the use of the buildings design, signage, connectivity, landscaping, hardscape and lighting. As mentioned in CD 1.1, the site is richly landscaped along all frontages. A low perimeter wall screens the site.

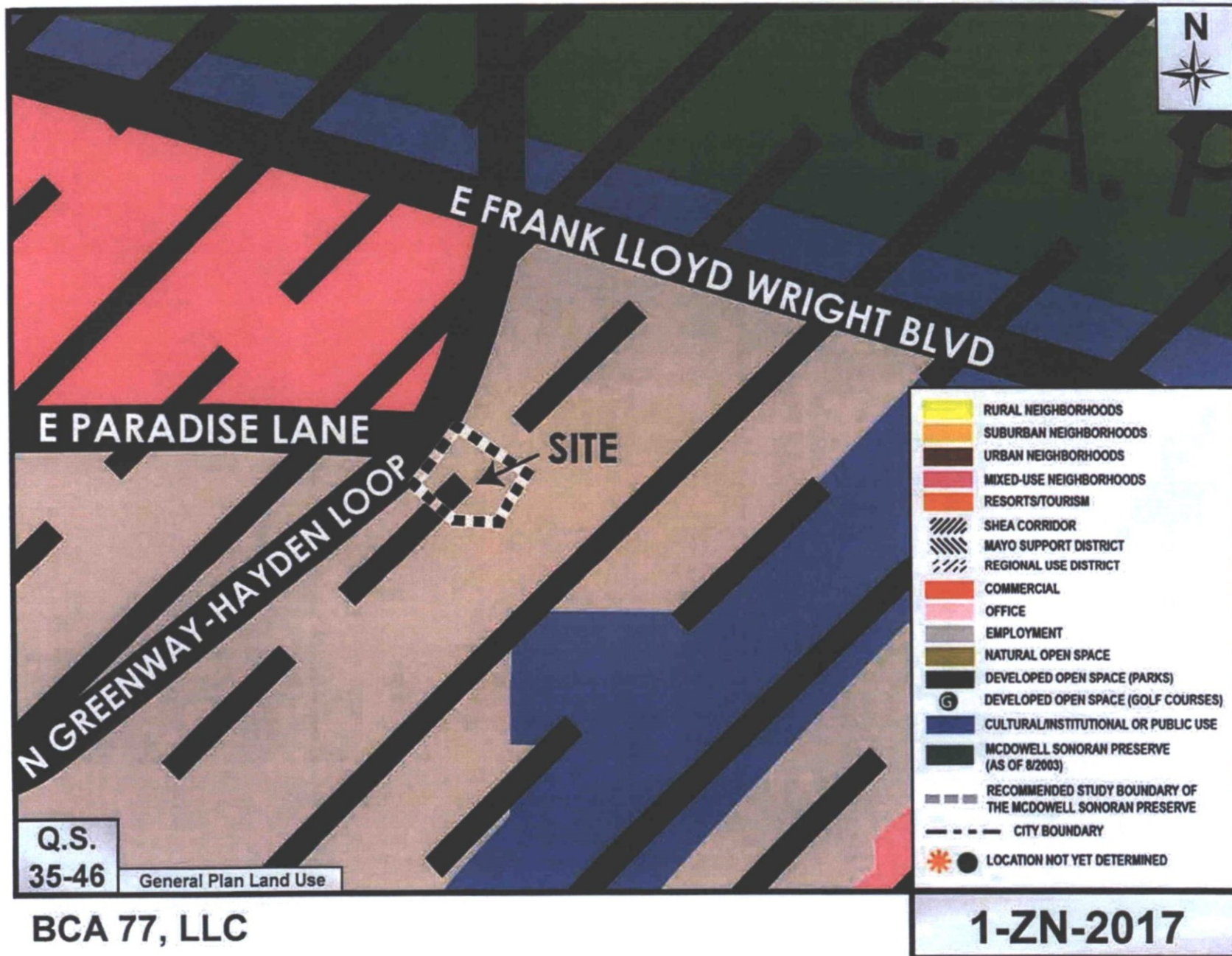
Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design including decorative paving, street furniture, public art, and integrated infrastructure improvements.

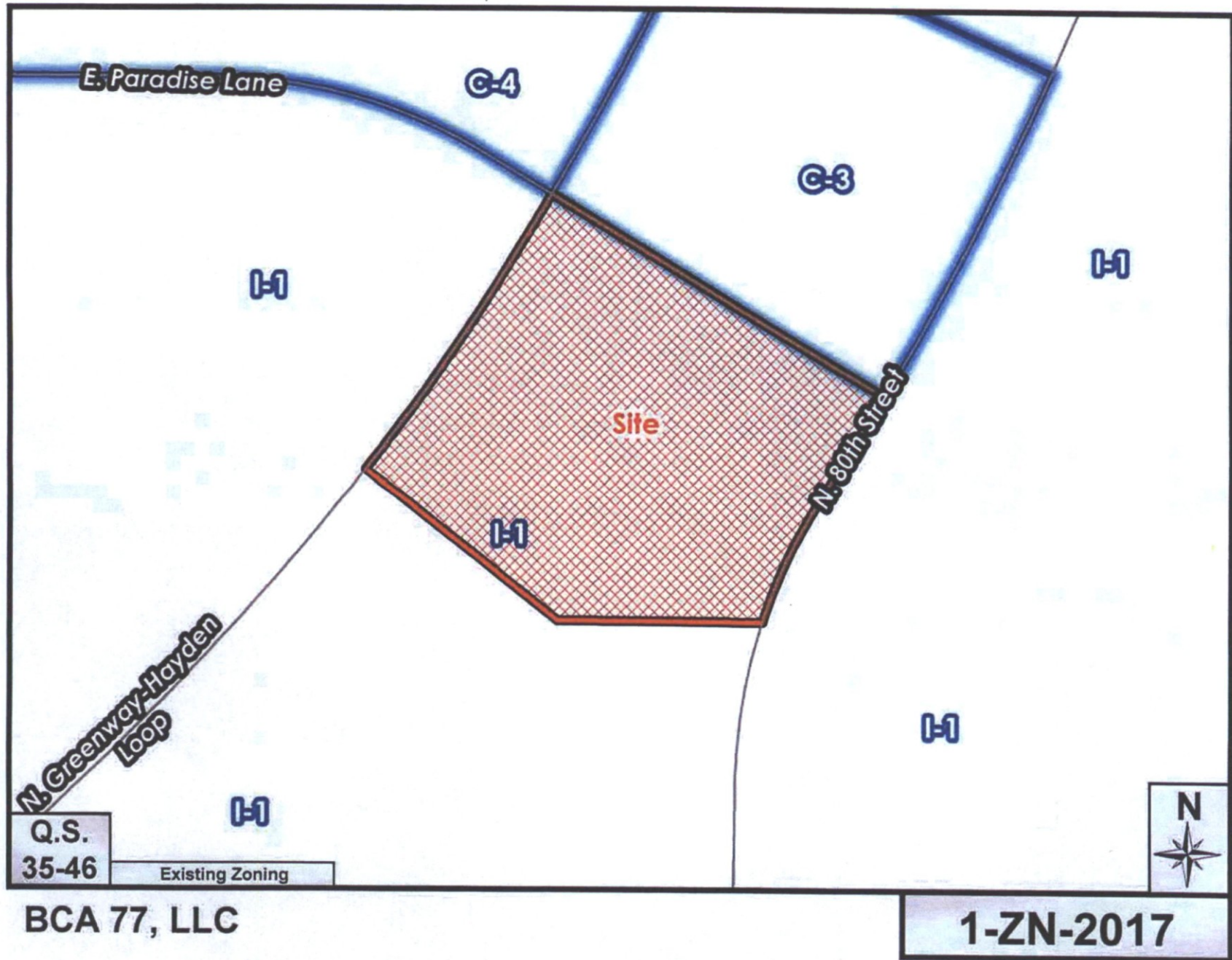
Response: The streetscape along Greenway-Hayden Loop is well established and the streetscape design we have matches the current landscape theme along this frontage. All the existing sidewalks stay maintained. The design for the project complements the surrounding commercial, office, and industrial developments.

V. Conclusion

In summary, BCA77, LLC is seeking a rezoning from I-1 to C-4 on a property located at the southeast corner of Greenway-Hayden Loop and Paradise Lane just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark. The property is located in the GACAP and the proposed zoning is consistent with the currently designated aviation land use.

BCA77, LLC selected this site because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. It is anticipated that BCA77, LLC will complement the existing automotive uses within the area. The proposed building massing, site design and desert landscaping are compatible with the surrounding context of retail, office and industrial/warehouse development. Providing a car service and restoration facility in this previously vacant building will bring increased tax revenue to the City of Scottsdale.





BCA 77, LLC

SEC of N Greenway Hayden Loop and E Paradise Ln

Citizen Involvement Report

726-PA-16



Updated: 2/15/17

Prepared for:

BCA 77, LLC

Prepared by:

Alexandra Schuchter

Diversified Partners
7500 E. McDonald Dr.
Suite 100A
Scottsdale, AZ 85250
480-947-8800

Back Ground

The following is the report for the neighborhood involvement in activities that were undertaken with respect to a proposed rezoning that has been filed and is identified as the case numbers 726-PA-16.

This is a request to change the zoning designation on a developed 1-acre parcel located at 7995 E. Paradise Lane (SEC of N Greenway Hayden Loop and E Paradise Lane) from Industrial Park (I-1) to General Commercial (C-4) for Commercial auto sales, services and restoration facility.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

- Held an Open House neighborhood meeting on Wednesday, January 4th, 2017 from 6:00 PM to 7:00 PM at BCA 77, LLC located at 7995 E. Paradise Lane, Scottsdale, AZ 85260.
- Posted the subject property with the date, time, and location of the open house meeting.
- Sent out notification a minimum of 10 days in advance of the open house, via first-class mail, to all property owners, HOA's, and school districts within 750 feet of the subject property, in addition to all parties listed on the City's Interested Parties List.

There was 1 neighborhood attendee at the open house meeting, not including the applicant and support staff. The attendee was a nearby business owner who was curious as to what the proposal entailed and what the process was like with the City. The attendee was in support of our proposal.

Attachments

- Open House Notification Letter
- Affidavit of Posting for Open House Meeting
- 750 Foot Mailing List
- Meeting Sign Up Sheet

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

From: Alexandra Schuchter
Diversified Partners, LLC
Date: December 19, 2016
Subject: Re-Zoning 7995 E Paradise Ln

To Whom It May Concern:

The purpose of this letter is to inform you of our intent to apply for a Rezone from I-1 to C-4 for the property located at 7995 E Paradise Ln.

This letter is being sent to all property owners within 750 feet of the property, and identified interested parties, at the requirement of the City of Scottsdale Planning Division. Attached for reference is a site location map.

An open house neighborhood meeting for interested parties will be held on January 4, 2017 at 7995 E Paradise Ln, Scottsdale, 85260 from 6:00 p.m. – 7:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

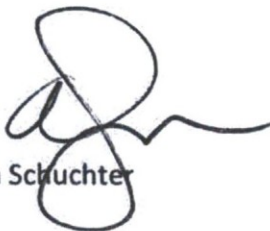
This application is still in the preliminary phases and no public hearings have been scheduled yet. Once they have been scheduled, you will receive an additional letter informing you of these dates, should you like to attend.

