

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: August 28, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Granite Reef Townhomes (aka Hudson East) 8-GP-2016 and 10-ZN-2016

Request to consider the following:

1. Adopt Resolution No. 10871 approving 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.
2. Adopt Ordinance No. 4317 approving a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) zoning to Multiple Family (R-5) zoning on a +/- 1.27-acre site located at 8340 & 8350 E. McDonald Drive.

Goal/Purpose of Request

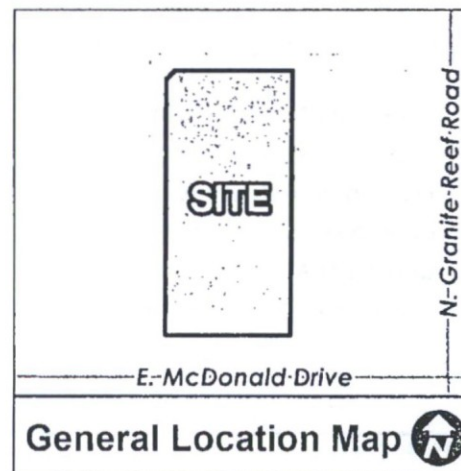
The applicant's request is to accommodate a new two-story 18 unit multi-family development on a +/-1.27 – acre site.

Key Items for Consideration

- Proposed use would result in a decrease in traffic generated over the existing restaurant use.
- Conformance with the 2010 Southern Scottsdale Character Area Plan
- Proposed use would remove an existing vacant restaurant building
- Planning Commission heard this case on April 12, 2017 and recommended denial with a 6-1 vote
- Site plan and elevations were significantly redesigned to address the Planning Commission concerns
- Planning Commission heard this case, as amended, on July 26, 2017 and recommended approval with a 7-0 vote

OWNER

Walt Brown Jr.
480-947-8800



- Open Space Provided: ± 11,009 square feet
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 14.17 dwelling units per acre

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The applicant's request is recognized as a non-major amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria (Criteria #1) which identifies that a change from Commercial Land Use designation (Group E) to an Urban Neighborhoods Land Use designation (Group C) does not constitute a Major General Plan Amendment.

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as areas of multi-family dwellings/apartments. *Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.*

The request conforms to the General Plan description of Urban Neighborhoods. The project proposes a density of 14.17 du/ac on the 1.27 gross acre site, which is above the minimum eight du/ac usually applied to Urban Neighborhoods. In addition, it is adjacent to existing Urban Neighborhoods (Viridian Apartments) and is located near commercial development. The site also has frontage on East McDonald Drive, which is designated a minor arterial roadway in the 2016 Transportation Master Plan. Minor arterial roadways provide continuity for traffic movements and allow for some access to abutting land uses. There are a variety of transportation choices in the area since East McDonald Drive is served by the Miller Road Trolley and has an existing bike lane.

Policy Implications (Non-Major General Plan Amendment)

The proposed project is consistent with the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001. Two principles are particularly applicable, "Support Economic Vitality" and "Enhance Neighborhoods". The proposed project will revitalize and redevelop the site's vacant commercial buildings with housing units whose residents will likely patronize businesses in the surrounding area. Additionally, the project will enhance the neighborhood with a site design that provides increased pedestrian connectivity and blends with the adjacent existing multifamily development.

The proposed redevelopment project consists of 18 townhomes that would replace existing vacant commercial development. Adjacent land uses are Urban Neighborhoods (20.5+/- du/ac) to the west and north, Commercial to the east, and Commercial to the south. The General Plan states that the Urban Neighborhood land use designation is *generally located near retail centers, offices, or other compatible non-residential uses*, which is consistent with this request.

In the General Plan, the Economic Vitality (Goal 7) and Land Use (Goal 4) Elements encourage residential redevelopment and revitalization efforts that promote a variety of housing options and a

diverse economic base. This is consistent with the proposed infill development that will revitalize the site, provide additional housing choices, and add residents to the area to support the surrounding businesses.

Several General Plan goals support the enhancement and revitalization proposed. The Character and Design (Goal 1) and Land Use (Goal 3) Elements encourage development that is consistent in its character with the surrounding area and provides a transition of land uses. The proposed project is consistent with the area's Suburban/Suburban Desert Character Type and adds greater variety and varies the transition between the surrounding Commercial and Urban Neighborhoods land uses. Furthermore, the Housing (Goal 4) and Neighborhoods (Goals 4 and 5) Elements encourage context-appropriate development that enables a "live, work, play" environment. The proposal will add another housing option in the area and provide additional residential units in close proximity to employment and shopping.

In terms of transitions, the proposed project will integrate landscaping throughout the development and includes a landscape buffer to the multifamily development located to the west and north and enhanced landscaping along McDonald. This is consistent with the General Plan Character and Design Element (Goal 6).

The proposal addresses Community Mobility (Goals 5 and 8) with options for residents to use transit, bicycle, or walk to their destinations. The project proposes a wider, detached, eight foot sidewalk along McDonald that improves walking conditions for pedestrians. The applicant provided traffic study also shows that it will reduce congestion since the residential designation will produce fewer vehicle trips (172 with an R-5 use) than the commercial designation (742 with a C-1 use).

Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area and Plan (SSCAP). The proposed Urban Neighborhoods designation is consistent with, and would achieve, the SSCAP policies to promote residential densities to complement the land uses, provide a range of housing options, and revitalize existing commercial development in the McDonald Activity Area (SSCAP LU 2.1, LU 3.2, LU 5.4.3, EV 1, H2). Additionally, this designation would add residents to the area that would assist in supporting existing commercial development and transportation options, including the pedestrian and bicycle circulation opportunities that are readily available nearby at Chaparral Park in the Indian Bend Wash. Furthermore, the proposed development will complement the established urban form and pedestrian realm improvements present in adjacent developments (LU 1.2, CD 1, CD 2).

2013 Citywide Land Use Assumptions Report

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

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of

residential land area by 2030, with the majority of it projected to be urban residential development (136 acres, or 82%). Since the adoption of the LUA in December 2013, 42 +/- acres have been entitled (through the zoning process) as urban residential within the South Sub-Area. Consequently, the proposed change in General Plan land use category to Urban Neighborhoods to allow for multi-family development is in keeping with the projected increase in this residential development-type anticipated in this area of the community.

The full Development Forecast can be found at:

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this case, 2017-2036). Each measure estimates marginal changes in particular variables based on current conditions in the city. In this instance, the model provided a general assessment of the subject site comparing the Commercial land use designation with the Urban Neighborhoods land use designation in the South Sub-Area of the City.

As such, the application of the model anticipates a net decrease of 3 employees (non-construction) as well as a net increase of 26 potential residents, and six school age children. From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict a how much value a project adds over time – or Net Present Value (NPV). In this instance the model shows a negative NPV of \$87,936 for the proposed Urban Neighborhoods land use. The existing Commercial land use designation, however, shows a positive NPV of \$602,775 over the same time period. However, the property has been vacant since April, 2014 and the new residents are likely to work and shop nearby which could provide additional revenue, jobs, and other associated positive impacts.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive. The full results of the Land Use Impact Model assessment are located in the case file.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Land Use

The applicant's proposal is for a zoning district map amendment to change the property zoning from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5). The applicant's narrative includes a comprehensive summary of the proposed development and how the requested zoning conforms to the goals and policies of the General Plan and SSCAP.

The applicant's proposal for a zoning district map amendment from Neighborhood Commercial (C-1) to the Multiple Family Residential (R-5) district is consistent with the proposed General Plan

designation of Urban Neighborhoods and would assist in implementing the related SSCAP policies to promote residential densities that complement the surrounding land uses, and provide housing options in the McDonald Active Area (SSCAP LU 2.1, LU 3.2, and LU 8.1). In addition to being consistent with the proposed General Plan designation and SSCAP, the proposed zoning district map amendment would accommodate the redevelopment of the existing vacant structures into a multiple-family residential use that will add to the diversity of housing types and densities in the area (GP LU 4, and GP EV 7).

As it pertains to the surrounding existing uses, the proposed zoning district and development will assist in providing an appropriate transition and buffer between the more intensive commercial uses to the east and southeast (gas station, personal care service, day care), the west (multi-family), and the less intensive townhouse residential further to the west and north (GP LU 7). In addition, the Multiple-family Residential (R-5) district has building height and density limitations, and open space requirements that are consistent with the adjacent properties, which will assist in maintaining the established urban form (SSCAP LU 1.2 and LU 8.2). Also, the proposed location of the development and zoning district is in area of the city that contains a variety of public amenities and services (Chaparral and Camelback Park's, and transit), which is consistent with the Multiple-family Residential (R-5) district's purpose to locate higher density in these areas.

Traffic

Access to the site will be from the existing driveway location at East McDonald Drive and the alley abutting the north and west sides of the property. The approval of the proposed Zoning District Map Amendment will result in an estimated 172 trips generated per day to and from the site. The development is estimated to generate 15 a.m. peak hour trips, and 17 p.m. peak hour trips. This represents a decrease in the traffic that is estimated to be generated by the existing commercial land uses on the site.

Water/Sewer

The City's Water Resources Division has reviewed the application and finds that there are adequate water and wastewater services in area to serve the development. The owner will be responsible for the necessary infrastructure improvements (including fire hydrants, water and wastewater lines, etc.) from the service locations to the site and within the development to accommodate the proposed development.

Public Safety

The Fire Department has reviewed this application and finds that there is adequate ability to provide fire and emergency services. The nearest fire station is located 7339 East McDonald Drive; and the nearest police station is located at 3700 North 75th Street.

School District Comments/Review

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

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site. The applicant held an open house meeting on May 11, 2017 pertaining to the current development plan. Staff has not received comments from the public regarding this plan. A copy of the applicant's Citizen Involvement Report for the most recent application is included as Attachment #9.

Previously, the applicant held three open house meetings on February 29, 2016, May 25, 2016 and on December 15, 2016 to receive comments on the older development plans. Staff has received several comments against these development plans, which were primarily against the proposed building heights that ranged from approximately thirty-five (35) feet to forty-eight (48) and the proposed density. Correspondence on the older development plans that have been withdrawn are included as Attachment #9.A.

OTHER BOARDS & COMMISSIONS

Planning Commission

On April 12, 2017, the Planning Commission reviewed these applications with a previous development plan that include 22 unit, and a building height of 34-feet 6-inches. The Planning Commission recommended that the previous development plan be denied with a vote of 6-1, Chair Alessio dissenting.

Planning Commission

On July 26, 2017, the Planning Commission heard this case and recommended approval with an added stipulation that the development limited to two-stories, and a roof top patio and stairwell penthouse above the second story, with a 7-0 vote. The Planning Commission's discussion pertaining to the added stipulation was to ensure that the development maintains contextual compatibility of with the adjacent and surrounding two-story developments in the area.

Recommended Approach:

Staff recommended that the Planning Commission make a recommendation to City Council for approval of Case No. 8-GP-2016 & 10-ZN-2016; a request by the owner for a Non-major General Plan Amendment from Commercial to Urban Neighborhoods, and a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) to Multiple Family (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 East McDonald Drive, finding that the rezoning is consistent and conforms with the adopted General Plan, per the attached stipulations.

RECOMMENDATION

1. Adopt Resolution No. 10871 approving 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.
2. Adopt Ordinance No. 4317 approving a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) zoning to Multiple Family (R-5) zoning on a +/- 1.27-acre site located at 8340 & 8350 E. McDonald Drive.

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RESPONSIBLE DEPARTMENT

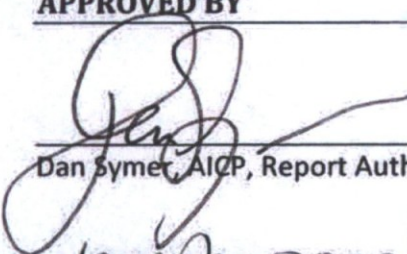
Planning and Development Services
Current Planning Services

STAFF CONTACTS

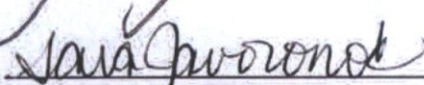
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E-mail: sjavoronok@ScottsdaleAZ.gov

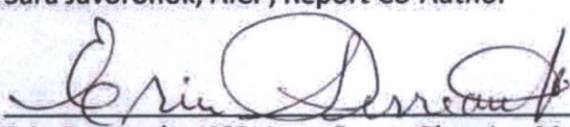
APPROVED BY


Dan Symer, AICP, Report Author

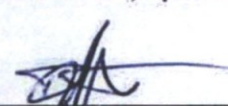
8-14-2017
Date


Sara Javoronok, AICP, Report Co-Author

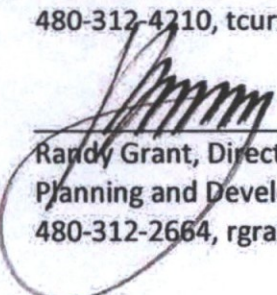
8/14/17
Date


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

08/14/17
Date


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

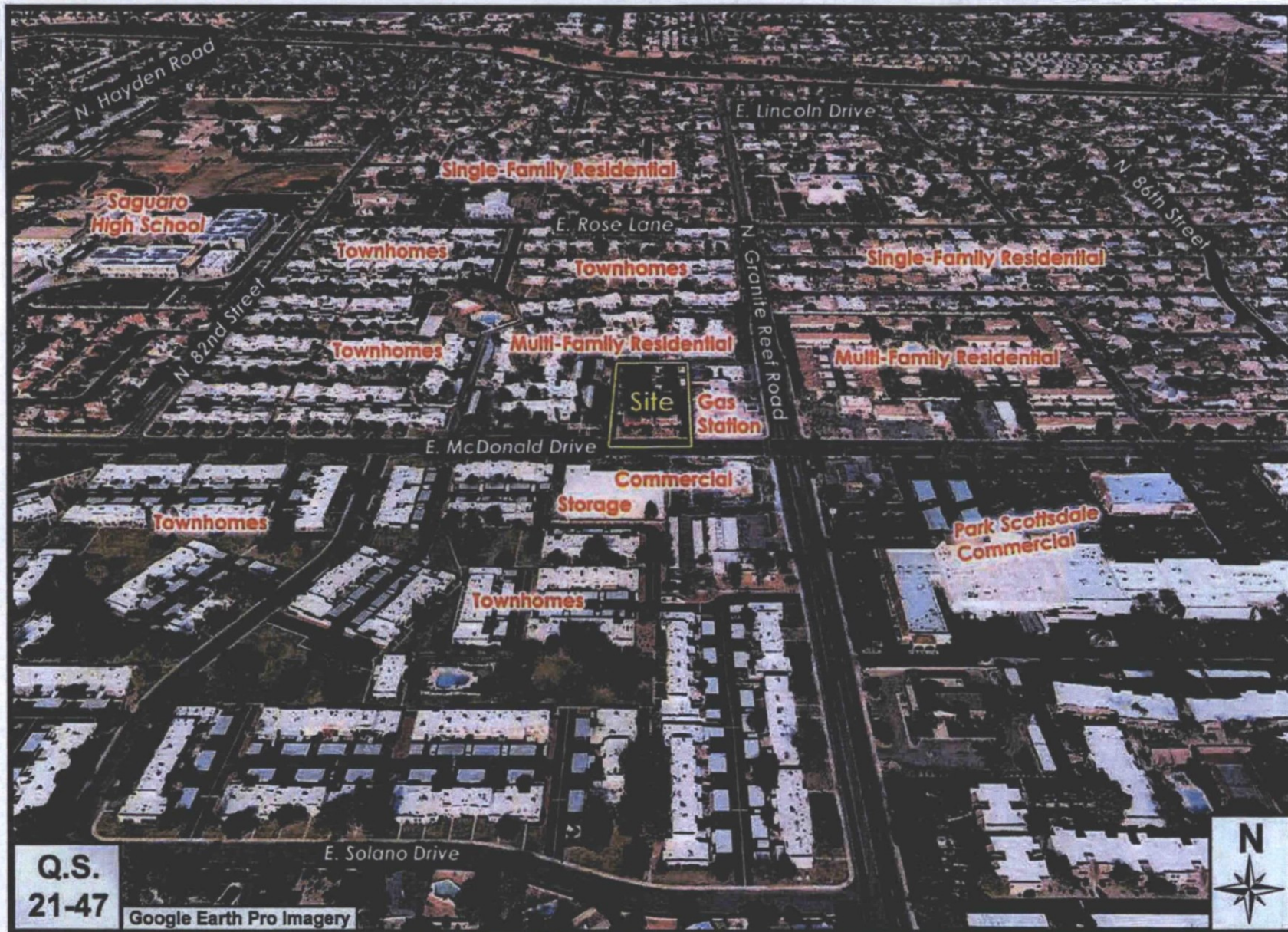
8/14/2017
Date


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

8/15/17
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 10871
Exhibit 1: General Plan Land Use Map
3. Ordinance No. 4317
Exhibit 1: Stipulations
Exhibit A to Exhibit 1: Site Plan
Exhibit 2: Zoning Map
4. Applicant's Narrative
5. General Plan Land Use Map - Existing
6. Zoning Map – Existing
7. Elevations
8. Citizen Involvement
9. A. Public Comment Letters
9. City Notification Map
10. April 12, 2017 Planning Commission meeting minutes
11. April 12, 2017 Planning Commission Public Comment Cards
12. July 26, 2017 Planning Commission meeting minutes
13. July 26, 2017 Planning Commission Public Comment Cards



Hudson East

8-GP-2016 and 10-ZN-2016



Hudson East

8-GP-2016 and 10-ZN-2016

RESOLUTION NO. 10871

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM COMMERCIAL TO URBAN NEIGHBORHOODS ON A +/-1.27 ACRE SITE LOCATED AT 8340 & 8350 E. MCDONALD DRIVE.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the non-major General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a recommendation hearing on July 26, 2017 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on August 28, 2017, and has incorporated, whenever possible, the concerns expressed by all interested persons.

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

Section 1. That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property located at 8340 & 8350 E. McDonald Drive on +/- 1.27 acres from Commercial to Urban Neighborhoods.

Section 2. That the above amendment is described in Case No. 8-GP-2016 (relating to zoning case 10-ZN-2016), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

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

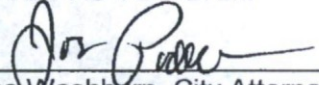
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



Hudson East

Resolution No. 10871
Exhibit 1
Page 1 of 1

8-GP-2016

ORDINANCE NO. 4317

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. 10-ZN-2016 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.

WHEREAS, the Planning Commission held a hearing on July 26, 2017;

WHEREAS, the City Council held a hearing on August 28, 2017; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 10-ZN-2016.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-1.27 acre site located at 8340 & 8350 E. McDonald Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5) 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 ____ of _____, 2017.

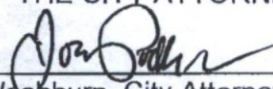
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Waenburn, City Attorney
By: Joe Padilla, Deputy City Attorney

Stipulations for the Zoning Application:
Granite Reef Townhomes (aka Hudson East)
Case Number: 10-ZN-2016

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

Stipulation in **Bold Letters** are modification made by the Planning Commission.

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Archicon Architecture & Interiors, L.C. and with the city staff date of 05/26/2017, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS. Maximum dwelling units shall be eighteen (18).
3. **MAXIMUM NUMBER OF STORIES. The buildings shall be limited to two-stories, and a roof top patio and stairwell penthouse above the second story.**

INFRASTRUCTURE AND DEDICATIONS

4. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East McDonald Drive	Major Arterial Suburban	Existing fifty (50) foot wide, north half right-of-way	Remove existing driveways, sidewalks, curbs, and gutters Construct curbs, gutters, sidewalks, driveways, streetlights, pavement, and curb ramp, etc.	a.1., a.2., a.3., a.4.
Alley	Alley	Existing twenty (20) foot wide, alley right-of-way	Remove existing driveway. Construct curbs, gutters, sidewalks, driveways, pavement,	a.1., a.5., a.6.

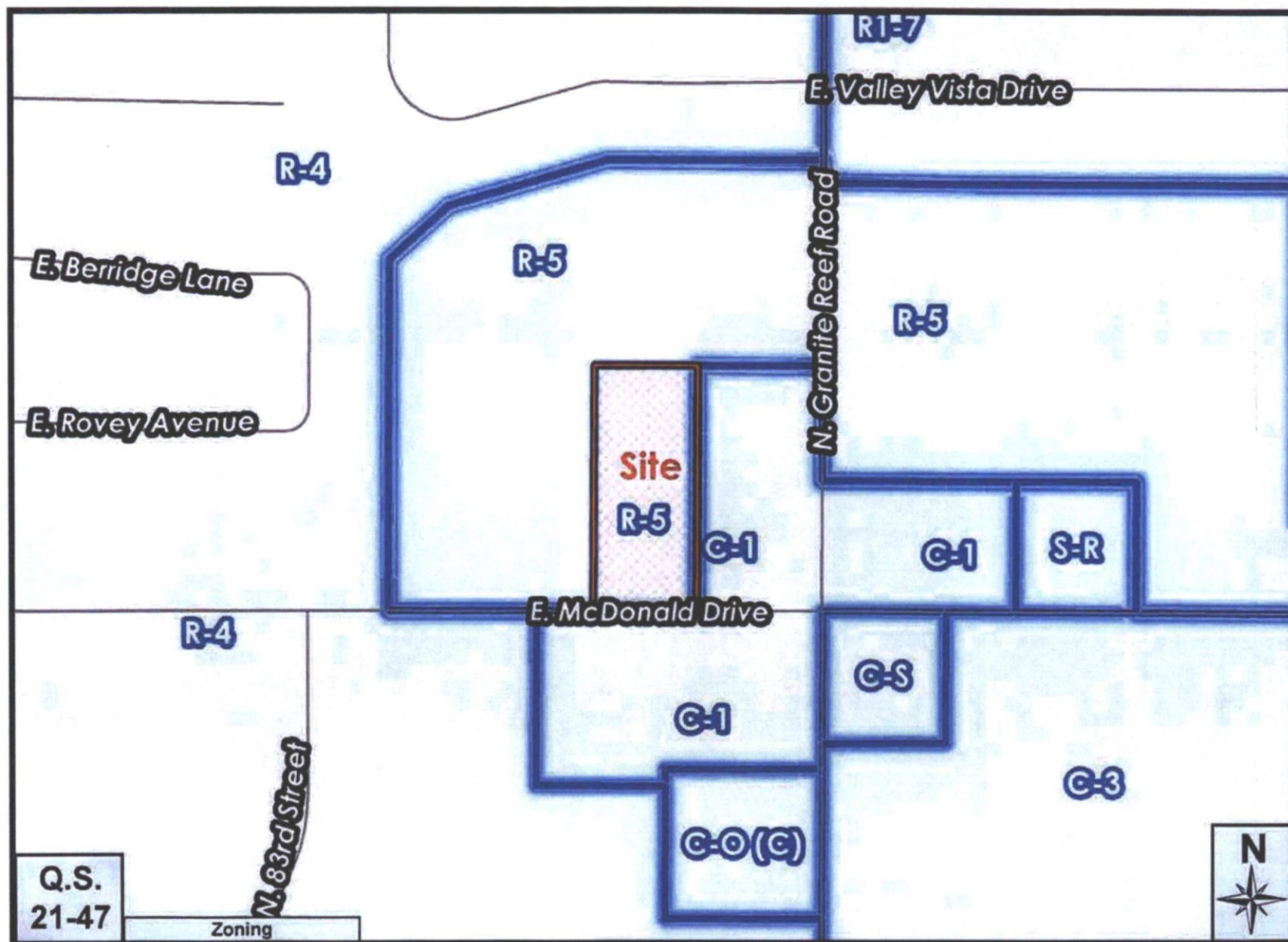
- a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of

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

- a.2. The property owner shall remove the existing sidewalk adjacent to the property, and to approximately twenty (20) feet west of the alley/driveway ramp, measure from the west alley/driveway curb, and construct a new continuous eight (8) foot wide sidewalk detached from the curb. The transition from the new sidewalk to the existing sidewalk, east of the property, shall be subject the approval of the Transportation Director, or designee.
 - a.3. The property owner shall remove the existing driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
 - a.4. The property owner shall construct streetlights on the north side of East McDonald Drive, adjacent to the property to provide street illumination in accordance with the Design Standards and Policies Manual.
 - a.5. The property owner shall remove the existing alley driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
 - a.6. The property owner shall mill and pave the entire twenty (20) foot wide alley abutting the property from East McDonald Drive, to the northeast corner of property.
 - b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) adjacent to East McDonald Drive except at the approved street entrance(s).
 - c. SIGHT DISTANCE EASEMENTS. Prior to issuance of any building permit for the development project, the property owner shall dedicate sight distance easements across the property in the location of the Sight Distance Triangle of Design Standards and Policies Manual as determined by the Transportation Director, or designee.
 - d. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS ABUTTING ALLEY. The property shall dedicate a minimum four (4) foot wide emergency and service vehicle access easement abutting the north, west and northwest sides of the property, and abutting the alley.
 - e. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS WITHIN THE PROPERTY. The property owner shall dedicate a minimum twenty-four (24) foot wide emergency and service vehicle access easement from East McDonald Drive to the north property line in location of the east north-south driveway indicated on the above referenced site plan.
- EASEMENTS.
- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by a map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
5. WATER LINE IMPROVMENTS. The property owner shall connect existing waterlines by providing an eight (8) inch water line within East McDonald Drive from the North Granite Reef Road and East

McDonald Drive intersection to approximately four hundred fifty (450) feet west of the intersection and making appropriate connections.

6. **CONSTRUCTION COMPLETED.** Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
7. **BONDING AND ASSURANCES.** Prior to issuance of any building permit for the development project, the owner shall provide Bonding and Assurances.
8. **LAND ASSEMBLAGE.** Prior to issuance of any building permit for the development project, the owner shall combine the two subject parcels into one via plat.



Hudson East

Ordinance No. 4317
Exhibit 2
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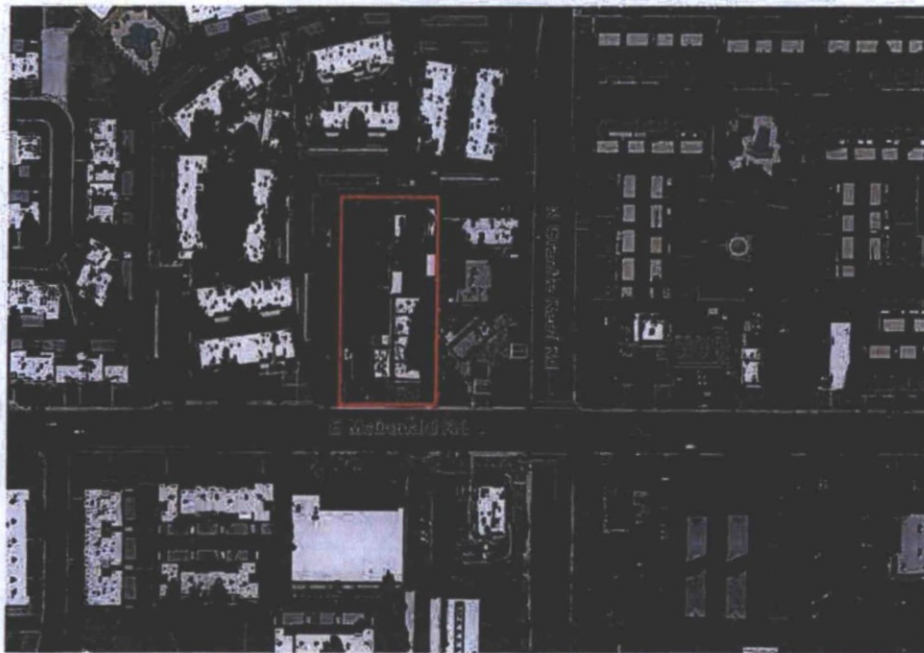
8-GP-2016 and 10-ZN-2016

GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Project Narrative

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, LLC

Prepared by:

Alexandra Schuchter

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

Revised: 7/10/17

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I. Property information

Location: 8340 & 8350 E. McDonald Dr, northwest corner of Granite Reef and McDonald Dr.

Property Size: 1.27 (+/-) gross acres and 1.085 (+/-) net acres

II. Property General Plan/Zoning

- **Current General Plan:** Commercial
- **Proposed General Plan:** Urban Neighborhoods

- **Current Zoning:** C-1 (Neighborhood Commercial)
- **Proposed Zoning:** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R-5
- **East:** C-1
- **South:** C-1
- **West:** R-5

III. Project Overview

About the Site:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd. The R-5 category is being requested because it most closely aligns with the development standards required for the proposed attached multi-family homes. The typical densities found within the R-5 designation or 17 to 23 dwelling units/acre, however the developer is proposing only 14.17 du/ac for the Granite Reef Townhouses.

The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. The proposal is to downzone and redevelop the 1.27 +/- acre property with 18 multi-family townhouses bringing additional revitalization to the McDonald Activity Area and fulfilling a demand for new housing in Southern Scottsdale. The current General Plan land use category for the site is Commercial and the proposed R-5 zoning district required a change in land use category for Commercial to Urban Neighborhoods.

The developer has taken special considerations with the site plan by providing a multi-family lot configuration that is sensitive to the existing multifamily residential homes to

the north and west. The proposed zoning intensity provides a logical transition from McDonald Road to the R-5 to the north and west. The site location is ideal for residential development with close proximity to downtown Scottsdale. The proposed residential community will benefit from the nearby retail and public amenities. Additionally, the integration of additional homes along the Scottsdale Indian Bend Wash strengthen the nearby existing retail and commercial businesses as well as the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with intention to buffering the existing multi-family neighborhoods to the north and west, and enhancing the neighborhood with a fresh modern contemporary design utilizing the unique property layout.

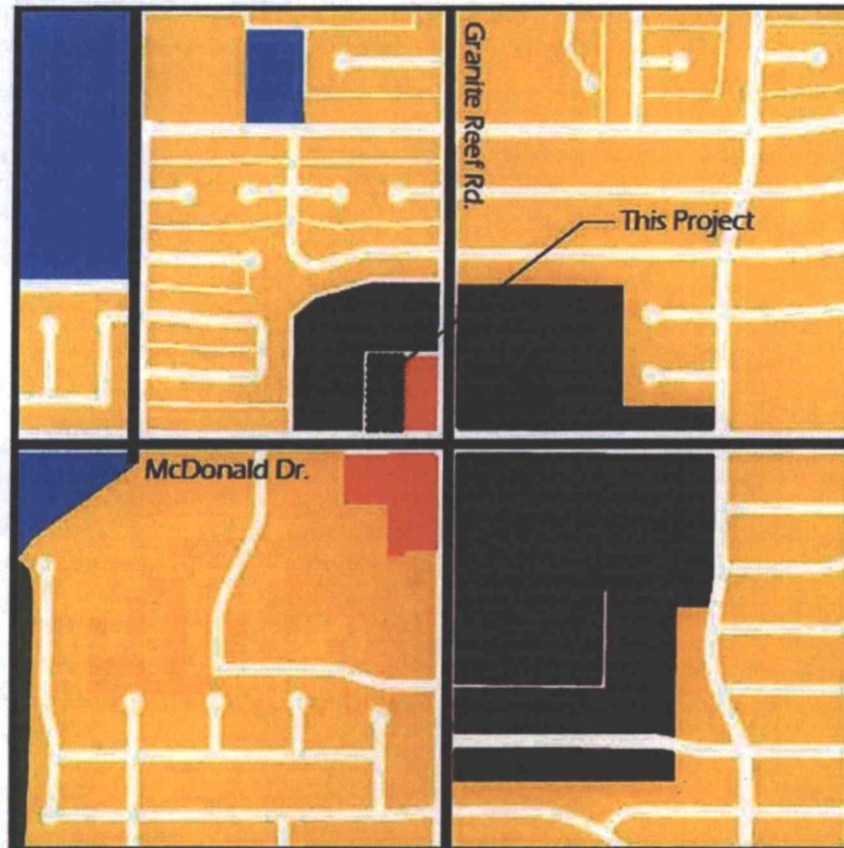
IV. 2001 General Plan

The request includes a Non-Major General Plan Amendment ("GPA") from Commercial to Urban Neighborhoods to accommodate the R-5 rezoning request and a change from "Group E" to "Group C" or the land and use matrix in 2001 General Plan. Additionally the land use change is under the 10-acre threshold for Major GPA's.

The Urban Neighborhoods land use category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

The request conforms to the General Plan description of Urban Neighborhoods from a land use density and transportation standpoint. Although the proposed plan shows a single-family residential product, residences will be attached and equate to 16.59 dwelling units per acre. The site is adjacent to the Urban Neighborhoods land-use designation to the north and west, and is adjacent to Commercial to the east. The site has frontage on McDonald Road, a minor arterial as per the 2016 transportation master plan. One Local Valley Metro bus route traverses this section of McDonald Road which will accommodate transportation choices for future residents. Two Valley metro bus routes traverse Scottsdale Road and Hayden Road as well.

10-ZN-2016 HUDSON EAST
 PROPOSED CONCEPTUAL LAND USE MAP
 INFORMATION FROM 2001 GENERAL PLAN



LEGEND

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. The City Shape 2020 planning process recommends 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, the Six Guiding Principles articulate how the appropriateness of a land use changes 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 McDonald Activity 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 McDonald Activity Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that were considered with the development plan include a modern architectural design, pedestrian connectivity and attention to the neighborhood edge conditions, most notably the multifamily residential to the north and west.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity, common areas, and edge treatments will be addressed through frontage open space against McDonald 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* – Residential developments integrated within an existing retail context along both McDonald and Hayden Road naturally lend themselves to alternate modes of transportation such as walking, bicycling, trolley and or mass transit. The property is directly adjacent to McDonald Road within close proximity to Scottsdale Road, 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 Granite Reef Townhouses.

CHARACTER AND DESIGN GOAL 1.

Determine the appropriateness of all development in terms of community goes, surrounding the area character, in 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 that these uses are part of, describes the pattern of intensity of how these uses fit together.

Response: McDonald Road and Granite Reef is designated as a Suburban/Suburban Desert Character Type in the 2001 General Plan. As discussed below in the economic vitality section, additional rooftops will help bolster the existing commercial uses along McDonald and Hayden Roads. Revitalization and reinvestment in new housing stock supports a wide range of uses to strengthen and change needs and demands of the McDonald Activity Area.

CHARACTER AND DESIGN GOAL 6.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

BULLET 1.

Require substantial landscaping be provided as part of the new development or redevelopment.

BULLET 2.

Maintain the landscaping materials in the pattern within the character area.

BULLET 3.

Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential to the north and west, and enhancing the streetscape along McDonald Road, acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site from commercial to residential will vastly increase the amount of vegetation and open space provided with this property, as compared to the hard surfaces of the existing vacant restaurant building and surface parking, thereby, greatly reducing the heat island affect.

LAND USE GOAL 3.

Encourage the transition of land uses from more intense regional and citywide Activity Areas to less intense Activity Areas within local neighborhoods.

BULLET 1.

Ensure that neighborhood edges transition to one another by considering appropriately land uses, development patterns, character elements and access to various mobility building networks.

BULLET 6.

Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural and man-made buffers are not available.

Response: The proposed land use category of Urban Neighborhoods and the density of 14.17 DU/AC is appropriate given the surrounding context and provides an ideal land-use transition from McDonald Road to the R-5 apartment homes to the north and west. Notably the rezoning request from C1 to R-5 is a downzoning and will result a reduction in daily trip volumes. The architecture and building placement is respectful of the existing apartments to the north and west in terms of height, massing, landscaping, and setback.

LAND USE GOAL 4.

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

BULLET 1.

Allow for the diversity of residential uses and supporting services that provide for all the needs of the community.

BULLET 4

Provide a variety of housing types in densities and innovative development patterns in the building methods that would result in greater housing affordability.

Response: The proposed infill residential community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by developing new housing options for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of multi- and multi-family dwellings; both housing options that allow the elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use and infill development as a primary means for providing a greater range of diverse housing opportunities.

As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices. The McDonald Activity Area has a wide range of uses including office, retail, restaurants, service related and recreational uses (i.e. Scottsdale Indian Bend

Wash). Integrating new, high quality infill residential housing options along this road meets the goals and policies of the General Plan and SSCAP.

LAND USE GOAL 8.

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

BULLET 3.

Promote development patterns in standards that are consistent with the surrounding uses and reinforce the areas characters.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options along the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel.

ECONOMIC VITALITY GROUP 7.

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

BULLET 4.

Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

BULLET 6.

Promote residential revitalization to maintain the quality housing and thus maintain quality of the life and stability of the local economy.

Response: The proposed development plans to bring reinvestment and revitalization to a dilapidated and vacant commercial site. The proposal will continue to re-energize the McDonald Activity Area and bring new residential living opportunities, further strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along McDonald Road will bolster nearby retail and commercial businesses.

HOUSING GOAL 4.

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

BULLET 1.

Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.

Response: The mix of housing along this area of McDonald Road has already been long established with older developments, which are all multi-family residential. This proposed for sale, attached multi-family development would further expand the housing options along McDonald Activity Area by integrating modern residential development on an underutilized parcel, acting as a catalyst for further redevelopment along McDonald Road.

NEIGHBORHOODS GOAL 4.

Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhoods conservation.

BULLET 3.

Guide revitalization, redevelopment and infill (new development in established areas) development to ensure that such development efforts are context appropriate to the surrounding neighborhoods.

BULLET 7.

Create, preserve and enhance pedestrian vehicular and alternative transportation mode connections and links between neighborhoods in other neighborhood-supporting land uses throughout the community.

Response: The property is surrounded by neighborhood retail and multifamily homes. The proposed request for Urban Neighborhoods and R-5 zoning creates a logical land-use fit in the greater neighborhood context. The proposed density of 16.59 DU/AC is compatible with the R-5 development directly to the north and west, and the development plan provides a buffer through landscaping along the western edge of the site, and building setback along the northern edge of the site.

Redevelopment of this property will include improvements to the pedestrian connectivity along the McDonald Road street frontage with a detached, widened sidewalk, direct access from the proposed homes and landscaping consistent with Scottsdale streetscape guidelines. Additionally, integrating new infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths and Scottsdale Indian Bend Wash amenities.

NEIGHBORHOODS GOAL 5.

Promote and encourage context-appropriate new development in established areas of the community.

BULLET 1.

Encourage new development efforts toward existing developed areas in Scottsdale.

BULLET 2.

Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

BULLET 3.

Promote existing developed areas of the community as opportune economic development infill sites.

BULLET 4.

Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The property is located within the McDonald Activity Area. Integrating modern infill residential development within the range of land uses along McDonald Road will promote both land use synergy and pedestrian/transit Activity as residents utilize the physical connections, as well as the existing transit opportunities adjacent to the site. The proximity of the employment, retail, entertainment and service related land uses throughout Southern Scottsdale make this infill site prime for redevelopment and highly suitable for infill residential development, providing housing opportunities within close proximity to the existing mix of uses. As noted below the SSCAP land-use Goal 2 states that these corridors support greater residential density to complement regional center land uses.

GROWTH AREA GOAL 3.

Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside of the growth areas.

BULLET 1.

Achieve meaningful open space as an integral part of Activity cores and conserve significant natural resources and open space areas within growth areas.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential and enhancing the streetscape along McDonald Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site to residential will vastly increase amount of vegetation in open space on this property, as compared to the hard surfaces of the existing restaurant building and parking lot. Additionally, the design proposed for the McDonald Road street frontage includes gate access to each residential lot, street lined tree canopies, and a detached 8-foot sidewalk.

COMMUNITY MOBILITY GOAL 5.

Relieve traffic congestion.

BULLET 3.

Emphasize work, live, play relationships in the land use decisions that will reduce the distance and frequency of automotive trips and support alternate modes such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommunicating and technology for moving people and information.

COMMUNITY MOBILITY GOAL 8.

Emphasize live, work, play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhoods systems.

BULLET 2.

Encourage the development and redevelopment of areas that support a balance of live, work, play land use relationships and alternative of modes of transportation that reduce the reliance on the automobile.

Response to Goal 5 and 8: Redevelopment of this property will include improvements to the pedestrian connectivity along McDonald Road street frontage with a detached 8-foot sidewalk and landscaping consistent with the Scottsdale streetscape guidelines. As properties along McDonald Road redevelop, the connectivity opportunities are enhanced, strengthening the link to all destinations along Scottsdale Indian Bend Wash.

Additionally, integrating fresh infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who would utilize the sidewalks, canal paths, and Scottsdale's Indian Bend Wash.

The property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for the residential development. The integration of more residential developments along McDonald Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks, and recreational amenities such as the canal path system and Scottsdale Indian Bend Wash. In addition to the new residential developments mentioned above, the city is beginning to see new businesses established in the nearby area.

Lastly, as identified in the traffic study included with this application, the proposed residential development will reduce the daily week day trips from 742 (existing use of C-1) to 172 or less (with a R-5 use); a reduction of at least 570 daily trips.

V. Southern Scottsdale Character Area Plan ("SSCAP")

The city Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

- 1. Develop a strong economic core with community gathering places*
- 2. Focus on local mobility and walk ability*
- 3. Maintain and enhance existing neighborhoods and identity*
- 4. Balanced growth*
- 5. Promote well designated architecture and sustainability*

From its inception, the proposed Granite Reef Townhouses residential community utilizes these five priorities as guiding principles to the overall proposed design and

architectural character. Bringing new residential living opportunities to the McDonald Road Activity Area will strengthen the economic corner of Southern Scottsdale and the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern contemporary architecture sensitive to the surrounding context responding to the current market. The applicant seeks to build a sustainable desert sensitive project by providing recessed windows and lower water use plant materials. The existing sidewalk along with Donald Road will be replaced with the detached 8-foot sidewalk and landscaping will be provided between the curb and the sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDonald at the two vehicular ingress and egress points and at the open space center of the site.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

GOAL LU 1

Promote residential reinvestment and revitalization through regulatory flexibility.

Policy LU 1.1

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

Policy LU 1.2

Encourage new residential development and revitalization that complements the established urban form.

Response: The proposed development meets these land-use goals by revitalizing a long vacant commercial property and redeveloping with a residential land use that will bring additional housing opportunities to the McDonald Activity Area; an area designated for revitalization and redevelopment. The site plan has been designed in a sensitive manner by providing appropriate buffering to the existing multifamily residential to the north and west. Integrating infill residential options will strengthen the live, work, play land-use concept along this Activity Area and will bring synergy to this area.

The site location is ideal for infill residential development with close proximity to Downtown Scottsdale, North Scottsdale, and the 101 Freeway. The Granite Reef Townhouses will benefit from the nearby Scottsdale Indian Bend Wash, and close proximity to the Downtown Scottsdale amenities. Additionally, the integration of additional residential units along the McDonald Activity Area, with the adjacent and nearby commercial land uses, will strengthen the nearby existing retail and commercial businesses, as well as maintain the cities goals and policies.

GOAL LU 2

Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development, and redevelopment throughout Southern Scottsdale.

Policy LU 2.1

Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:

- Connect Regional Centers;*
- Be bordered exclusively by a mixed-use neighborhood land use designation;*
- Contain vertical and horizontal mixed-use development; and*
- Support greater residential density to complement Regional Center land uses.*

Response: Redevelopment of this property with a residential land use will support the larger McDonald Activity Area. The integration of additional infill residential along McDonald Road will provide a pedestrian synergy which is essential to a thriving mixed use development pattern. As noted several times in the SSCAP, these mixed use environments can be vertical or horizontal in nature.

GOAL LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

Policy LU 3.2

Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.

Policy LU 3.6

Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The proposed residential community will not only bring reinvestment and redevelopment to the area, but will also bring development that more closely aligns the goals of the city by integrating residential development along the McDonald Activity Area. The "mix of housing "along McDonald Road has already begun to take shape. This proposed for sale, attached multi-family development will further expand and upgrade the housing options in the McDonald Activity Area integrating modern residential development on an underutilized parcel.

GOAL LU 5

Create Regional Centers and Activity areas to guide future land use types and intensities throughout Southern Scottsdale.

Policy LU 5.1

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.

Policy LU 5.4

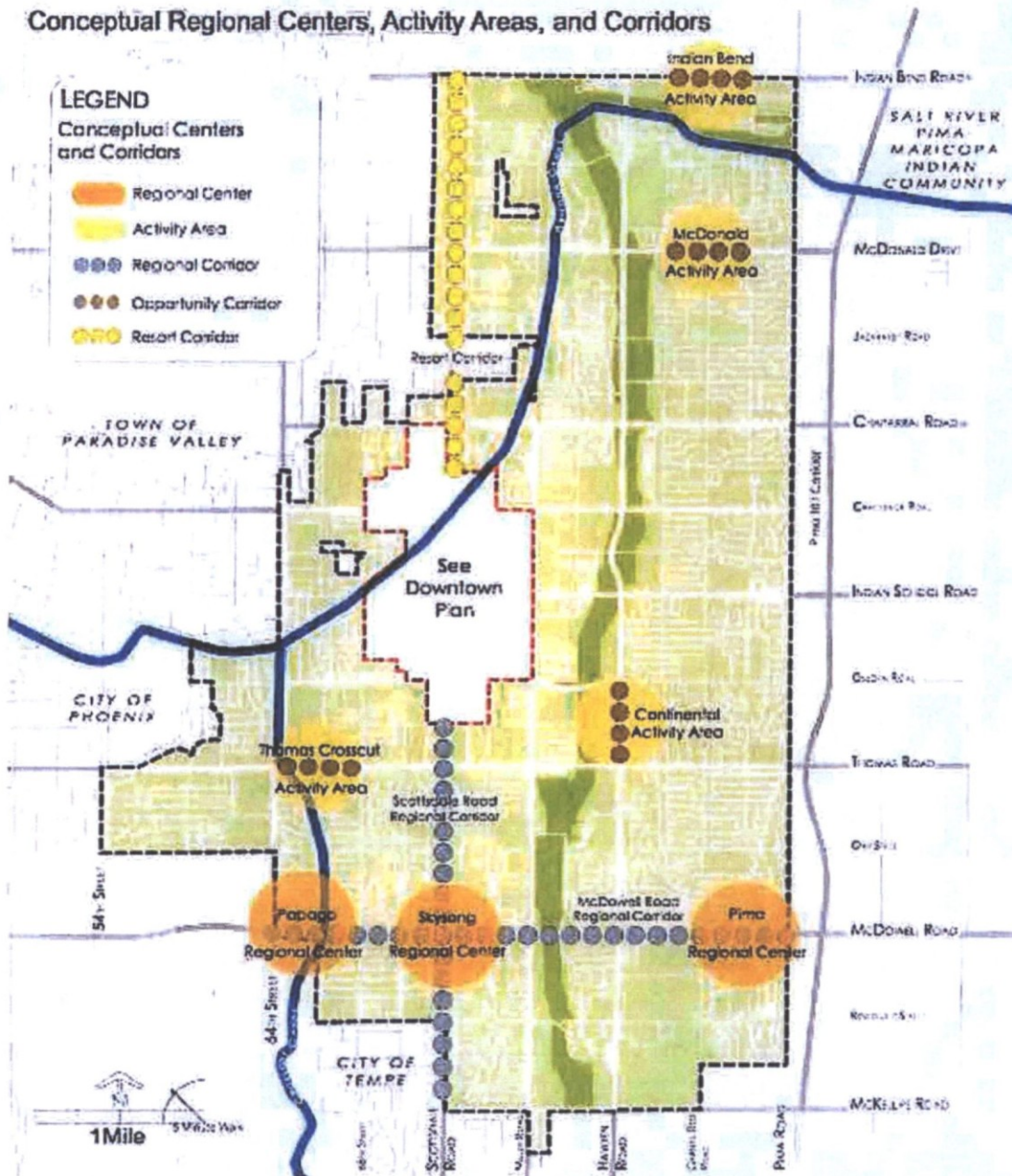
Activity Areas serve the local residents and visitors. These service areas may be accommodated by moderate intensity land uses such as medium to smaller size stores or shopping centers. Land uses that characterize Activity Areas consist of retail, personal services, fueling stations, financial institutions, medical and professional offices, restaurants, fast food establishments, fresh food markets, and multi-family development. As shown in "Conceptual Regional Centers, Activity Areas, and Corridors", Southern Scottsdale's Activity Areas are comprised of:

Policy LU 5.4.3

The McDonald Activity Area (located at the intersection of McDonald and Granite Reef Roads) should consist of professional and medical offices, markets/ groceries, locally owned and/or corporate restaurants, fueling stations, and additional multi-family housing.

Response: McDonald Drive and Granite Reef Road is designated as the McDonald Activity Area per the SSCAP. The proposed residential development will strengthen the link between Downtown Scottsdale and the surrounding suburban neighborhoods, and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and a site plan into the area, and creating pedestrian synergy that will tie into the nearby canal system and Scottsdale Indian Bend Wash to the west.

Conceptual Regional Centers, Activity Areas, and Corridors



GOAL LU 7

Provide land use transitions, buffering, and connectivity between downtown development and Southern Scottsdale's surrounding residential neighborhoods.

Policy LU 7.1

Recognize the benefits of Downtown Scottsdale's commercial and employment generating land uses while protecting Southern Scottsdale's residential neighborhoods from incompatible adjoining land uses.

Policy LU 7.2

Support the Downtown Plan development buffer and transition goals and policies to mitigate Downtown's higher intensity land uses with surrounding Southern Scottsdale lower intensity development.

Policy LU 7.3

Encourage greater connectivity between the Downtown and surrounding Southern Scottsdale neighborhoods by increasing the accessibility and frequency of local and regional multi modal transportation connections and enhancing pedestrian and bicycling opportunities.

Response: Denser urban development has long been concentrated in the Downtown Core, however, smaller scale urban infill properties have begun to pop up in the more suburban surrounding neighborhoods around Downtown Scottsdale. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL LU 8

Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.

Policy LU 8.1

Encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

Policy LU 8.2

Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.

Policy LU 8.3

Support the inclusion of workforce housing in mixed-use developments located in proximity to the Indian Bend Wash.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

Policy CD 1.1

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

Policy CD 1.2

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: The proposed residential housing brings an exciting new architectural type to the current housing stock on McDonald Road by providing a modern, contemporary aesthetic appealing style to the market demographic drawn to this redevelopment area. That being said, the building proportions, size, massing and heights are compatible with the adjacent multi-family residential to the north and west. Additionally, the site plan has been designed to provide a buffer along the north and west as well as add to the already mature landscaping along the western edge of the property.

GOAL CD 2

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

Policy CD 2.1

Encourage pedestrian oriented site design for new and revitalized development within Corridor's, Regional Centers, and Activity Areas.

Policy CD 2.2

Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

Policy CD 2.4

New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.

Policy CD 2.5

Encourage both dedicated and publicly accessible open spaces within private development to function as extensions of indoor spaces into outdoor areas.

Response: This area of McDonald Road is designated as the McDonald Activity Area in the SSCAP. The proposed infill residential development will strengthen the link between Southern Scottsdale and Downtown Scottsdale, and will accomplish a range of goals including the revitalization of an underutilized, vacant commercial property by integrating high-quality, vibrant architecture, creating pedestrian synergy and promoting a mixed-use environment.

The multi-family townhomes are a contemporary architectural style with clean lines and façade articulation that provide textural variation on all sides of the buildings. The lower level of the buildings has an integral color concrete masonry base, not only for durability but to provide a strong base to the buildings. This masonry has vertical bands on the garage and ends of the building to provide variation and strong accents to the façade. The stucco materials on the upper parts of the buildings provide a color palette at the top to control the visual impact of the building height. Strong accents are there to provide the contemporary feel to the buildings.

The buildings are sited to allow for easy access for vehicles into the at grade level garages and fronting all to a common courtyard area to provide a shared pedestrian experience, social connection and linkage to McDonald Drive. This relationship to McDonald Drive allows a strong continuity and visual connection from the site to the major vehicular route and opens up the site with a linear connection.

Each of the townhome units has a private patio area in this common courtyard. The buildings are broken up into four units, to allow for a smaller scale visual footprint on the site. Areas between the buildings are open space and used for the amenity package for the townhomes. Landscaping will be provided in the open spaces areas that enhance the residents' outdoor experience, by the use of trees and other vegetation conducive to the Sonoran Desert environment.

Goal CD 3

Promote high quality design for new and revitalized mixed-use, commercial, and residential development a long Corridor's, within Regional Centers, and Activity Areas.

Policy CD 3.1

Encourage design standards for Corridor's, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.

Policy CD 3.3

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those

qualities into its design.

Policy CD 3.4

Building design should be sensitive to the evolving context of an area over time.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with Scottsdale's streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

Goal CD 4

Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

Policy CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Policy CD 4.2

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

Policy CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting.

GOAL CD 6

Promote, plan, and implement design strategies that are sustainable.

Policy CD 6.1

Encourage compact development design along Corridor's and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

Policy CD 6.4

Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impact on the environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

Policy EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The proposed development plan brings reinvestment and revitalization to aging, vacant commercial buildings further re-energizing the McDonald Activity Area and bringing new infill residential living opportunities further strengthening the economic core of Southern Scottsdale.

GOAL EV 5

Encourage a strong economic relationship among opportunity and regional Corridor's and associated regional centers and Activity areas.

Policy EV 5.4

Provide Activity Area workforce housing by adding units above Opportunity Corridor revitalized lower-scale retail centers and strip malls to support multi-family residential development that is within walking distance of Activity Area commercial uses.

Response: Per the SSCAP, the property lies along McDonald Road in the designated McDonald Road Activity Area. It is near the Indian Bend Wash and Downtown Scottsdale. The proposed infill residential development will strengthen the link between

these two areas and will accomplish a range of goals including the revitalization of an underutilized property, providing additional housing for employees of this area.

GOAL H1

Support development of workforce housing throughout Southern Scottsdale.

Policy H 1.1

Support higher-density, workforce housing options along major arterials, Opportunity and Regional Corridors, Regional Centers, and Activity Areas in Southern Scottsdale.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H2

Embrace a wide range of housing options.

Policy H 2.4

Increase availability of housing choices that meet the living Activity requirements of diverse individuals, families, and for persons with disabilities.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H3

Encourage reinvestment in existing residential properties.

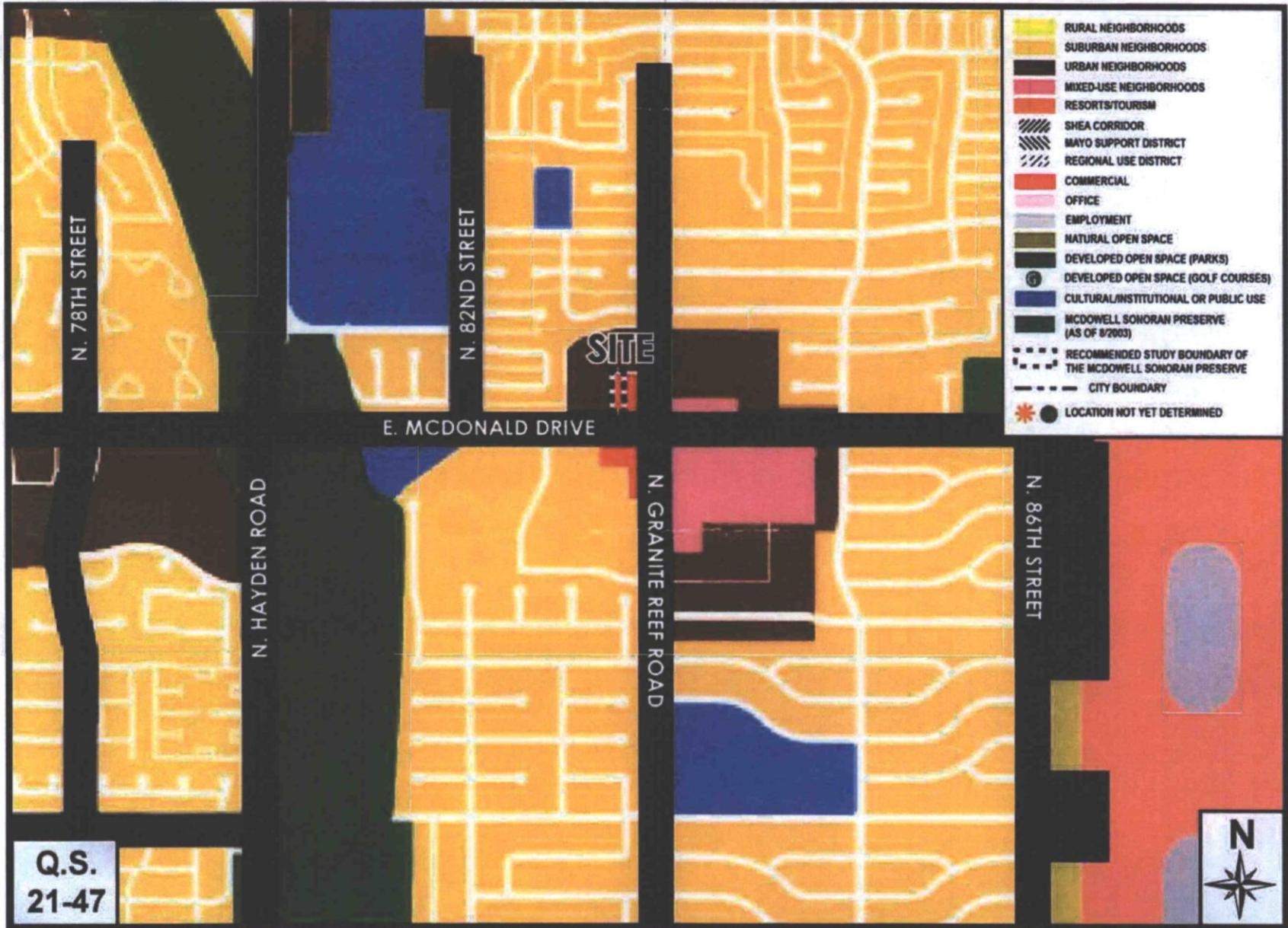
Policy H 3.3

Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

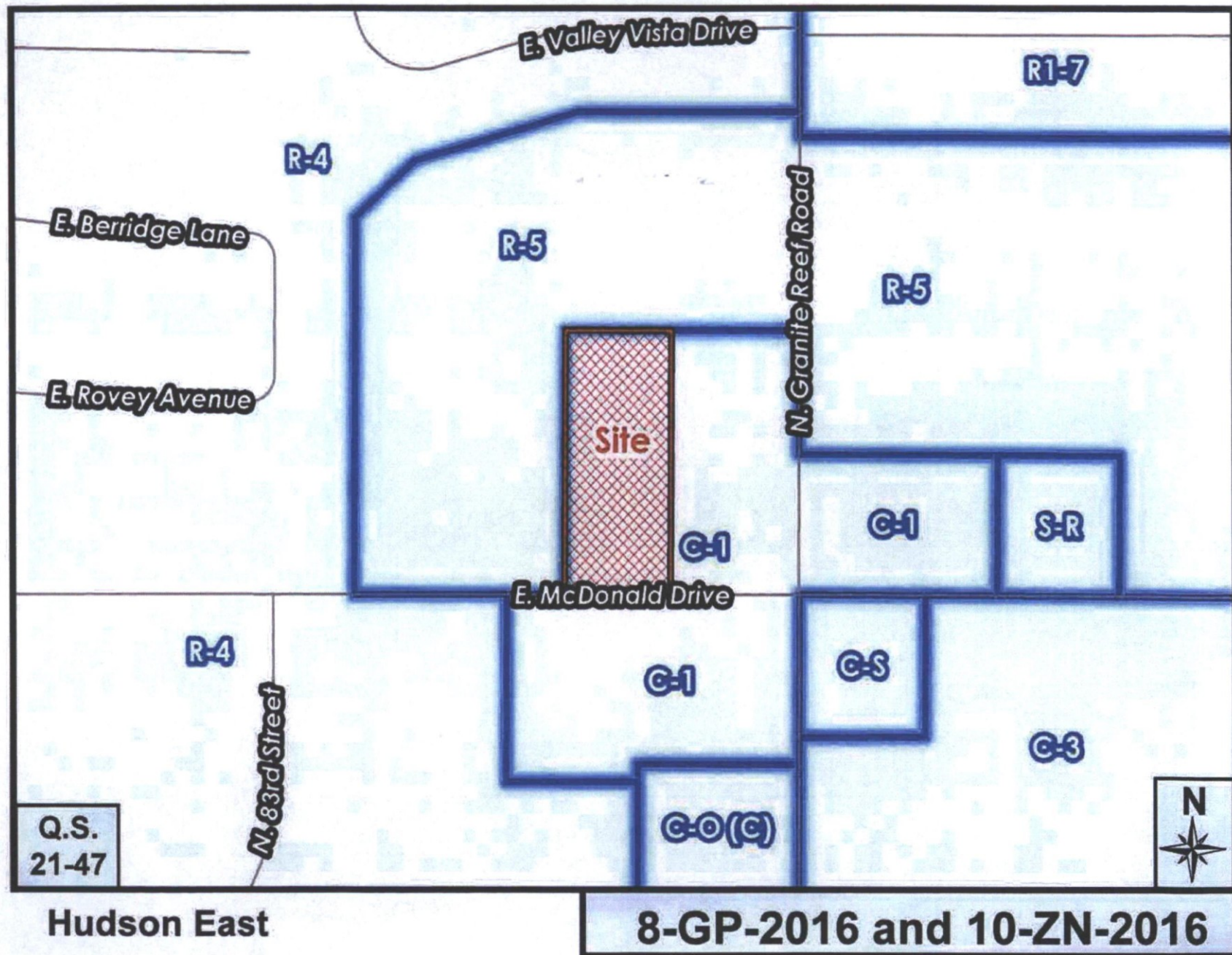
VI. Conclusion

In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on a +/- 1.27-acre site to create a for-sale, multi-family residential community with 18 units. Redevelopment of this parcel will revitalize an underutilized site by removing a longstanding vacant commercial building and provide additional infill housing opportunities for the growing Southern Scottsdale community. It will contribute to the "live, work, play" land use balance promoted by the General Plan and SSCAP. Incorporating new infill residential land uses is essential to the success of Southern Scottsdale and to jumpstarting new development within McDonald Activity Area. The site is an ideal location for residents to live close to Downtown Scottsdale and enjoy the nearby amenities of Old Town and Indian Bend Wash.



Hudson East

8-GP-2016 and 10-ZN-2016





SINGLE FAMILY ATTACHED DEVELOPMENT
GRANITE REEF CONDOMINIUMS
8340 E McDONALD DRIVE

GENERAL NOTES

CJ - METAL CONTROL J0507

© KEY NOTES

- [illegible]

ATTACHMENT 7

10-ZN-2016
5/26/17

ISSUE		
DATE	REV	BY
06/01/2010	1	00000000

Drawn
 JW
 Checked
 BC
 Job Number
 1704
 Drawing
 COLORED
 ELEVATIONS
 Sheet
 A3.1

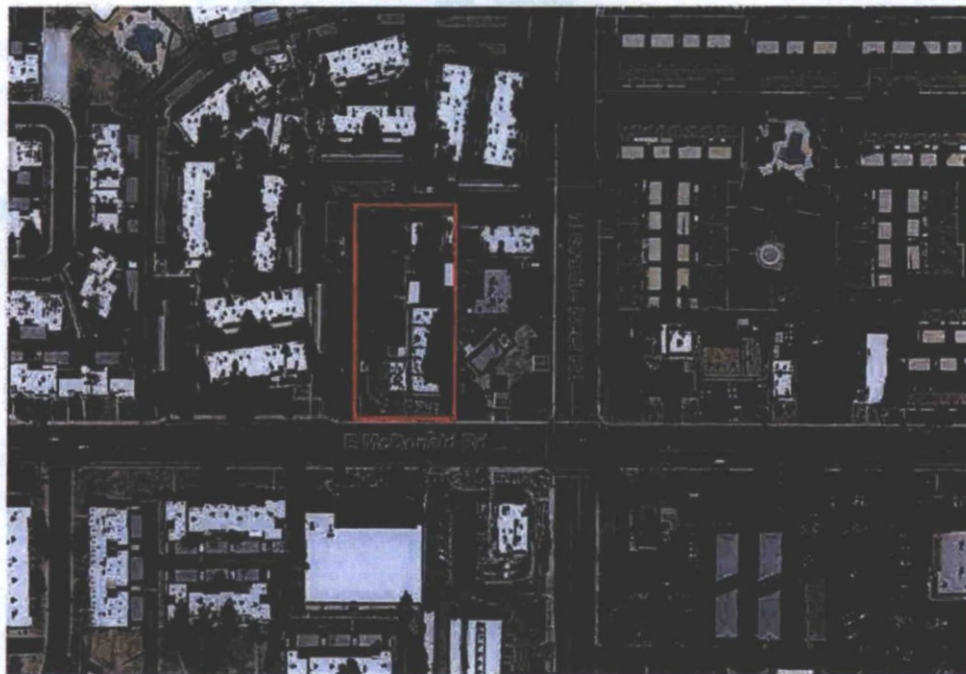
GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Citizen Involvement Report

Rezoning from General Commercial (C-1) to Residential (R-5)
Non Major General Plan Amendment from Commercial to Urban Neighborhoods

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, 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 zoning and Non-Major General Plan Amendment change that has been filed and is identified as the case numbers 8-GP-2016 & 10-ZN-2016.

This is a request to change the zoning designation on a developed 1.26 acre parcel located at 8340 E. McDonald Drive (northwest corner of McDonald Drive and Granite Reef Road) from General Commercial (C-1) to Residential (R-5) for a 18 unit multifamily development.

This is also a request to amend the General Plan through a Non-Major amendment on the developed 1.26 acre parcel located at 8340 E. McDonald Drive (Northwest corner McDonald Drive and Granite reef Road) from Commercial to Urban Neighborhoods for a 22 unit multifamily development.

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 Thursday, May 11th, 2017 from 6:00 PM to 7:00 PM at the Saguaro High School located at 6250 N. 82nd Street, Scottsdale, AZ 85250.
- 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 were 7 neighborhood attendees at the open house meeting, not including the applicant and support staff. The majority of the attendees opted to fill out comment cards. The majority of the attendees were pleased with the revisions proposed from the previously submitted site plan. One attendee remained in opposition to development overall.

Attachments

- Open House Notification Letter (including site map, site plan, elevations)
- Open House Parking Map included in letter
- Affidavit of Posting for Open House Meeting
- 750 Foot Mailing List
- Meeting Sign Up Sheet
- Comment Cards Submitted

4 + 5

Acevedo, Alex

From: Symer, Daniel
Sent: Monday, July 24, 2017 9:36 AM
To: Castro, Lorraine; Acevedo, Alex
Subject: FW: Voltaire restaurant property

Please add this to the dais for PC on 10-ZN-2016

From: Joseph Misseri [<mailto:josephmisseri1964@gmail.com>]
Sent: Sunday, July 23, 2017 4:46 PM
To: Symer, Daniel
Subject: Voltaire restaurant property

Please insure that the construction of the new development conforms with the existing construction of the area. I am a long time Park Scottsdale 4 resident and urge you not to destroy the neighborhood with these deplorable eye sore development that is being proposed. I appreciate your time and consideration and expect that you will do the right thing to maintain the dignity of our neighborhood. Respectfully yours, Joseph Misseri

Comment Card

Thursday, May 11, 2017 from 6:00 to 7:00 p.m. at:

Saguaro High School
6250 N 82nd St
Scottsdale, AZ 85250

We are in revision to an application for a rezone and Non-Major General Plan Amendment C-1 to R-5 from Commercial to Residential for the property located at NWC of Granite Reef and McDonald.

X I am in Support.

 I am in opposition.

Comments:

Dramatic improvement to the existing site. Build it.

Name and Address:

Tom Graziano

6413 N 85th St, 85250

Comment Card

Thursday, May 11, 2017 from 6:00 to 7:00 p.m. at:

Saguaro High School
6250 N 82nd St
Scottsdale, AZ 85250

We are in revision to an application for a rezone and Non-Major General Plan Amendment C-1 to R-5 from Commercial to Residential for the property located at NWC of Granite Reef and McDonald.

✓ I am in Support.

 I am in opposition.

Comments:

Pro: Quality of design such as 2-car garage configuration, larger sqft. per unit, roof top deck, overall height in relation to surrounding properties, visitor parking increase.

Original design was too dense, too tall without adequate parking. I prefer more vibrant color schemes vs desert camouflage.

Name and Address:

Jeff Abts

5509 N. 83rd Place

Comment Card

Thursday, May 11, 2017 from 6:00 to 7:00 p.m. at:

Saguaro High School
6250 N 82nd St
Scottsdale, AZ 85250

We are in revision to an application for a rezone and Non-Major General Plan Amendment C-1 to R-5 from Commercial to Residential for the property located at NWC of Granite Reef and McDonald.

☒ I am in Support.

☐ I am in opposition.

Comments:

Really appreciate the reduction from 48 units to 18 units
Would like updated building colors - no white or Navajo
white -

Name and Address:

Carrie Abts

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses.

I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☐ I am a neighboring residential owner

Additional comments:

Los Favoritas Taco Shop

Gerardo Lopez Jr.

(480) 300-2160

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☒ I am a neighboring residential owner

Additional comments:

Serina Gomez

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☐ I am a neighboring residential owner

Additional Comments

Don

6002nd GRANITE Reef RD

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

 I am a neighboring residential owner

Additional comments:

Casella's Deli 480.991-0770
Denise Casella

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☐ I am a neighboring residential owner

Additional comments:

CHIZOWA'S PIZZA

DERICK PARISI

480-226-9189

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☐ I am a neighboring residential owner

Additional comments:

Clip N Clean Dog Grooming
Hugo Perez 480-998-4142 Clip-N-Clean@hotmail.com

Granite Reef Townhomes:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd (The old Brooklyn Café). The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. I am in support of this proposed project.

☒ I am a neighboring business owner/representative

☐ I am a neighboring residential owner

Additional comments:

Allissa TobiasMoss

I work at Buzzberry + Bistro and think development in this area would be beneficial to this neighborhood.