The City of Scottsdale case number for this is 726-PA-16 and the City Staff contact is Greg Bloemberg (gbloemberg@scottsdaleaz.gov, 480-312-4306). More information can be found at www.scottsdaleaz.gov/planning

Should you have any questions, please feel free to contact me at 480-383-8172 or at alexandra@dpcrc.com.

Sincerely,

Alexandra Schuchter



Brokerage • Leasing • Management • Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250
Phone: (480) 947-8800 Fax: (480) 947-8830

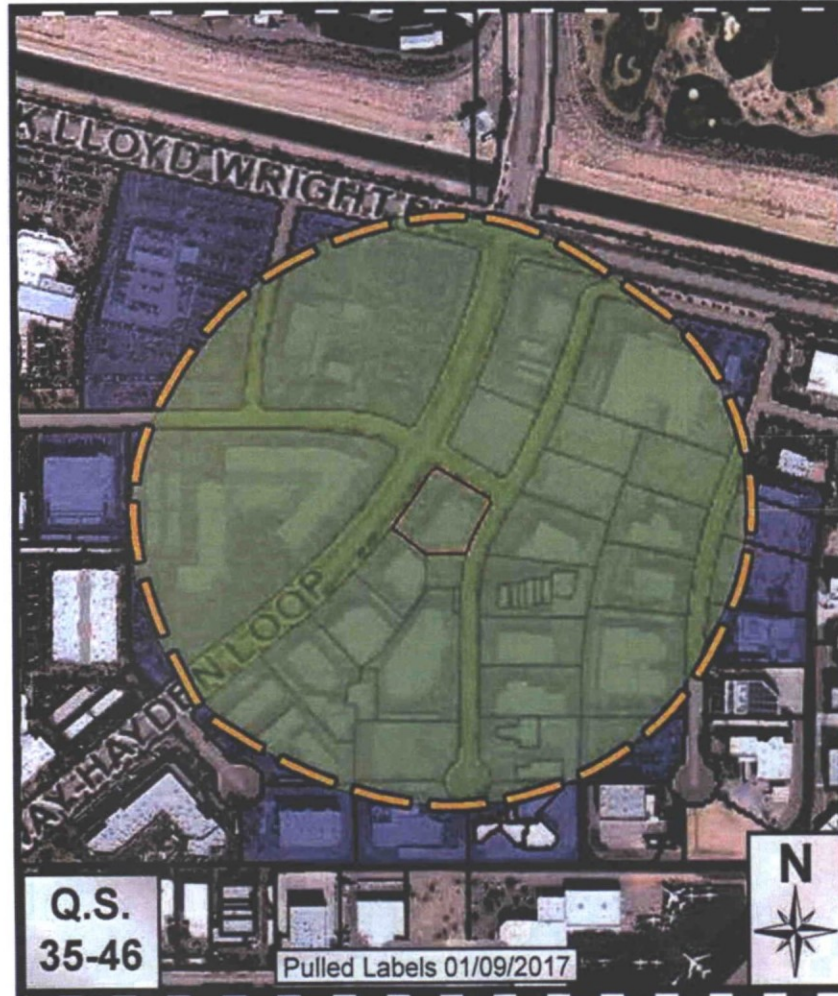
1-ZN-2017
1/9/2017

Open House
Brown's Classic Autos 7995 E. Paradise Ln
January 4, 2017
6:00 – 7:00 p.m.

Proposed Zoning

[illegible]

City Notifications – Mailing List Selection Map



Map Legend:

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

Additional Notifications:

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

Browns Classic Auto 77

1-ZN-2017

Scottsdale Northwest Airpark Property Owners Association

14605 N. Airport Drive, Suite 210, Scottsdale, AZ 85260 Telephone 480.483.1985 Fax 480.483.7815

April 12, 2017

Greg Bloemberg
City of Scottsdale Planning & Development Services
7447 E Indian School Road Suite 105
Scottsdale, AZ 85251-3915

Re: Case: BCA 77, LLC, 1-ZN-2017

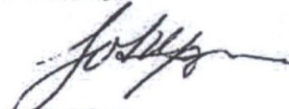
Dear Mr. Bloemberg,

The above-referenced Case has been brought to the attention of the Scottsdale Northwest Airpark Property Owners Association (SNAPOA). We respectfully request that any recommendations to approve the request by the owner for a zoning district map amendment from Industrial Park (I-1) to General Commercial District (C-4) be held for continuance at this time.

For the record, SNAPOA was not notified of the requested zoning change and would like to further research the impact of same on the Association's community. Immediately of concern is traffic and safety for that intersection, as it has already been proven problematic with accidents including one fatality. The other issue of concern is the precedence that may be set by allowing this zoning change.

We thank you for your time and attention to this matter.

Sincerely,



John Meyer,
Property Manager on behalf of
Scottsdale Northwest Airpark Property Owners Association

ATTACHMENT #8



REQUEST TO SPEAK

2

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

NAME (print) Aaron Kono MEETING DATE 4/12/2017

NAME OF GROUP/ORGANIZATION (if applicable) 80th St Hangar Assoc

ADDRESS 15881 N 80th St, Suite 85260 ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # (2) ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Open House

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

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

2

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

NAME (print) John Meyer MEETING DATE 4/12/17

NAME OF GROUP/ORGANIZATION (if applicable) SNAPDA - Scottsdale N. Airport Property Owners Assoc

ADDRESS 14605 N. AIRPORT DR ZIP 85506

HOME PHONE 602 432 0731 WORK PHONE 480 897 8897

E-MAIL ADDRESS (optional) John@AIRPORTPROPERTY.COM

☒ I WISH TO SPEAK ON AGENDA ITEM # 1-ZN ☐ I WISH TO DONATE MY TIME TO _____

- 2017

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Continuation of

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

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

2

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

NAME (print) John Meyer MEETING DATE 4/12/2017 SNAPDA

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Northland Airport Property Owners Association

ADDRESS c/o Airport Property Specialists
14605 N Airport Dr Suite 210, Scottsdale, AZ ZIP 85260

HOME PHONE 602-730-0731 WORK PHONE 480-783-1985

E-MAIL ADDRESS (optional) john@airportproperty.com

AGENDA ITEM # 1-ZN-2017 ☐ SUPPORT ☐ OPPOSE CONTRIBUTE

COMMENTS (additional space is provided on the back) please see attached letter on behalf
of SNAPDA

This card constitutes a public record under Arizona law.



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

WEDNESDAY, APRIL 12, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

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

ABSENT:

STAFF: Tim Curtis
Joe Padilla
Lorraine Castro
Alex Acevedo
Casey Steinke
Brad Carr
Greg Bloemberg
Dan Symer

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of March 22, 2017 Regular Meeting Minutes including Study Session.

* 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"

COMMISSIONER YOUNG MOVED TO APPROVE THE MARCH 22, 2017 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER KUSH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 1-ZN-2017 (BCA 77, LLC)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to General Commercial District (C-4) zoning, on a +/-1.05-acre site located at 7995 E. Paradise Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Alexandra Schuchter, 480-205-9625.

Item No 2: Moved to Regular: Recommended City Council approve case 1-ZN-2017, by a vote of 7-0; Motion by Commissioner Smith, per the staff recommended stipulations and current site plan, based upon the finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakh.

Request to speak cards: John Meyer and Aaron Keon.

Comment card: John Meyer.

3. 8-GP-2016 (Hudson East)

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Urban Neighborhoods on a +/-1.27-acre site located at 8340 & 8350 E. McDonald Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Alexandra Schuchter, 480-947-8800.

4. 10-ZN-2016 (Hudson East)

Request by owner for a Zoning District Map Amendment from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 E. McDonald Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Alexandra Schuchter, 480-947-8800.

Item No's. 3 & 4: Moved to Regular: Recommended City Council deny cases 8-GP-2016 and 10-ZN-2016, by a vote of 6-1, with Chair Alessio dissenting; Motion by Commissioner Kush, based upon the finding that the proposed Zoning District Map Amendment is not consistent and does not conform with the adopted General Plan, 2nd by Commissioner Fakh.

Request to speak card: Diane Collins.

Comment cards: Darcy Collins and Mike Fimea.

* 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"

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:06 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"

Bloemberg, Greg

From: Alexandra Schuchter <alexandra@dpcrc.com>
Sent: Monday, May 01, 2017 1:01 PM
To: John Meyer; Bethany Steele; beth@airportproperty.com
Subject: Re: Browns Classic Auto Uses

John,

I just wanted to check in and see if you had any questions regarding the information sent over or if you want to have a follow up meeting to discuss.

Thanks!

Alexandra

Sent from my iPhone

> On Apr 24, 2017, at 2:47 PM, Alexandra Schuchter <alexandra@dpcrc.com> wrote:

>

> John, Beth and Bethany,

>

> As promised, below and attached are a list of uses that could occupy the Browns space as a user with no changes to the site configuration or space planning. Please let me know if you would like to have a follow up meeting to discuss or to present to the entire POA.

>

> Alexandra

>

> Alexandra Schuchter

> DIVERSIFIED PARTNERS, LLC

> 7500 E. McDonald Drive, Ste. 100A

> Scottsdale, AZ 85250

> Direct: 480.383.8172

> Fax: 480.947.8830

> Cell: 480.205.9625

> alexandra@dpcrc.com<<mailto:alexandra@dpcrc.com>>

>

> From: traver.jones@kimley-horn.com [<mailto:traver.jones@kimley-horn.com>]

> Sent: Monday, April 24, 2017 2:44 PM

> To: Alexandra Schuchter <alexandra@dpcrc.com>

> Subject: Browns Classic Auto Uses

>

> Alexandra,

>

> Looks like there are six additional uses that the site could accommodate with the existing parking that are not already allowed with the site's I-1 zoning, these items are highlighted on the attached list. The items with an arrow (#2, 3, 5, 9, etc.) are uses that could be accommodated with the existing site layout and the existing 32 parking spaces. Allowed uses such as Amusement Park and Gas Station are excluded since they would require substantial site changes. Items such as Big Box and Scientific Research and Development are excluded since they would require more than 32 parking stalls.

>
> Highlighted uses are those that can be accommodated by the existing site layout, can park in the existing 32 parking stalls, and are not already allowed by the current I-1 Zoning.
>
> Let me know if you have any questions. Thanks,
>
> Traver Jones, P.E.
> Kimley-Horn | 7740 North 16th Street, Suite 300, Phoenix, AZ 85020
> Direct: 602 216 1234
>
> <C-4 Zoning Allowed Uses.pdf>

Bloemberg, Greg

From: Alexandra Schuchter <alexandra@dpcr.com>
Sent: Monday, April 24, 2017 2:48 PM
To: John Meyer; Bethany Steele; beth@airportproperty.com
Subject: FW: Browns Classic Auto Uses
Attachments: C-4 Zoning Allowed Uses.pdf

John, Beth and Bethany,

As promised, below and attached are a list of uses that could occupy the Browns space as a user with no changes to the site configuration or space planning. Please let me know if you would like to have a follow up meeting to discuss or to present to the entire POA.

Alexandra

Alexandra Schuchter
DIVERSIFIED PARTNERS, LLC
7500 E. McDonald Drive, Ste. 100A
Scottsdale, AZ 85250
Direct: 480.383.8172
Fax: 480.947.8830
Cell: 480.205.9625
alexandra@dpcr.com

From: traver.jones@kimley-horn.com [mailto:traver.jones@kimley-horn.com]
Sent: Monday, April 24, 2017 2:44 PM
To: Alexandra Schuchter <alexandra@dpcr.com>
Subject: Browns Classic Auto Uses

Alexandra,

Looks like there are six additional uses that the site could accommodate with the existing parking that are not already allowed with the site's I-1 zoning, these items are highlighted on the attached list. The items with an arrow (#2, 3, 5, 9, etc.) are uses that could be accommodated with the existing site layout and the existing 32 parking spaces. Allowed uses such as Amusement Park and Gas Station are excluded since they would require substantial site changes. Items such as Big Box and Scientific Research and Development are excluded since they would require more than 32 parking stalls.

Highlighted uses are those that can be accommodated by the existing site layout, can park in the existing 32 parking stalls, and are not already allowed by the current I-1 Zoning.

Let me know if you have any questions. Thanks,

Traver Jones, P.E.
Kimley-Horn | 7740 North 16th Street, Suite 300, Phoenix, AZ 85020
Direct: 602 216 1234

Bloemberg, Greg

From: Alexandra Schuchter <alexandra@dpcrc.com>
Sent: Friday, April 14, 2017 8:20 AM
To: Bethany@airportproperty.com
Cc: Bloemberg, Greg
Subject: FW: SNAPOA BCA 77, 1-ZN-2017 Letter
Attachments: SNAPOA Zoning Letter BCA 77, LLC, 1-ZN-2017.pdf

Bethany,

Good Morning! I called yesterday and left a message regarding a meeting, but thought it might be best to follow up in an email. I am representing the property owner for the BCA 77, LLC rezone out at 7995 E. Paradise Lane and would like to find a time to sit down with your organization to review our project and address any concerns that were raised on 4/12. Please let me know some times that will work next week and I will happily come up your direction.

Thanks.

Alexandra Schuchter
DIVERSIFIED PARTNERS, LLC

7500 E. McDonald Drive, Ste. 100A
Scottsdale, AZ 85250
Direct: 480.383.8172
Fax: 480.947.8830
Cell: 480.205.9625
alexandra@dpcrc.com

From: Bloemberg, Greg [<mailto:GBLO@Scottsdaleaz.gov>]
Sent: Thursday, April 13, 2017 1:20 PM
To: Alexandra Schuchter <alexandra@dpcrc.com>
Subject: FW: SNAPOA BCA 77, 1-ZN-2017 Letter

Here's a copy of the letter.

Greg Bloemberg

Senior Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Acevedo, Alex
Sent: Thursday, April 13, 2017 1:17 PM
To: Bloemberg, Greg
Subject: FW: SNAPOA BCA 77, 1-ZN-2017 Letter

FYI:

I'll save a copy in the CDS folder and case file.

Alex

From: Bethany Steele [<mailto:Bethany@airportproperty.com>]
Sent: Thursday, April 13, 2017 12:37 PM
To: Acevedo, Alex
Cc: Beth Aerts
Subject: SNAPOA BCA 77, 1-ZN-2017 Letter

Hello Alex,

Thank you for the call today. Please see the attached letter you requested.

Let me know if you may need anything further.

Best

Bethany Steele
Administrative Assistant
Airport Property Specialists, LLC
480-483-1985

Bloemberg, Greg

From: Alexandra Schuchter <alexandra@dpcrc.com>
Sent: Thursday, April 20, 2017 9:51 AM
To: John Meyer
Cc: Bethany@airportproperty.com; Bloemberg, Greg
Subject: RE: Meeting availability for week of 4/17

John and Bethany,

We are approaching Friday and I haven't yet heard back from you on a meeting. Please let me know today if a meeting is indeed occurring tomorrow.

Alexandra

Alexandra Schuchter
DIVERSIFIED PARTNERS, LLC

7500 E. McDonald Drive, Ste. 100A
Scottsdale, AZ 85250
Direct: 480.383.8172
Fax: 480.947.8830
Cell: 480.205.9625
alexandra@dpcrc.com

From: Alexandra Schuchter
Sent: Wednesday, April 19, 2017 9:16 AM
To: 'John Meyer' <john@airportproperty.com>
Cc: 'Bethany@airportproperty.com' <Bethany@airportproperty.com>
Subject: RE: Meeting availability for week of 4/17

John,

Have a time and location been decided upon? Please let me know when you get a moment!

Alexandra

Alexandra Schuchter
DIVERSIFIED PARTNERS, LLC

7500 E. McDonald Drive, Ste. 100A
Scottsdale, AZ 85250
Direct: 480.383.8172
Fax: 480.947.8830
Cell: 480.205.9625
alexandra@dpcrc.com

From: John Meyer [<mailto:john@airportproperty.com>]
Sent: Friday, April 14, 2017 4:04 PM
To: Alexandra Schuchter <alexandra@dpcrc.com>

Cc: Beth Aerts <beth@airportproperty.com>; Bethany Steele <Bethany@airportproperty.com>; Mitch Kelldorf <mitch@h5productions.com>; taperf@aol.com; 'lodm@juno.com' <lodm@juno.com>
Subject: RE: Meeting availability for week of 4/17

Hello Alexandra,

Friday, April 21, 2017 will work best. I will consult with the SNAPOA board to see what time would work for them.

Regards,
John

John Meyer
Designated Broker
Airport Property Specialists, LLC
14605 N. Airport Drive, Suite 210
Scottsdale, AZ 85260
602.430.0731 C | 480.483.1985 O | 480.483.1726 F
john@airportproperty.com

AIRPORT PROPERTY
SPECIALISTS

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From: Alexandra Schuchter [<mailto:alexandra@dpcrc.com>]
Sent: Friday, April 14, 2017 12:26 PM
To: John Meyer
Cc: Bethany Steele
Subject: Meeting availability for week of 4/17

John,

Thank you again for returning my call. I am pleased we were able to connect so quickly.

My availability for a meeting with your board next week is as follows:

4/17 - Before 1pm

4/18 - 8-10am

4/19 - 12-4pm

4/20 - 8am - 2pm

4/21 - all day available.

I look forward to our meeting and working together on any issues.

Alexandra

PLANNING COMMISSION REPORT



Meeting Date: April 12, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

BCA 77, LLC
1-ZN-2017

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 District (I-1) to General Commercial District (C-4), on a +/- 1.05-acre site located at 7995 E. Paradise Lane.

Goal/Purpose of Request

The applicant's request is to rezone a property from I-1 to C-4 to allow for on-site vehicle sales and vehicle repair.

Key Items for Consideration

- Conformance to the 2001 General Plan
- Conformance to the 2010 Greater Airport Character Area Plan (GACAP)
- Rezone to C-4 would introduce limited retail to a property with an Aviation designation in the GACAP
- Existing building and site plan; no changes proposed
- No outdoor vehicular display proposed; all operations internal to the building
- No impacts to existing infrastructure anticipated
- No public comment received

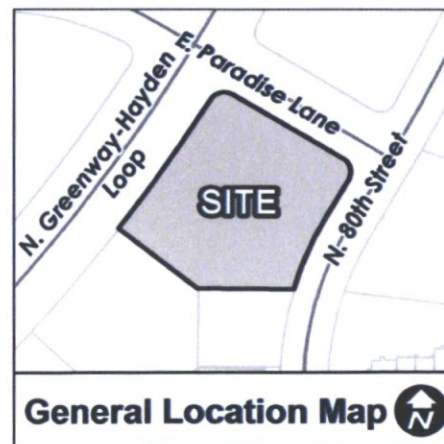
OWNER

BCA 77, LLC
480-797-7991

APPLICANT CONTACT

Alexandra Schuchter

Action Taken _____



Diversified Partners
480-205-9625

LOCATION

7995 E Paradise Ln.

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 designation of Regional Use allows for flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional Uses are considered appropriate when the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area. 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 Plan (GACAP) boundary, and is designated as Aviation (AV). The GACAP describes the Aviation Land use as an area which encompasses the Scottsdale Airport and includes properties that access the Airport runway via taxilane and taxiway. Aviation and aviation-supporting uses are encouraged in this area, including corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities. The AV designation definition states that retail may be considered for inclusion in aviation properties that front a designated Signature Corridor. In this instance, development standards should accommodate building volumes required of aviation uses.

Zoning

The site is currently zoned I-1, which allows for a variety of light industrial uses, as well as other employment -supporting uses.

Context

The subject property is located in an area occupied by a variety of office, light industrial and warehouse uses. A recent zoning district map amendment (23-ZN-2015) rezoned the property directly north of the subject site from I-1 to C-3 to allow for vehicle sales and rental.

Adjacent Uses and Zoning

- North: Vacant, zoned Highway Commercial District (C-3) (approved for vehicle sales and rental, 23-ZN-2015)
- South: City well site/office, zoned I-1
- East: Office, zoned I-1
- West: Office, zoned I-1

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The applicant currently operates a vehicle restoration and storage facility out of the existing building on the site. Most vehicle sales occur via the internet or by consignment; however, the applicant would like the option to sell vehicles on-site; primarily by appointment only. All operations would be internal to the building; no outdoor vehicle display is proposed.

- Existing Use: Restoration Service/Warehouse
- Proposed Use: Restoration Service/Warehouse w/ ancillary Vehicle Leasing, Rental or Sales and Vehicle Repair
- Parcel Size: 45,726 square feet (1.05 acres)
- Gross Floor Area: 21,446 square feet

IMPACT ANALYSIS

General Plan & Greater Airpark Character Area Plan

The request conforms to the General Plan description of Employment – Regional Use. The applicant is requesting a rezoning from the current Industrial Park (I-1) zoning district to the General Commercial (C-4) zoning district to expand the list of allowed uses. The 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, properties east of Greenway- Hayden Loop and south of Paradise Lane are designated as Aviation (AV), similar to the subject site. The established zoning for that area is in the Industrial Park (I-1) zoning district 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, this site does not have taxilane or taxiway access to Scottsdale Airport. This portion of East Greenway-Hayden Loop is designated a Signature Corridor. Consequently, this request is supported where the GACAP had expected limited retail to exist within the AV land use designation; only when fronting a Signature Corridor. The proposed rezoning 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; predominantly for vehicle sales and automotive related uses.

The GACAP Conceptual Development Type Map designates the property as “Type B – Medium to Higher Scale” - 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 AV Land Use 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 remain, thus conforming 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 2.1.3, and CD2.2) Chapter of the GACAP encourages providing distinct design elements along the street that are pedestrian in scale. The Greenway-Hayden Signature Corridor serves as the “Main Street” of the Greater Airpark north of the runway and reflects multi-modal connections from other sites to major destinations and many of the city’s Signature events. This corridor is intended to animate the public realm during all seasons with design elements like window displays, integrated signage, shade, and pedestrian and bicycle connections. The applicant intends to continue the streetscape identity and design by improving on existing landscape that exists with an expanded variety of landscape material that compliments the sites use, as well as, to match the recently approved and constructed Enterprise Rental Facility directly north across North Paradise Lane - further framing the identity to this area of the City.