Contact Info actobiasmoss@gmail.com
480 717-9962

July 25, 2017

To whom it may concern:

My family and I own the Viridian Apartments located at 8310 E. McDonald Drive - just west of the proposed Granite Reef Townhouse project. Over the past 18 months the owner of the property has been in contact with me regarding their proposal and has worked to ensure that their project does not adversely affect our property.

As the entity's representative I would like to indicate our support of the proposed rezone for the townhouses in place of the dated commercial properties. The existing buildings have sat vacant for over three years and are a blight on the neighborhood during a time when other parts of the city are thriving with modern development. There is a disproportionate level of commercial vacancy in the immediate area and it seems likely that the existing commercial properties will remain vacant or underutilized for some time.

The proposed townhome project will bring new life to the corner of McDonald & Granite Reef, increase interest in the neighborhood, and encourage further revitalization of the area.

Please support the rezone as it will open the door for much-needed activity in the neighborhood.

Sincerely,

Cody Short

Owner, Viridian Apartments

cody.allen.short@gmail.com

Comment Card

Thursday, May 11, 2017 from 6:00 to 7:00 p.m. at:

Saguaro High School
6250 N 82nd St
Scottsdale, AZ 85250

We are in revision to an application for a rezone and a Non-Major General Plan Amendment C-1 to R-5 from Commercial to Residential for the property located at NWC at Granite Reef and McDonald.

✓ I am in Support.

 I am in opposition.

Comments:

Really appreciate the changes
in intensity and height. Please help
revitalize the area.

Name and Address:

Debbie Vega 8506 E McDonald Dr.

Comment Card

Thursday, May 11, 2017 from 6:00 to 7:00 p.m. at:

Saguaro High School
6250 N 82nd St
Scottsdale, AZ 85250

We are in revision to an application for a rezone and Non-Major General Plan Amendment C-1 to R-5 from Commercial to Residential for the property located at NWC of Granite Reef and McDonald.

X I am in Support.

_____ I am in opposition.

Comments:

Nice presentation organized, low
key.
would be a welcome addition to this area.

Name and Address:

Mr. J. Overman
6035 N 83rd St
Scottsdale, AZ 85250

Public Comments

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:22 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #65)

Planning Commission Public Comment (response #65)**Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:21:57 PM

Survey Response**COMMENT**

Comment:	Please do not infill the SE area of granite reef and McDonald with a high density complex. Nor more than two stories. There is already too much traffic on McDonald.
----------	--

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Jenifer jones
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Jeniferjones@gmail.com
Phone:	
Address:	6520 n 86th Street. 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:28 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #66)

Planning Commission Public Comment (response #66)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:27:57 PM

Survey Response

COMMENT	
Comment:	Our family is very much against the idea of adding condos to the corner of McDonald and Granite Reef. That intersection is already very crowded and congested. Many children use that intersection daily to walk to school and back. We don't need any more traffic is this corner.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Toni Helbert
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	thelbert66@gmail.com
Phone:	(602) 568-8660
Address:	8308 E Sage Dr
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 5:56 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #68)

Planning Commission Public Comment (response #68)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 5:55:18 PM

Survey Response

COMMENT**Comment:**

I am a resident off Granite Reef and McDonald Boulevard. I understand there is a proposed three-story apartment development going in on the NE corner of Granite Reef and McDonald. We currently have a TON of traffic already in this area, and lack of adequate infrastructure, i.e. roads and outlets, from our neighborhood. We only have one other outlet, which takes us to Indian Bend. Unfortunately, Indian Bend is flooded with year-round tourists and traffic due to Top Golf, Salt River Fields, and Talking Stick Resort, just to name a few. I am EXTREMELY opposed to this development, and feel it would put an undue hardship on residents in the neighborhood. We already have to contend with major traffic and increased population on a daily basis from Spring Training and other constant events off Indian Bend. This is a bad idea and will introduce more problems in an already congested area. Again, people living here only have two outlets, one that leads to Indian Bend and the other to McDonald. We have no other way to get out of our neighborhood. We are extremely opposed to this.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Kendra Kaufmann
--------------------	-----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	<u>Kentrav76@yahoo.com</u>
--------	----------------------------

Phone:	
--------	--

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 6:59 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #69)

Planning Commission Public Comment (response #69)**Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 6:58:22 PM

Survey Response**COMMENT****Comment:**

I do not want any condos built at McDonald & Granite Reef. We moved to this area because of the small town feeling and the great views. We have already lost the old Scottsdale to high rises and now you are expanding. There is already enough traffic at the McDonald & Granite Reef area and this will make it worse. There are wrecks at the intersection all the time. This will also make it even more unsafe for my grand kids to walk and ride their bikes to school. We DO NOT want Scottsdale to become like other big cities where we can't see the sky and stars when we go outside.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Cynthia Shackelford

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: clrs228@hotmail.com

Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X I am in opposition.

Comments:

Will not support anything that is higher
than current structures.

Name and Address:

Randa Hightower
8107 E. Vista Dr. Scottsdale, AZ 85250

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X I am in opposition.

Comments:

Not as concerned with how tall this
Version is but, it seems like insufficient parking
AND Not enough "common" open Area, very tight
No pool? In AZ? Too much in such a tight Area.

Name and Address:

Scott Chamberlain
8326 E. Arlington

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X I am in opposition.

Comments:

To Talk. Prefer to keep to two story in area. 30ft Max

Name and Address:

Lisa Chamberlain

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 8:20 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #70)

Planning Commission Public Comment (response #70)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 8:19:05 PM

Survey Response

COMMENT	
Comment:	WE DO NOT NEED HIGHRISE CONDOS AT MCDONALD AND GRANITE REEF. TOO HIGH, TOO MANY UNITS. DOES NOT FIT THE AREA....! KEEP YOUR HIGHRISE LIVING DOWNTOWN SCOTTSDALE AND TRAFFIC TOO. LEAVE OUR COMMUNITY ALONE....!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	B. STEPHENS
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	stepehens@cox.net
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Castro, Lorraine

From: Planning Customer Relations
Sent: Monday, April 10, 2017 12:45 PM
To: Planning Customer Relations
Subject: Planning and Development Services Feedback (response #24)

Planning and Development Services Feedback (response #24)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning and Development Services Feedback
URL:	http://www.scottsdaleaz.gov/planning/planning-feedback
Submission Time/Date:	4/10/2017 12:44:23 PM

Survey Response

Subject:	Granite Reef & McDonald. Condos
Comments/Questions:	THERE IS NO NEED FOR SUCH A DEVELOPMENT TO BE BUILT HERE. KEEP YOUR HIGH RISES DOWNTOWN ! STOP NOW !
IMPORTANT! If you wish to have someone reply to you directly, please provide your contact information below (optional).	
First Name	
Last Name	
Email Address	
Phone Number	

Castro, Lorraine

From: Planning Commission
Sent: Tuesday, April 11, 2017 2:49 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #71)

Planning Commission Public Comment (response #71)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/11/2017 2:49:21 PM

Survey Response

COMMENT

Comment:	I live in the area near McDonald & Granite Reef Roads and have been here for over 30 years. I am against building several 3 story condo/townhomes on the acreage at 8340 E MacDonald Road. The traffic congestion on MacDonald is more than this neighborhood can handle. There have been many serious accidents at the intersection of MacDonald and Granite Reef already. Please do not add to this problem by allowing the construction of so many homes. This neighborhood was never meant to be high density.
----------	--

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Diane Collins
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	dmcollins31@cox.net
Phone:	
Address:	8638 E Solano Drive, Scottsdale 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Wednesday, April 12, 2017 3:55 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #72)

Planning Commission Public Comment (response #72)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/12/2017 3:54:44 PM

Survey Response

COMMENT

Comment:	I currently reside at Granite Reef and McDonald and am opposed to a 3 story building being planned to be constructed on the NW side of this intersection. The tallest buildings anywhere around there are 2 stories and a 3 story building will be an eye-sore as well as block our views of the evening sunset against Camelback Mountain. This space is too small to be housing that many units. I don't like the idea of the preschool butting right up against it either. This is NOT the location to build a 3 story building.
----------	---

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Charise Kneip
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	charise@cox.net
Phone:	
Address:	6117 N. Granite Reef Road Scottsdale, AZ 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Curtis, Tim
Sent: Monday, April 10, 2017 3:36 PM
To: Castro, Lorraine; Symer, Daniel; Steinke, Casey
Subject: FW: 3-Story Building at Granite Reef and McDonald

From: Question
Sent: Monday, April 10, 2017 1:12 PM
To: Curtis, Tim; Venker, Steve
Subject: FW: 3-Story Building at Granite Reef and McDonald

Can you pass this on to whoever has this case for the record? Thanks, Kit

From: Question
Sent: Monday, April 10, 2017 12:46 PM
To: Question
Subject: 3-Story Building at Granite Reef and McDonald

3-Story Building at Granite Reef and McDonald

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	General Question or Complaint
URL:	http://www.scottsdaleaz.gov/contact/complaint-form
Submission Time/Date:	4/10/2017 12:44:53 PM

Survey Response

Subject	3-Story Building at Granite Reef and McDonald
Comments	Please do NOT approve this structure! I live in the neighborhood and feel strongly that the current height limit should be enforced and not increased. Not one foot! Many enjoy the views of Camelback Mountain and the trees in Chaparral Park in this neighborhood and have for decades. This would block it for some and create an eye-sore for all. Not to mention the unwanted increase in density/congestion and the encouragement of others to follow suit. Two stories is enough and with that, this neighborhood is already contributing its fair share toward single & multi-family housing combined diversity. PLEASE DO NOT ALLOW!

Randa Hightower 8107 E. Vista Dr. Scottsdale, AZ
85250 480-322-7770

If you wish to have someone reply to you directly, please provide your contact information below (optional).

First Name

Randa

Last Name

Hightower

Phone

480-3227770

Email

randarandolph@gmail.com

This is a secure form. All information is encrypted to prevent interception by unauthorized parties. However, information submitted through this form is used by city staff to improve our web services and is also subject to public information laws. The information may not be confidential.

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:16 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #62)

Planning Commission Public Comment (response #62)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:15:42 PM

Survey Response

COMMENT**Comment:**

As a resident of Scottsdale, in the same neighborhood (McDonald/Granite Reef) for over 40 years, please do not change the height rules for condos being built in our neighborhood. No one wants a 3-story condo built next door to the gas station on the NW corner of that intersection. No one except the developers. Those of us that live in that neighborhood love it the way it is. PLEASE stop building UP in Scottsdale. It's bad enough the high-rises in Old Town, but please, don't set a precedent for the rest of the outlying areas of Scottsdale. WE LOVE OUR TOWN!!! Thank you.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:**First & Last Name:**

Carol Chapman

AND ONE OR MORE OF THE FOLLOWING ITEMS:**Email:**cchapmanclan@yahoo.com

Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:37 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #63)

Planning Commission Public Comment (response #63)**Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:36:20 PM

Survey Response**COMMENT**

Comment:	Please deny any change of use or increase in height for buildings at 8340 & 8350 E. McDonald Drive. We are a tight community of small homes and only two story townhouses or apartments. There is no use or infrastructure to support three story condos. We like the open space and views in our neighborhood, please don't let developers ruin it like they are the rest of Scottsdale. Bigger is not better. Thank you.
----------	--

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Terry Tower
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	terry.tower@gmail.com
Phone:	(480) 241-6446
Address:	8205 E McDonald Drive, Scottsdale AZ 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:45 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #64)

Planning Commission Public Comment (response #64)**Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:44:56 PM

Survey Response**COMMENT****Comment:**

I am concerned about the proposed 3-story condo structure on the corner of Granite Reef & McDonald in Scottsdale (85250). There are no other builds like this in our neighborhood, so I would like to ask if it is possible that if these condos are to be built, can they have a maximum height of 2-stories, which would match the surrounding neighborhoods. A 3-story build will block beautiful views of Camelback mountain for myself and fellow neighbors, not to mention cause traffic build up at an already increasingly busy cross streets, as there are 2 schools on Granite Reef. A brand new build would also not fit in with the older builds within this established neighborhood. Most homes surrounding are from the 60s and that is how we like them. If people want brand new build feel, this is not the place to do it. It appears from the plans that there may be only 1 parking space per condo. Given that these condos would be 3-stories I assume there will be 2+ bedrooms. It's quite likely there will be at least 2 cars per condo. Also, where do visitors, tradesmen & delivery vans park?

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Rhea Johansen

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

rheajanelle@yahoo.com

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:38 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #67)

Planning Commission Public Comment (response #67)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:38:02 PM

Survey Response

COMMENT	
Comment:	NO to building 3 story condos on Granite Reef and McDonald! Way too tall for the area. There is enough traffic and congestion already. No one in the neighborhood wants them. No please no!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Lisa Warchot
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Emlipola@hotmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

_____ I am in opposition.

✓ DONT KNOW
Comments:

WHAT WILL BE HEIGHT?

HOW MUCH TALLER THAN THE

APT- CONDO CONVERSION PROJECT ON GRANITE REEF
NEXT TO BASHAR
+ MARI GEAR

Name and Address:

PHILIP WHITAKER

PWHITAKER@SKW-LAW.COM

Open House
 Diversified Partners 7500 E. McDonald
 December 15, 2016
 6:00 – 7:00 p.m.

Proposed Zoning and Non-General Plan Amendment

Name	Address	Phone Number	Email
Phil Whitaker	5313 N 82 nd St		PWHITAKER@SKW-LAW.COM PWHITAKER@SKW-LAW.COM
Jisa Chamberlain	8326 E Arlington Rd		lcckylain@gmail.com
Scott Chamberlain	"		
Rich Horn	8601 E. Edward Ave		R.Horn@aol.com
Randa Hightower	8107 E. Vista Dr.		randarandolph@gmail.com
Walter Robert Jelinek	8638 E. Valley Vista Dr 51013rd Ave 85250	6024185094	hjelinek1102@aol.com

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

X I am in Support.

 I am in opposition.

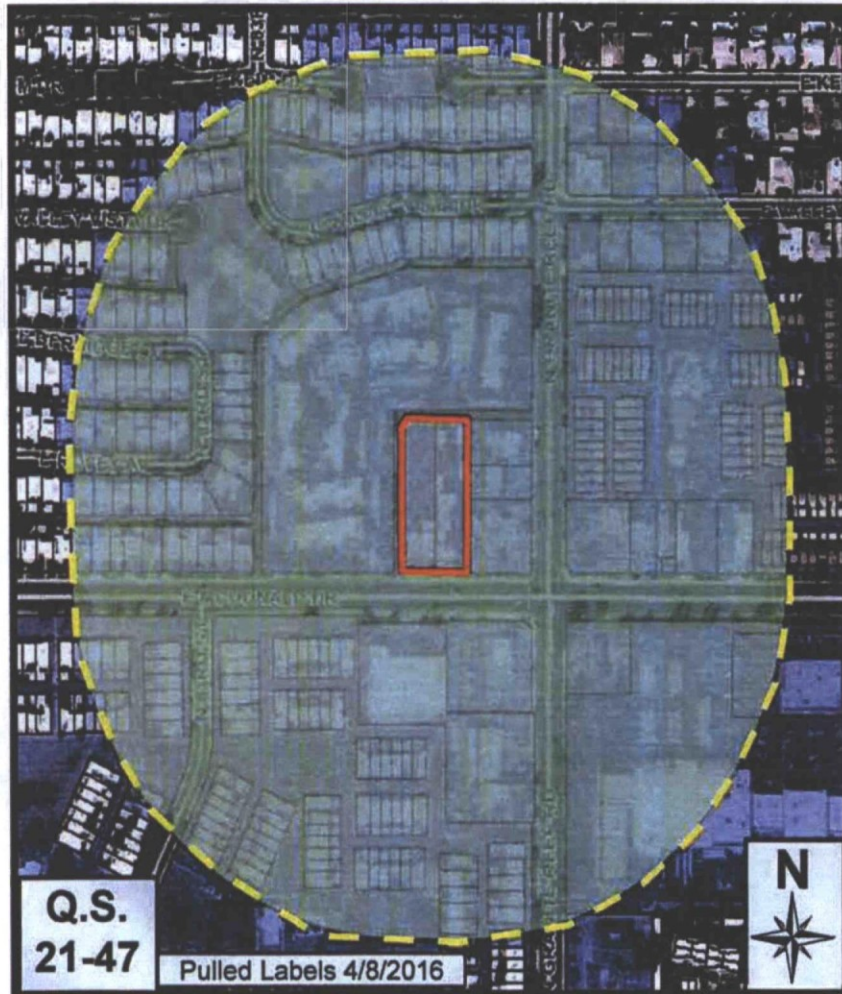
Comments:

I am glad to hear the number of units have been reduced to 22. I was originally opposed but with the revised proposal I am in support of the project. I would be interested in seeing artist rendering of what they would look like.

Name and Address:

Weather: Robert Jelinek
8638 E. Valley Vista Dr.
Scottsdale, AZ 85250
hjelinek1102@aol.com

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet
348 Postcards

Additional Notifications:

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

Hudson East

8-GP-2016 and 10-ZN-2016



Approved 4/26/17 (CS)

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

WEDNESDAY, APRIL 12, 2017

***SUMMARIZED MEETING MINUTES ***

PRESENT:

Paul Alessio, Chair
David Brantner, Vice Chair
Matt Cody, Commissioner
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Ali Fakhri, 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 Fakih.

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 Fakih.

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"



WRITTEN COMMENTS

344

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) Darcy Collins MEETING DATE 4-12-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 5854 N. 86th St. ZIP 85250

HOME PHONE 520-240-4145 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 8-GP-2016 & 10-ZN-2016 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Proposed plan is too dense, too tall, & will be detrimental to neighborhood. If changed, height should be limited to 2 stories & proposed density reduced. This intersection is already overwhelmed by traffic, which will worsen under proposal.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

344

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) Diane Collins MEETING DATE 4/12/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8638 E Solano Drive ZIP 85250

HOME PHONE 948-8993 WORK PHONE _____

E-MAIL ADDRESS (optional) dmcollins31@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 3+4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT" * CONCERNING _____

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

ATTACHMENT 11

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mony, but is



WRITTEN COMMENTS

324

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) MIKE FINEA MEETING DATE 4/12/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8224 E ORANGE BLOSSOM LANE ZIP 85250

HOME PHONE 480-760-5341 WORK PHONE _____

E-MAIL ADDRESS (optional) europstep4863@gmail.com

AGENDA ITEM # 3 and 4 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) This project is out of proportion and too dense for the surrounding neighborhood. I'd suggest reducing the proposal to ~~three~~ two stories from three stories, cutting the # of units to about 20.

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to 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.

and adding a few parking spaces and (especially) green space.

There are two-story structures at the apt. complex just to the west (north side of McDonald), and a two-story townhouse on the north and south sides of McDonald.

The city has already approved several multistory, loft-style projects in downtown (the Main Street Lofts across 25th Street are just one example). Agenda items 3 & 4 are in the wrong place, and the wrong size for a predominantly single-family residential neighborhood.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



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

WEDNESDAY, JULY 26, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Ali Fakih, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT:

STAFF: Tim Curtis
Joe Padilla
Alex Acevedo
Steve Perone
Casey Steinke
Jeff Barnes
Keith Niederer
Dan Symer

CALL TO ORDER

Chair Allesio 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 June 28, 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 Kush moved to approve the June 28, 2017 regular meeting minutes, Seconded by Commissioner Young. The motion carried unanimously with a vote of seven (7) to zero (0).

EXPEDITED AGENDA

2. 1-UP-2017 (Scottsdale Discount Auto)

Request by the applicant for a Conditional Use Permit for Vehicle Repair located at 1620 North 87th Street with Highway Commercial (C-3) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Herbert Wagner, 480-745-9555.**

Request to speak cards: Ken Berry

3. 3-UP-2017 (101 Restaurant)

Request by owner for a Conditional Use Permit for live entertainment on a +/-13,042 square foot site with Highway Commercial (C-3) zoning located at 8740 E Frank Lloyd Wright Blvd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Mike Leary, 480-991-1111.**

Item No. 2-3; Recommended City Council to approve cases 1-UP-2017 and 3-UP-2017 by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that Conditional Use Permit criteria have been met. Seconded by Commissioner Fakih.

REGULAR AGENDA

4. 8-GP-2016 (Granite Reef Townhomes (aka 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.**

* 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"

5. 10-ZN-2016 (Granite Reef Townhomes (aka 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. 4-5; Recommended City Council to approve cases 8-GP-2016 and 10-ZN-2016 by a vote of 7-0; Motion by Commissioner Kush, per staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and to include an additional stipulation to limit the site plan to two stories and one roof top deck. Second by Commissioner Young.

Request to speak cards: Terry Tower, Jim Schamadan

Written cards: Lisa Chamberlain, Terry Tower

6. 28-ZN-2016 (Wolf Springs Ranch)

Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-35) to Single-family Residential, Planned Residential Development (R1-18 PRD) zoning including a Development Plan and Amended Development Standards on a +/- 20-acre site located at 12475 N. 93rd St., 12435 N. 93rd St., 9320 E. Cactus Rd., 9350 E. Cactus Rd., 9370 E. Cactus Rd. and 9390 E. Cactus Rd. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Shelby Duplessis, 602-679-4438.**

Item No. 6; Chair Alessio and Vice Chair Fakhri were recused. Commissioner Kush acted as Chair. Recommended City to approve case 28-ZN-2016, by a vote of 4-1; with Commissioner Kush dissenting. Motion by Commissioner Young, per the staff recommended stipulations, after determining the PRD findings have been met, and proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and to also remove item 13.B from the stipulations related to the 93rd Street roadway access from full access to emergency only, seconded by Commissioner Smith.

Request to speak cards: Debra Fisher, Barbara Carpenter (time donated by Sherron Kulwin, Lisa West, Dana Finglaton), David Bost (time donated by Patty Badenoch, Robert Copple, Kevin O'Connor, Sara Mauricio, Richard Katz, Derek Hummert).

Written cards: Bob Handeg, Sonnie Kirtley, Donald Clark

* 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"

7. 60-ZN-1983#3 (Escondido Manor Zoning Amendment)

Request by owner for a Zoning District Map Amendment to amend the Development Plan Standards and including Stipulations of Case 60-ZN-1983#2 to allow for a second-story addition to the existing home on Lot 10 of Escondido Manor with Single-Family Residential Planned Residential Development (R1-7 PRD) zoning, located at 12768 N. Windrose Drive. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Corey Sheen, 480-521-6926.**

Item No. 7; The applicant requested to continue 60-ZN-1983#3 to a date to be determined. Motion to continue 60-ZN-1983#3 by a vote of 7-0; Motion by Commissioner Kush, seconded by Commissioner Serena.

Request to speak cards: Robert Julien

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:29 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"



REQUEST TO SPEAK

4+5

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

NAME (print) Terry Tower MEETING DATE 7-24

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8205 E McDonald Dr ZIP 85250

HOME PHONE 480-241-6446 WORK PHONE _____

E-MAIL ADDRESS (optional) terry.tower@gmail.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 4+5 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



4

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) Jim Schamadan MEETING DATE July 26, 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7829 E VISTA DR ZIP 85250

HOME PHONE 480 335 7800 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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

This card cons **ATTACHMENT 13** er Arizona law.



WRITTEN COMMENTS

5

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) Lisa Chamberlain MEETING DATE 7/27/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8326 E. Arlington Rd ZIP 85250

HOME PHONE 480-429-1140 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # #5 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Many in the neighborhood request the height restrictions currently held be maintained. Existing homes do not want their views blocked. And we do not want a precedent set for higher variances to be granted. The presented design does not blend with the neighborhood

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4+5

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) Terry Tower MEETING DATE 7/26/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8205 E. McDonald Dr ZIP 85250

HOME PHONE 480-241-6446 WORK PHONE _____

E-MAIL ADDRESS(optional) terry.tower@gmail.com

AGENDA ITEM # 8-GP-2016 4+5 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) I have been in communication with Ms Schuchter and have seen the topo and renderings and feel their upper deck patio and shade structure are too high above the roof line of adjacent properties and the exterior facade is too boxy and dense for a small lot. Please say no to preserve our neighborhood

This card constitutes a public record under Arizona law.

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

Hudson East
8-GP-2016 and 10-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Urban Neighborhoods, and a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) zoning to Multiple Family (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 E. McDonald Drive.

Goal/Purpose of Request

The applicant's request is to accommodate a new three-story 22 unit multi-family development on a +/-1.27 – acre site.

Key Items for Consideration

- Conformance with the 2001 City of Scottsdale General Plan
- Conformance with the 2010 Southern Scottsdale Character Area Plan
- Compatibility with the surrounding land uses
- Compatibility with the surrounding neighborhood
- Revitalization of an existing vacant building to provide a range of housing opportunities

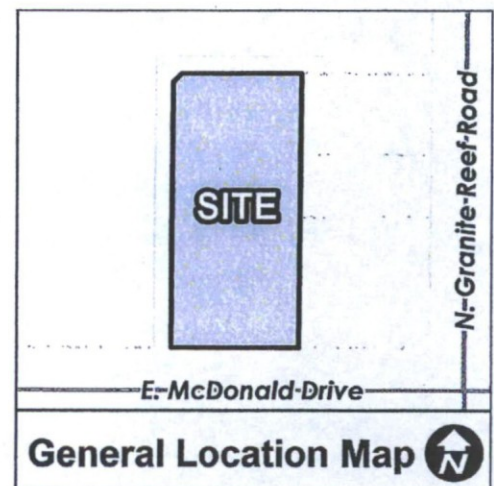
OWNER

Walt Brown Jr.
480-947-8800

APPLICANT CONTACT

Alexandra Schuchter
Diversified Partners
480-947-8800

Action Taken _____



LOCATION

8340 & 8350 East McDonald Drive.

BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site area as Commercial (Attachment #4). This category provides for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. In addition, the site area is located in an Activity Area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to identify "...areas where development is concentrated, but to a lesser degree than the Growth Areas."

Character Area Plan

The proposed development is in the Southern Scottsdale Character Area Plan (SSCAP) designated McDonald Activity Area and Opportunity Corridor. This area is contemplated to consist of a mixture of land uses with moderate intensities, mixed-use developments, and multi-family residential density that complement Activity Area land uses (SSCAP LU 2.2, and 5.3, 5.4.3), and "...support reinvestment, revitalization, and new and infill development." (SSCAP LU 5.3 and 5.4.3).

Zoning

The properties at 8340 and 8350 East McDonald Drive are zoned Neighborhood Commercial (C-1). The Neighborhood Commercial (C-1) zoning district allow for a variety of office, restaurant, retail, service and storage uses to support daily needs of nearby neighborhoods.

Context

The subject property is located west of the northwest corner of North Grantee Reef and East McDonald Drive. The site is generally surrounded by multi-family, commercial, and restaurant uses. Please refer to context graphics attached.

Adjacent Uses, General Plan Designation and Zoning

- North: An alley, and further north is an existing multi-family development, with the Urban Neighborhood General Plan designation, and zoned Multiple Family Residential (R-5).
- South: East McDonald Drive, and further south is an existing restaurant and storage facility, with the Commercial General Plan designation, and zoned Neighborhood Commercial (C-1).
- East: An existing gas station, day care, and personal care service, with the Commercial General Plan designation, and zoned Neighborhood Commercial (C-1).
- West: An alley, and further north is an existing multi-family development, with the Urban Neighborhood General Plan designation, and zoned Multiple Family Residential (R-5).

Other Related Policies, References:

- 47-ZN-1963 Annexation from Maricopa County and a Zoning District Map Amendment to zone the property to Neighborhood Commercial (C-1) from the county zoning designation.
- 5-UP-1971 Conditional Use Permit for a restaurant that serves alcohol.

APPLICANTS PROPOSAL

Development Information

The development proposal includes four three-story multi-family condominium buildings containing 22 dwelling units.

- Existing Use: Vacant restaurant building
- Proposed Use: Multi-family
- Parcel Size: 1.27 gross acres
- Building Height Allowed: 36 feet
- Building Height Proposed: ± 34 feet 6 inches
- Parking Required: 44 spaces
- Parking Provided: 47 spaces
- Open Space Required: ± 11,813 square feet
- Open Space Provided: 19,700 square feet
- Density Allowed: 23 dwelling unit per acre
- Density Proposed: 17.32 dwelling unit per acre

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The applicant's request is recognized as a non-major amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria (Criteria #1) which identifies that a change from Commercial Land Use designation (Group E) to an Urban Neighborhoods Land Use designation (Group C) does not constitute a Major General Plan Amendment.

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

The request conforms to the General Plan description of Urban Neighborhoods. The project proposes a density of 17.32 du/ac on the 1.27 gross acre site, which is above the minimum eight

du/ac usually applied to Urban Neighborhoods. In addition, it is adjacent to existing Urban Neighborhoods (Viridian Apartments) and is located near commercial development. The site also has frontage on East McDonald Drive, which is designated a minor arterial roadway in the 2016 Transportation Master Plan. Minor arterial roadways provide continuity for traffic movements and allow for some access to abutting land uses. There are a variety of transportation choices in the area since East McDonald Drive is served by the Miller Road Trolley and has an existing bike lane.

Policy Implications (Non-Major General Plan Amendment)

The proposed project is consistent with the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001. Two principles are particularly applicable, "Support Economic Vitality" and "Enhance Neighborhoods". The proposed project will revitalize and redevelop the site's vacant commercial buildings with housing units whose residents will likely patronize businesses in the surrounding area. Additionally, the project will enhance the neighborhood with a site design that provides increased pedestrian connectivity and blends with the adjacent existing multifamily development.

The proposed redevelopment project consists of 22 townhomes that would replace existing vacant commercial development. Adjacent land uses are Urban Neighborhoods (20.5+/- du/ac) to the west and north, Commercial to the east, and Commercial to the south. The General Plan states that the Urban Neighborhood land use designation is *generally located near retail centers, offices, or other compatible non-residential uses*, which is consistent with this request.

In the General Plan, the Economic Vitality (Goal 7) and Land Use (Goal 4) Elements encourage residential redevelopment and revitalization efforts that promote a variety of housing options and a diverse economic base. This is consistent with the proposed infill development that will revitalize the site, provide additional housing choices, and add residents to the area to support the surrounding businesses.

Several General Plan goals support the enhancement and revitalization proposed. The Character and Design (Goal 1) and Land Use (Goal 3) Elements encourage development that is consistent in its character with the surrounding area and provides a transition of land uses. The proposed project is consistent with the area's Suburban/Suburban Desert Character Type and adds greater variety and varies the transition between the surrounding Commercial and Urban Neighborhoods land uses. Furthermore, the Housing (Goal 4) and Neighborhoods (Goals 4 and 5) Elements encourage context-appropriate development that enables a "live, work, play" environment. The proposal will add another housing option in the area and provide additional residential units in close proximity to employment and shopping.

In terms of transitions, the proposed project will integrate landscaping throughout the development and includes a landscape buffer to the multifamily development located to the west and north and enhanced landscaping along McDonald. This is consistent with the General Plan Character and Design Element (Goal 6).

The proposal addresses Community Mobility (Goals 5 and 8) with options for residents to use transit, bicycle, or walk to their destinations. The project proposes a wider, detached, eight foot sidewalk along McDonald that improves walking conditions for pedestrians. The applicant provided traffic study also shows that it will reduce congestion since the residential designation will produce

fewer vehicle trips (172 with an R-5 use) than the commercial designation (742 with a C-1 use).

Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area and Plan (SSCAP). The proposed Urban Neighborhoods designation is consistent with, and would achieve, the SSCAP policies to promote residential densities to complement the land uses, provide a range of housing options, and revitalize existing commercial development in the McDonald Activity Area (SSCAP LU 2.1, LU 3.2, LU 5.4.3, EV 1, H2). Additionally, this designation would add residents to the area that would assist in supporting existing commercial development and transportation options, including the pedestrian and bicycle circulation opportunities that are readily available nearby at Chaparral Park in the Indian Bend Wash. Furthermore, the proposed development will complement the established urban form and pedestrian realm improvements present in adjacent developments (LU 1.2, CD 1, CD 2).

2013 Citywide Land Use Assumptions Report

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

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of residential land area by 2030, with the majority of it projected to be urban residential development (136 acres, or 82%). Since the adoption of the LUA in December 2013, 42 +/- acres have been entitled (through the zoning process) as urban residential within the South Sub-Area. Consequently, the proposed change in General Plan land use category to Urban Neighborhoods to allow for multi-family development is in keeping with the projected increase in this residential development-type anticipated in this area of the community.

The full Development Forecast can be found at:

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this case, 2017-2036). Each measure estimates marginal changes in particular variables based on current conditions in the city. In this instance, the model provided a general assessment of the subject site comparing the Commercial land use designation with the Urban Neighborhoods land use designation in the South Sub-Area of the City.

As such, the application of the model anticipates a net decrease of 3 employees (non-construction) as well as a net increase of 32 potential residents, and six school age children. From a fiscal

standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict how much value a project adds over time – or Net Present Value (NPV). In this instance the model shows a negative NPV of \$82,067 for the proposed Urban Neighborhoods land use. The existing Commercial land use designation, however, shows a positive NPV of \$602,775 over the same time period. However, the property is currently vacant and the new residents are likely to work and shop nearby which could provide additional revenue, jobs, and other associated impacts.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive. The full results of the Land Use Impact Model assessment are located in the case file.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Land Use

The applicant's proposal is for a zoning district map amendment to change the property zoning from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5). The applicant's narrative includes a comprehensive summary of the proposed development and how the requested zoning conforms to the goals and policies of the General Plan and SSCAP.

The applicant's proposal for a zoning district map amendment from Neighborhood Commercial (C-1) to the Multiple Family Residential (R-5) district is consistent with the proposed General Plan designation of Urban Neighborhoods, and would assist in implementing the related SSCAP policies to promote residential densities that complement the land uses, and housing options in the McDonald Active Area (SSCAP LU 2.1, LU 3.2, and LU 8.1). In addition to being consistent with the proposed General Plan designation and SSCAP, the proposed zoning district map amendment would accommodate the redevelopment of the existing structures into a multiple-family residential use that will add to the diversity of housing types and densities in the area (GP LU 4, and GP EV 7).

As it pertains to the surrounding existing uses, the proposed zoning district and development will assist in providing an appropriate transition and buffer between the more intensive commercial uses to the east and southeast (gas station, personal care service, and day care), the west (multi-family), and the less intensive townhouse residential further to the west and north (GP LU 7). In addition, the Multiple-family Residential (R-5) district has building height and density limitations, and open space requirements that are consistent with the adjacent properties, which will assist in maintain the established urban form (SSCAP LU 1.2 and LU 8.2). Also, the proposed location of the development and zoning district is in area of the city that contains a variety of public amenities and services (Chaparral and Camelback Park, and transit), which is consistent with the Multiple-family Residential (R-5) district's purpose to locate higher density in these areas.

Traffic

Access to the site will be from the existing driveway location at East McDonald Drive and the alley abutting the north and west sides of the property. The approval of the proposed Zoning District

Map Amendment will result in an estimated 172 trips generated per day to and from the site. The development is estimated to generate 15 a.m. peak hour trips, and 17 p.m. peak hour trips. This represents a decrease in the traffic that is estimated to be generated by the existing commercial land uses on the site.