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 preserve 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.

Land Use

Currently, the applicant is operating a Restoration Service and Warehouse use in the existing building, both of which are permitted uses in the I-1 district. Under this proposal, Vehicle Sales with Indoor Display and Vehicle Repair would be added to the use mix. The floor plan would be revised to include a showroom for display and sale of vintage and restored vehicles. Though retail and

vehicle repair are not typical uses for an Employment area, both are specified as permitted uses in the C-4 District. The GACAP supports a wider variety of commercial uses for properties fronting a Signature Corridor (in this case E. Greenway-Hayden Loop). As such, the addition of limited retail and vehicle repair is consistent with the intent of the GACAP in this area, and is not anticipated to cause a detrimental impact to the existing employment character of the surrounding area. Additionally, all operations are internal to the building; greatly reducing the potential for any detrimental impacts from excessive lighting or noise.

Airport Vicinity

The subject site is approximately 1,700 linear feet from the main runway at Scottsdale Airport, putting it within the Airport Influence Area. Per the Scottsdale Airport 14 CFR Part 150 Noise Study, the site is located within the AC-2 area of the Airport Influence Zones, approximately 450 feet outside the limits of the AC-3 area. None of the existing or proposed uses are identified as “Noise Sensitive Uses” in Table 5-356.A of the Aviation Code, and are therefore not subject to location restrictions. The site is completely developed and no changes are proposed to the building or site; as such, no additional analysis is required by Airport staff. As part of this request, the applicant will be stipulated to dedicate an Aviation Easement.

Traffic/Trails

The facility occupies an existing building on the southeast corner of E. Paradise Lane and N. Greenway-Hayden Loop. The site has existing access to both of these streets, as well as secondary access to N. 80th Street to the east. N. Greenway-Hayden Loop is classified as a Minor Arterial and provides signalized access to E. Frank Lloyd Wright Blvd. to the north.

The change in land use from general office to auto related uses associated with the requested change in zoning districts from Industrial Park District (I-1) to General Commercial District (C-4) represents a decrease in estimated trip generation for the site. The proposed auto operation is estimated to generate less than 100 daily trips; while the office use is estimated to generate 166 daily trips.

Water/Sewer

Changing the zoning from I-1 to C-4 is not anticipated to increase demand on water or sewer infrastructure. Existing lines are sufficient to serve all uses in the C-4 district.

Community Involvement

Property owners within 750 feet of the site, as well as those parties on the zoning application Interested Parties List, have been notified of the applicant’s request and the site is posted with the required signage. Additionally, the applicant held an Open House at the site on 1/4/17 that was attended by one person. According to the applicant’s Citizen Involvement Report, the attendee was supportive of the request.

Policy Implications

- Introduces limited retail to a property with an Aviation designation in the GACAP.

STAFF RECOMMENDATION

Recommended Approach:

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

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

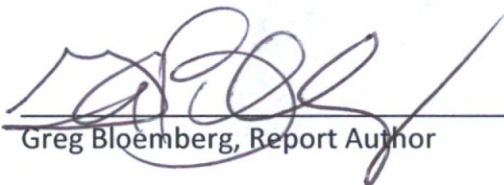
Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

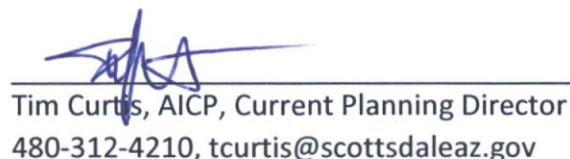
APPROVED BY



Greg Bloemberg, Report Author

3-16-17

Date



Tim Curtis, AICP, Current Planning Director

480-312-4210, tcurtis@scottsdaleaz.gov

3/22/2017

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

3/22/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
3. Applicant's Narrative
4. General Plan Land Use Map
5. Current Zoning Map
6. Proposed Zoning Map
7. Site Plan (reference only)
8. Citizen Involvement
9. City Notification Map



BCA 77, LLC

1-ZN-2017



BCA 77, LLC

1-ZN-2017

Stipulations for the Zoning Application:

BCA 77, LLC

Case Number: 1-ZN-2017

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

AIRPORT

1. AVIGATION EASEMENT. Prior to issuance of any permits, the owner shall provide a completed dedication of Avigation Easement, signed by the owner, in a form acceptable to the City for recording.

INFRASTRUCTURE AND DEDICATIONS

2. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit, the owner shall make required dedications; and shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

- a. STREETS. Construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
N. Greenway-Hayden Loop	Minor Arterial	55-foot half-street right-of-way (existing)	Modification to existing deceleration lane to accommodate full access, and relocation of street sidewalk	a.1

- a.1. The deceleration lane shall be extended and re-striped to accommodate full access to the site. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.

3. EASEMENTS.

- a. NON-MOTORIZED PUBLIC ACCESS EASEMENT. Prior to issuance of any permits, the owner shall coordinate with the adjacent property owner to the south and secure a Non-Motorized Public Access Easement for any portion of the street sidewalk that encroaches onto the adjacent property.

- b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Any easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

BCA77, LLC

SEC of N Greenway Hayden Loop and E Paradise Lane

Project Narrative

726-PA-16



Prepared for:

BCA77, LLC

Prepared by:

Alexandra Schuchter

7500 E. McDonald Dr.
Suite 100A
Scottsdale, AZ 85250
480-947-8800

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I. Purpose of Request

The purpose of this request is for rezoning from I-1 (Industrial Park) to C-4 (General Commercial) on a property located at 7995 E Paradise Lane at the southeast corner of Greenway-Hayden Loop and Paradise Lane, just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark (the property). The site is currently occupied by BCA77, LLC a full service classic and custom car restoration and consignment shop. The site sits approximately 1 acre in size and has frontage on three streets, Greenway Hayden Loop, Paradise Lane and 80th St. The site is located in the Greater Airpark Character Area Plan ("GACAP") and is designated as Aviation land-use. No amendment to the character area plan is required with this rezoning request. The facility would accommodate the additional ability to provide on-site transactions for sales, in addition to their current restoration and consignment use. The C-4 zoning category allows for vehicle repair, vehicle leasing, sales or rental, and vehicle storage. No outdoor display is proposed for this site.



II. Context & Background

The property consists of 1.05 acres and is bordered by Greenway-Hayden Loop on the west, Paradise Lane on the north side and 80th Street on the east side of the property. The surrounding context includes First Fidelity Bank, Plexus Worldwide, Inc. and vacant land slated to be Enterprise Car Rental to the north (C-3), Earnhardt Cadillac to the northwest

(C-4), vacant land to the northeast (C-3), Lincoln Electric to the east (I-1), Hinkley's Custom Lighting to the south (I-1).

About BCA77, LLC

Originating as a small family operation in Albuquerque, New Mexico in the 1950's, the business was known for always carrying quality cars with personality, style and investment potential. Taking the same approach, personality and commitment to quality, the current business operation of BCA77, LLC, emerged and is providing car enthusiasts a full automotive menu, including restoration, builds, service, and now consignment and sales of collector cars and worldwide auction representation. BCA77, LLC started with a small garage and now has a +/- 20,000-square-foot shop, capable of providing full services for domestic vehicles and collector/special-interest vehicles. BCA77, LLC operates as a concierge-level facility for the discerning car collector. Relocating BCA77, LLC has also allowed for the expansion of services the company can offer, evolving from the original concept of buying, restoring and selling classic cars to now providing personalized, quality consignment sales and the recent announcement of a fully integrated, multi-bay service department, capable of servicing most American and Foreign classics. The current facility employs ten full-time technician/fabricators that can do everything from basic maintenance and oil changes to tuning and customizing engines and completing frame-off restorations or custom builds.

BCA77, LLC is a dynamic and results driven company with more than 50 years' experience and 3 main objectives to maintaining credibility in the automotive industry. The highly accomplished and exceptional technical and mechanical experts work to troubleshoot problems in vehicles and use specialist diagnostic equipment to repair and replace defective parts. Technicians have the exceptional ability to design and customize your precious metal.

Sales of automobiles by the business are broken into two parts, auction and consignment. The sales component of the business has an average of 3-5 sales per month, 2-3 sales are internet based, with the remaining 1-2 from "walk-in" clientele. BCA77, LLC takes part in 5 auctions throughout the year in Florida, Indianapolis, Monterrey, and Barrett Jackson's Las Vegas and Scottsdale venues. Vehicles slated for auctions are stored for an average 3-5 month period. Pending the variability in annual market conditions, anywhere between 30 to 60 cars are sent to auction through BCA77, LLC annually. Consigned vehicles include listings for 10 to 30 vehicles at all times, with approximately half of the consigned vehicles stored inside the facility for luxury viewing services. The remaining vehicles offered for consignment remain with their individual owner.

Services provided by the dealership are a systematic series of mechanized operations in which the technicians perform with the utmost expertise and care. On average, 10 to 20 vehicles are serviced each month; the median length of stay for serviced vehicles is 1 to 3 days. Other dealership services include EFI installation, gauges and electrical, air-conditioning upgrades, modifying suspension and brakes and installing custom headers and exhaust systems. BCA77, LLC only works with only the finest local and national

vendors. Service tends to be cyclical in the specialty automotive industry with fewer owners opting against driving their classics during the oppressive summer months, rather bringing their cars in for service in the cooler months of the year.

Restoration is the most laborious component of the dealership services with a 6 to 18 month time period: beginning with a one and half month period of design; 2 months to strip the vehicle, number, inventory, and store part; following that, there is a 16 month rebuild that includes sourcing parts, paint and assembly; post completion provides service checks and quality control conclude the process. Annually, the dealership completes a full body restoration on anywhere between 3-10 cars with man hours laboring from 700-1500 per each rebuild.

BCA77, LLC combined their passion for cars with a commitment to superior quality, unsurpassed attention to detail and dedication to customer service. The result is a thriving business that has captured the attention of classic car enthusiasts across the country.

About BCA77, LLC: Existing Facility

Earlier in 2016, the BCA77, LLC acquired their current facility and obtained approval for a façade renovation of an existing single story with mezzanine furniture store/warehouse to transform the unused building to its current use. The design team committed to respectfully keeping with the existing character of the building and its surrounding properties, and the owner committed to creating a product that will be beneficial to the city and business in the surrounding area.

The recent renovation change was a minor architectural exterior façade renovation of an existing building, that keeps the original spirit of the design as to not disturb the overall architectural expression, while refining the building by providing new and replacing existing glazing to increase storefront visibility. The architectural form, materials, color palette and landscaping theme remained relatively unchanged as to not disturb adjacent developments.

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 as a framework for proposed development and the built environment. The City Shape 2020 planning process recommended a three-level approach to planning including: Level 1 - Citywide Planning (the General Plan), Level 2 - Character Planning (South Scottsdale Character Area Plan) and Level 3 - Neighborhood Planning (there is no neighborhood plan for this area of the City).

The City Shape 2020 effort also established the “Six Guiding Principles”. Per the City’s 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle and Character, Support Economic Vitality,*

Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.