Water/Sewer

The City's Water Resources Division has reviewed the application and finds that there are adequate water and wastewater services in area to serve the development. The owner will be responsible for the necessary infrastructure improvements (including fire hydrants, water and wastewater lines, etc.) from the service locations to the site and within the development to accommodate the proposed development.

Public Safety

The Fire Department has reviewed this application and finds that there is adequate ability to provide fire and emergency services. The nearest fire station is located 7339 East McDonald Drive; and the nearest police station is located at 3700 North 75th Street.

School District Comments/Review

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

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held two open house meeting on February 29, 2016 and May 25, 2016. Staff has received several comments against the originally submitted application, which were primarily against the proposed forty-eight (48) foot building height, and the proposed thirty-six (36) apartment units. Subsequently, to address public comments, the applicant has revised the application to a lower building height (approximately thirty-five (35) feet) and to decrease the number of units proposed (twenty-two (22) condominium units). Prior to submitting the revised application, the applicant held a subsequent open house meeting on December 15, 2016 to receive comments on the proposed modified application prior to its submittal. Staff has not received comments on the revised application. A copy of the applicant's Citizen Involvement Report is included as Attachment #9.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval of Case No. 8-GP-2016 a request by the owner for a Non-major General Plan Amendment from Commercial to Urban Neighborhoods, and a Zoning District Map Amendment to rezoning the property from Neighborhood Commercial (C-1) zoning to Multiple Family (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 East McDonald Drive, finding that the rezoning is consistent and

conforms with the adopted General Plan, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACTS

Dan Symer, AICP

Senior Planner

480-312-4218

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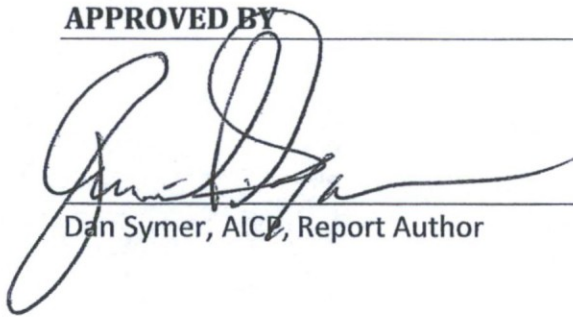
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APPROVED BY



Dan Symer, AICP, Report Author

3-17-2017

Date



Sara Javoronok, AICP, Report Co-Author

3/20/2017

Date



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03-20-2017

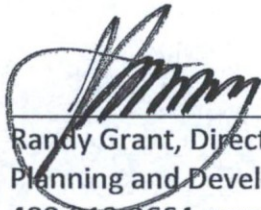
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Tim Curtis, AICP, Current Planning Director
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3/27/2017

Date



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

3/27/17

Date

ATTACHMENTS

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



Hudson East

8-GP-2016 and 10-ZN-2016



ATTACHMENT # 1A

Q.S.
21-47

Google Earth Pro Imagery

Hudson East

8-GP-2016 and 10-ZN-2016

Stipulations for the Zoning Application:

Hudson East

Case Number: 10-ZN-2016

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

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Archicon Architecture & Interiors, L.C. and with the city staff date of 02/10/2017, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS.** Maximum dwelling units shall be twenty-two (22).

INFRASTRUCTURE AND DEDICATIONS

3. **CIRCULATION IMPROVEMENTS.** Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East McDonald Drive	Arterial	Existing fifty (50) foot wide, north half right-of-way	Remove existing driveways, sidewalks, curbs, and gutters Construct curbs, gutters, sidewalks, driveways, streetlights, pavement, and curb ramp, etc.	a.1., a.2., a.3., a.4.,
Alley	Alley	Existing twenty (20) foot wide, alley right-of-way	Remove existing driveway. Construct curbs, gutters, sidewalks, driveways, pavement,	a.1., a.5., a.6.

- a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's 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.

- a.2. The property owner shall remove the existing sidewalk adjacent to the property, and to approximately twenty (20) feet west of the alley/driveway ramp, measure from the west alley/driveway curb, and construct a new continuous eight (8) foot wide sidewalk detached from the curb. The transition from the new sidewalk to the existing sidewalk, east of the property, shall be subject the approval of the Transportation Director, or designee.
- a.3. The property owner shall remove the existing driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
- a.4. The property owner shall construct streetlights on the north side of East McDonald Drive, adjacent to the property to provide street illumination in accordance with the Design Standards and Policies Manual.
- a.5. The property owner shall remove the existing alley driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
- a.6. The property owner shall mill and pave the entire twenty (20) foot wide alley abutting the property from East McDonald Drive, to the northeast corner of property.
- b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) adjacent to East McDonald Drive except at the approved street entrance(s).
- c. SIGHT DISTANCE EASEMENTS. Prior to issuance of any building permit for the development project, the property owner shall dedicate sight distance easements across the property in the location of the Sight Distance Triangle of Design Standards and Policies Manual as determined by the Transportation Director, or designee.
- d. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS ABUTTING ALLEY. The property shall dedicate a minimum four (4) foot wide emergency and service vehicle access easement abutting the north, west and northwest sides of the property, and abutting the alley.
- e. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS WITHIN THE PROPERTY. The property owner shall dedicate a minimum twenty-four (24) foot wide emergency and service vehicle access easement from East McDonald Drive to the north property line in location of the east north-south driveway indicated on the above referenced site plan.

EASEMENTS.

- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

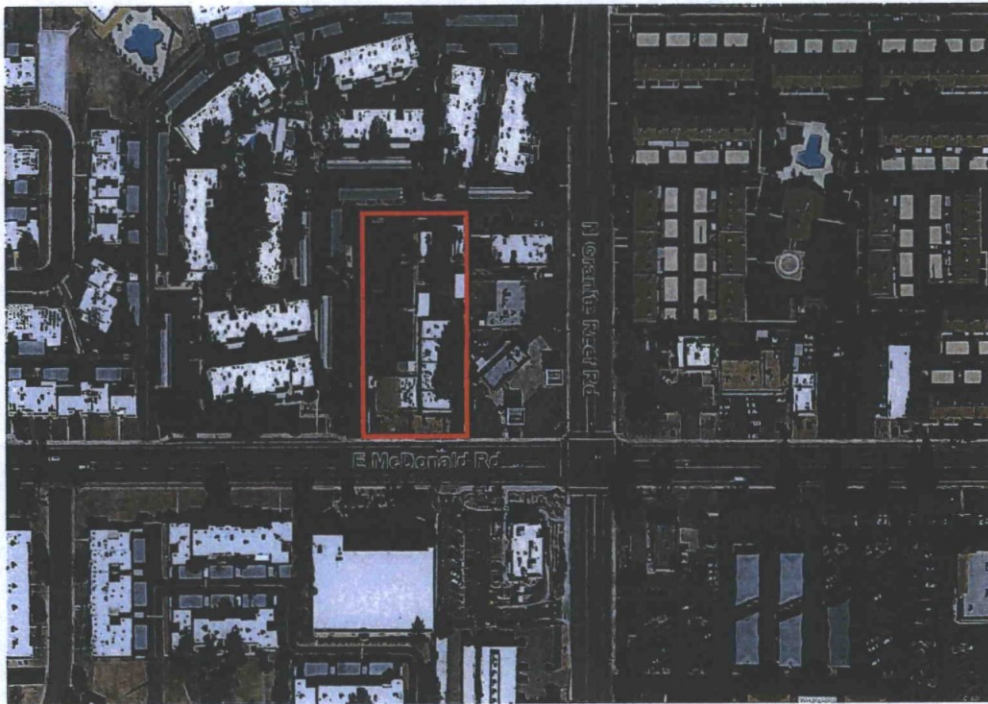
4. **WATER AND WASTEWATER IMPROVEMENTS.** The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, and man-holes, necessary to serve the development.
5. **WATER LINE IMPROVEMENTS.** The property owner shall provide an eight (8) inch water line within East McDonald Drive from the North Granite Reef Road and East McDonald Drive intersection to approximately four hundred fifty (450) feet west of the intersection.
6. **CONSTRUCTION COMPLETED.** Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Project Narrative

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, LLC

Prepared by:

Alexandra Schuchter

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

ATTACHMENT #3

10-ZN-2016
02/10/2017

Table of Contents

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IV.	2001 General Plan.....	4
V.	South Scottsdale Character Area Plan.....	12
VI.	Conclusion.....	23

I. Property information

Location: 8340 & 8350 E. McDonald Dr, northwest corner of Granite Reef and McDonald Dr.

Property Size: 1.27 (+/-) gross acres and 1.085 (+/-) net acres

II. Property General Plan/Zoning

- **Current General Plan:** Commercial
- **Proposed General Plan:** Urban Neighborhoods

- **Current Zoning:** C-1 (Neighborhood Commercial)
- **Proposed Zoning:** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R-5
- **East:** C-1
- **South:** C-1
- **West:** R-5

III. Project Overview

About the Site:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd. The R-5 category is being requested because it most closely aligns with the development standards required for the proposed attached multi-family homes. The typical densities found within the R-5 designation are 17 to 23 dwelling units/acre, however the developer is proposing only 20.27 du/ac for the Granite Reef Townhouses.

The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. The proposal is to downzone and redevelop the 1.27 +/- acre property with 22 multi-family townhouses bringing additional revitalization to the McDonald Activity Area and fulfilling a demand for new housing in Southern Scottsdale. The current General Plan land use category for the site is Commercial and the proposed R-5 zoning district required a change in land use category for Commercial to Urban Neighborhoods.

The developer has taken special considerations with the site plan by providing a multi-family lot configuration that is sensitive to the existing multifamily residential homes to

the north and west. The proposed zoning intensity provides a logical transition from McDonald Road to the R-5 to the north and west. The site location is ideal for residential development with close proximity to downtown Scottsdale. The proposed residential community will benefit from the nearby retail and public amenities. Additionally the integration of additional homes along the Scottsdale Indian Bend Wash strengthen the nearby existing retail and commercial businesses as well as the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with intention to buffering the existing multi-family neighborhoods to the north and west, and enhancing the neighborhood with a fresh modern contemporary design utilizing the unique property layout.

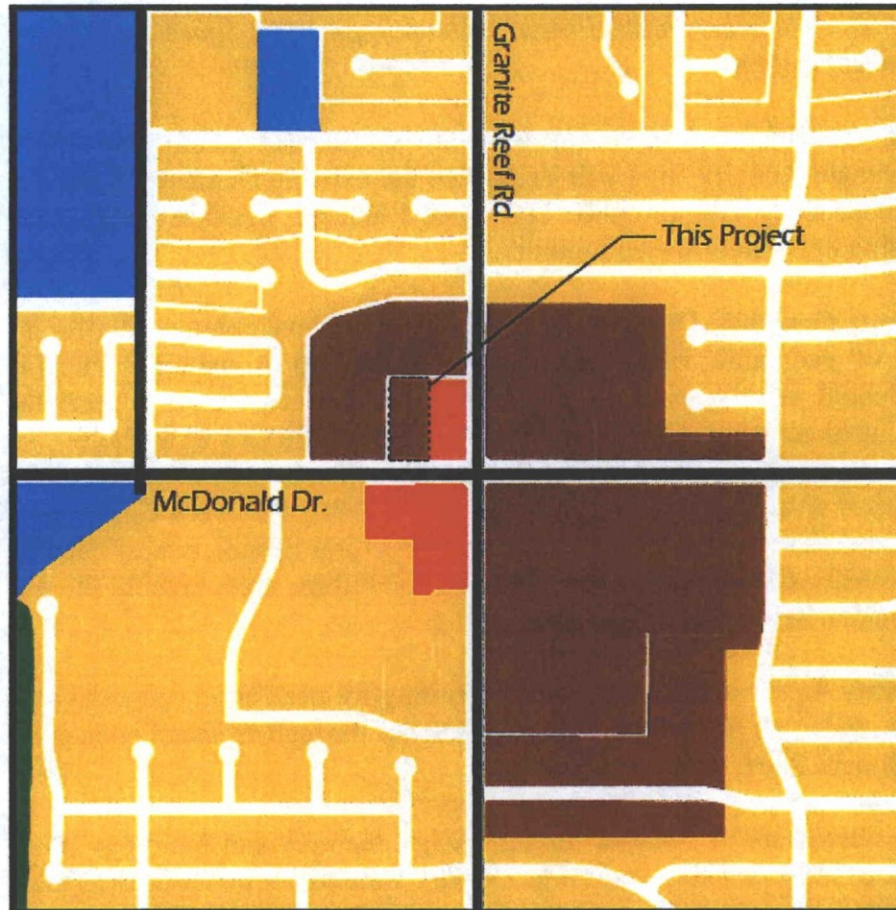
IV. 2001 General Plan

The request includes a Non-Major General Plan Amendment ("GPA") from Commercial to Urban Neighborhoods to accommodate the R-5 rezoning request and a change from "Group E" to "Group C" or the land and use matrix in 2001 General Plan. Additionally the land use change is under the 10-acre threshold for Major GPA's.

The Urban Neighborhoods land use category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

The request conforms to the General Plan description of Urban Neighborhoods from a land use density and transportation standpoint. Although the proposed plan shows a single-family residential product, residences will be attached and equate to 17.25 dwelling units per acre. The site is adjacent to the Urban Neighborhoods land-use designation to the north and west, and is adjacent to Commercial to the east. The site has frontage on McDonald Road, a minor arterial as per the 2016 transportation master plan. One Local Valley Metro bus route traverses this section of McDonald Road which will accommodate transportation choices for future residents. Two Valley metro bus routes traverse Scottsdale Road and Hayden Road as well.

10-ZN-2016 HUDSON EAST
 PROPOSED CONCEPTUAL LAND USE MAP
 INFORMATION FROM 2001 GENERAL PLAN



LEGEND

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. The City Shape 2020 planning process recommends 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, the Six Guiding Principles articulate how the appropriateness of a land use changes 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 McDonald Activity 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 McDonald Activity Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that were considered with the development plan include a modern architectural design, pedestrian connectivity and attention to the neighborhood edge conditions, most notably the multifamily residential to the north and west.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity, common areas, and edge treatments will be addressed through frontage open space against McDonald 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* – Residential developments integrated within an existing retail context along both McDonald and Hayden Road naturally lend themselves to alternate modes of transportation such as walking, bicycling, trolley and or mass transit. The property is directly adjacent to McDonald Road within close proximity to Scottsdale Road, 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 Granite Reef Townhouses.

CHARACTER AND DESIGN GOAL 1.

Determine the appropriateness of all development in terms of community goes, surrounding the area character, in 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 that these uses are part of, describes the pattern of intensity of how these uses fit together.

Response: McDonald Road and Granite Reef is designated as a Suburban/Suburban Desert Character Type in the 2001 General Plan. As discussed below in the economic vitality section, additional rooftops will help bolster the existing commercial uses along McDonald and Hayden Roads. Revitalization and reinvestment in new housing stock supports a wide range of uses to strengthen and change needs and demands of the McDonald Activity Area.

CHARACTER AND DESIGN GOAL 6.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

BULLET 1.

Require substantial landscaping be provided as part of the new development or redevelopment.

BULLET 2.

Maintain the landscaping materials in the pattern within the character area.

BULLET 3.

Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential to the north and west, and enhancing the streetscape along McDonald Road, acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site from commercial to residential will vastly increase the amount of vegetation and open space provided with this property, as compared to the hard surfaces of the existing vacant restaurant building and surface parking, thereby, greatly reducing the heat island affect.

LAND USE GOAL 3.

Encourage the transition of land uses from more intense regional and citywide Activity Areas to less intense Activity Areas within local neighborhoods.

BULLET 1.

Ensure that neighborhood edges transition to one another by considering appropriately land uses, development patterns, character elements and access to various mobility building networks.

BULLET 6.

Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural and man-made buffers are not available.

Response: The proposed land use category of Urban Neighborhoods and the density of 20.27 DU/AC is appropriate given the surrounding context and provides an ideal land-use transition from McDonald Road to the R-5 apartment homes to the north and west. Notably the rezoning request from C1 to R-5 is a downzoning and will result a reduction in daily trip volumes. The architecture and building placement is respectful of the existing apartments to the north and west in terms of height, massing, landscaping, and setback.

LAND USE GOAL 4.

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

BULLET 1.

Allow for the diversity of residential uses and supporting services that provide for all the needs of the community.

BULLET 4

Provide a variety of housing types in densities and innovative development patterns in the building methods that would result in greater housing affordability.

Response: The proposed infill residential community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by developing new housing options for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of multi- and multi-family dwellings; both housing options that allow the elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use and infill development as a primary means for providing a greater range of diverse housing opportunities.

As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices. The McDonald Activity Area has a wide range of uses including office, retail, restaurants, service related and recreational uses (i.e. Scottsdale Indian Bend

Wash). Integrating new, high quality infill residential housing options along this road meets the goals and policies of the General Plan and SSCAP.

LAND USE GOAL 8.

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

BULLET 3.

Promote development patterns in standards that are consistent with the surrounding uses and reinforce the areas characters.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be for sale, attached multi-family development and will add to the housing options along the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel.

ECONOMIC VITALITY GROUP 7.

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

BULLET 4.

Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

BULLET 6.

Promote residential revitalization to maintain the quality housing and thus maintain quality of the life and stability of the local economy.

Response: The proposed development plans to bring reinvestment and revitalization to a dilapidated and vacant commercial site. The proposal will continue to re-energize the McDonald Activity Area and bring new residential living opportunities, further strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along McDonald Road will bolster nearby retail and commercial businesses.

HOUSING GOAL 4.

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

BULLET 1.

Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.

Response: The mix of housing along this area of McDonald Road has already been long established with older developments, which are all multi-family residential. This proposed for sale, attached multi-family development would further expand the housing options along McDonald Activity Area by integrating modern residential development on an underutilized parcel, acting as a catalyst for further redevelopment along McDonald Road.

NEIGHBORHOODS GOAL 4.

Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhoods conservation.

BULLET 3.

Guide revitalization, redevelopment and infill (new development in established areas) development to ensure that such development efforts are context appropriate to the surrounding neighborhoods.

BULLET 7.

Create, preserve and enhance pedestrian vehicular and alternative transportation mode connections and links between neighborhoods in other neighborhood-supporting land uses throughout the community.

Response: The property is surrounded by neighborhood retail and multifamily homes. The proposed request for Urban Neighborhoods and R-5 zoning creates a logical land-use fit in the greater neighborhood context. The proposed density of 20.27 DU/AC is compatible with the R-5 development directly to the north and west, and the development plan provides a buffer through landscaping along the western edge of the site, and building setback along the northern edge of the site.

Redevelopment of this property will include improvements to the pedestrian connectivity along the McDonald Road street frontage with a detached, widened sidewalk, direct access from the proposed homes and landscaping consistent with Scottsdale streetscape guidelines. Additionally integrating new infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths and Scottsdale Indian Bend Wash amenities.

NEIGHBORHOODS GOAL 5.

Promote and encourage context-appropriate new development in established areas of the community.

BULLET 1.

Encourage new development efforts toward existing developed areas in Scottsdale.

BULLET 2.

Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

BULLET 3.

Promote existing developed areas of the community as opportune economic development infill sites.

BULLET 4.

Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The property is located within the McDonald Activity Area. Integrating modern infill residential development within the range of land uses along McDonald Road will promote both land use synergy and pedestrian/transit Activity as residents utilize the physical connections, as well as the existing transit opportunities adjacent to the site. The proximity of the employment, retail, entertainment and service related land uses throughout Southern Scottsdale make this infill site prime for redevelopment and highly suitable for infill residential development, providing housing opportunities within close proximity to the existing mix of uses. As noted below the SSCAP land-use Goal 2 states that these corridors support greater residential density to complement regional center land uses.

GROWTH AREA GOAL 3.

Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside of the growth areas.

BULLET 1.

Achieve meaningful open space as an integral part of Activity cores and conserve significant natural resources and open space areas within growth areas.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential and enhancing the streetscape along McDonald Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site to residential will vastly increase amount of vegetation in open space (40% required) on this property, as compared to the hard surfaces of the existing restaurant building and parking lot. Additionally the design proposed for the McDonald Road street frontage includes gate access to each residential lot, street lined tree canopies, and a detached 8-foot sidewalk.

COMMUNITY MOBILITY GOAL 5.

Relieve traffic congestion.

BULLET 3.

Emphasize work, live, play relationships in the land use decisions that will reduce the distance and frequency of automotive trips and support alternate modes such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommunicating and technology for moving people and information.

COMMUNITY MOBILITY GOAL 8.

Emphasize live, work, play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhoods systems.

BULLET 2.

Encourage the development and redevelopment of areas that support a balance of live, work, play land use relationships and alternative of modes of transportation that reduce the reliance on the automobile.

Response to Goal 5 and 8: Redevelopment of this property will include improvements to the pedestrian connectivity along McDonald Road street frontage with a detached 8-foot sidewalk and landscaping consistent with the Scottsdale streetscape guidelines. As properties along McDonald Road redevelop, the connectivity opportunities are enhanced, strengthening the link to all destinations along Scottsdale Indian Bend Wash.

Additionally, integrating fresh infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who would utilize the sidewalks, canal paths, and Scottsdale's Indian Bend Wash.

The property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for the residential development. The integration of more residential developments along McDonald Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks, and recreational amenities such as the canal path system and Scottsdale Indian Bend Wash. In addition to the new residential developments mentioned above, the city is beginning to see new businesses established in the nearby area.

Lastly, as identified in the traffic study included with this application, the proposed residential development will reduce the daily week day trips from 742 (existing use of C-1) to 172 (with a R-5 use); a reduction of 570 daily trips.

V. Southern Scottsdale Character Area Plan ("SSCAP")

The city Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

- 1. Develop a strong economic core with community gathering places*
- 2. Focus on local mobility and walk ability*
- 3. Maintain and enhance existing neighborhoods and identity*
- 4. Balanced growth*
- 5. Promote well designated architecture and sustainability*

From its inception, the proposed Granite Reef Townhouses residential community utilizes these five priorities as guiding principles to the overall proposed design and

architectural character. Bringing new residential living opportunities to the McDonald Road Activity Area will strengthen the economic corner of Southern Scottsdale and the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern contemporary architecture sensitive to the surrounding context responding to the current market. The applicant seeks to build a sustainable desert sensitive project by providing recessed windows and lower water use plant materials. The existing sidewalk along with Donald Road will be replaced with the detached 8-foot sidewalk and landscaping will be provided between the curb and the sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDonald at the two vehicular ingress and egress points and at the open space center of the site.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

GOAL LU 1

Promote residential reinvestment and revitalization through regulatory flexibility.

Policy LU 1.1

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

Policy LU 1.2

Encourage new residential development and revitalization that complements the established urban form.

Response: The proposed development meets these land-use goals by revitalizing a long vacant commercial property and redeveloping with a residential land use that will bring additional housing opportunities to the McDonald Activity Area; an area designated for revitalization and redevelopment. The site plan has been designed in a sensitive manner by providing appropriate buffering to the existing multifamily residential to the north and west. Integrating infill residential options will strengthen the live, work, play land-use concept along this Activity Area and will bring synergy to this area.

The site location is ideal for infill residential development with close proximity to Downtown Scottsdale, North Scottsdale, and the 101 Freeway. The Granite Reef Townhouses will benefit from the nearby Scottsdale Indian Bend Wash, and close proximity to the Downtown Scottsdale amenities. Additionally, the integration of additional residential units along the McDonald Activity Area, with the adjacent and nearby commercial land uses, will strengthen the nearby existing retail and commercial businesses, as well as maintain the cities goals and policies.

GOAL LU 2

Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development, and redevelopment throughout Southern Scottsdale.

Policy LU 2.1

Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:

- Connect Regional Centers;*
- Be bordered exclusively by a mixed-use neighborhood land use designation;*
- Contain vertical and horizontal mixed-use development; and*
- Support greater residential density to complement Regional Center land uses.*

Response: Redevelopment of this property with a residential land use will support the larger McDonald Activity Area. The integration of additional infill residential along McDonald Road will provide a pedestrian synergy which is essential to a thriving mixed use development pattern. As noted several times in the SSCAP, these mixed use environments can be vertical or horizontal in nature.

GOAL LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

Policy LU 3.2

Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.

Policy LU 3.6

Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The proposed residential community will not only bring reinvestment and redevelopment to the area, but will also bring development that more closely aligns the goals of the city by integrating residential development along the McDonald Activity Area. The "mix of housing" along McDonald Road has already begun to take shape. This proposed for sale, attached multi-family development will further expand and upgrade the housing options in the McDonald Activity Area integrating modern residential development on an underutilized parcel.

GOAL LU 5

Create Regional Centers and Activity areas to guide future land use types and intensities throughout Southern Scottsdale.

Policy LU 5.1

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.

Policy LU 5.4

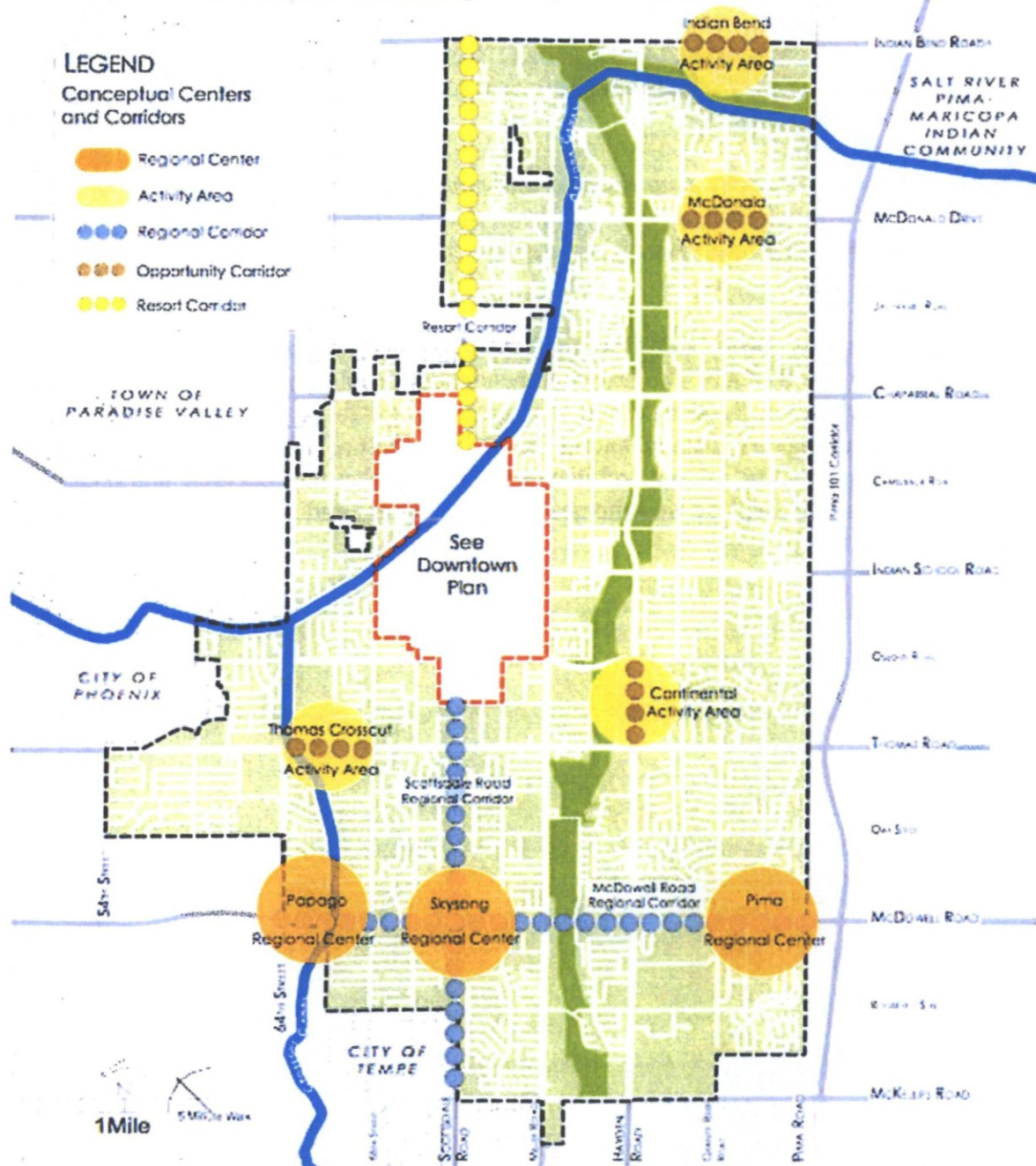
Activity Areas serve the local residents and visitors. These service areas may be accommodated by moderate intensity land uses such as medium to smaller size stores or shopping centers. Land uses that characterize Activity Areas consist of retail, personal services, fueling stations, financial institutions, medical and professional offices, restaurants, fast food establishments, fresh food markets, and multi-family development. As shown in "Conceptual Regional Centers, Activity Areas, and Corridors", Southern Scottsdale's Activity Areas are comprised of:

Policy LU 5.4.3

The McDonald Activity Area (located at the intersection of McDonald and Granite Reef Roads) should consist of professional and medical offices, markets/ groceries, locally owned and/or corporate restaurants, fueling stations, and additional multi-family housing.

Response: McDonald Drive and Granite Reef Road is designated as the McDonald Activity Area per the SSCAP. The proposed residential development will strengthen the link between Downtown Scottsdale and the surrounding suburban neighborhoods, and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and a site plan into the area, and creating pedestrian synergy that will tie into the nearby canal system and Scottsdale Indian Bend Wash to the west.

Conceptual Regional Centers, Activity Areas, and Corridors



GOAL LU 7

Provide land use transitions, buffering, and connectivity between downtown development and Southern Scottsdale's surrounding residential neighborhoods.

Policy LU 7.1

Recognize the benefits of Downtown Scottsdale's commercial and employment generating land uses while protecting Southern Scottsdale's residential neighborhoods from incompatible adjoining land uses.

Policy LU 7.2

Support the Downtown Plan development buffer and transition goals and policies to mitigate Downtown's higher intensity land uses with surrounding Southern Scottsdale lower intensity development.

Policy LU 7.3

Encourage greater connectivity between the Downtown and surrounding Southern Scottsdale neighborhoods by increasing the accessibility and frequency of local and regional multi modal transportation connections and enhancing pedestrian and bicycling opportunities.

Response: Denser urban development has long been concentrated in the Downtown Core, however, smaller scale urban infill properties have begun to pop up in the more suburban surrounding neighborhoods around Downtown Scottsdale. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL LU 8

Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.

Policy LU 8.1

Encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

Policy LU 8.2

Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.

Policy LU 8.3

Support the inclusion of workforce housing in mixed-use developments located in proximity to the Indian Bend Wash.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

Policy CD 1.1

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

Policy CD 1.2

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: The proposed residential housing brings an exciting new architectural type to the current housing stock on McDonald Road by providing a modern, contemporary aesthetic appealing style to the market demographic drawn to this redevelopment area. That being said, the building proportions, size, massing and heights are compatible with the adjacent multi-family residential to the north and west. Additionally, the site plan has been designed to provide a buffer along the north and west as well as add to the already mature landscaping along the western edge of the property.

GOAL CD 2

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

Policy CD 2.1

Encourage pedestrian oriented site design for new and revitalized development within Corridor's, Regional Centers, and Activity Areas.

Policy CD 2.2

Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

Policy CD 2.4

New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.

Policy CD 2.5

Encourage both dedicated and publicly accessible open spaces within private development to function as extensions of indoor spaces into outdoor areas.

Response: This area of McDonald Road is designated as the McDonald Activity Area in the SSCAP. The proposed infill residential development will strengthen the link between Southern Scottsdale and Downtown Scottsdale, and will accomplish a range of goals including the revitalization of an underutilized, vacant commercial property by integrating high-quality, vibrant architecture, creating pedestrian synergy and promoting a mixed use environment.

The multi-family townhomes are a contemporary architectural style with clean lines and façade articulation that provide textural variation on all sides of the buildings. The lower level of the buildings has an integral color concrete masonry base, not only for durability but to provide a strong base to the buildings. This masonry has vertical bands on the garage and ends of the building to provide variation and strong accents to the façade. The stucco materials on the upper parts of the buildings provide a color palette from grey to white at the top to control the visual impact of the building height. Strong yellow-tan accents are there to provide the contemporary feel to the buildings.

The buildings are sited to allow for easy access for vehicles into the at grade level garages and fronting all to a common courtyard area to provide a shared pedestrian experience, social connection and linkage to McDonald Drive. This relationship to McDonald Drive allows a strong continuity and visual connection from the site to the major vehicular route and opens up the site with a linear connection.

Each of the townhome units has a private patio area in this common courtyard. The buildings are broken up into four units, to allow for a smaller scale visual footprint on the site. Areas between the buildings are open space and used for the amenity package for the townhomes. Landscaping will be provided in the open spaces areas that enhance the residents' outdoor experience, by the use of trees and other vegetation conducive to the Sonoran Desert environment.

Goal CD 3

Promote high quality design for new and revitalized mixed-use, commercial, and residential development a long Corridor's, within Regional Centers, and Activity Areas.

Policy CD 3.1

Encourage design standards for Corridor's, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.

Policy CD 3.3

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those

qualities into its design.

Policy CD 3.4

Building design should be sensitive to the evolving context of an area over time.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with Scottsdale's streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

Goal CD 4

Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

Policy CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Policy CD 4.2

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

Policy CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting.

GOAL CD 6

Promote, plan, and implement design strategies that are sustainable.

Policy CD 6.1

Encourage compact development design along Corridor's and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

Policy CD 6.4

Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impact on the environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

Policy EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The proposed development plan brings reinvestment and revitalization to aging, vacant commercial buildings further re-energizing the McDonald Activity Area and bringing new infill residential living opportunities further strengthening the economic core of Southern Scottsdale.

GOAL EV 5

Encourage a strong economic relationship among opportunity and regional Corridor's and associated regional centers and Activity areas.

Policy EV 5.4

Provide Activity Area workforce housing by adding units above Opportunity Corridor revitalized lower-scale retail centers and strip malls to support multi-family residential development that is within walking distance of Activity Area commercial uses.

Response: Per the SSCAP, the property lies along McDonald Road in the designated McDonald Road Activity Area. It is near the Indian Bend Wash and Downtown Scottsdale. The proposed infill residential development will strengthen the link between

these two areas and will accomplish a range of goals including the revitalization of an underutilized property, providing additional housing for employees of this area.

GOAL H1

Support development of workforce housing throughout Southern Scottsdale.

Policy H 1.1

Support higher-density, workforce housing options along major arterials, Opportunity and Regional Corridors, Regional Centers, and Activity Areas in Southern Scottsdale.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H2

Embrace a wide range of housing options.

Policy H 2.4

Increase availability of housing choices that meet the living Activity requirements of diverse individuals, families, and for persons with disabilities.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H3

Encourage reinvestment in existing residential properties.

Policy H 3.3

Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

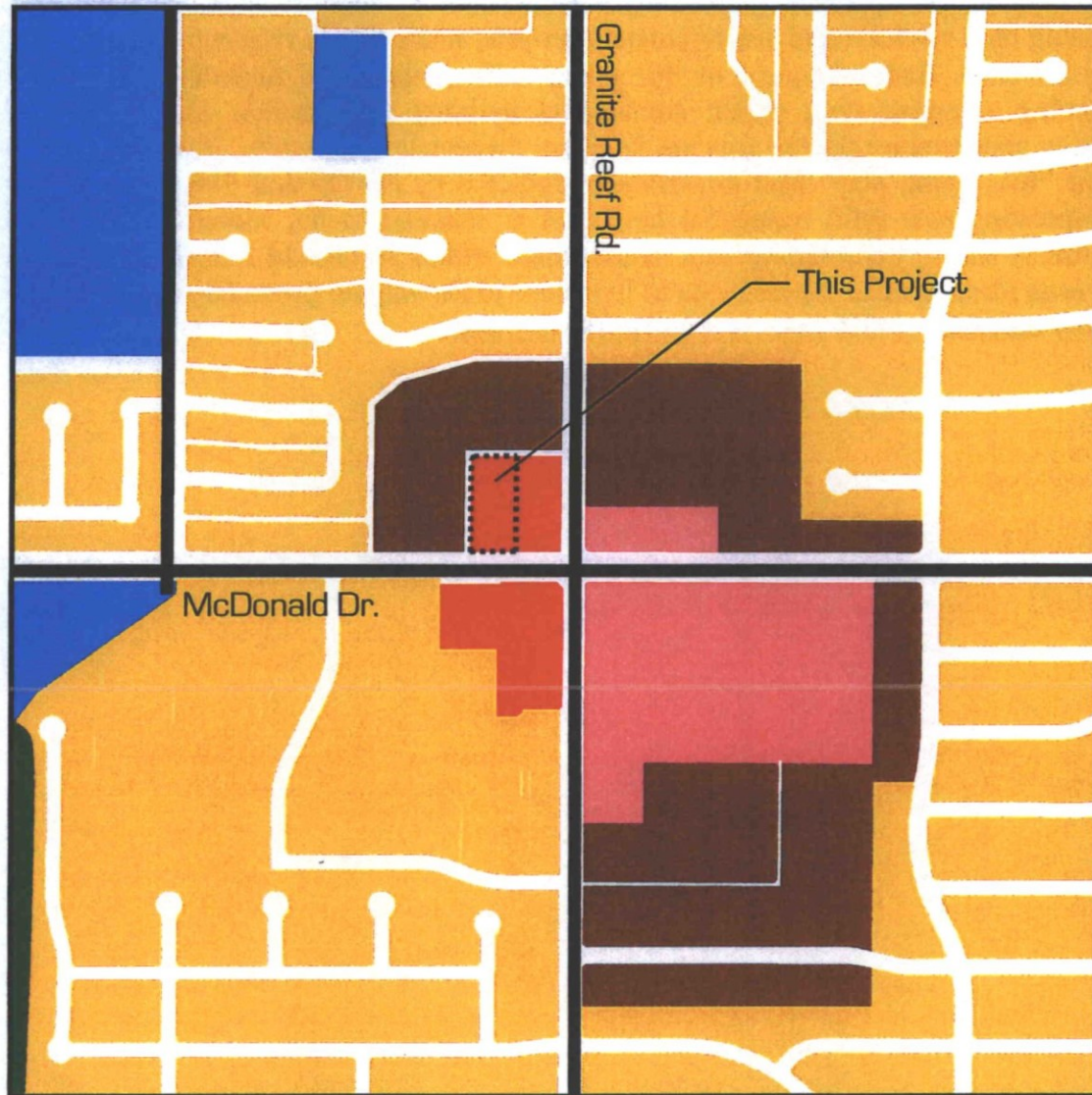
VI. Conclusion

In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on a +/- 1.27-acre site to create a for-sale, multi-family residential community with 22 units. Redevelopment of this parcel will revitalize an underutilized site by removing a longstanding vacant commercial building and provide additional infill housing opportunities for the growing Southern Scottsdale community. It will contribute to the "live, work, play" land use balance promoted by the General Plan and SSCAP. Incorporating new infill residential land uses is essential to the success of Southern Scottsdale and to jumpstarting new development within McDonald Activity Area. The site is an ideal location for residents to live close to Downtown Scottsdale and enjoy the nearby amenities of Old Town and Indian Bend Wash.

10-ZN-2016 HUDSON EAST

EXISTING CONCEPTUAL LAND USE MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

- | | | | |
|--|---|--|--------------------------------------|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | |
| | McDowell Sonoran Preserve | | |
| | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
| | City Boundary | | Location not yet determined |

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002

revised to show McDowell Sonoran Preserve as of November 2013
revised to reflect General Plan amendments through January 2016

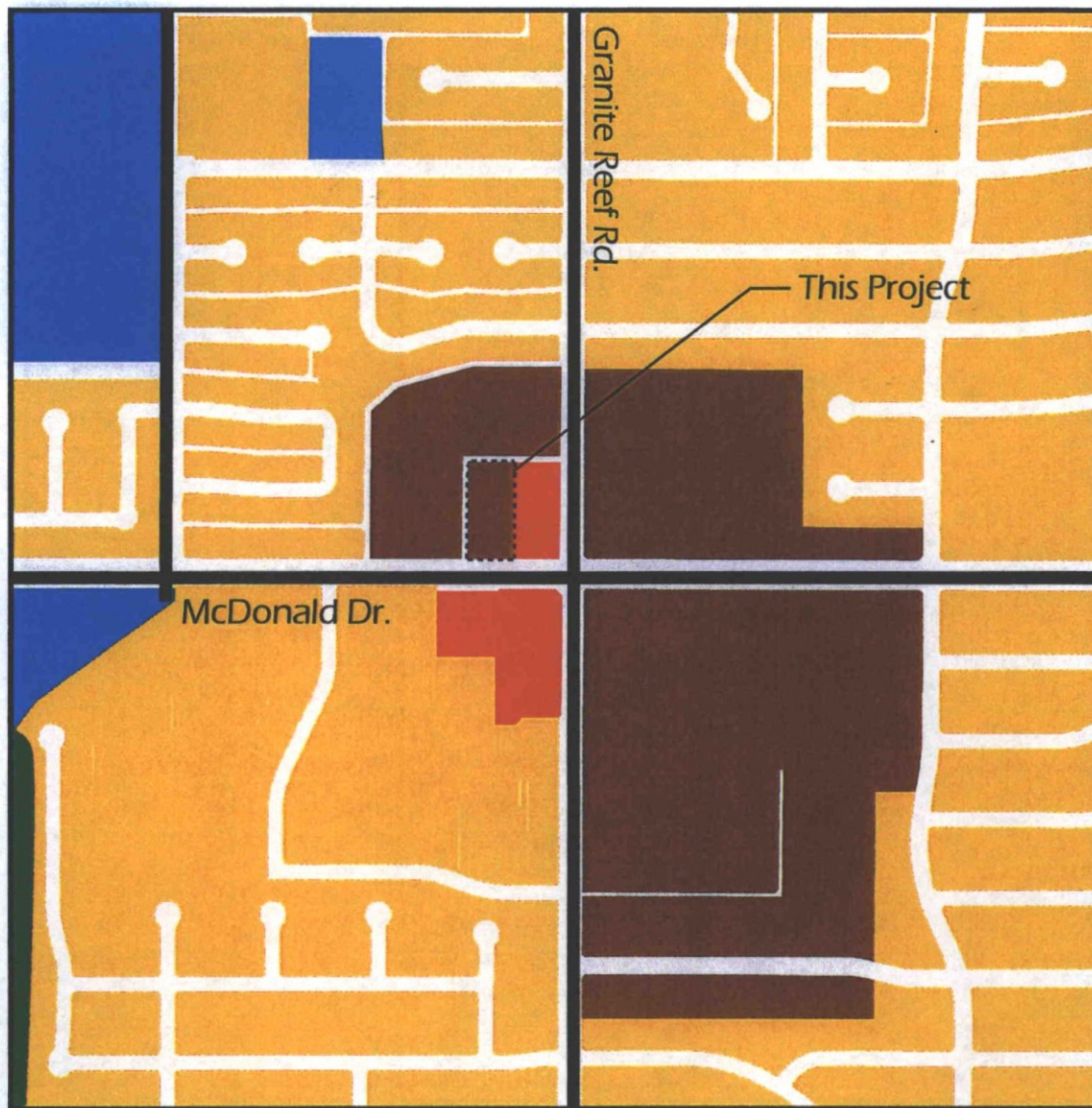
LAND USE ELEMENT

Locations depicted on this map are generalized

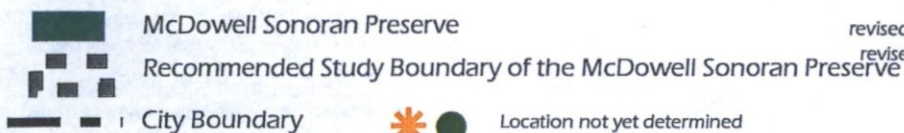
10-ZN-2016 HUDSON EAST

PROPOSED CONCEPTUAL LAND USE MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND



Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of November 2013
 revised to reflect General Plan amendments through January 2016

LAND USE ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING STREETSCAPE MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

-  **Urban Streetscape**
-  **Suburban Streetscape**
-  **Transitional Streetscape**
-  **Natural Streetscape**
-  **Designates where the design intensifies**

Note: where two different streetscape areas meet, a gradual blending shall occur

-  McDowell Sonoran Preserve (as of 4/2002)
-  State Trust Lands Reclassified for Conservation
-  State Trust Lands Reclassified, but not limited to Conservation
-  Recommended Study Boundary of the McDowell Sonoran Preserve
-  City Boundary

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

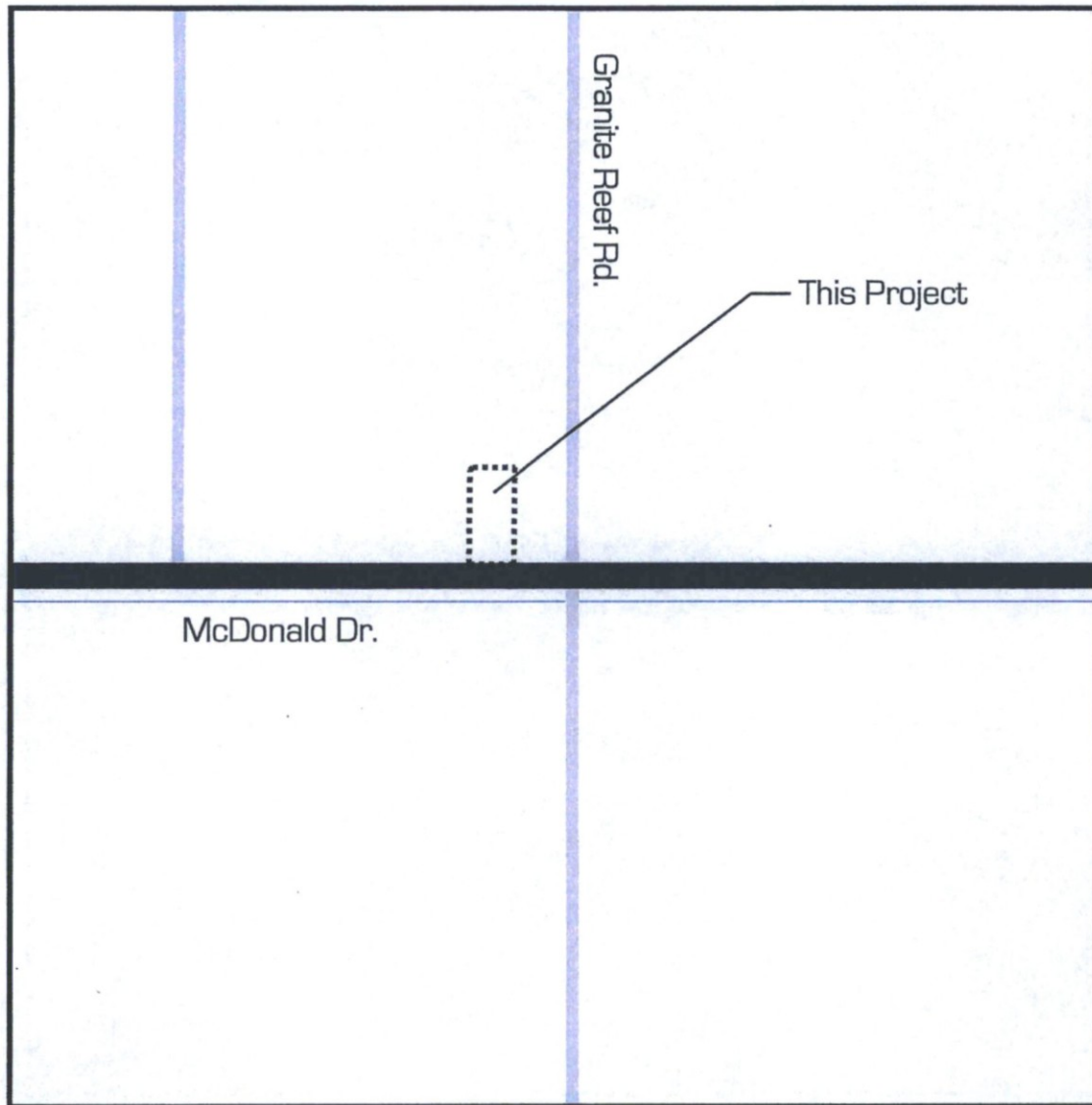
CHARACTER AND DESIGN ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING MOBILITY SYSTEMS MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

- Freeways/ State Highways
- Regional Systems
- Citywide Systems
- Neighborhood Systems not mapped
- McDowell Sonoran Preserve (as of 4/2002)
- State Trust Lands Reclassified for Conservation
- State Trust Lands Reclassified, but not limited to Conservation
- Recommended Study Boundary of the McDowell Sonoran Preserve
- - - - - City Boundary

Adopted by City Council October 30, 2001
 Retified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

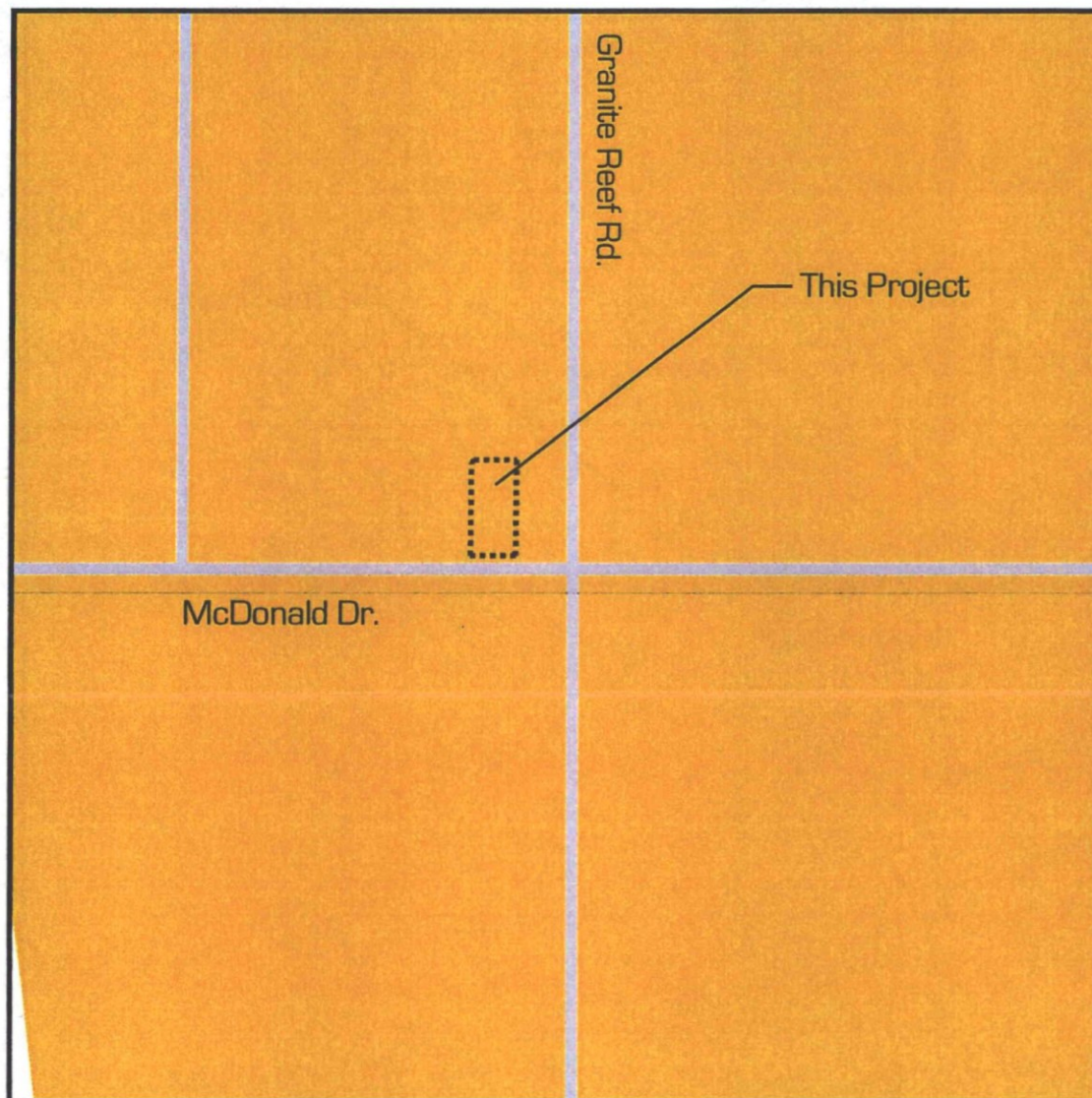
COMMUNITY MOBILITY ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING CHARACTER TYPES MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

- | | | | |
|--|---|---|---|
|  | Rural/ Rural Desert Character |  | State Trust Lands Redesignated for Conservation |
|  | Suburban/ Suburban Desert Character |  | State Trust Lands Redesignated, but not limited to Conservation |
|  | Tourism and Recreational Corridor |  | Recommended Study Boundary (RSB) of the McDowell Sonoran Preserve |
|  | Urban Character |  | City Boundary |
|  | Downtown |  | Activity Center |
|  | Resort Corridor and Resort Villages |  | Visually Important Roadway |
|  | Employment Core | | |
|  | Freeway Corridor/ Regional Core | | |
|  | Mountain | | |
|  | McDowell Sonoran Preserve (as of 4/ 2002) | | |

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

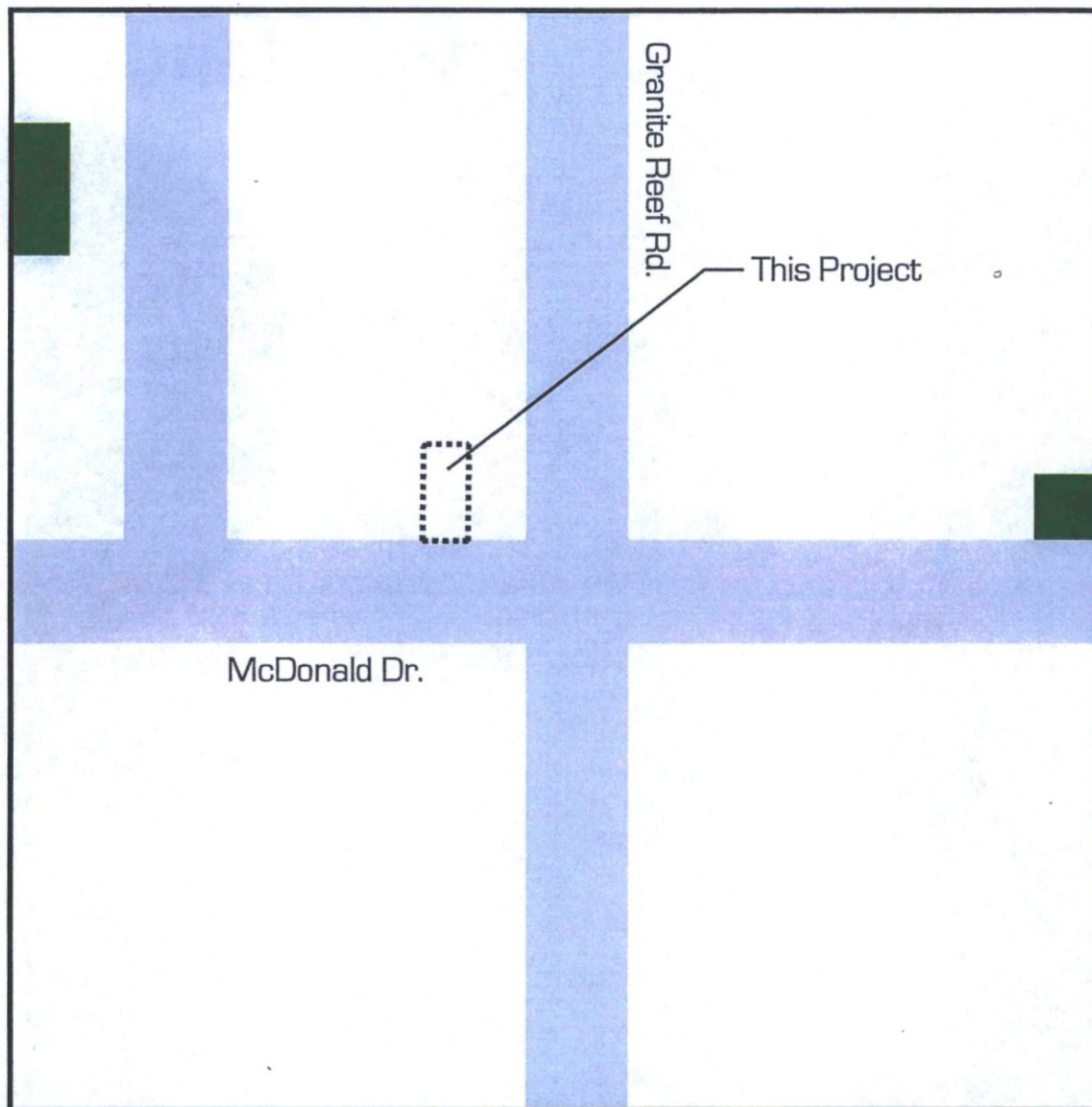
CHARACTER AND DESIGN ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING OPEN SPACE MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

-  Major Wash Corridor
-  Natural Open Space
-  Developed Arid Open Space
-  Developed Urban Open Space
-  Developed Parks/Green Open Space
-  Golf Course
-  Scenic Corridor
-  Desert Foothills Scenic Drive
-  Buffered Roadways
-  McDowell Sonoran Preserve (as of 4/2002)
-  State Trust Lands Reclassified, but not limited to Conservation
-  Recommended Study Boundary of the McDowell Sonoran Preserve
-  City Boundary

October 2005

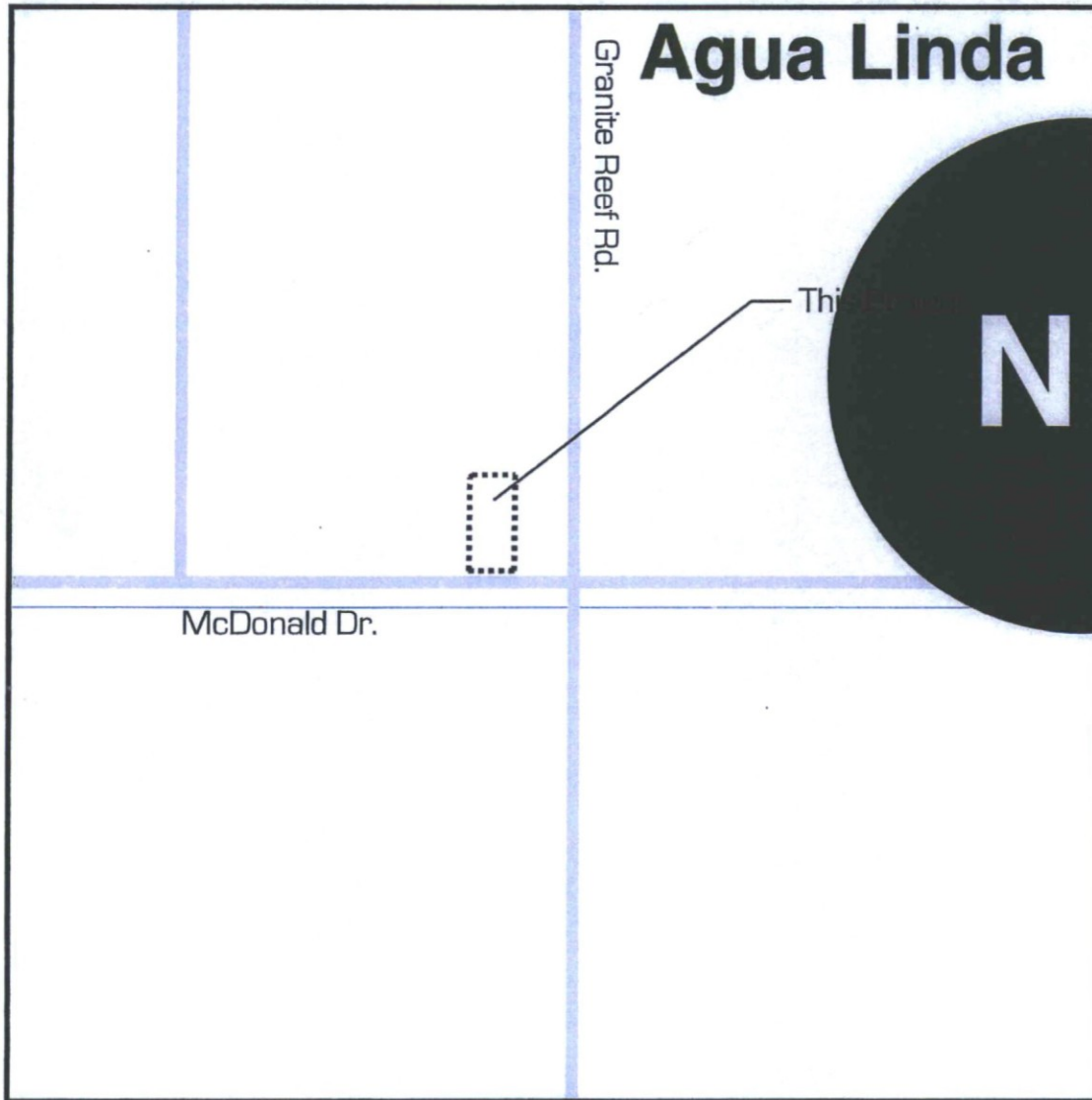
OPEN SPACE & RECREATION ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING PARKS & RECREATION FACILITIES MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND

EXISTING PLANNED

(M)

(M)

Mini Parks



Planned Trail Head
Facilities

(S)

(S)

Specialty Parks

(N)

(N)

Neighborhood Parks

(C)

(C)

Community Parks

(G)

(G)

Golf Courses



McDowell Sonoran Preserve (as of 4/2002)



State Trust Lands Reclassified for Conservation



State Trust Lands Reclassified, but not limited to Conservation



Recommended Study Boundary of the
McDowell Sonoran Preserve



City Boundary

Adopted by City Council October 30, 2001

Ratified by Scottsdale voters March 12, 2002

revised to show McDowell Sonoran Preserve as of April 2, 2002

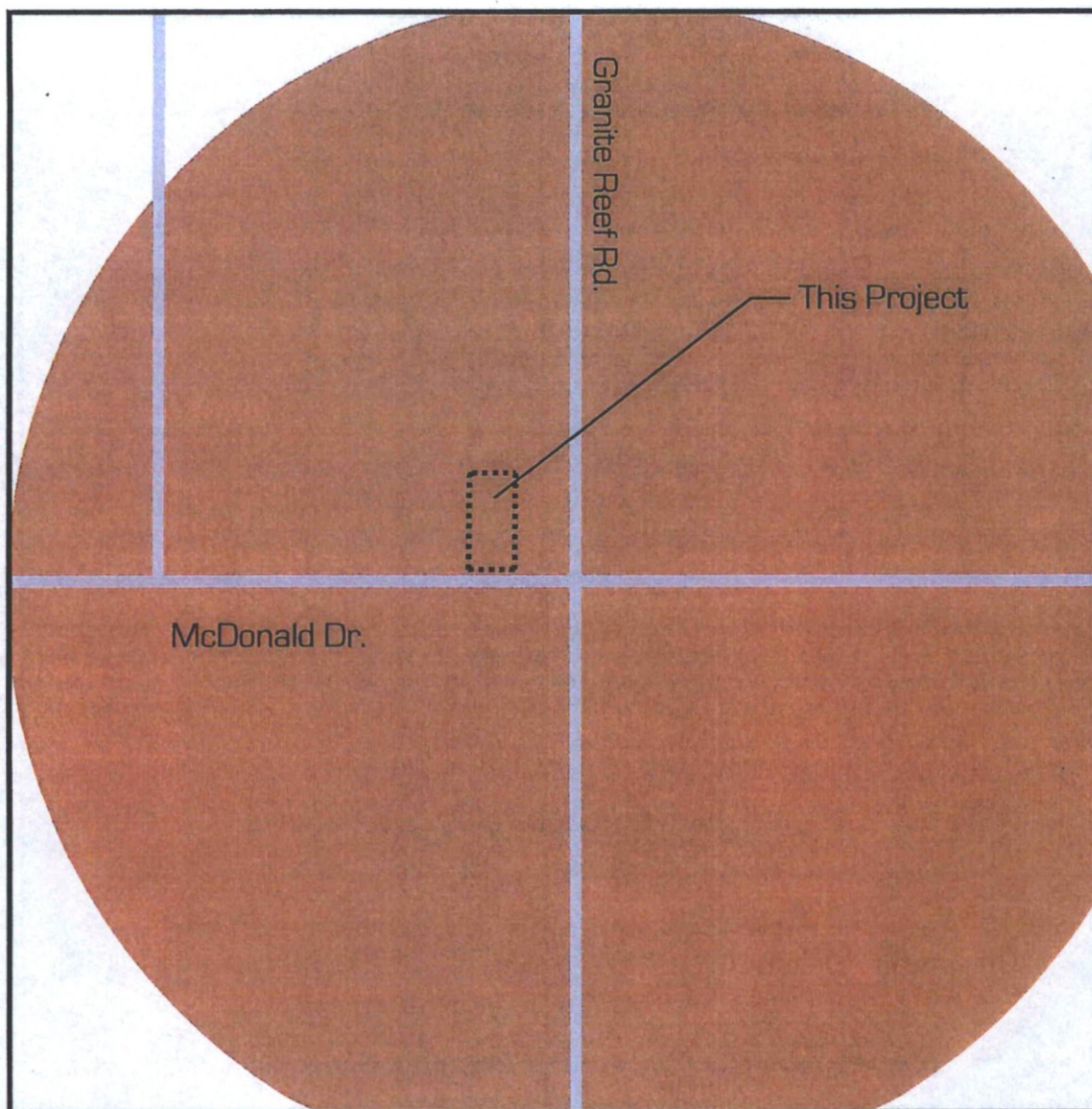
OPEN SPACE AND RECREATION ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING GROWTH AREA MAP

INFORMATION FROM 2001 GENERAL PLAN



LEGEND



Growth Areas

(areas where future development is focused - mixed uses and multi-modal transportation are most appropriate in these areas)



Activity Areas

(areas where development is concentrated, but to a lesser degree than the Growth Areas)



McDowell Sonoran Preserve (as of 4/2002)