1. *Value Scottsdale's Unique Lifestyle and Character* – Redevelopment within the Airpark Area will strengthen the existing character of the surrounding neighborhoods and promote Scottsdale's unique lifestyle by providing more housing options for the community.
2. *Support Economic Vitality* – Revitalizing and redeveloping properties is a critical part of economic vitality of the community as it matures. Integrating new residential development in the Airpark Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that we considered with the plan including a modern architectural design pedestrian connectivity and attention to the neighborhood edge conditions.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity and edge treatments will be addressed through frontage open space against Greenway-Hayden Road.
5. *Seek Sustainability* – Many of the design features and buildings practices will address sustainability, including but not limited to building orientation, green building materials and techniques, and native desert landscaping.
6. *Advance Transportation* – The property is directly adjacent to Greenway-Hayden Loop and Frank Lloyd Wright Blvd, both within close proximity to Scottsdale Road, and 1 mile west of the Loop 101 all of which provide vehicle or mass transit regional access.

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is discussion of the General Plan goals and policies that are applicable to the rezone of BCA 77, LLC.

CHARACTER AND 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. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are part of describes the pattern in intensity of how these uses fit together.

Response: This project is located within a designate Employment Core in the 2001 General Plan. Employment Cores are primary employment centers for the city. These cores support a wide range of activities and regional and community level employment uses. Automotive sales and restoration bolster a strong employment base in the Airpark Area.

CHARACTER AND DESIGN GOAL 4.

Encourage "streetscapes" for major roadways that promote the City's visual quality and character in blend into the character of the surroundings.

BULLET 3.

Achieve compatibility between pedestrians and transportation routes in the Suburban areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of this streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

BULLET 7.

Apply streetscape guidelines to all the landscape areas within the public right-of-way encourage the use of streetscape guidelines in areas between the right-of-way in the building setback lines or perimeter walls.

BULLET 8.

Designate specific design standards to be implemented on selected streets where a special theme is desired.

Response: The Hayden South signature Corridor, south of Frank Lloyd Wright Blvd. to Raintree Drive is a buffered roadway with urban characteristics. Buildings along this Corridor should orient towards the street and incorporate open spaces and tree cover. The existing development highlights Hayden Road as a Signature Corridor and provides design elements that cater to the pedestrian and provides urban character through the use of building design, signage, connectivity, landscaping, open spaces, hardscape and lighting.

Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements. The street improvements on Hayden Road is well-established and any new streetscape design will match the establish landscaping along with spinach. Other elements such as decorative paving for sidewalks and pedestrian crossings will be integrated into the project hardscape where appropriate. All hardscape elements including paving, site furnishings and public art will match the character currently established in the area. The design of the existing project reinforces the strong commitment to link the existing development with the surrounding commercial developments.

ECONOMIC VITALITY GOAL 4.

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

BULLET 2.

Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy".

Response: The land use proposed under the application complements the existing land use character of the Scottsdale Airpark. The Airpark as a whole creates a unique opportunity to foster interrelated land uses and promote the "live, work, play" concept, which is memorialized in the GACAP. Additionally the changing market supporting the popularity in vintage/classic and custom cars is being served in this location as a full service classic and custom car restoration and consignment shop run by a local business owner. The use is complementary to all the nearby adjacent automotive sales and service facility in the Greater Airpark Area.

ECONOMIC VITALITY GOAL 5.

Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

BULLET 4.

Focus major employment uses in targeted areas (i.e. Scottsdale Airpark and Downtown).

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its previous use.

ECONOMIC VITALITY GOAL 7.

Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

BULLET 2.

Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

Response: As a means to improve and support business in the area, BCA 77, LLC revitalized activity in a vacant, underutilized building. The former furniture store sat vacant for some time before BCA 77, LLC purchased the facility and renovated the façade. Changing the use to a full service classic and custom car restoration and consignment shop has increased the number of employees on the site in comparison to its

previous use.

COMMUNITY MOBILITY GOAL 2.

Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

BULLET 1.

Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

Response: The design of the project will incorporate connections to current and future transit stops, particularly on Signature Corridors.

COMMUNITY MOBILITY GOAL 3.

Promote regional diversity and connectivity of mobility choices.

BULLET 5.

Aggressively pursue traffic reduction strategies in region serving areas of the city (e.g. Scottsdale Airpark area) that if successful will maintain economic vitality and quality of life.

Response: BCA 77, LLC employees are offered incentives to carpool or implement other ride reduction strategies.

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 will highlight how this application meets the goals and policies of the GACAP and is consistent with the Aviation designation.

GACAP Definition:

Aviation area encompasses the Scottsdale Airport and includes properties that access the Airport runway via taxilane and taxiway. Aviation and aviation-supporting uses are encouraged in this area, such as, corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities. Residential, except for short-term pilot sleeping quarters, is not appropriate in the aviation area. Retail may be considered for

inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.

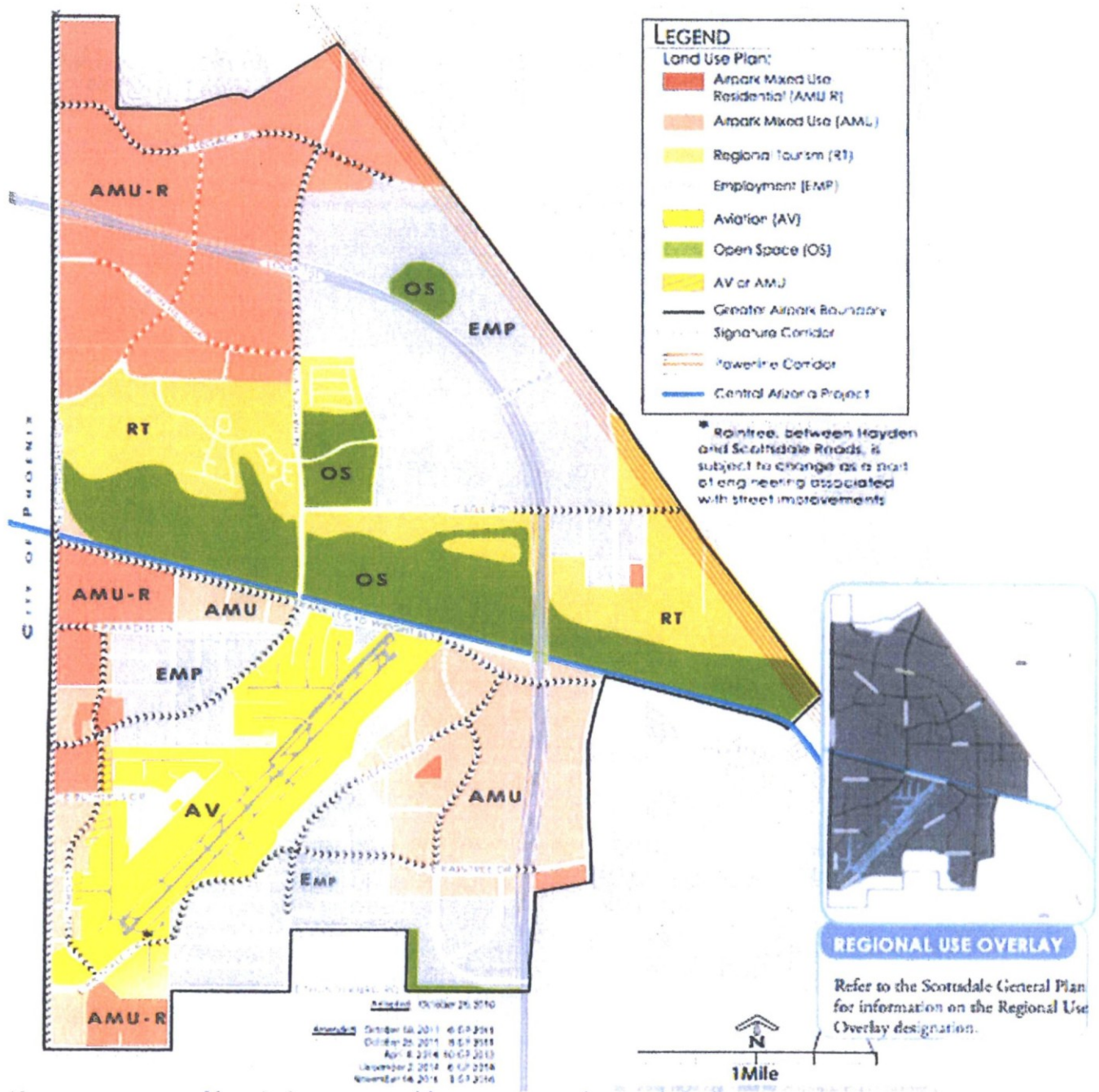
The Conceptual Development Type Map designates the Property as Type B – Medium to Higher Scale, which is defined in the GACAP as follows:

***Type B** development denotes areas appropriate for continuous buildings 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 and in areas with access to multiple modes of transportation.*

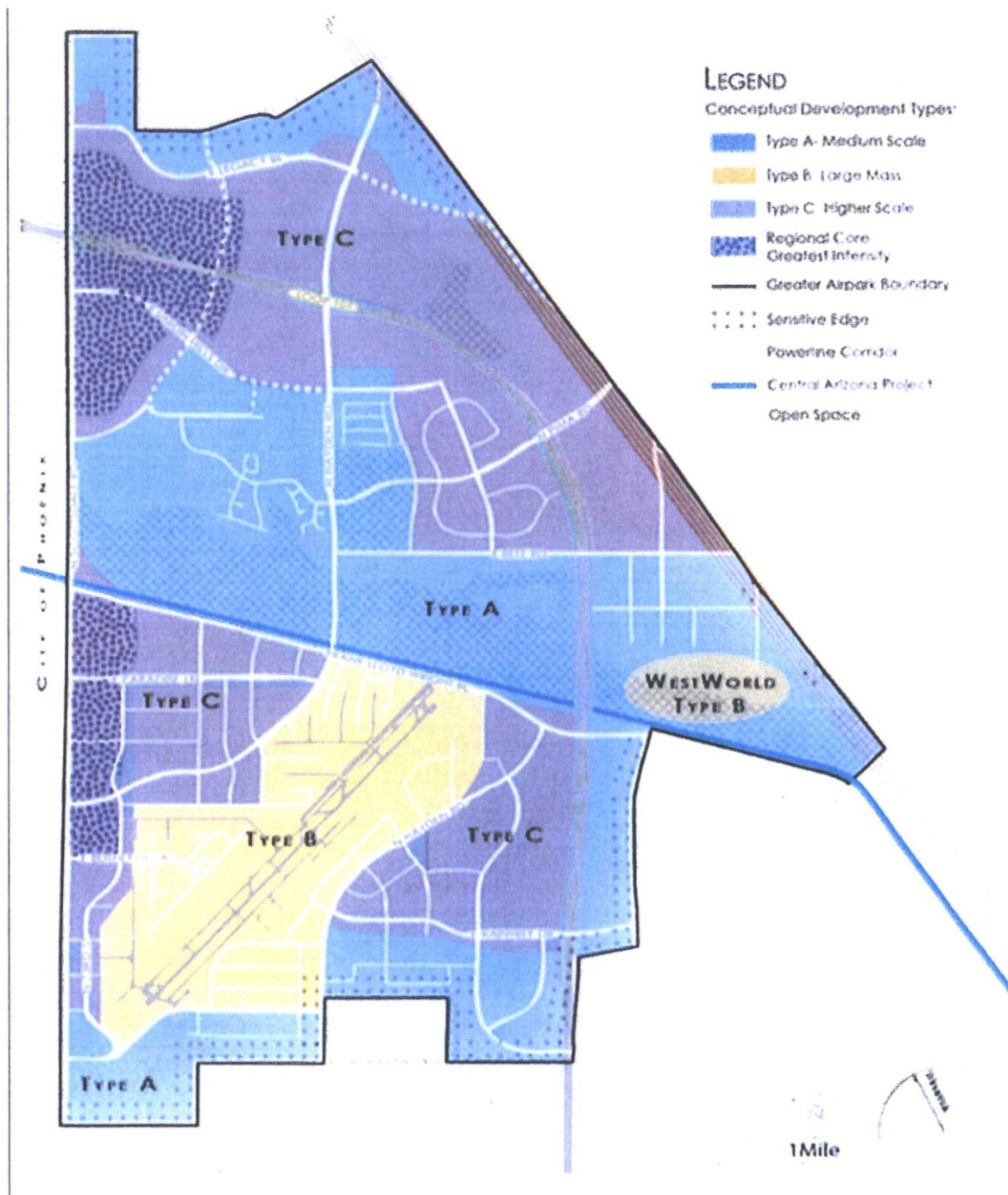
***Signature Corridors** designate areas with the greatest potential for activity, new development, revitalization, and enhanced multi-modal connections. In employment and aviation areas, this designation provides flexibility for support uses, such as shops, restaurants, and fitness centers. In regional tourism and mixed-use areas, it seeks to encourage active uses, such as restaurants, entertainment, and retail, on the ground floor and/or closer to the street or pedestrian ways.*

The request is consistent with the existing GACAP land use designation of aviation in a number of ways that are outlined below. The Property is located adjacent to Greenway-Hayden Loop (minor arterial) and south of Frank Lloyd Wright Boulevard (major arterial), which both are classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 55 DNL area, which is appropriate for the retail land use such as the proposed car sales facility.

Greater Airpark Future Land Use Map



Conceptual Development Type Map



Land Use

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

Response: The automotive restoration and service shop on the 1+/- acre vacant site fulfills this goal by complementing the existing dealerships along Frank Lloyd Wright Boulevard. The previous BCA77, LLC facility was located at the 101 and Bahia, removed from the automotive core located in North Scottsdale. Characteristics of successful aviation cores include a range of land uses as mentioned in the GACAP definition above, which states “Retail may be considered for inclusion in aviation properties that front a designated Signature Corridor. Development standards should accommodate building volumes required of aviation uses.” This automotive-based use will complement the surrounding context of dealerships, light industrial, warehouse, retail, and office development.

***Policy LU 4.6** Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.*

Response: The BCA77, LLC facility is a single story 21,000 s.f. structure centered on the Property with parking and access around the entire building. This is a unique site due to the 3 street frontages, which makes it challenging for a traditional office or warehouse development. The proposed use is a logical fit given the site constraints.

The surrounding built environment consists of predominately 2-story buildings and single story dealership structures with heights ranging between 20-36 feet. The existing single-story with a mezzanine building, which recently underwent a façade renovation, is in character with the surrounding context. From a day-to-day operational standpoint, the proposed business generates even fewer daily trips than a typical dealership due to the unique business model. As a predominately restoration and service facility there is no appreciable difference between the existing auto restoration land use and the existing industrial park zoning.

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

Response: The proposed auto sales zoning is consistent with the GACAP’s aviation land use designation and provides service to the Airpark’s aviation core including area businesses and the surrounding dealerships.

***Policy LU 7.2** Promote a greater mix of uses along identified signature corridors which complement and compatible with each respective land use designation.*

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Frank Lloyd Wright Boulevard to the north and Greenway-Hayden Loop to the west. Integrating a car sales facility in this location broadens the current range of land uses in the area and supports Airpark Dealerships and are businesses.

Community Mobility

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

Response: Frank Lloyd Wright Boulevard is an existing transit route providing access through Scottsdale and into Phoenix. There is an existing eastbound bus stop on the south side of Frank Lloyd Wright Boulevard in front of the First Fidelity Bank building (approximately 650' from the property) and an existing bus stop on the north side of the Frank Lloyd Wright Boulevard for west bound route 170.

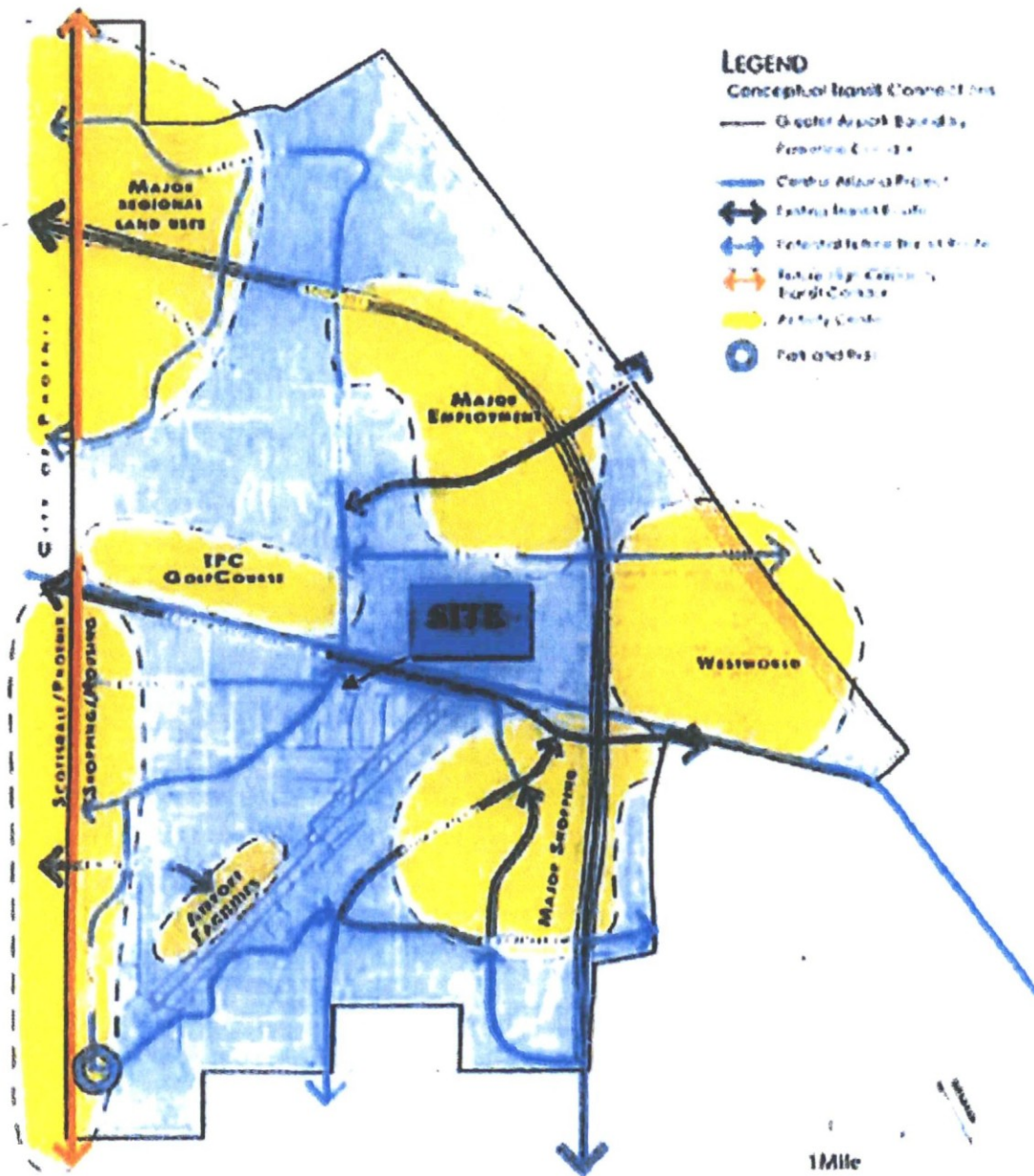
Goal CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: BCA77, LLC selected this Property because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. Custom car service and restoration is a business that typically has cars in the shop for several weeks to several months. BCA77, LLC's business model is one that calls for low customer traffic, limited daytime business hours, and customer appointments, which typically yields lower traffic levels than the average retail operation. There is only one access driveway proposed for this facility currently, which is located via Paradise Lane, with a secondary access pending approval and construction on Greenway-Hayden Loop.

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

Response: The existing sidewalks along all 3 street frontages have been maintained while being at the site. The adjacent and nearby street network provides a framework for pedestrian and bicycle connections in the immediate area. Bike racks are provided in accordance with the City's requirements for employees and customers.

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: This proposed BCA77, LLC restoration and service facility will complement the existing Airpark dealerships. Providing additional automotive options within the dealership core is an important sales tax revenue generating asset for the City.

Environmental Planning

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

Response: The landscape that we have for this development is in accordance with the existing city approved landscape palette found in the nearby developments including low water use indigenous the site as an efficient way to light the sidewalks and landscape areas while still meeting the dark sky ordinance.

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.

"Aviation" land use designation:

These areas consist of multi-functional buildings with form following function, contemporary architecture, technological, and 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 complementing use to existing Airpark dealerships.
- Includes context appropriate massing, architecture, and building materials.
- Maintains pedestrian linkages around the perimeter of the site and provides a new sidewalk from Greenway-Hayden Loop.
- Site and building design focuses on arid-climate conditions through the use of solar shading, material/texture selection, earth-tone paint colors, recessed windows, and insulated glazing.

- Open space maximized; development provides adequate amounts of open space providing a richly landscaped setting for the building and surrounding parking area.

Policy CD 1.2 Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area Character.

Response: The lighting that is on the site is designed in a manner to minimize glare and conserve energy while responding, and remaining consistent with, the neighboring land uses. The lighting is integrated with the desert landscaping for this current building.

Policy CD 2.1 Establish a unified streetscape for identified signature corridors with unique imagery for each corridor.

Policy CD 2.1.3 Greenway-Hayden Signature Corridor

The Greenway-Hayden Signature Corridor should serve as the “Main Street” of the greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major are destinations, such as the Tournament Players Club Golf Course and Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays banners, integrated signature, passive cooling elements, covered patios, shade public art, bicycle/pedestrian connections and gathering areas.

Response: The development highlights the Greenway-Hayden Loop as a Signature Corridor and provides a design element that caters to the pedestrians and provides an urban character through the use of the buildings design, signage, connectivity, landscaping, hardscape and lighting. As mentioned in CD 1.1, the site is richly landscaped along all frontages. A low perimeter wall screens the site.