State Trust Lands Reclassified for Conservation



State Trust Lands Reclassified, but not limited to Conservation



Recommended Study Boundary of the
McDowell Sonoran Preserve



City Boundary

Adopted by City Council October 30, 2001

Ratified by Scottsdale voters March 12, 2002

revised to show McDowell Sonoran Preserve as of April 2, 2002

revised to reflect General Plan Amendments through November 2010

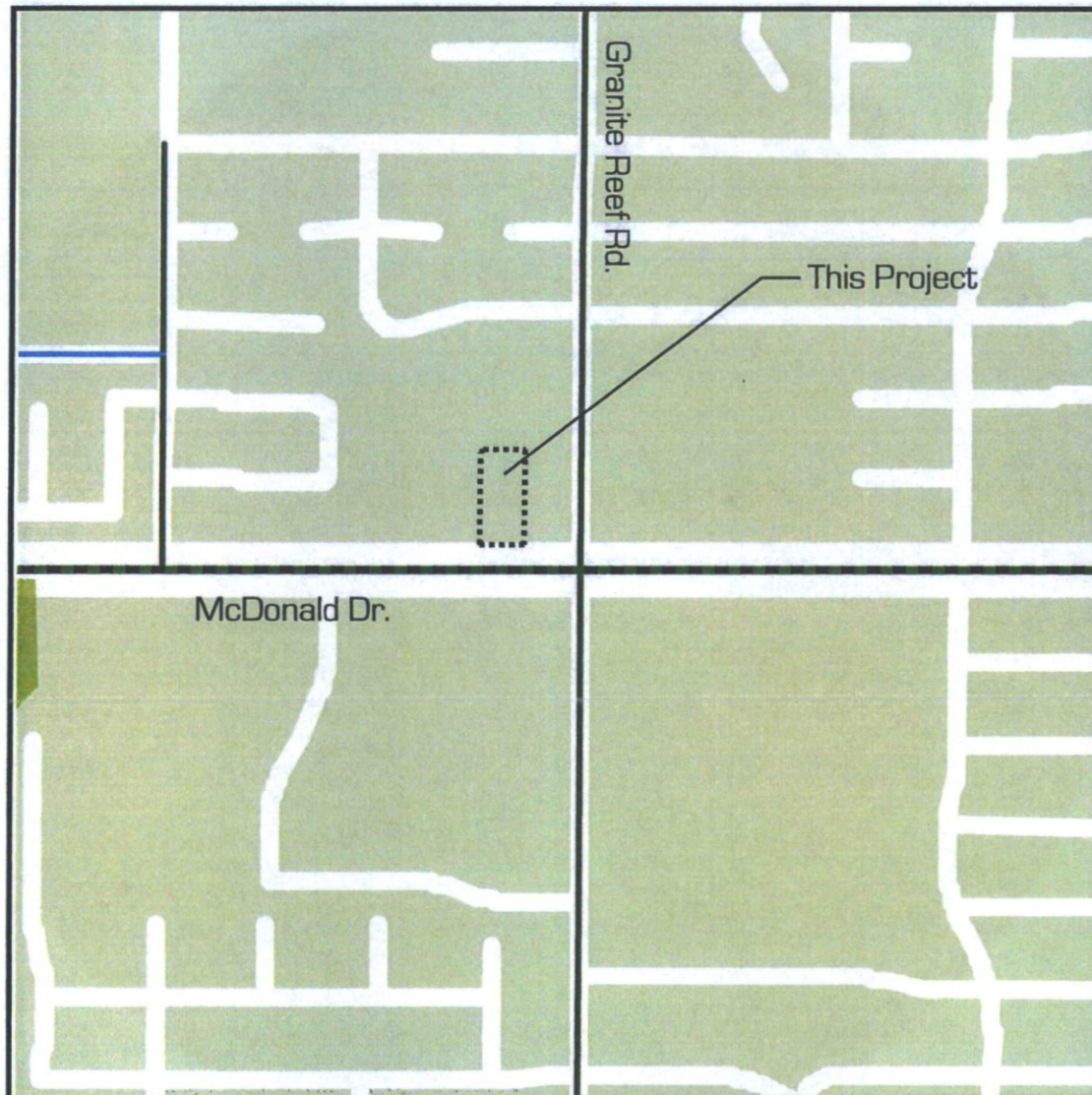
GROWTH AREA ELEMENT

Locations depicted on this map are generalized

10-ZN-2016 HUDSON EAST

EXISTING STREET CLASSIFICATION MAP

INFORMATION FROM 2010 SOUTHERN SCOTTSDALE COMMUNITY AREA PLAN



LEGEND

Street Classifications

Major Arterial - Suburban

Major Arterial - Urban

Minor Arterial - Suburban

Minor Arterial - Urban

Major Collector - Suburban

Major Collector - Urban

Minor Collector - Suburban

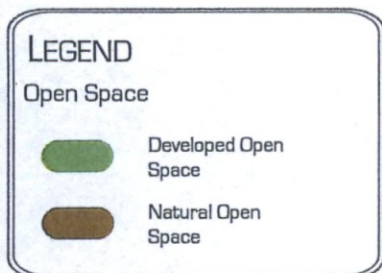
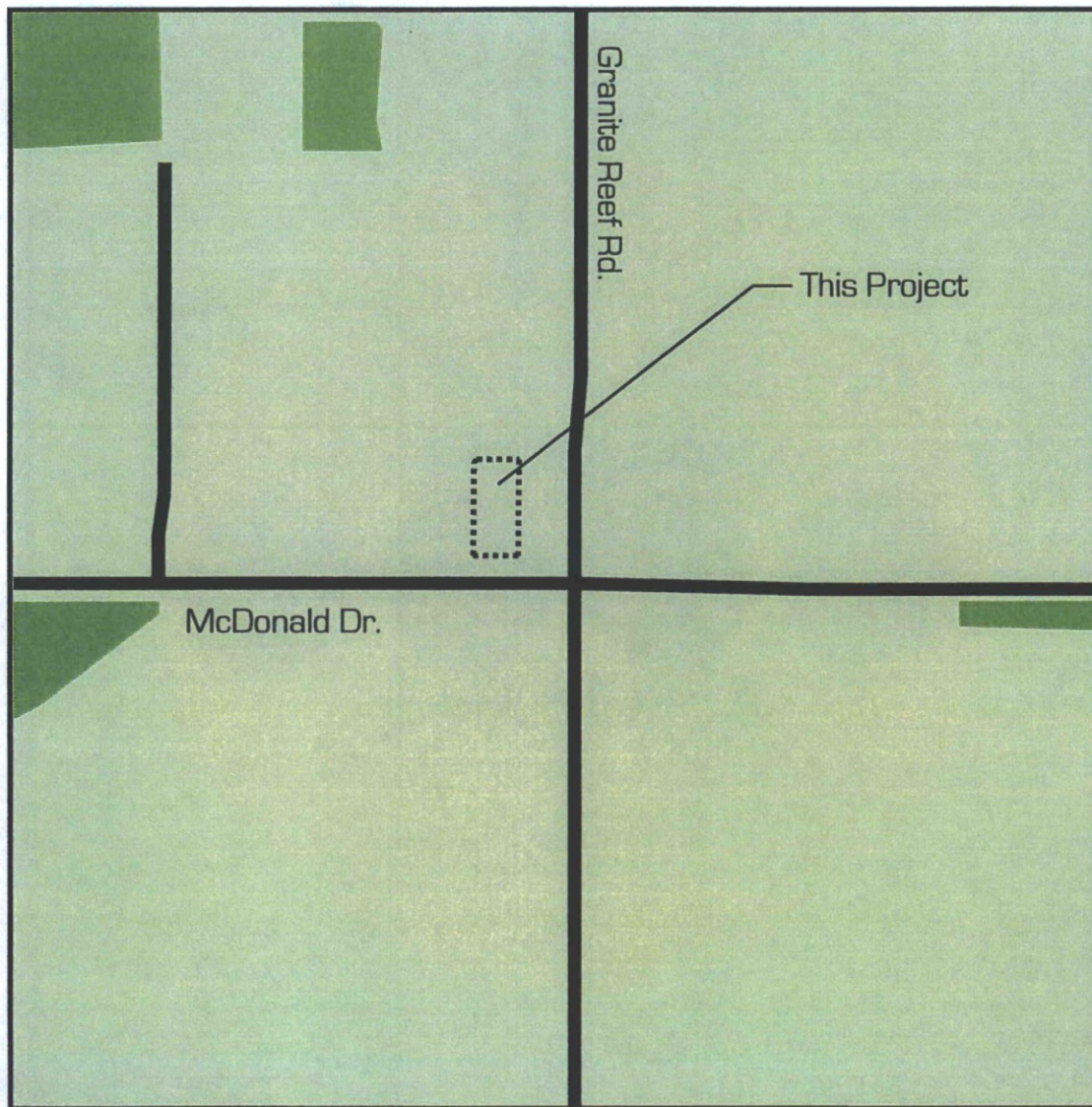
Local Street

Proposed Change from
Suburban to Urban

10-ZN-2016 HUDSON EAST

EXISTING REGIONAL OPEN SPACE SYSTEM MAP

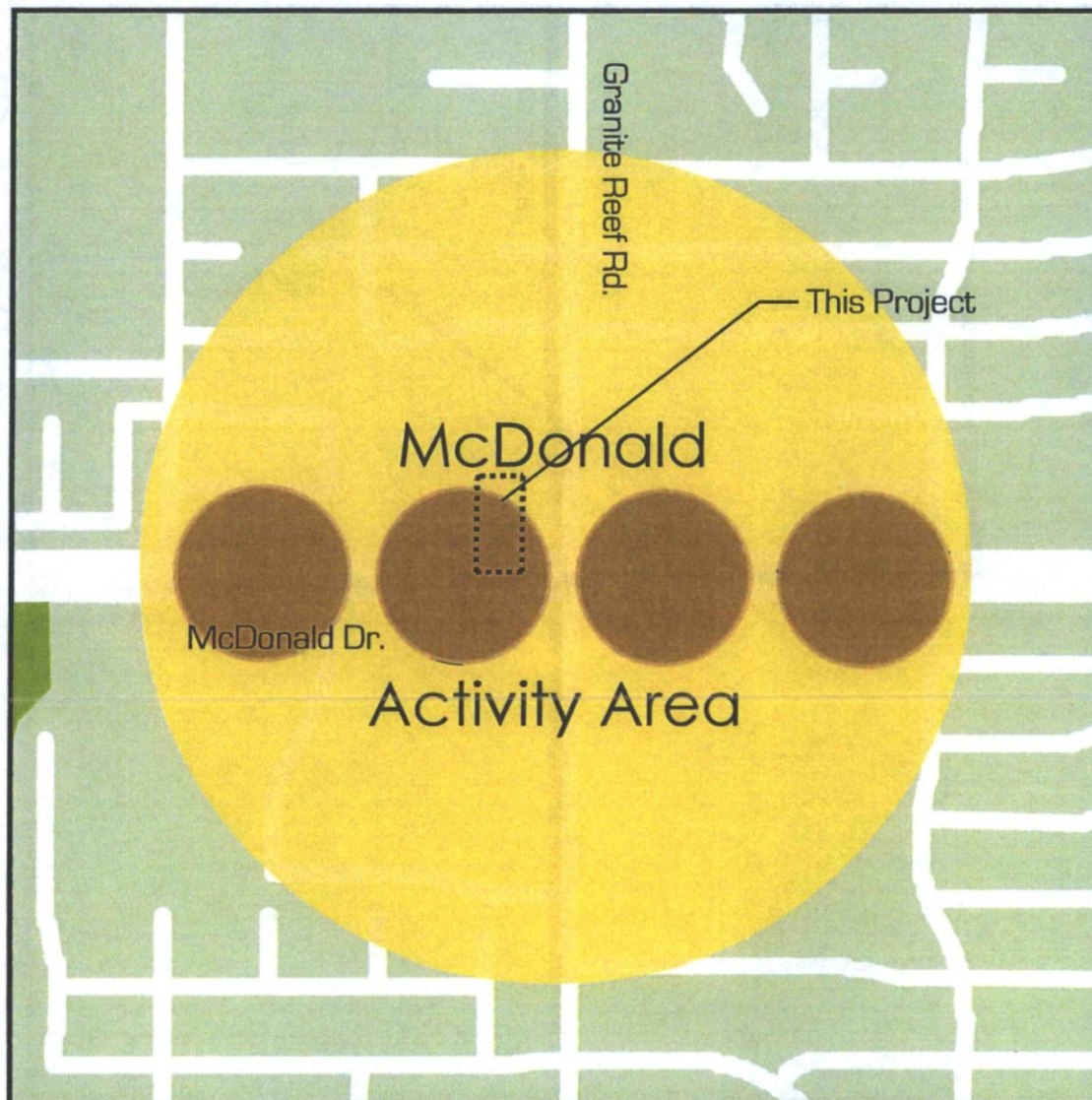
INFORMATION FROM 2010 SOUTHERN SCOTTSDALE COMMUNITY AREA PLAN



10-ZN-2016 HUDSON EAST

EXISTING CONCEPTUAL ACTIVITY AREA MAP

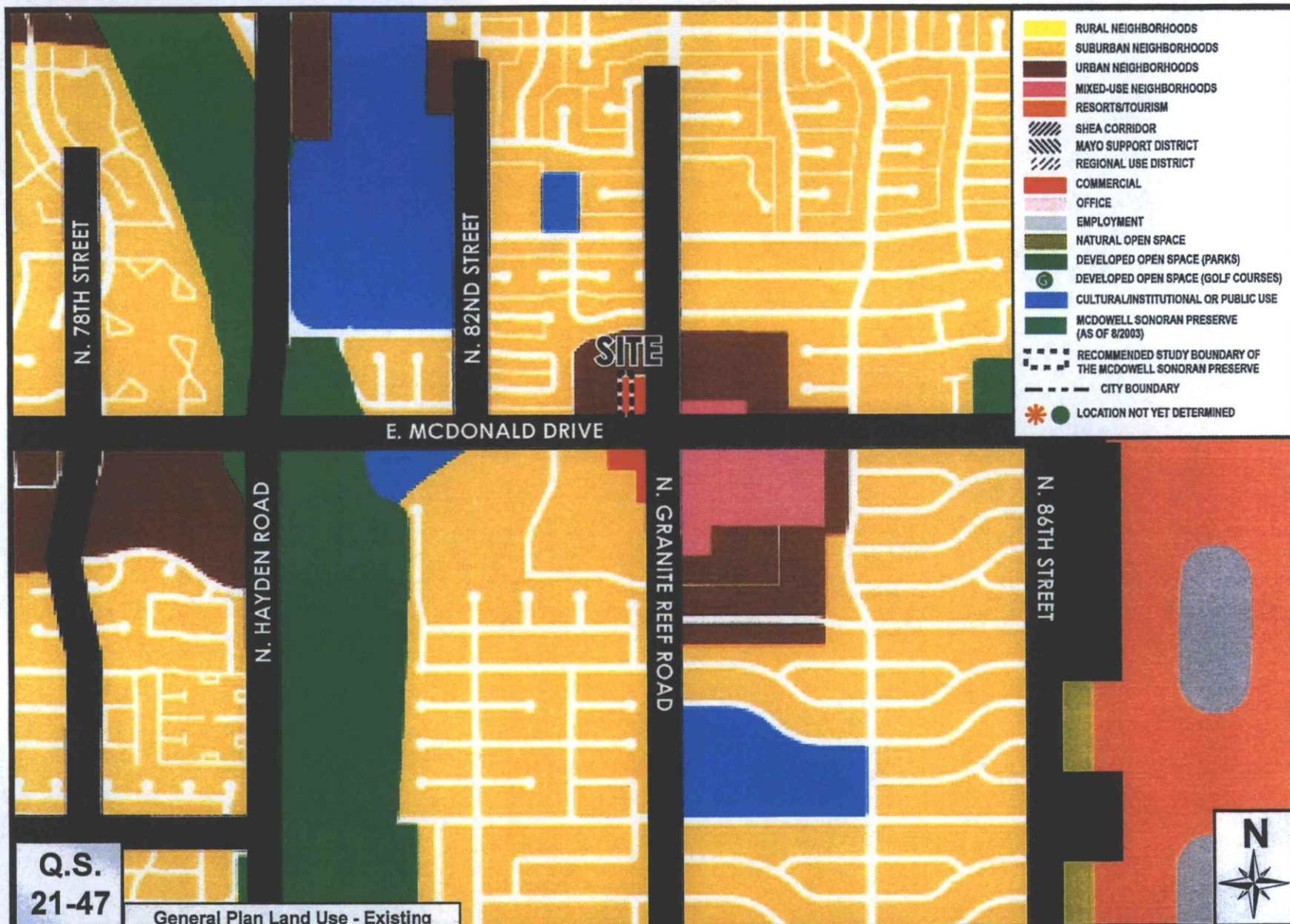
INFORMATION FROM 2010 SOUTHERN SCOTTSDALE COMMUNITY AREA PLAN



LEGEND

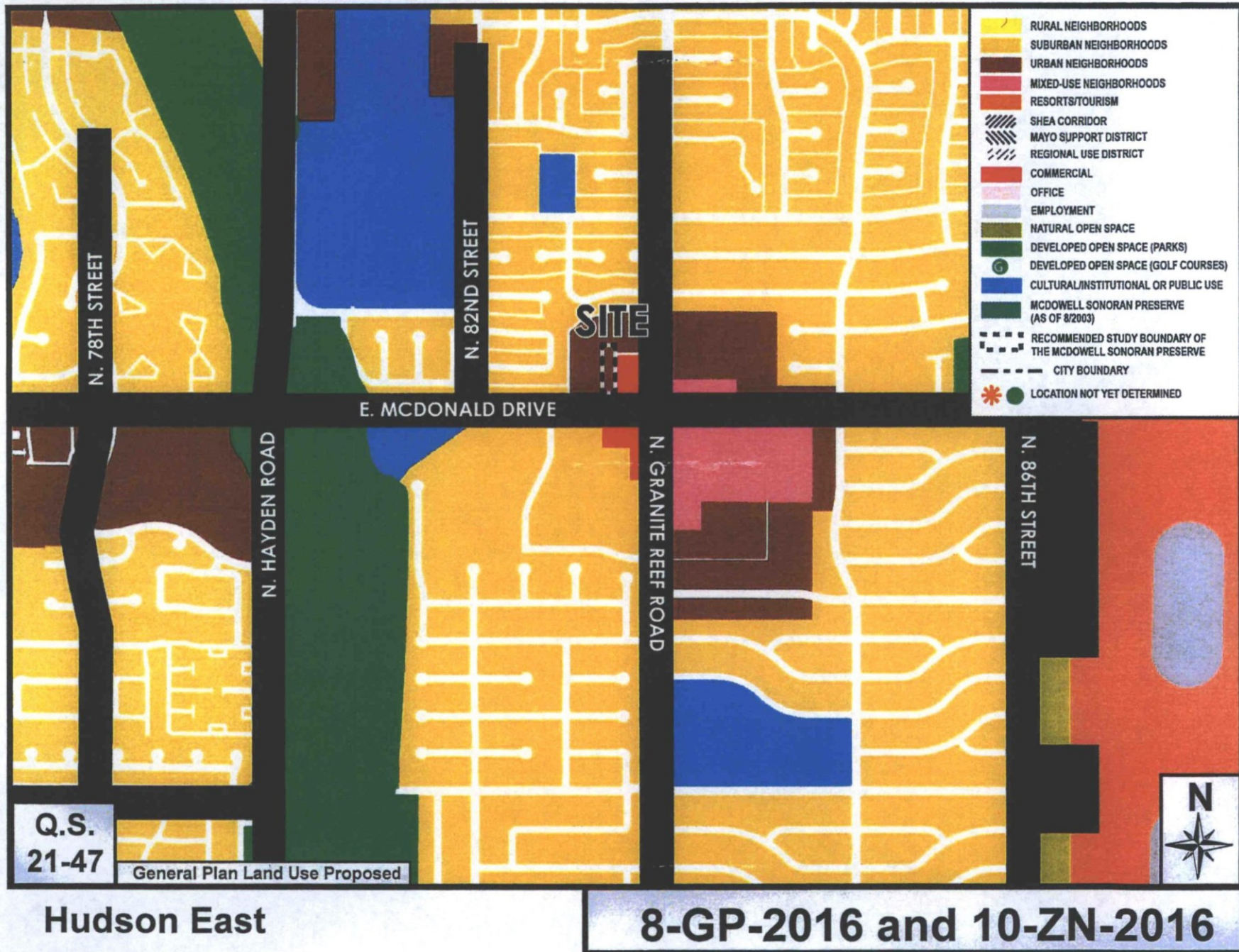
Conceptual Centers
and Corridors

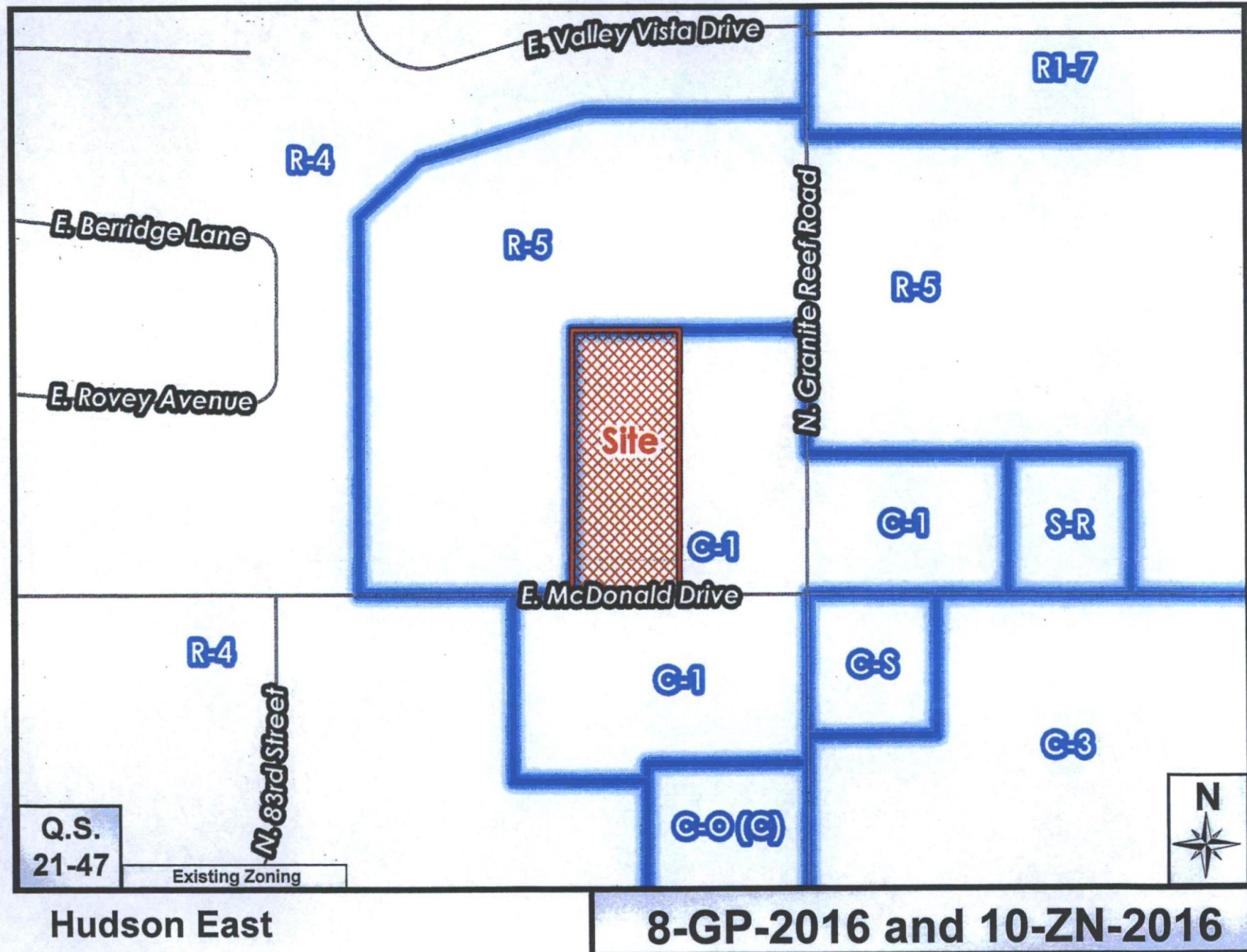
-  Regional Center
-  Activity Area
-  Regional Corridor
-  Opportunity Corridor
-  Resort Corridor

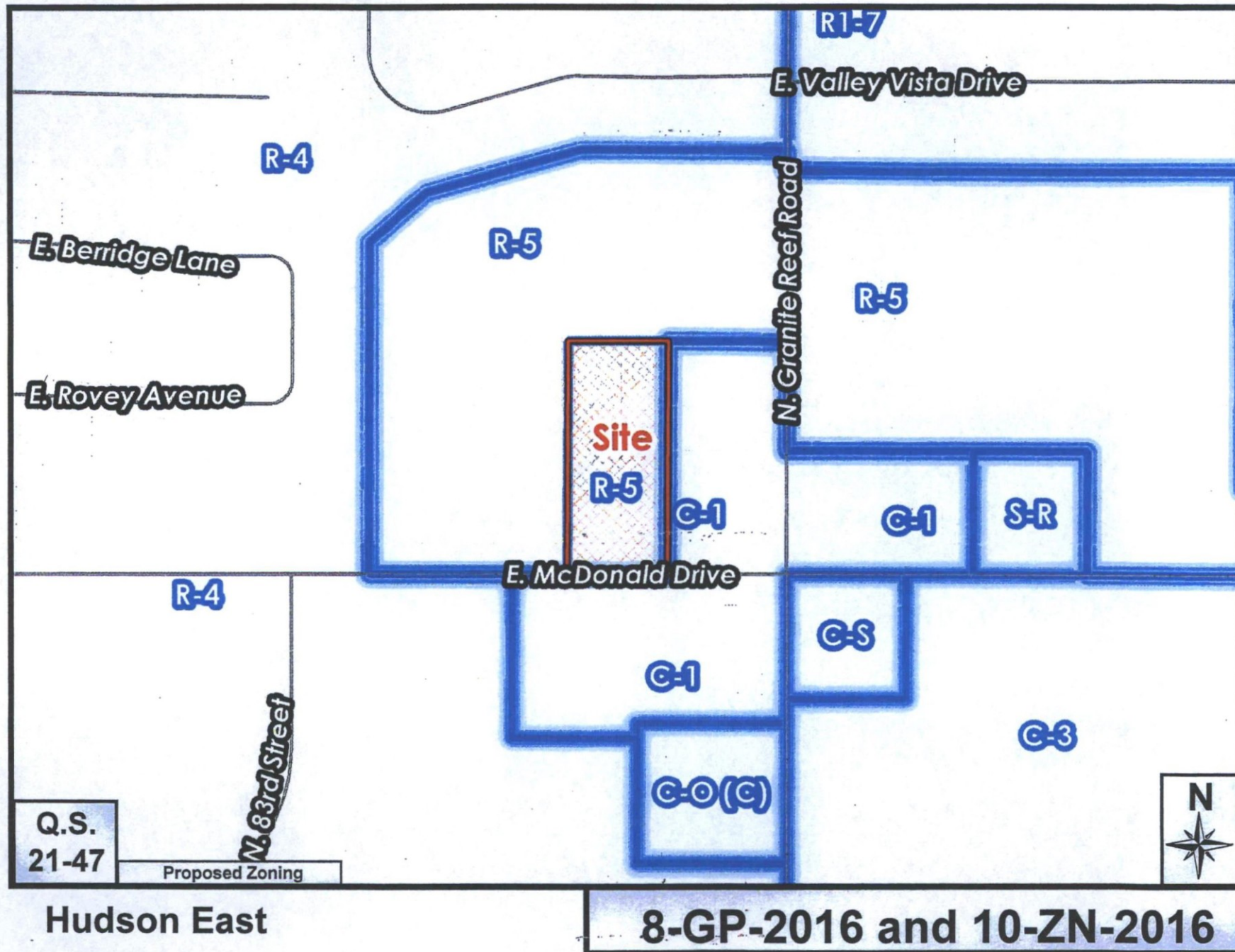


Hudson East

8-GP-2016 and 10-ZN-2016







Hudson East

8-GP-2016 and 10-ZN-2016



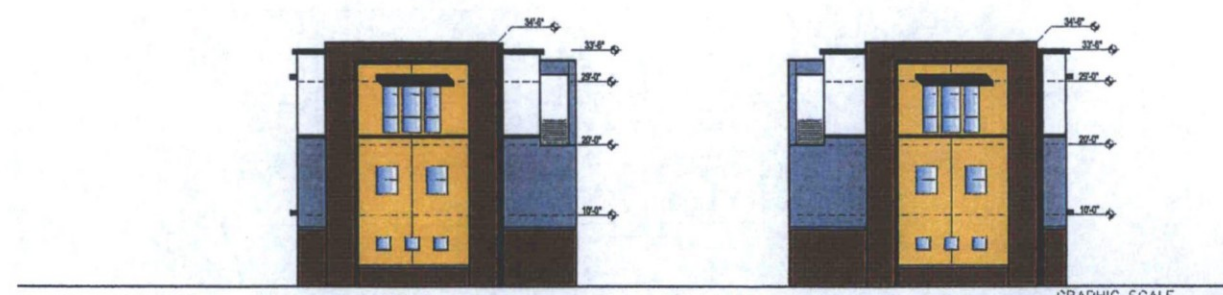
① COURTYARD ELEVATION (BUILDING 2 & 4)

SCALE: 1/8" = 1'-0"

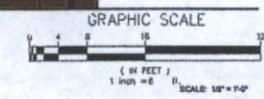


② GARAGE SIDE ELEVATION (BUILDING 2 & 4)

SCALE: 1/8" = 1'-0"



③ McDONALD STREET ELEVATION (BUILDING 2 & 4 SOUTH ELEVATION)





① COURTYARD ELEVATION (BUILDING 2 & 4)



② GARAGE SIDE ELEVATION (BUILDING 2 & 4)



③ McDONALD STREET ELEVATION (BUILDING 2 & 4 SOUTH ELEVATION)

GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Citizen Involvement Report

Rezoning from General Commercial (C-1) to Residential (R-5)

Non Major General Plan Amendment from Commercial to Urban Neighborhoods

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, 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 zoning and Non-Major General Plan Amendment change that has been filed and is identified as the case numbers 8-GP-2016 & 10-ZN-2016.

This is a request to change the zoning designation on a developed 1.26 acre parcel located at 8340 E. McDonald Drive (northwest corner of McDonald Drive and Granite Reef Road) from General Commercial (C-1) to Residential (R-5) for a 22 unit multifamily development.

This is also a request to amend the General Plan through a Non-Major amendment on the developed 1.26 acre parcel located at 8340 E. McDonald Drive (Northwest corner McDonald Drive and Granite reef Road) from Commercial to Urban Neighborhoods for a 22 unit multifamily development.

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:

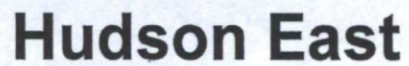
- Held an Open House neighborhood meeting on Thursday, December 15, 2016 from 6:00 PM to 7:00 PM at the Diversified Partners offices located at 7500 E. McDonald Drive, Suite 100 A, Scottsdale, AZ 85250.
- Posted the subject property with the date, time, and location of the open house meeting.
- Sent 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 were 7 neighborhood attendees at the open house meeting, not including the applicant and support staff. The majority of the attendees opted to fill out comment cards. The majority of the attendees were in opposition to the height shown at 36' and one couple was very pleased with the new proposed height of 36'.

Attachments

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

ATTACHMENT # 10



Map Legend:



Additional Notifications:

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

8-GP-2016 and 10-ZN-2016

PLANNING COMMISSION REPORT



Meeting Date: July 26, 2017
General Plan Element: Land Use
General Plan Goal: Create a sense of community through land uses

ACTION

Granite Reef Townhomes (aka Hudson East) 8-GP-2016 and 10-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Urban Neighborhoods, and a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) zoning to Multiple Family (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 E. McDonald Drive.

Goal/Purpose of Request

The applicant's request is to accommodate a new two-story 18 unit multi-family development on a +/-1.27 – acre site.

Key Items for Consideration

- Conformance with the 2001 City of Scottsdale General Plan
- Conformance with the 2010 Southern Scottsdale Character Area Plan
- Compatibility with the surrounding land uses
- Compatibility with the surrounding neighborhood
- Revitalization of an existing vacant building to provide a range of housing opportunities

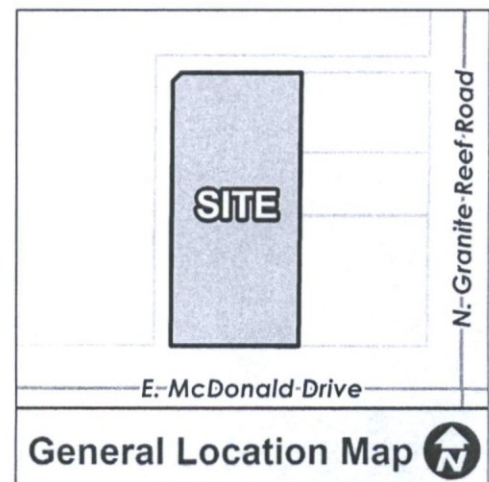
OWNER

Walt Brown Jr.
480-947-8800

APPLICANT CONTACT

Alexandra Schuchter
Diversified Partners
480-947-8800

Action Taken _____



LOCATION

8340 & 8350 East McDonald Drive.

BACKGROUND

Application Update

On April 28, 2017, the applicant withdrew the development plan that the Planning Commission reviewed at its April 12, 2017 Planning Commission hearing in order to allow the applicant to address the Planning Commission and public comments pertaining to the number of stories and height of the development, the number of residential units, and the limited amount of parking spaces that were proposed.

The revised development plan has:

- a reduction in the number of dwelling units from 22 to 18;
- a reduction in the number of stories from three to two;
- a reduction in building height from 34-feet 6-inches to 32-feet 8-inches, with most of the building area at 25-feet 2-inches; and
- an increase in the number of extra parking spaces provided from three (3) spaces to nine (9) spaces

General Plan

The Land Use Element of the General Plan designates the site area as Commercial (Attachment #4). This category provides for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. In addition, the site area is located in an Activity Area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to identify "...areas where development is concentrated, but to a lesser degree than the Growth Areas."

Character Area Plan

The proposed development is in the Southern Scottsdale Character Area Plan (SSCAP) designated McDonald Activity Area and Opportunity Corridor. This area is contemplated to consist of a mixture of land uses with moderate intensities, mixed-use developments, and multi-family residential density that complement Activity Area land uses (SSCAP LU 2.2, and 5.3, 5.4.3), and "...support reinvestment, revitalization, and new and infill development." (SSCAP LU 5.3 and 5.4.3).

Zoning

The properties at 8340 and 8350 East McDonald Drive are zoned Neighborhood Commercial (C-1). The Neighborhood Commercial (C-1) zoning district allows for a variety of office, restaurant, retail, service and storage uses to support daily needs of nearby neighborhoods.

Context

The subject property is located west of the northwest corner of North Granite Reef Road and East McDonald Drive. The site is generally surrounded by multi-family, commercial, and restaurant uses. Please refer to context graphics attached.

Adjacent Uses, General Plan Designation and Zoning

- North: An alley, and further north is an existing multi-family development, with the Urban Neighborhood General Plan designation, and zoned Multiple Family Residential (R-5).
- South: East McDonald Drive, and further south is an existing restaurant and storage facility, with the Commercial General Plan designation, and zoned Neighborhood Commercial (C-1).
- East: An existing gas station, day care, and personal care service, with the Commercial General Plan designation, and zoned Neighborhood Commercial (C-1).
- West: An alley, and further north is an existing multi-family development, with the Urban Neighborhood General Plan designation, and zoned Multiple Family Residential (R-5).

Other Related Policies, References:

- 47-ZN-1963 Annexation from Maricopa County and a Zoning District Map Amendment to zone the property to Neighborhood Commercial (C-1) from the county zoning designation.
- 5-UP-1971 Conditional Use Permit for a restaurant that serves alcohol.

APPLICANTS PROPOSAL

Development Information

The development proposal includes four three-story multi-family condominium buildings containing 18 dwelling units.

- Existing Use: Vacant restaurant building
- Proposed Use: Multi-family
- Parcel Size: 1.27 gross acres
- Building Height Allowed: 36 feet
- Building Height Proposed: $\pm$ 32 feet 6 inches
- Parking Required: 36 spaces
- Parking Provided: 45 spaces
- Open Space Required: $\pm$ 10,395 square feet
- Open Space Provided: $\pm$ 11,009 square feet
- Density Allowed: 23 dwelling unit per acre
- Density Proposed: 14.17 dwelling unit per acre

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

General Plan

The applicant's request is recognized as a non-major amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category Criteria (Criteria #1) which identifies that a change from Commercial Land Use designation (Group E) to an Urban Neighborhoods Land Use designation (Group C) does not constitute a Major General Plan Amendment.

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as areas of multi-family dwellings/apartments. *Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.*

The request conforms to the General Plan description of Urban Neighborhoods. The project proposes a density of 14.17 du/ac on the 1.27 gross acre site, which is above the minimum eight du/ac usually applied to Urban Neighborhoods. In addition, it is adjacent to existing Urban Neighborhoods (Viridian Apartments) and is located near commercial development. The site also has frontage on East McDonald Drive, which is designated a minor arterial roadway in the 2016 Transportation Master Plan. Minor arterial roadways provide continuity for traffic movements and allow for some access to abutting land uses. There are a variety of transportation choices in the area since East McDonald Drive is served by the Miller Road Trolley and has an existing bike lane.

Policy Implications (Non-Major General Plan Amendment)

The proposed project is consistent with the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001. Two principles are particularly applicable, "Support Economic Vitality" and "Enhance Neighborhoods". The proposed project will revitalize and redevelop the site's vacant commercial buildings with housing units whose residents will likely patronize businesses in the surrounding area. Additionally, the project will enhance the neighborhood with a site design that provides increased pedestrian connectivity and blends with the adjacent existing multifamily development.

The proposed redevelopment project consists of 18 townhomes that would replace existing vacant commercial development. Adjacent land uses are Urban Neighborhoods (20.5+/- du/ac) to the west and north, Commercial to the east, and Commercial to the south. The General Plan states that the Urban Neighborhood land use designation is *generally located near retail centers, offices, or other compatible non-residential uses*, which is consistent with this request.

In the General Plan, the Economic Vitality (Goal 7) and Land Use (Goal 4) Elements encourage residential redevelopment and revitalization efforts that promote a variety of housing options and a diverse economic base. This is consistent with the proposed infill development that will revitalize the site, provide additional housing choices, and add residents to the area to support the surrounding businesses.

Several General Plan goals support the enhancement and revitalization proposed. The Character

and Design (Goal 1) and Land Use (Goal 3) Elements encourage development that is consistent in its character with the surrounding area and provides a transition of land uses. The proposed project is consistent with the area's Suburban/Suburban Desert Character Type and adds greater variety and varies the transition between the surrounding Commercial and Urban Neighborhoods land uses. Furthermore, the Housing (Goal 4) and Neighborhoods (Goals 4 and 5) Elements encourage context-appropriate development that enables a "live, work, play" environment. The proposal will add another housing option in the area and provide additional residential units in close proximity to employment and shopping.

In terms of transitions, the proposed project will integrate landscaping throughout the development and includes a landscape buffer to the multifamily development located to the west and north and enhanced landscaping along McDonald. This is consistent with the General Plan Character and Design Element (Goal 6).

The proposal addresses Community Mobility (Goals 5 and 8) with options for residents to use transit, bicycle, or walk to their destinations. The project proposes a wider, detached, eight foot sidewalk along McDonald that improves walking conditions for pedestrians. The applicant provided traffic study also shows that it will reduce congestion since the residential designation will produce fewer vehicle trips (172 with an R-5 use) than the commercial designation (742 with a C-1 use).

Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area and Plan (SSCAP). The proposed Urban Neighborhoods designation is consistent with, and would achieve, the SSCAP policies to promote residential densities to complement the land uses, provide a range of housing options, and revitalize existing commercial development in the McDonald Activity Area (SSCAP LU 2.1, LU 3.2, LU 5.4.3, EV 1, H2). Additionally, this designation would add residents to the area that would assist in supporting existing commercial development and transportation options, including the pedestrian and bicycle circulation opportunities that are readily available nearby at Chaparral Park in the Indian Bend Wash. Furthermore, the proposed development will complement the established urban form and pedestrian realm improvements present in adjacent developments (LU 1.2, CD 1, CD 2).

2013 Citywide Land Use Assumptions Report

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

According to the study, the South Sub-Area is projected to absorb approximately 166 acres of residential land area by 2030, with the majority of it projected to be urban residential development (136 acres, or 82%). Since the adoption of the LUA in December 2013, 42 +/- acres have been entitled (through the zoning process) as urban residential within the South Sub-Area. Consequently, the proposed change in General Plan land use category to Urban Neighborhoods to allow for multi-

family development is in keeping with the projected increase in this residential development-type anticipated in this area of the community.

The full Development Forecast can be found at:

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

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this case, 2017-2036). Each measure estimates marginal changes in particular variables based on current conditions in the city. In this instance, the model provided a general assessment of the subject site comparing the Commercial land use designation with the Urban Neighborhoods land use designation in the South Sub-Area of the City.

As such, the application of the model anticipates a net decrease of 3 employees (non-construction) as well as a net increase of 26 potential residents, and six school age children. From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to depict a how much value a project adds over time – or Net Present Value (NPV). In this instance the model shows a negative NPV of \$87,936 for the proposed Urban Neighborhoods land use. The existing Commercial land use designation, however, shows a positive NPV of \$602,775 over the same time period. However, the property has been vacant since April, 2014 and the new residents are likely to work and shop nearby which could provide additional revenue, jobs, and other associated impacts.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive. The full results of the Land Use Impact Model assessment are located in the case file.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Land Use

The applicant's proposal is for a zoning district map amendment to change the property zoning from Neighborhood Commercial (C-1) to Multiple-family Residential (R-5). The applicant's narrative includes a comprehensive summary of the proposed development and how the requested zoning conforms to the goals and policies of the General Plan and SSCAP.

The applicant's proposal for a zoning district map amendment from Neighborhood Commercial (C-1) to the Multiple Family Residential (R-5) district is consistent with the proposed General Plan designation of Urban Neighborhoods and would assist in implementing the related SSCAP policies to promote residential densities that complement the surrounding land uses, and provide housing options in the McDonald Active Area (SSCAP LU 2.1, LU 3.2, and LU 8.1). In addition to being consistent with the proposed General Plan designation and SSCAP, the proposed zoning district map

amendment would accommodate the redevelopment of the existing vacant structures into a multiple-family residential use that will add to the diversity of housing types and densities in the area (GP LU 4, and GP EV 7).

As it pertains to the surrounding existing uses, the proposed zoning district and development will assist in providing an appropriate transition and buffer between the more intensive commercial uses to the east and southeast (gas station, personal care service, day care), the west (multi-family), and the less intensive townhouse residential further to the west and north (GP LU 7). In addition, the Multiple-family Residential (R-5) district has building height and density limitations, and open space requirements that are consistent with the adjacent properties, which will assist in maintaining the established urban form (SSCAP LU 1.2 and LU 8.2). Also, the proposed location of the development and zoning district is in area of the city that contains a variety of public amenities and services (Chaparral and Camelback Park's, and transit), which is consistent with the Multiple-family Residential (R-5) district's purpose to locate higher density in these areas.

Traffic

Access to the site will be from the existing driveway location at East McDonald Drive and the alley abutting the north and west sides of the property. The approval of the proposed Zoning District Map Amendment will result in an estimated 172 trips generated per day to and from the site. The development is estimated to generate 15 a.m. peak hour trips, and 17 p.m. peak hour trips. This represents a decrease in the traffic that is estimated to be generated by the existing commercial land uses on the site.

Water/Sewer

The City's Water Resources Division has reviewed the application and finds that there are adequate water and wastewater services in area to serve the development. The owner will be responsible for the necessary infrastructure improvements (including fire hydrants, water and wastewater lines, etc.) from the service locations to the site and within the development to accommodate the proposed development.

Public Safety

The Fire Department has reviewed this application and finds that there is adequate ability to provide fire and emergency services. The nearest fire station is located 7339 East McDonald Drive; and the nearest police station is located at 3700 North 75th Street.

School District Comments/Review

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

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site. The applicant held an open house meeting on May 11, 2017 pertaining to the current development plan. Staff has not received comments from the public regarding this plan. A copy of the applicant's

Citizen Involvement Report for the most recent application is included as Attachment #9. Previously, the applicant held three open house meetings on February 29, 2016, May 25, 2016 and on December 15, 2016 to receive comments on the older development plans. Staff has received several comments against these development plans, which were primarily against the proposed building heights that ranged from approximately thirty-five (35) feet to forty-eight (48) and the proposed density. Correspondence on the older development plans that have been withdrawn are included as Attachment #9.A.

OTHER BOARDS & COMMISSIONS

Planning Commission

On April 12, 2017, the Planning Commission reviewed these applications with a previous development plan that include 22 unit, and a building height of 34-feet 6-inches. The Planning Commission recommended that the previous development plan be denied with a vote of 6-1, Chair Alessio dissenting.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval of Case No. 8-GP-2016 & 10-ZN-2016; a request by the owner for a Non-major General Plan Amendment from Commercial to Urban Neighborhoods, and a Zoning District Map Amendment to rezone the property from Neighborhood Commercial (C-1) to Multiple Family (R-5) zoning on a +/-1.27-acre site located at 8340 & 8350 East McDonald Drive, finding that the rezoning is consistent and conforms with the adopted General Plan, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

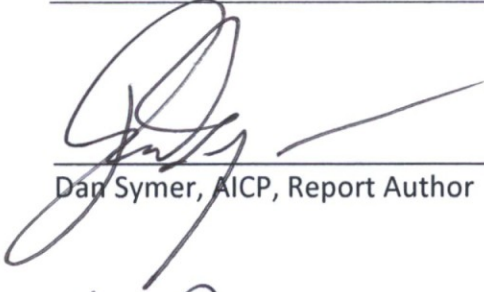
Current Planning Services

STAFF CONTACTS

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E-mail: dsymer@ScottsdaleAZ.gov

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

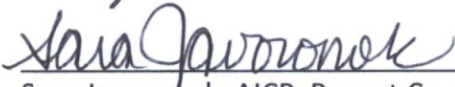
APPROVED BY



Dan Symer, AICP, Report Author

7-06-2017

Date



Sara Javoronok, AICP, Report Co-Author

7/7/2017

Date



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

07.10.2017

Date



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

7/18/2017

Date



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

7/18/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. General Plan Land Use Map - Existing
5. General Plan Land Use Map - Proposed
6. Zoning Map – Existing
7. Zoning Map – Proposed
8. Elevations
9. Citizen Involvement
- 9.A. Public Comment Letters
10. City Notification Map
11. April 12, 2017 Planning Commission Public Comment Cards



Hudson East

8-GP-2016 and 10-ZN-2016



Hudson East

8-GP-2016 and 10-ZN-2016

Stipulations for the Zoning Application:
Granite Reef Townhomes (aka Hudson East)
Case Number: 10-ZN-2016

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

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Archicon Architecture & Interiors, L.C. and with the city staff date of 05/26/2017, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS.** Maximum dwelling units shall be eighteen (18).

INFRASTRUCTURE AND DEDICATIONS

3. **CIRCULATION IMPROVEMENTS.** Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

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

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East McDonald Drive	Major Arterial Suburban	Existing fifty (50) foot wide, north half right-of-way	Remove existing driveways, sidewalks, curbs, and gutters Construct curbs, gutters, sidewalks, driveways, streetlights, pavement, and curb ramp, etc.	a.1., a.2., a.3., a.4.
Alley	Alley	Existing twenty (20) foot wide, alley right-of-way	Remove existing driveway. Construct curbs, gutters, sidewalks, driveways, pavement,	a.1., a.5., a.6.

- a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale's 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.

- a.2. The property owner shall remove the existing sidewalk adjacent to the property, and to approximately twenty (20) feet west of the alley/driveway ramp, measure from the west alley/driveway curb, and construct a new continuous eight (8) foot wide sidewalk detached from the curb. The transition from the new sidewalk to the existing sidewalk, east of the property, shall be subject the approval of the Transportation Director, or designee.
- a.3. The property owner shall remove the existing driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
- a.4. The property owner shall construct streetlights on the north side of East McDonald Drive, adjacent to the property to provide street illumination in accordance with the Design Standards and Policies Manual.
- a.5. The property owner shall remove the existing alley driveway entrance to East McDonald Drive and construct new driveway with an accessible pedestrian sidewalk and construct curb, gutter, and pavement necessary to accommodate the development.
- a.6. The property owner shall mill and pave the entire twenty (20) foot wide alley abutting the property from East McDonald Drive, to the northeast corner of property.
- b. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any building permits for the development project, the owner shall dedicate a one foot wide Vehicular Non-Access Easement (VNAE) adjacent to East McDonald Drive except at the approved street entrance(s).
- c. SIGHT DISTANCE EASEMENTS. Prior to issuance of any building permit for the development project, the property owner shall dedicate sight distance easements across the property in the location of the Sight Distance Triangle of Design Standards and Policies Manual as determined by the Transportation Director, or designee.
- d. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS ABUTTING ALLEY. The property shall dedicate a minimum four (4) foot wide emergency and service vehicle access easement abutting the north, west and northwest sides of the property, and abutting the alley.
- e. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS WITHIN THE PROPERTY. The property owner shall dedicate a minimum twenty-four (24) foot wide emergency and service vehicle access easement from East McDonald Drive to the north property line in location of the east north-south driveway indicated on the above referenced site plan.

EASEMENTS.

- a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by a 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.
4. WATER LINE IMPROVMENTS. The property owner shall connect existing waterlines by providing an eight (8) inch water line within East McDonald Drive from the North Granite Reef Road and East

McDonald Drive intersection to approximately four hundred fifty (450) feet west of the intersection and making appropriate connections.

5. **CONSTRUCTION COMPLETED.** Prior to issuance of any building permit for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
6. **BONDING AND ASSURANCES.** Prior to issuance of any building permit for the development project, the owner shall provide Bonding and Assurances.
7. **LAND ASSEMBLAGE.** Prior to issuance of any building permit for the development project, the owner shall combine the two subject parcels into one via plat.

**Exhibit A to
Attachment 2**

SINGLE FAMILY ATTACHED DEVELOPMENT
GRANITE REEF CONDOMINIUMS

BASE MCCONALD DRIVE
SCOTTSDALE, AZ 85260

ISSUE
DATE REV FOR
MAY 26/2017

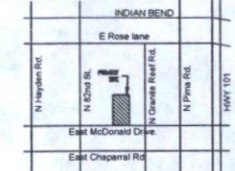
Drawn
JW
Checked
BC
Job Number
1704
Drawings
SITE PLAN

Sheet
A0.2

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PROJECT DATA
PROJECT ADDRESS: 8345 EAST MCCONALD DRIVE, SCOTTSDALE, AZ 85260
PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDINGS OF CONDOMINIUMS EACH WITH SPRINKLERS PER NFPA 13D
BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
2010 IRC 2010 EBC 2012 IBC 2012 NEC NFPA-70 2012 UPC
NET SITE AREA: 1.066 ACRES
GROSS SITE AREA: 1.257 ACRES
EXISTING ZONING: C-1
PROPOSED ZONING: R-5
APN: 174-12-001B & 174-12-001T
OCCUPANCY: RESIDENTIAL R-6 CONDOMINIUM
SITE AREA: 47,250 S.F. (NET) 1,066 AC 54,750 S.F. (GROSS) 1,257 AC
CONSTRUCTION TYPE: TYPE V-B BUILDINGS 1 & 2 w/ SPRINKLERS PER NFPA 13D
BUILDING HEIGHT: 32'-4" FROM FINISHED FLOOR
UNITS: 18 UNITS TOTAL OR 18.58 UNITS PER ACRE UNIT SIZE: 2,342 S.F. INCLUDING GARAGE EACH UNIT HAS APPROPRIATELY 1,100 S.F. LAYABLE + 437 S.F. GARAGE + 483 S.F. UPPER DECK 14 UNITS + 3 BEDROOMS + 14 BEDROOMS TOTAL
SEPARATION FROM P.L. (IRC TABLE R302.1 (2)) 12' 0" HOUR
ALLOWABLE WALL OPENINGS (IRC TABLE R302.1 (2)) UNLIMITED PER IRC R302.1 (2)
SETBACKS:
174-12-001B & 174-12-001T 30'-0" SETBACK
MCCONALD DRIVE 30'-4" SETBACK
SIDE YARD (EAST) 6'-0" SETBACK
SIDE YARD (WEST) 30'-0" SETBACK
REAR YARD
ACCESSIBLE PARKING: 9 STALLS x 0.04 ADA = 1 SPACES REQ'D
ON-SITE PARKING: 1 SPACES PROVIDED
PARKING spaces per dwelling unit at the rate of:
One (1) for every bedroom, 1.8 per suite & 100 S.F. C.O.S.
PARKING REQUIRED: 3 BEDROOM UNITS 1.8 SPACES PER 18 UNITS + 1.9 SPACES = 34.2 SPACES
PARKING PROVIDED: 2 PARKING SPACES PER UNIT 18 UNITS x 2 = 36 SPACES + 8 VISITOR 45 TOTAL SPACES PROVIDED
BICYCLE PARKING: 45 SPACES
TOTAL: 45 SPACES
8 SPACES REQ'D 8 SPACES PROVIDED
OPEN SPACE CALCULATION PER DENSITY BASED RULES:
1. MINIMUM OPEN SPACE PER SECTION 5.105.4 D (SCOTTSDALE CODE OF ORDINANCES) IS 22% (47,250 x 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:
2. FRONTAGE OPEN SPACE MINIMUM: 0.50 MULTIPLIED BY 10,395 (22%) = 5,197 S.F. EXCEPT AS FOLLOWS:
3. MINIMUM 20 S.F. PER 1 L.F. OF FRONTAGE: 150 x 20 = 3,000 S.F.
FRONTAGE OPEN SPACE PROVIDED: 4,500 S.F.
OPEN SPACE REQUIRED: 10,395 - 4,500 = 5,895 S.F.
OPEN SPACE PROVIDED: 11,000 S.F. (Not counting driveways & parking spaces)
Private outdoor living space:
1. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit (100 S.F. x 0.10 = 10 S.F.)
2. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit (1,197 S.F. x 0.05 = 59.85 S.F.)
3. 80 S.F. x 1.58 S.F. = 126.4 S.F.
4. The private outdoor living space shall be located outside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
PRIVATE OPEN SPACE REQUIRED: 121 S.F. PER UNIT
PRIVATE OPEN SPACE PROVIDED: 124 S.F. PER UNIT
KEYNOTES
1. EXISTING DRIVEWAY
2. EXISTING 3'-0" HIGH SCREEN CMU WALL
3. EXISTING 6'-0" HIGH CMU FENCE
4. NEW PARKING LOT LIGHT, FUTURE TYP
5. EXISTING CONCRETE CURB & GUTTER
6. FIRE LANE & TURNING RADIUS PER C.O.S. STANDARDS
7. NEW TRASH ENCLOSURE IN ACCORDANCE WITH C.O.S. DETAIL 2146-1
8. NEW ACCESSIBLE PARKING
9. NEW PARKING & DRIVE LANE
10. DECORATIVE CONCRETE OR PAVEMENT
11. SIGHT TRIANGLE IN COMPLIANCE WITH C.O.S. DETAIL 20 & PM FIGURE 6.3-28
12. PEDESTRIAN ACCESSIBLE ROUTE
13. VEHICULAR CIRCULATION
14. BICYCLE PARKING IN COMPLIANCE TO CITY OF SCOTTSDALE STANDARDS, DETAIL 2285
15. HARDSCAPE
16. POOL ENCLOSURE AND GATE PER CODE STANDARDS
17. POOL EQUIPMENT ENCLOSURE
18. WELL LOCATION
19. LANDSCAPE AREA
20. PRELIMINARY LOCATION OF FDC
21. PROPERTY ENCLOSURE GATE & FENCE, PROVIDE F.D. KNOX & STROBE ACCESS SYSTEM AT ALL PROPERTY ENTRY GATES.
22. POSSIBLE TRANSFORMER LOCATION
23. DRIVEWAY PER C.O.S. MGD DETAIL R2258-CL-1
24. NEW 8'-0" CONCRETE SIDEWALK
EXISTING CURB DEMOLITION

VICINITY MAP N.T.S.



GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Project Narrative

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, LLC

Prepared by:

Alexandra Schuchter

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

Revised: 7/10/17

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I. Property information

Location: 8340 & 8350 E. McDonald Dr, northwest corner of Granite Reef and McDonald Dr.

Property Size: 1.27 (+/-) gross acres and 1.085 (+/-) net acres

II. Property General Plan/Zoning

- **Current General Plan:** Commercial
- **Proposed General Plan:** Urban Neighborhoods

- **Current Zoning:** C-1 (Neighborhood Commercial)
- **Proposed Zoning:** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R-5
- **East:** C-1
- **South:** C-1
- **West:** R-5

III. Project Overview

About the Site:

The proposed application is a request for a Non-Major General Plan Amendment from the Commercial designation to Urban Neighborhoods and a rezoning request from C-1 to R-5 on approximately 1.27 gross acre property located at NWC of Granite Reef and McDonald Rd. The R-5 category is being requested because it most closely aligns with the development standards required for the proposed attached multi-family homes. The typical densities found within the R-5 designation or 17 to 23 dwelling units/acre, however the developer is proposing only 14.17 du/ac for the Granite Reef Townhouses.

The Brooklyn Cafe previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses. The proposal is to downzone and redevelop the 1.27 +/- acre property with 18 multi-family townhouses bringing additional revitalization to the McDonald Activity Area and fulfilling a demand for new housing in Southern Scottsdale. The current General Plan land use category for the site is Commercial and the proposed R-5 zoning district required a change in land use category for Commercial to Urban Neighborhoods.

The developer has taken special considerations with the site plan by providing a multi-family lot configuration that is sensitive to the existing multifamily residential homes to

the north and west. The proposed zoning intensity provides a logical transition from McDonald Road to the R-5 to the north and west. The site location is ideal for residential development with close proximity to downtown Scottsdale. The proposed residential community will benefit from the nearby retail and public amenities. Additionally, the integration of additional homes along the Scottsdale Indian Bend Wash strengthen the nearby existing retail and commercial businesses as well as the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with intention to buffering the existing multi-family neighborhoods to the north and west, and enhancing the neighborhood with a fresh modern contemporary design utilizing the unique property layout.

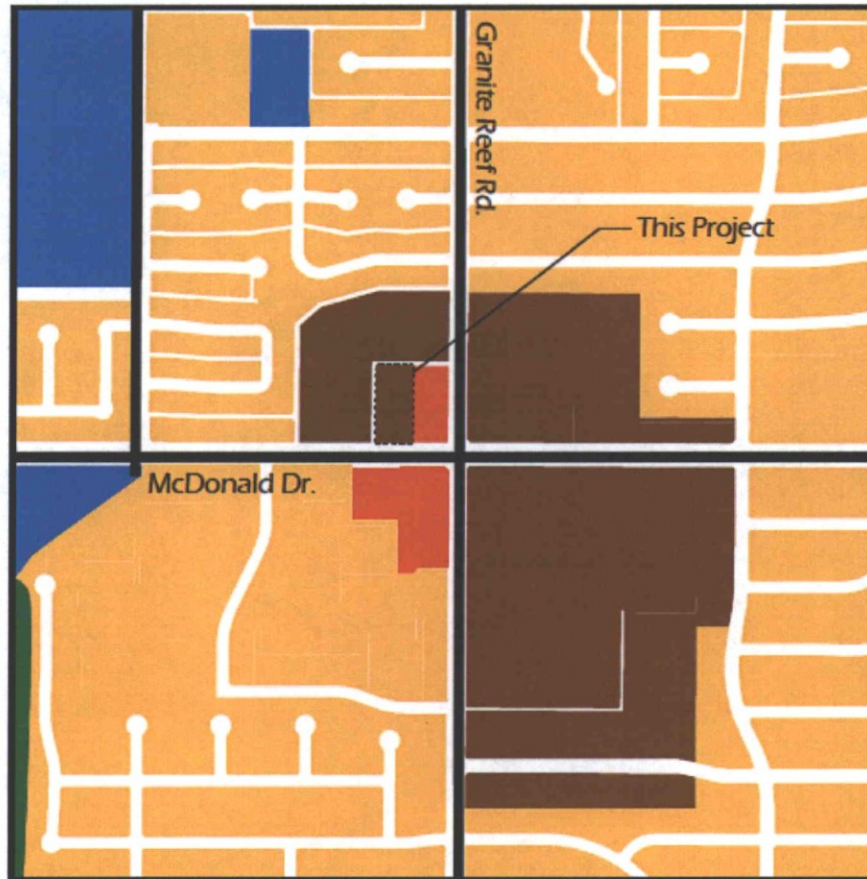
IV. 2001 General Plan

The request includes a Non-Major General Plan Amendment ("GPA") from Commercial to Urban Neighborhoods to accommodate the R-5 rezoning request and a change from "Group E" to "Group C" or the land use matrix in 2001 General Plan. Additionally the land use change is under the 10-acre threshold for Major GPA's.

The Urban Neighborhoods land use category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

The request conforms to the General Plan description of Urban Neighborhoods from a land use density and transportation standpoint. Although the proposed plan shows a single-family residential product, residences will be attached and equate to 16.59 dwelling units per acre. The site is adjacent to the Urban Neighborhoods land-use designation to the north and west, and is adjacent to Commercial to the east. The site has frontage on McDonald Road, a minor arterial as per the 2016 transportation master plan. One Local Valley Metro bus route traverses this section of McDonald Road which will accommodate transportation choices for future residents. Two Valley metro bus routes traverse Scottsdale Road and Hayden Road as well.

10-ZN-2016 HUDSON EAST
 PROPOSED CONCEPTUAL LAND USE MAP
 INFORMATION FROM 2001 GENERAL PLAN



LEGEND

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. The City Shape 2020 planning process recommends 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, the Six Guiding Principles articulate how the appropriateness of a land use changes 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 McDonald Activity 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 McDonald Activity Area is essential for the continued economic growth and sustainability of the City as a whole.
3. *Enhance Neighborhoods* – Key design elements that were considered with the development plan include a modern architectural design, pedestrian connectivity and attention to the neighborhood edge conditions, most notably the multifamily residential to the north and west.
4. *Preserve Meaningful Open Space* – Meaningful pedestrian connectivity, common areas, and edge treatments will be addressed through frontage open space against McDonald 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* – Residential developments integrated within an existing retail context along both McDonald and Hayden Road naturally lend themselves to alternate modes of transportation such as walking, bicycling, trolley and or mass transit. The property is directly adjacent to McDonald Road within close proximity to Scottsdale Road, 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 Granite Reef Townhouses.

CHARACTER AND DESIGN GOAL 1.

Determine the appropriateness of all development in terms of community goes, surrounding the area character, in 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 that these uses are part of, describes the pattern of intensity of how these uses fit together.

Response: McDonald Road and Granite Reef is designated as a Suburban/Suburban Desert Character Type in the 2001 General Plan. As discussed below in the economic vitality section, additional rooftops will help bolster the existing commercial uses along McDonald and Hayden Roads. Revitalization and reinvestment in new housing stock supports a wide range of uses to strengthen and change needs and demands of the McDonald Activity Area.

CHARACTER AND DESIGN GOAL 6.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

BULLET 1.

Require substantial landscaping be provided as part of the new development or redevelopment.

BULLET 2.

Maintain the landscaping materials in the pattern within the character area.

BULLET 3.

Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential to the north and west, and enhancing the streetscape along McDonald Road, acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site from commercial to residential will vastly increase the amount of vegetation and open space provided with this property, as compared to the hard surfaces of the existing vacant restaurant building and surface parking, thereby, greatly reducing the heat island affect.

LAND USE GOAL 3.

Encourage the transition of land uses from more intense regional and citywide Activity Areas to less intense Activity Areas within local neighborhoods.

BULLET 1.

Ensure that neighborhood edges transition to one another by considering appropriately land uses, development patterns, character elements and access to various mobility building networks.

BULLET 6.

Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural and man-made buffers are not available.

Response: The proposed land use category of Urban Neighborhoods and the density of 14.17 DU/AC is appropriate given the surrounding context and provides an ideal land-use transition from McDonald Road to the R-5 apartment homes to the north and west. Notably the rezoning request from C1 to R-5 is a downzoning and will result a reduction in daily trip volumes. The architecture and building placement is respectful of the existing apartments to the north and west in terms of height, massing, landscaping, and setback.

LAND USE GOAL 4.

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

BULLET 1.

Allow for the diversity of residential uses and supporting services that provide for all the needs of the community.

BULLET 4

Provide a variety of housing types in densities and innovative development patterns in the building methods that would result in greater housing affordability.

Response: The proposed infill residential community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by developing new housing options for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of multi- and multi-family dwellings; both housing options that allow the elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use and infill development as a primary means for providing a greater range of diverse housing opportunities.

As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices. The McDonald Activity Area has a wide range of uses including office, retail, restaurants, service related and recreational uses (i.e. Scottsdale Indian Bend

Wash). Integrating new, high quality infill residential housing options along this road meets the goals and policies of the General Plan and SSCAP.

LAND USE GOAL 8.

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

BULLET 3.

Promote development patterns in standards that are consistent with the surrounding uses and reinforce the areas characters.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options along the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel.

ECONOMIC VITALITY GROUP 7.

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

BULLET 4.

Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

BULLET 6.

Promote residential revitalization to maintain the quality housing and thus maintain quality of the life and stability of the local economy.

Response: The proposed development plans to bring reinvestment and revitalization to a dilapidated and vacant commercial site. The proposal will continue to re-energize the McDonald Activity Area and bring new residential living opportunities, further strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along McDonald Road will bolster nearby retail and commercial businesses.

HOUSING GOAL 4.

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

BULLET 1.

Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.

Response: The mix of housing along this area of McDonald Road has already been long established with older developments, which are all multi-family residential. This proposed for sale, attached multi-family development would further expand the housing options along McDonald Activity Area by integrating modern residential development on an underutilized parcel, acting as a catalyst for further redevelopment along McDonald Road.

NEIGHBORHOODS GOAL 4.

Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhoods conservation.

BULLET 3.

Guide revitalization, redevelopment and infill (new development in established areas) development to ensure that such development efforts are context appropriate to the surrounding neighborhoods.

BULLET 7.

Create, preserve and enhance pedestrian vehicular and alternative transportation mode connections and links between neighborhoods in other neighborhood-supporting land uses throughout the community.

Response: The property is surrounded by neighborhood retail and multifamily homes. The proposed request for Urban Neighborhoods and R-5 zoning creates a logical land-use fit in the greater neighborhood context. The proposed density of 16.59 DU/AC is compatible with the R-5 development directly to the north and west, and the development plan provides a buffer through landscaping along the western edge of the site, and building setback along the northern edge of the site.

Redevelopment of this property will include improvements to the pedestrian connectivity along the McDonald Road street frontage with a detached, widened sidewalk, direct access from the proposed homes and landscaping consistent with Scottsdale streetscape guidelines. Additionally, integrating new infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths and Scottsdale Indian Bend Wash amenities.

NEIGHBORHOODS GOAL 5.

Promote and encourage context-appropriate new development in established areas of the community.

BULLET 1.

Encourage new development efforts toward existing developed areas in Scottsdale.

BULLET 2.

Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

BULLET 3.

Promote existing developed areas of the community as opportune economic development infill sites.

BULLET 4.

Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The property is located within the McDonald Activity Area. Integrating modern infill residential development within the range of land uses along McDonald Road will promote both land use synergy and pedestrian/transit Activity as residents utilize the physical connections, as well as the existing transit opportunities adjacent to the site. The proximity of the employment, retail, entertainment and service related land uses throughout Southern Scottsdale make this infill site prime for redevelopment and highly suitable for infill residential development, providing housing opportunities within close proximity to the existing mix of uses. As noted below the SSCAP land-use Goal 2 states that these corridors support greater residential density to complement regional center land uses.

GROWTH AREA GOAL 3.

Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside of the growth areas.

BULLET 1.

Achieve meaningful open space as an integral part of Activity cores and conserve significant natural resources and open space areas within growth areas.

Response: Mature landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent multifamily residential and enhancing the streetscape along McDonald Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site to residential will vastly increase amount of vegetation in open space on this property, as compared to the hard surfaces of the existing restaurant building and parking lot. Additionally, the design proposed for the McDonald Road street frontage includes gate access to each residential lot, street lined tree canopies, and a detached 8-foot sidewalk.

COMMUNITY MOBILITY GOAL 5.

Relieve traffic congestion.

BULLET 3.

Emphasize work, live, play relationships in the land use decisions that will reduce the distance and frequency of automotive trips and support alternate modes such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommunicating and technology for moving people and information.

COMMUNITY MOBILITY GOAL 8.

Emphasize live, work, play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhoods systems.

BULLET 2.

Encourage the development and redevelopment of areas that support a balance of live, work, play land use relationships and alternative of modes of transportation that reduce the reliance on the automobile.

Response to Goal 5 and 8: Redevelopment of this property will include improvements to the pedestrian connectivity along McDonald Road street frontage with a detached 8-foot sidewalk and landscaping consistent with the Scottsdale streetscape guidelines. As properties along McDonald Road redevelop, the connectivity opportunities are enhanced, strengthening the link to all destinations along Scottsdale Indian Bend Wash.

Additionally, integrating fresh infill residential along McDonald Road will activate the McDonald Activity Area by increasing pedestrian synergy with new residents who would utilize the sidewalks, canal paths, and Scottsdale's Indian Bend Wash.

The property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for the residential development. The integration of more residential developments along McDonald Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks, and recreational amenities such as the canal path system and Scottsdale Indian Bend Wash. In addition to the new residential developments mentioned above, the city is beginning to see new businesses established in the nearby area.

Lastly, as identified in the traffic study included with this application, the proposed residential development will reduce the daily week day trips from 742 (existing use of C-1) to 172 or less (with a R-5 use); a reduction of at least 570 daily trips.

V. Southern Scottsdale Character Area Plan ("SSCAP")

The city Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

- 1. Develop a strong economic core with community gathering places*
- 2. Focus on local mobility and walk ability*
- 3. Maintain and enhance existing neighborhoods and identity*
- 4. Balanced growth*
- 5. Promote well designated architecture and sustainability*

From its inception, the proposed Granite Reef Townhouses residential community utilizes these five priorities as guiding principles to the overall proposed design and

architectural character. Bringing new residential living opportunities to the McDonald Road Activity Area will strengthen the economic corner of Southern Scottsdale and the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern contemporary architecture sensitive to the surrounding context responding to the current market. The applicant seeks to build a sustainable desert sensitive project by providing recessed windows and lower water use plant materials. The existing sidewalk along with Donald Road will be replaced with the detached 8-foot sidewalk and landscaping will be provided between the curb and the sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDonald at the two vehicular ingress and egress points and at the open space center of the site.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

GOAL LU 1

Promote residential reinvestment and revitalization through regulatory flexibility.

Policy LU 1.1

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

Policy LU 1.2

Encourage new residential development and revitalization that complements the established urban form.

Response: The proposed development meets these land-use goals by revitalizing a long vacant commercial property and redeveloping with a residential land use that will bring additional housing opportunities to the McDonald Activity Area; an area designated for revitalization and redevelopment. The site plan has been designed in a sensitive manner by providing appropriate buffering to the existing multifamily residential to the north and west. Integrating infill residential options will strengthen the live, work, play land-use concept along this Activity Area and will bring synergy to this area.

The site location is ideal for infill residential development with close proximity to Downtown Scottsdale, North Scottsdale, and the 101 Freeway. The Granite Reef Townhouses will benefit from the nearby Scottsdale Indian Bend Wash, and close proximity to the Downtown Scottsdale amenities. Additionally, the integration of additional residential units along the McDonald Activity Area, with the adjacent and nearby commercial land uses, will strengthen the nearby existing retail and commercial businesses, as well as maintain the cities goals and policies.

GOAL LU 2

Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development, and redevelopment throughout Southern Scottsdale.

Policy LU 2.1

Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:

- Connect Regional Centers;*
- Be bordered exclusively by a mixed-use neighborhood land use designation;*
- Contain vertical and horizontal mixed-use development; and*
- Support greater residential density to complement Regional Center land uses.*

Response: Redevelopment of this property with a residential land use will support the larger McDonald Activity Area. The integration of additional infill residential along McDonald Road will provide a pedestrian synergy which is essential to a thriving mixed use development pattern. As noted several times in the SSCAP, these mixed use environments can be vertical or horizontal in nature.

GOAL LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

Policy LU 3.2

Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.

Policy LU 3.6

Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The proposed residential community will not only bring reinvestment and redevelopment to the area, but will also bring development that more closely aligns the goals of the city by integrating residential development along the McDonald Activity Area. The "mix of housing "along McDonald Road has already begun to take shape. This proposed for sale, attached multi-family development will further expand and upgrade the housing options in the McDonald Activity Area integrating modern residential development on an underutilized parcel.

GOAL LU 5

Create Regional Centers and Activity areas to guide future land use types and intensities throughout Southern Scottsdale.