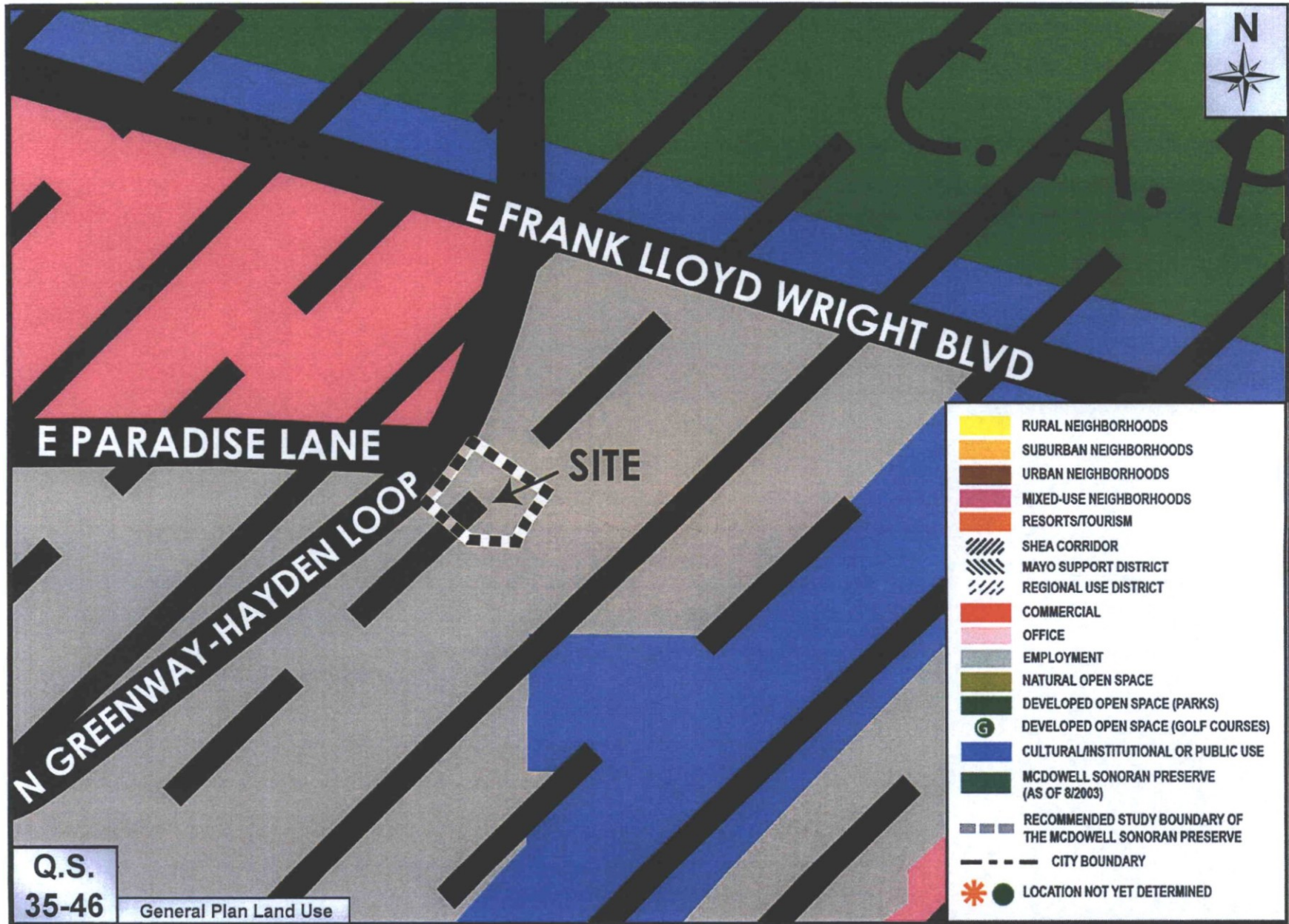
Policy CD 2.2 Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design including decorative paving, street furniture, public art, and integrated infrastructure improvements.

Response: The streetscape along Greenway-Hayden Loop is well established and the streetscape design we have matches the current landscape theme along this frontage. All the existing sidewalks stay maintained. The design for the project complements the surrounding commercial, office, and industrial developments.

V. Conclusion

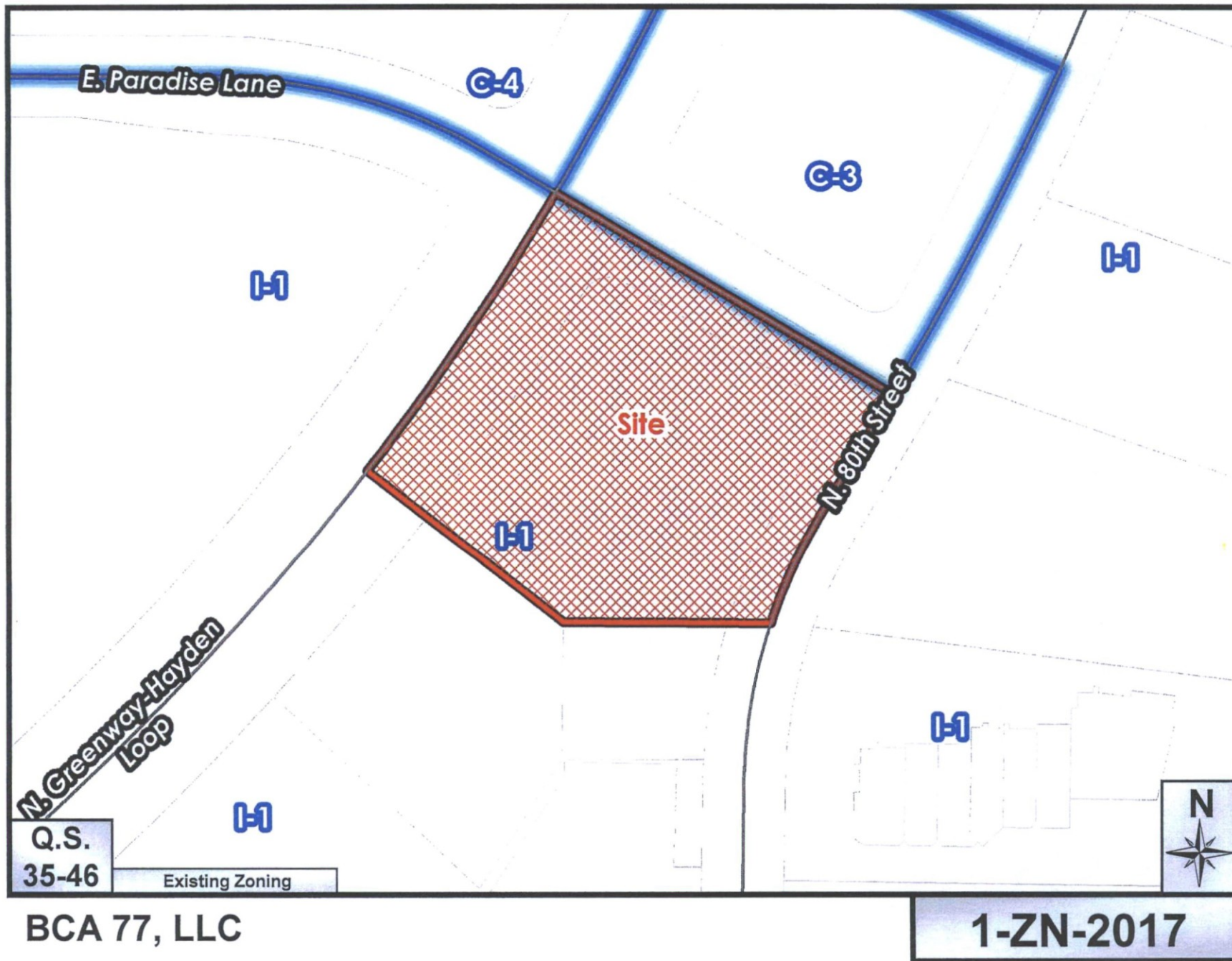
In summary, BCA77, LLC is seeking a rezoning from I-1 to C-4 on a property located at the southeast corner of Greenway-Hayden Loop and Paradise Lane just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark. The property is located in the GACAP and the proposed zoning is consistent with the currently designated aviation land use.

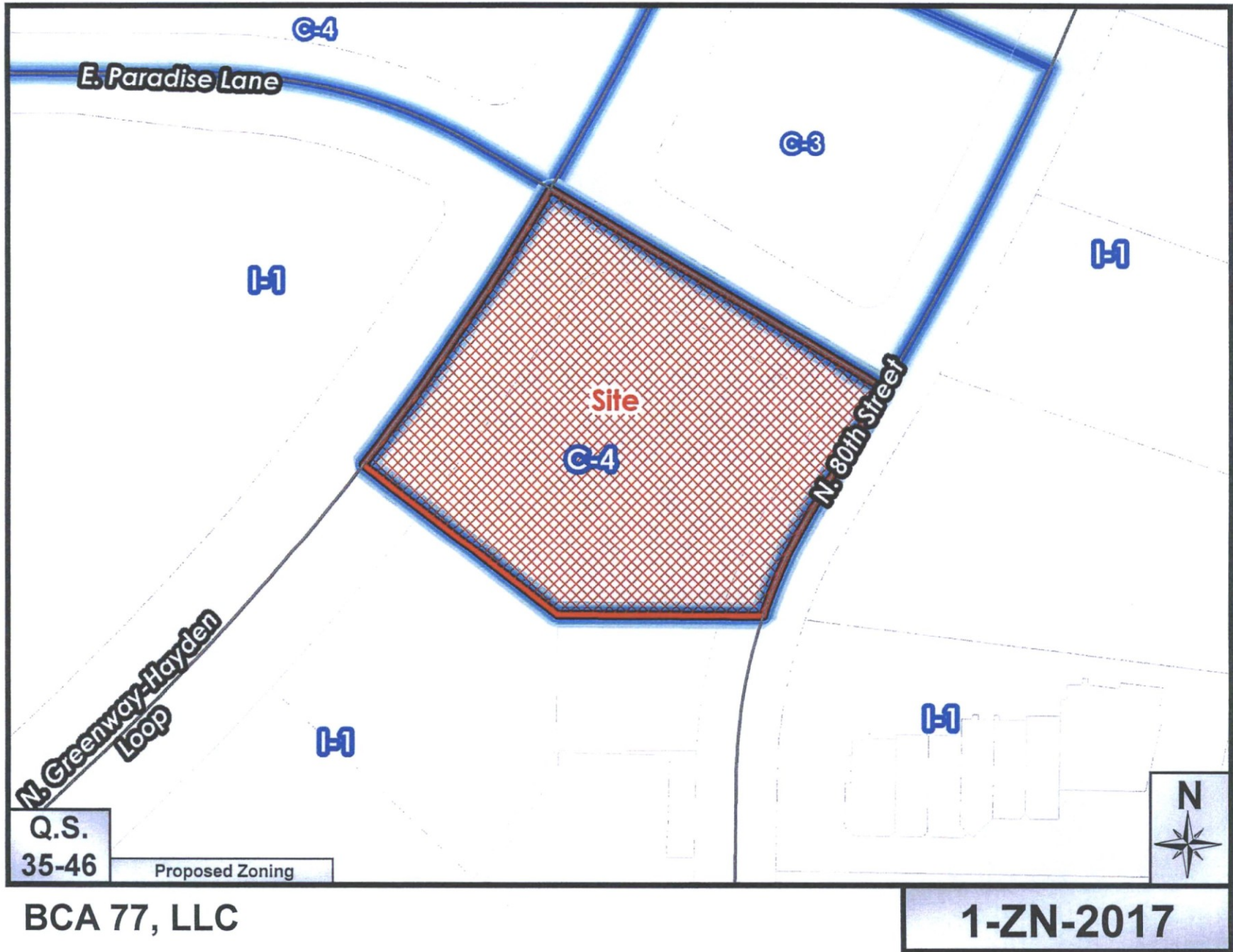
BCA77, LLC selected this site because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard. It is anticipated that BCA77, LLC will complement the existing automotive uses within the area. The proposed building massing, site design and desert landscaping are compatible with the surrounding context of retail, office and industrial/warehouse development. Providing a car service and restoration facility in this previously vacant building will bring increased tax revenue to the City of Scottsdale.

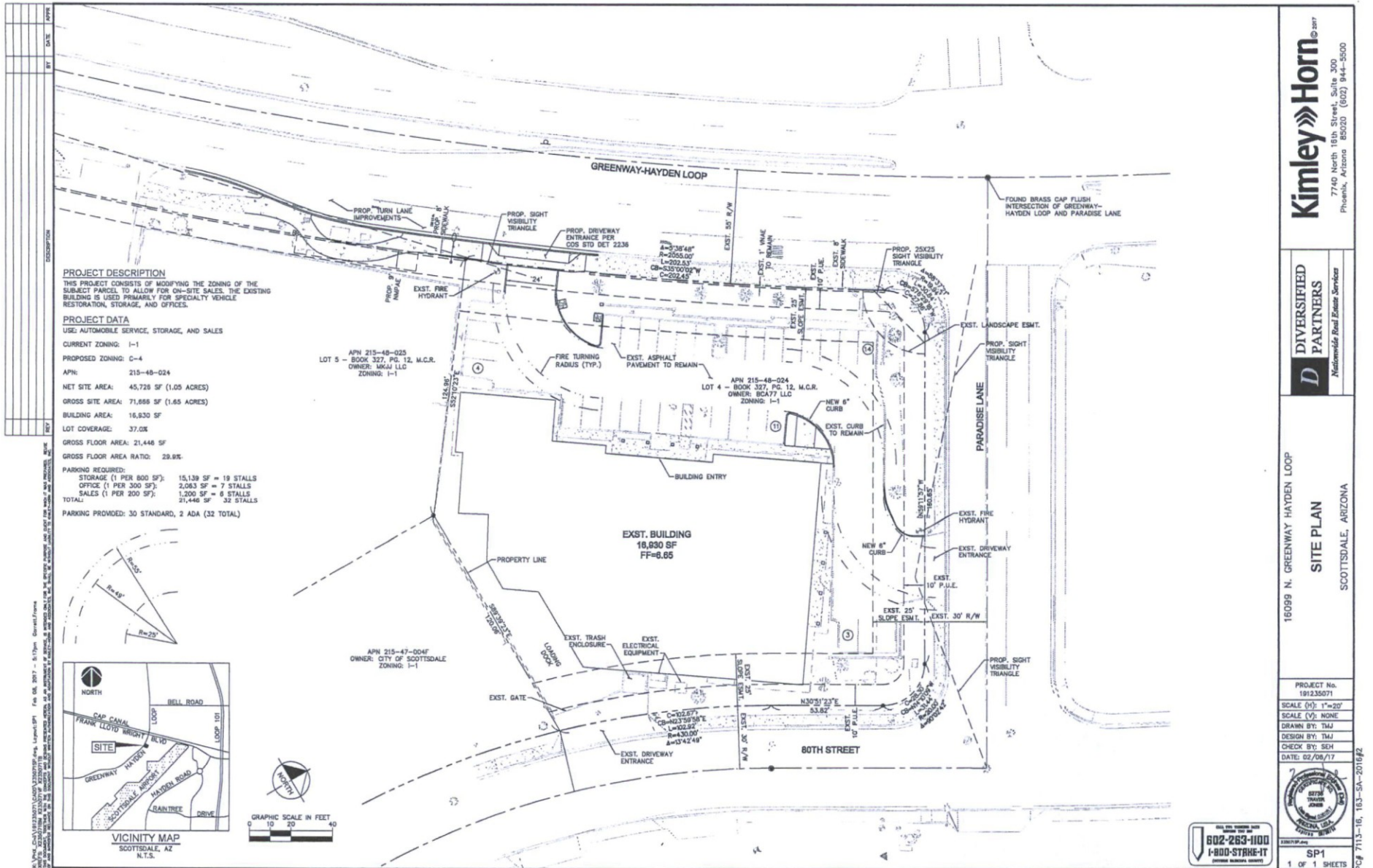


BCA 77, LLC

1-ZN-2017







BCA 77, LLC

SEC of N Greenway Hayden Loop and E Paradise Ln

Citizen Involvement Report

726-PA-16



Updated: 2/15/17

Prepared for:

BCA 77, LLC

Prepared by:

Alexandra Schuchter

Diversified Partners
7500 E. McDonald Dr.
Suite 100A
Scottsdale, AZ 85250
480-947-8800

Back Ground

The following is the report for the neighborhood involvement in activities that were undertaken with respect to a proposed rezoning that has been filed and is identified as the case numbers 726-PA-16.

This is a request to change the zoning designation on a developed 1-acre parcel located at 7995 E. Paradise Lane (SEC of N Greenway Hayden Loop and E Paradise Lane) from Industrial Park (I-1) to General Commercial (C-4) for Commercial auto sales, services and restoration facility.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

- Held an Open House neighborhood meeting on Wednesday, January 4th, 2017 from 6:00 PM to 7:00 PM at BCA 77, LLC located at 7995 E. Paradise Lane, Scottsdale, AZ 85260.
- Posted the subject property with the date, time, and location of the open house meeting.
- Sent out notification a minimum of 10 days in advance of the open house, via first-class mail, to all property owners, HOA's, and school districts within 750 feet of the subject property, in addition to all parties listed on the City's Interested Parties List.

There was 1 neighborhood attendee at the open house meeting, not including the applicant and support staff. The attendee was a nearby business owner who was curious as to what the proposal entailed and what the process was like with the City. The attendee was in support of our proposal.

Attachments

- Open House Notification Letter
- Affidavit of Posting for Open House Meeting
- 750 Foot Mailing List
- Meeting Sign Up Sheet



Nationwide Real Estate Services

From: Alexandra Schuchter
Diversified Partners, LLC
Date: December 19, 2016
Subject: Re-Zoning 7995 E Paradise Ln

To Whom It May Concern:

The purpose of this letter is to inform you of our intent to apply for a Rezone from I-1 to C-4 for the property located at 7995 E Paradise Ln.

This letter is being sent to all property owners within 750 feet of the property, and identified interested parties, at the requirement of the City of Scottsdale Planning Division. Attached for reference is a site location map.

An open house neighborhood meeting for interested parties will be held on January 4, 2017 at 7995 E Paradise Ln, Scottsdale, 85260 from 6:00 p.m. – 7:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

This application is still in the preliminary phases and no public hearings have been scheduled yet. Once they have been scheduled, you will receive an additional letter informing you of these dates, should you like to attend.

The City of Scottsdale case number for this is 726-PA-16 and the City Staff contact is Greg Bloemberg (gbloemberg@scottsdaleaz.gov, 480-312-4306). More information can be found at www.scottsdaleaz.gov/planning

Should you have any questions, please feel free to contact me at 480-383-8172 or at alexandra@dpcrc.com.

Sincerely,

A handwritten signature in black ink, appearing to be 'Alexandra Schuchter', written over a horizontal line.

Alexandra Schuchter

Brokerage ▪ Leasing ▪ Management ▪ Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250
Phone: (480) 947-8800 Fax: (480) 947-8830

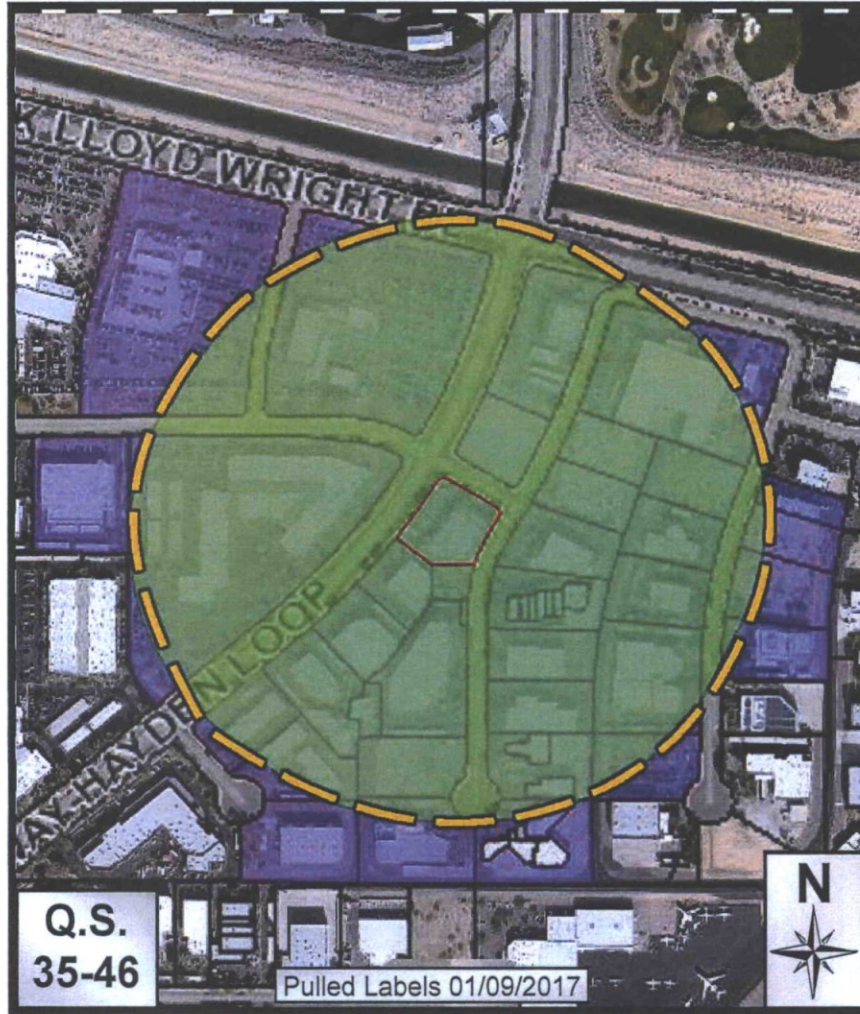
1-ZN-2017
1/9/2017

Open House
Brown's Classic Autos 7995 E. Paradise Ln
January 4, 2017
6:00 – 7:00 p.m.

Proposed Zoning

[illegible]

City Notifications – Mailing List Selection Map



Map Legend:

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

Additional Notifications:

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

Browns Classic Auto 77

1-ZN-2017

Ordinance No. 4305

Official /Signed Resolution can be found at:
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 5/23/2017

Planning Commission 4/12/2017

1-ZN-2017

BCA 77, LLC

Approved Minutes can be found at:
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 5/23/2017
Planning Commission 4/12/2017

1-ZN-2017
BCA 77, LLC