Policy LU 5.1

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.

Policy LU 5.4

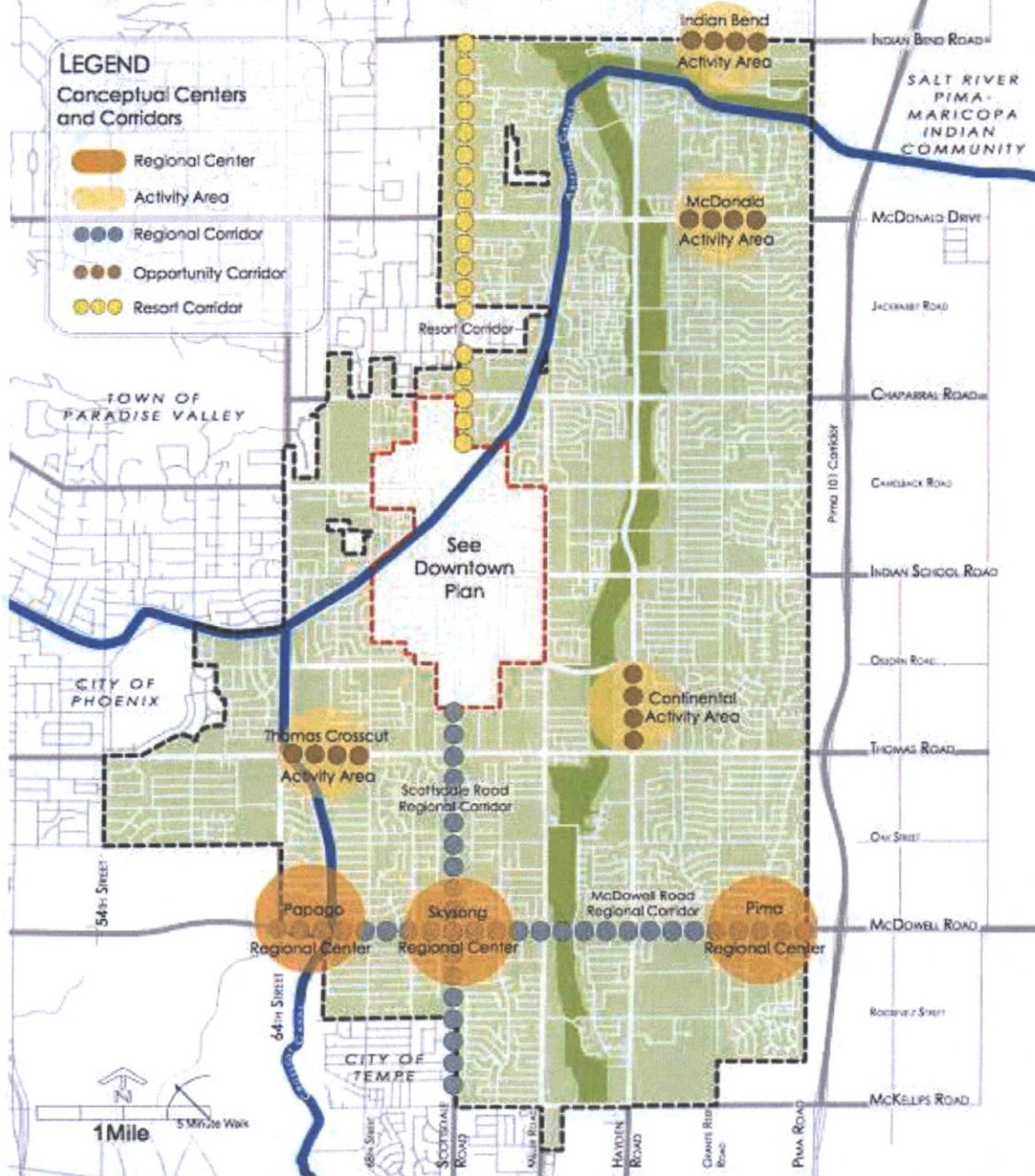
Activity Areas serve the local residents and visitors. These service areas may be accommodated by moderate intensity land uses such as medium to smaller size stores or shopping centers. Land uses that characterize Activity Areas consist of retail, personal services, fueling stations, financial institutions, medical and professional offices, restaurants, fast food establishments, fresh food markets, and multi-family development. As shown in "Conceptual Regional Centers, Activity Areas, and Corridors", Southern Scottsdale's Activity Areas are comprised of:

Policy LU 5.4.3

The McDonald Activity Area (located at the intersection of McDonald and Granite Reef Roads) should consist of professional and medical offices, markets/ groceries, locally owned and/or corporate restaurants, fueling stations, and additional multi-family housing.

Response: McDonald Drive and Granite Reef Road is designated as the McDonald Activity Area per the SSCAP. The proposed residential development will strengthen the link between Downtown Scottsdale and the surrounding suburban neighborhoods, and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and a site plan into the area, and creating pedestrian synergy that will tie into the nearby canal system and Scottsdale Indian Bend Wash to the west.

Conceptual Regional Centers, Activity Areas, and Corridors



GOAL LU 7

Provide land use transitions, buffering, and connectivity between downtown development and Southern Scottsdale's surrounding residential neighborhoods.

Policy LU 7.1

Recognize the benefits of Downtown Scottsdale's commercial and employment generating land uses while protecting Southern Scottsdale's residential neighborhoods from incompatible adjoining land uses.

Policy LU 7.2

Support the Downtown Plan development buffer and transition goals and policies to mitigate Downtown's higher intensity land uses with surrounding Southern Scottsdale lower intensity development.

Policy LU 7.3

Encourage greater connectivity between the Downtown and surrounding Southern Scottsdale neighborhoods by increasing the accessibility and frequency of local and regional multi modal transportation connections and enhancing pedestrian and bicycling opportunities.

Response: Denser urban development has long been concentrated in the Downtown Core, however, smaller scale urban infill properties have begun to pop up in the more suburban surrounding neighborhoods around Downtown Scottsdale. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL LU 8

Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.

Policy LU 8.1

Encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

Policy LU 8.2

Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.

Policy LU 8.3

Support the inclusion of workforce housing in mixed-use developments located in proximity to the Indian Bend Wash.

Response: The integration of a variety of residential densities along the McDonald Road Activity area will expand and upgrade the housing options for this area and create the "live, work, play" environment the city desires. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

Policy CD 1.1

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

Policy CD 1.2

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: The proposed residential housing brings an exciting new architectural type to the current housing stock on McDonald Road by providing a modern, contemporary aesthetic appealing style to the market demographic drawn to this redevelopment area. That being said, the building proportions, size, massing and heights are compatible with the adjacent multi-family residential to the north and west. Additionally, the site plan has been designed to provide a buffer along the north and west as well as add to the already mature landscaping along the western edge of the property.

GOAL CD 2

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

Policy CD 2.1

Encourage pedestrian oriented site design for new and revitalized development within Corridor's, Regional Centers, and Activity Areas.

Policy CD 2.2

Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

Policy CD 2.4

New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.

Policy CD 2.5

Encourage both dedicated and publicly accessible open spaces within private development to function as extensions of indoor spaces into outdoor areas.

Response: This area of McDonald Road is designated as the McDonald Activity Area in the SSCAP. The proposed infill residential development will strengthen the link between Southern Scottsdale and Downtown Scottsdale, and will accomplish a range of goals including the revitalization of an underutilized, vacant commercial property by integrating high-quality, vibrant architecture, creating pedestrian synergy and promoting a mixed-use environment.

The multi-family townhomes are a contemporary architectural style with clean lines and façade articulation that provide textural variation on all sides of the buildings. The lower level of the buildings has an integral color concrete masonry base, not only for durability but to provide a strong base to the buildings. This masonry has vertical bands on the garage and ends of the building to provide variation and strong accents to the façade. The stucco materials on the upper parts of the buildings provide a color palette at the top to control the visual impact of the building height. Strong accents are there to provide the contemporary feel to the buildings.

The buildings are sited to allow for easy access for vehicles into the at grade level garages and fronting all to a common courtyard area to provide a shared pedestrian experience, social connection and linkage to McDonald Drive. This relationship to McDonald Drive allows a strong continuity and visual connection from the site to the major vehicular route and opens up the site with a linear connection.

Each of the townhome units has a private patio area in this common courtyard. The buildings are broken up into four units, to allow for a smaller scale visual footprint on the site. Areas between the buildings are open space and used for the amenity package for the townhomes. Landscaping will be provided in the open spaces areas that enhance the residents' outdoor experience, by the use of trees and other vegetation conducive to the Sonoran Desert environment.

Goal CD 3

Promote high quality design for new and revitalized mixed-use, commercial, and residential development a long Corridor's, within Regional Centers, and Activity Areas.

Policy CD 3.1

Encourage design standards for Corridor's, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.

Policy CD 3.3

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those

qualities into its design.

Policy CD 3.4

Building design should be sensitive to the evolving context of an area over time.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with Scottsdale's streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

Goal CD 4

Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

Policy CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Policy CD 4.2

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

Policy CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting.

GOAL CD 6

Promote, plan, and implement design strategies that are sustainable.

Policy CD 6.1

Encourage compact development design along Corridor's and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

Policy CD 6.4

Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impact on the environment.

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. The architecture has been designed to activate both sides of the building (see elevation and site plan). The landscape plant palette is consistent with the Scottsdale streetscape guidelines and incorporates predominately low-water plant materials appropriate for this urban desert setting. The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

Policy EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The proposed development plan brings reinvestment and revitalization to aging, vacant commercial buildings further re-energizing the McDonald Activity Area and bringing new infill residential living opportunities further strengthening the economic core of Southern Scottsdale.

GOAL EV 5

Encourage a strong economic relationship among opportunity and regional Corridor's and associated regional centers and Activity areas.

Policy EV 5.4

Provide Activity Area workforce housing by adding units above Opportunity Corridor revitalized lower-scale retail centers and strip malls to support multi-family residential development that is within walking distance of Activity Area commercial uses.

Response: Per the SSCAP, the property lies along McDonald Road in the designated McDonald Road Activity Area. It is near the Indian Bend Wash and Downtown Scottsdale. The proposed infill residential development will strengthen the link between

these two areas and will accomplish a range of goals including the revitalization of an underutilized property, providing additional housing for employees of this area.

GOAL H1

Support development of workforce housing throughout Southern Scottsdale.

Policy H 1.1

Support higher-density, workforce housing options along major arterials, Opportunity and Regional Corridors, Regional Centers, and Activity Areas in Southern Scottsdale.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H2

Embrace a wide range of housing options.

Policy H 2.4

Increase availability of housing choices that meet the living Activity requirements of diverse individuals, families, and for persons with disabilities.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

GOAL H3

Encourage reinvestment in existing residential properties.

Policy H 3.3

Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out.

Response: The Granite Reef Townhouses will be a for sale, attached multi-family development and will add to the housing options within the McDonald Road Activity Area by integrating high end, medium density residential development on an underutilized parcel. Residents will be able to walk, run or bike to the nearby public amenities.

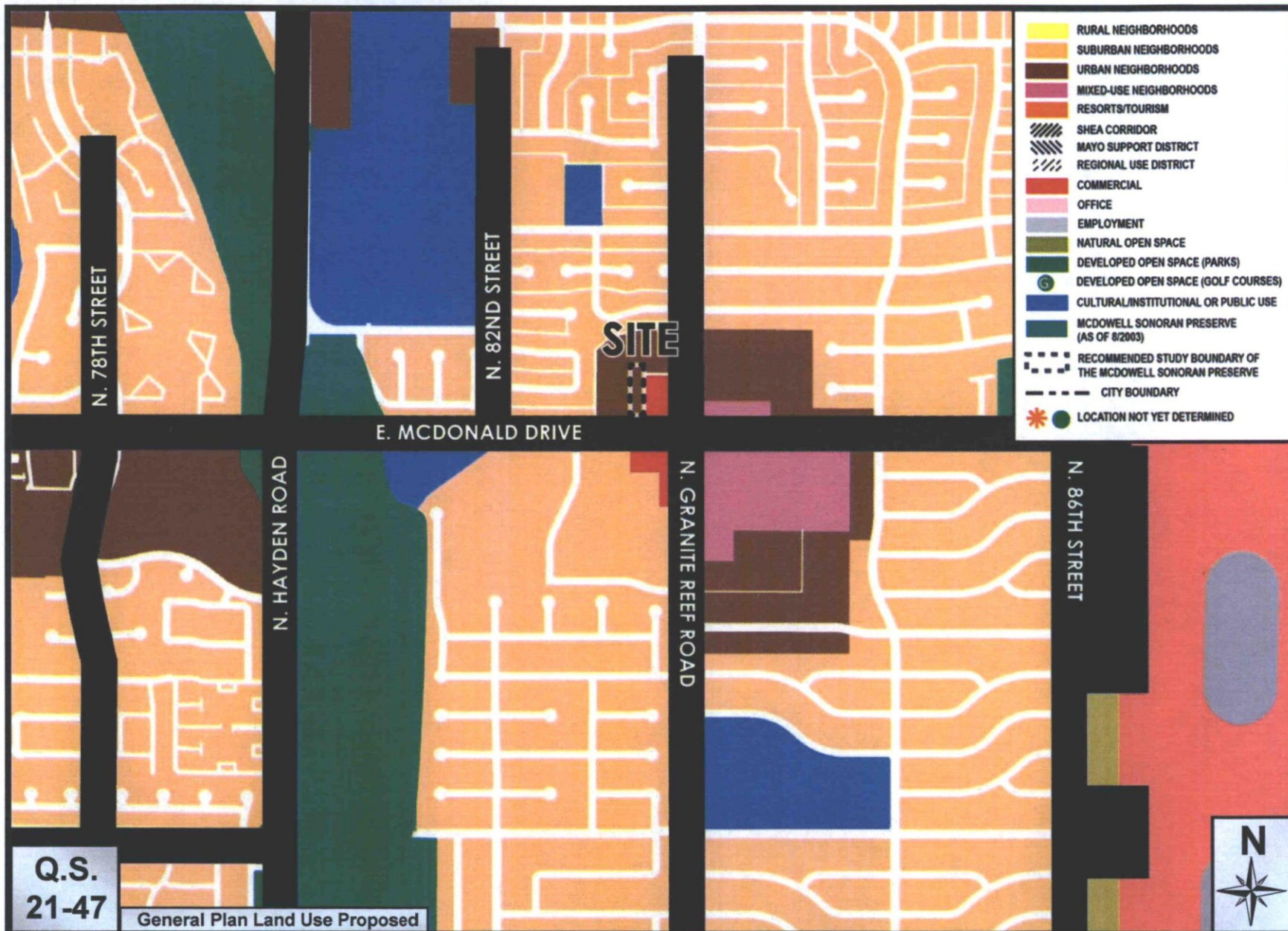
VI. **Conclusion**

In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on a +/- 1.27-acre site to create a for-sale, multi-family residential community with 18 units. Redevelopment of this parcel will revitalize an underutilized site by removing a longstanding vacant commercial building and provide additional infill housing opportunities for the growing Southern Scottsdale community. It will contribute to the "live, work, play" land use balance promoted by the General Plan and SSCAP. Incorporating new infill residential land uses is essential to the success of Southern Scottsdale and to jumpstarting new development within McDonald Activity Area. The site is an ideal location for residents to live close to Downtown Scottsdale and enjoy the nearby amenities of Old Town and Indian Bend Wash.



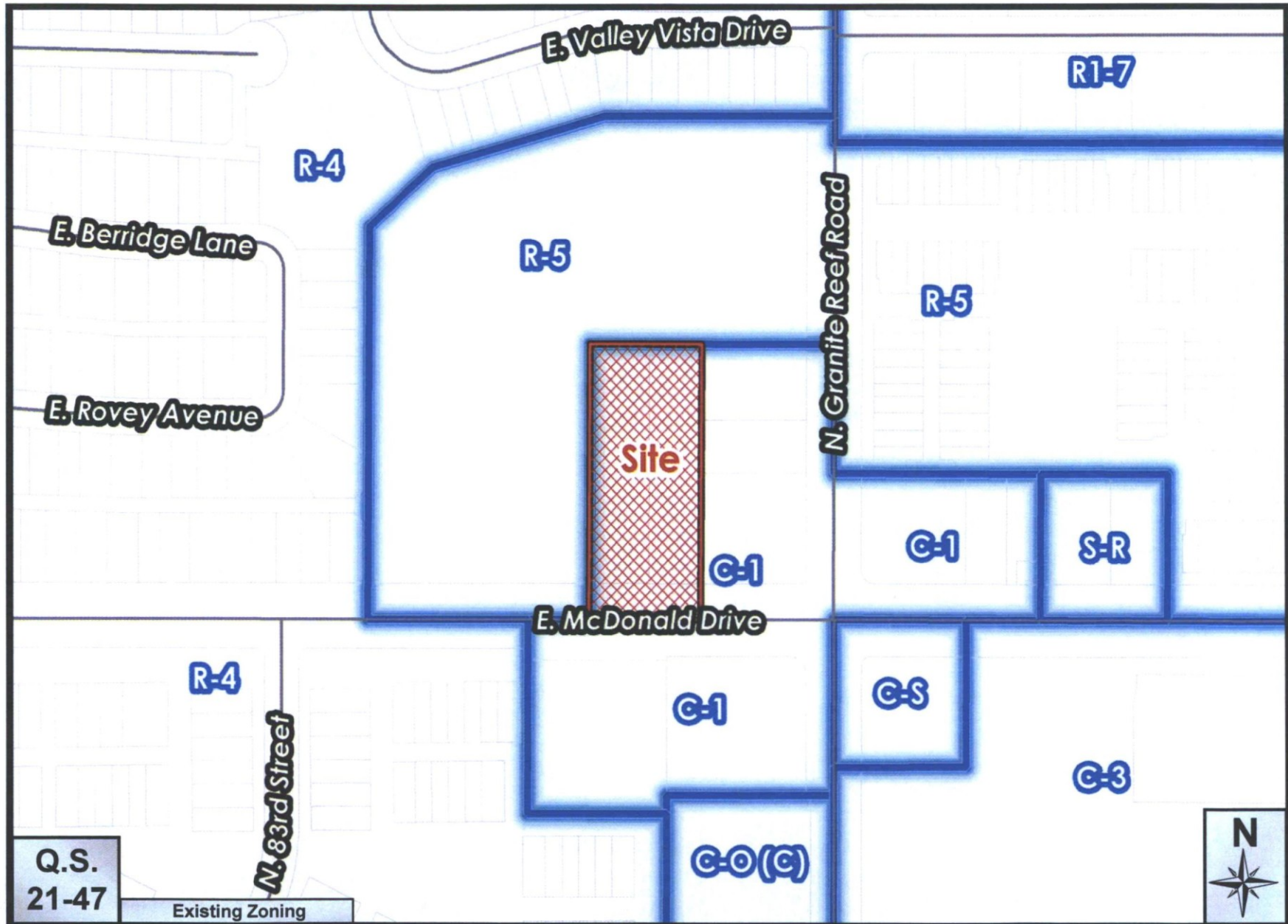
Hudson East

8-GP-2016 and 10-ZN-2016



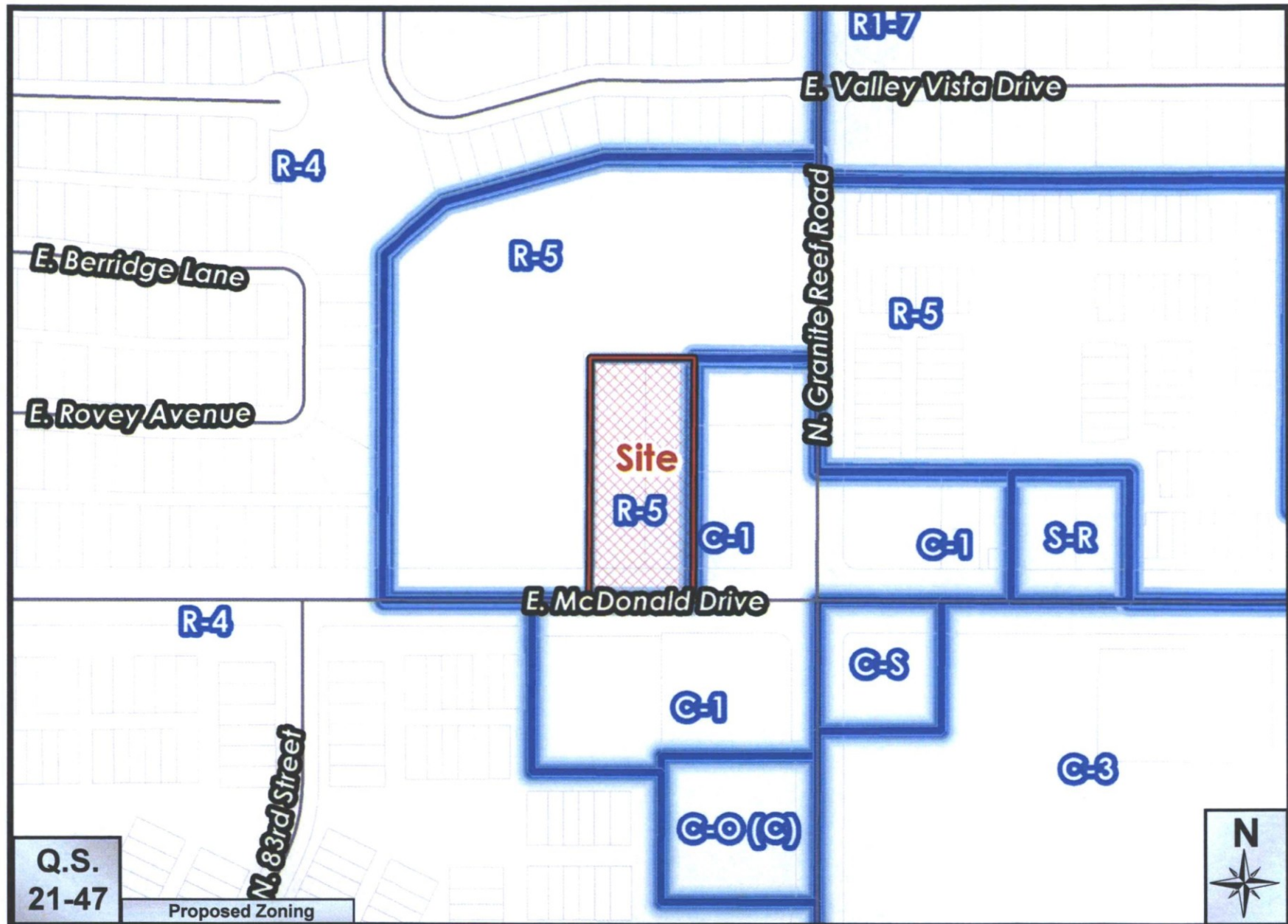
Hudson East

8-GP-2016 and 10-ZN-2016



Hudson East

8-GP-2016 and 10-ZN-2016



Hudson East

8-GP-2016 and 10-ZN-2016



SINGLE FAMILY ATTACHED DEVELOPMENT
GRANITE REEF CONDOMINIUMS
8340 E McDONALD DRIVE

SCOTTSDALE, AZ 85250

DATE	REV	FOR
MAY 24 2017		

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C.J. - METAL CONTROL JOINT

- 1 STUCCO SYSTEM
- 2 5/8 GA. GALVANIZED METAL COPING
- 3 24 GA PREFINISHED, PREPARED FABRICATED
4 BRASS METAL ROOF BY FABRAL
5 BRASSING OR EQUAL, 26 W/INCH
6 SPACING OF 12" IN WALL GABLE AND
7 CONCEALED JOINTS, ALL FLASHING AND
8 FINISH OF WALL SHALL BE GANSE OF
9 ROOF PANELS AND INSTALLED IN
10 PER BRASSING STANDARDS
11 BRICK SHOP DRAWINGS
- 12 CONCRETE CLIFFBOARD SIDING w/ 40%
13 EXPOSURE BY CERTAINTED OR EQUAL
14 CLIFFBOARD APPROVAL
- 15 STUCCO SLIP PROVIDE MOCK-UP FOR
16 ARCHITECT'S APPROVAL
- 17 BRICK VENEER COLOR AND STYLE TO BE
18 APPROVED BY ARCHITECT NAME, JOHN S. YIP
- 19 GRPC/UNTILE SEE WALL SECTIONS, CLEAR
20 OF ALL MATERIALS
- 21 PAINTED WOOD POST
- 22 WOOD TRILLES 18" o.c.
- 23 NOT USED
- 24 LIGHT GAGE GUTTER / DOWNPOUT
- 25 WINDOW PER SCHEDULE
- 26 CONCRETE STEPS
- 27 EXPOSED CONCRETE STEM WALL w/ SACKED
28 FINISH
- 29 CONCRETE GAGE OVERFLOW SCUPPER, MOUNT
30 2" ABOVE PRIMARY DOWNPOUT ELEVATION
- 31 WINDOW PER SCHEDULE
- 32 WINDOW DETAILS ON WINDOW SCHEDULE
- 33 DECORATIVE STEEL BRACKET
- 34 FINISH 1" x 12" FORMASTUCCO REVEAL PER
35 WINDOW WITH 1/2" REVEAL THIN OF
36 1/2" ELEVATION
- 37 GARDEN DOOR, SEE DOOR SCHEDULE
- 38 10" CONTROL JOINT
39 VULCRIM 32, 30AF/EX 2S IN OR EQUAL
40 1/2" GARDEN DOOR, SEE FASCHAS PART OF
41 CLIFFBOARD SIDING SYSTEM
- 42 CEMENT FIBER BOARD SLIP AS PART OF
43 CEMENT FIBER BOARD SIDING SYSTEM
44 HOUSE ADDRESSING LIGHT SOURCE, SEE
45 WINDOW SCHEDULE, 1/2" MANIP. BY
46 WALL MOUNT MALBURY, TYP 1/2" LIGHT MOUNT
47 1/2" MANIP. BY REJUNIVATION HARDWARE
- 48 EXPANSION JOINT IN METAL CAP FLASHING,
49 1/2" GARDEN WINDOW DETAILS
- 50 PROVIDE JOGGLE JOINTS IN METL. SLIP,
51 1/2" GARDEN WINDOW DETAILS
- 52 CEMENT BOARD REVEAL
- 53 STEEL RAILING
- 54 LINEAR SCUPPER
- 55 LIGHT GAGE SCUPPER REGISTER AND
56 35 PLIR CAP
- 57 STEEL METAL ANNING
- 58 35 PLIR CAP
- 59 ANNING OVER DOWN WINDOW
60 STEEL BRACKET
- 61 GRPC CAP
- 62 1/2" x 1/2" CEMENT BOARD TRIM
63 TERMINATE CLIFFBOARD AND CORNER
64 OVER 35 PLIR CAP AND ANNING
- 65 1/2" x 1/2" VERTICAL FIBER CEMENT BOARD
66 ANNING OVER DOWN WINDOW
- 67 GALVANIZED GUTTER DRAINAGE
- 68 GRPC CAP 4" THICK

ATTACHMENT 8



10-ZN-2016
5/26/17

GRANITE REEF TOWNHOUSES

NWC of Granite Reef and McDonald

Citizen Involvement Report

Rezoning from General Commercial (C-1) to Residential (R-5)
Non Major General Plan Amendment from Commercial to Urban Neighborhoods

8-GP-2016 & 10-ZN-2016



Prepared for:

Hudson East, 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 zoning and Non-Major General Plan Amendment change that has been filed and is identified as the case numbers 8-GP-2016 & 10-ZN-2016.

This is a request to change the zoning designation on a developed 1.26 acre parcel located at 8340 E. McDonald Drive (northwest corner of McDonald Drive and Granite Reef Road) from General Commercial (C-1) to Residential (R-5) for a 18 unit multifamily development.

This is also a request to amend the General Plan through a Non-Major amendment on the developed 1.26 acre parcel located at 8340 E. McDonald Drive (Northwest corner McDonald Drive and Granite reef Road) from Commercial to Urban Neighborhoods for a 22 unit multifamily development.

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 Thursday, May 11th, 2017 from 6:00 PM to 7:00 PM at the Saguaro High School located at 6250 N. 82nd Street, Scottsdale, AZ 85250.
- 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 were 7 neighborhood attendees at the open house meeting, not including the applicant and support staff. The majority of the attendees opted to fill out comment cards. The majority of the attendees were pleased with the revisions proposed from the previously submitted site plan. One attendee remained in opposition to development overall.

Attachments

- Open House Notification Letter (including site map, site plan, elevations)
- Open House Parking Map included in letter
- Affidavit of Posting for Open House Meeting
- 750 Foot Mailing List
- Meeting Sign Up Sheet
- Comment Cards Submitted

Public Comments

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:22 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #65)

Planning Commission Public Comment (response #65)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:21:57 PM

Survey Response

COMMENT

Comment:

Please do not infill the SE area of granite reef and McDonald with a high density complex. Nor more than two stories. There is already too much traffic on McDonald.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Jenifer jones

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

Jeniferjjones@gmail.com

Phone:

Address:

6520 n 86th Street. 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:28 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #66)

Planning Commission Public Comment (response #66)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:27:57 PM

Survey Response

COMMENT

Comment:

Our family is very much against the idea of adding condos to the corner of McDonald and Granite Reef. That intersection is already very crowded and congested. Many children use that intersection daily to walk to school and back. We don't need any more traffic is this corner.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Toni Helbert

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

thelbert66@gmail.com

Phone:

(602) 568-8660

Address:

8308 E Sage Dr

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 5:56 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #68)

Planning Commission Public Comment (response #68)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 5:55:18 PM

Survey Response

COMMENT

Comment:

I am a resident off Granite Reef and McDonald Boulevard. I understand there is a proposed three-story apartment development going in on the NE corner of Granite Reef and McDonald. We currently have a TON of traffic already in this area, and lack of adequate infrastructure, i.e. roads and outlets, from our neighborhood. We only have one other outlet, which takes us to Indian Bend. Unfortunately, Indian Bend is flooded with year-round tourists and traffic due to Top Golf, Salt River Fields, and Talking Stick Resort, just to name a few. I am EXTREMELY opposed to this development, and feel it would put an undue hardship on residents in the neighborhood. We already have to contend with major traffic and increased population on a daily basis from Spring Training and other constant events off Indian Bend. This is a bad idea and will introduce more problems in an already congested area. Again, people living here only have two outlets, one that leads to Indian Bend and the other to McDonald. We have no other way to get out of our neighborhood. We are extremely opposed to this.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Kendra Kaufmann

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

Kentrav76@yahoo.com

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 6:59 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #69)

Planning Commission Public Comment (response #69)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 6:58:22 PM

Survey Response

COMMENT	
Comment:	I do not want any condos built at McDonald & Granite Reef. We moved to this area because of the small town feeling and the great views. We have already lost the old Scottsdale to high rises and now you are expanding. There is already enough traffic at the McDonald & Granite Reef area and this will make it worse. There are wrecks at the intersection all the time. This will also make it even more unsafe for my grand kids to walk and ride their bikes to school. We DO NOT want Scottsdale to become like other big cities where we can't see the sky and stars when we go outside.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Cynthia Shackelford
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	clrs228@hotmail.com

Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X_____ I am in opposition.

Comments:

Will not support anything that is higher
than current structures.

Name and Address:

Randa Hightower
8107 E. Vista Dr. Scottsdale, AZ 85250

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X_____ I am in opposition.

Comments:

Not as concerned with how tall this
Version is but, it seems like insufficient parking
AND Not enough "common" open Area, very tight
No pool? IN AZ? To much in such a tight Area.

Name and Address:

Scott Chamberlain
8346 E. Arlington

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

X I am in opposition.

Comments:

To Talk. Prefer to keep to two story in area. 30ft. Max

Name and Address:

Lisa Chamberlain

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 8:20 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #70)

Planning Commission Public Comment (response #70)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 8:19:05 PM

Survey Response

COMMENT

Comment:

WE DO NOT NEED HIGHRISE CONDOS AT MCDONALD AND GRANITE REEF. TOO HIGH, TOO MANY UNITS. DOES NOT FIT THE AREA....! KEEP YOUR HIGHRISE LIVING DOWNTOWN SCOTTSDALE AND TRAFFIC TOO. LEAVE OUR COMMUNITY ALONE....!

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

B. STEPHENS

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

stepehens@cox.net

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Customer Relations
Sent: Monday, April 10, 2017 12:45 PM
To: Planning Customer Relations
Subject: Planning and Development Services Feedback (response #24)

Planning and Development Services Feedback (response #24)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning and Development Services Feedback
URL:	http://www.scottsdaleaz.gov/planning/planning-feedback
Submission Time/Date:	4/10/2017 12:44:23 PM

Survey Response

Subject:	Granite Reef & McDonald. Condos
Comments/Questions:	THERE IS NO NEED FOR SUCH A DEVELOPMENT TO BE BUILT HERE. KEEP YOUR HIGH RISES DOWNTOWN ! STOP NOW !
IMPORTANT! If you wish to have someone reply to you directly, please provide your contact information below (optional).	
First Name	
Last Name	
Email Address	
Phone Number	

Castro, Lorraine

From: Planning Commission
Sent: Tuesday, April 11, 2017 2:49 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #71)

Planning Commission Public Comment (response #71)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/11/2017 2:49:21 PM

Survey Response

COMMENT

Comment:

I live in the area near McDonald & Granite Reef Roads and have been here for over 30 years. I am against building several 3 story condo/townhomes on the acreage at 8340 E MacDonald Road. The traffic congestion on MacDonald is more than this neighborhood can handle. There have been many serious accidents at the intersection of MacDonald and Granite Reef already. Please do not add to this problem by allowing the construction of so many homes. This neighborhood was never meant to be high density.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Diane Collins

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

dmcollins31@cox.net

Phone:

Address:

8638 E Solano Drive, Scottsdale 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Wednesday, April 12, 2017 3:55 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #72)

Planning Commission Public Comment (response #72)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/12/2017 3:54:44 PM

Survey Response

COMMENT	
Comment:	I currently reside at Granite Reef and McDonald and am opposed to a 3 story building being planned to be constructed on the NW side of this intersection. The tallest buildings anywhere around there are 2 stories and a 3 story building will be an eye-sore as well as block our views of the evening sunset against Camelback Mountain. This space is too small to be housing that many units. I don't like the idea of the preschool butting right up against it either. This is NOT the location to build a 3 story building.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Charise Kneip
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	charise@cox.net
Phone:	
Address:	6117 N. Granite Reef Road Scottsdale, AZ 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Curtis, Tim
Sent: Monday, April 10, 2017 3:36 PM
To: Castro, Lorraine; Symer, Daniel; Steinke, Casey
Subject: FW: 3-Story Building at Granite Reef and McDonald

From: Question
Sent: Monday, April 10, 2017 1:12 PM
To: Curtis, Tim; Venker, Steve
Subject: FW: 3-Story Building at Granite Reef and McDonald

Can you pass this on to whoever has this case for the record? Thanks, Kit

From: Question
Sent: Monday, April 10, 2017 12:46 PM
To: Question
Subject: 3-Story Building at Granite Reef and McDonald

3-Story Building at Granite Reef and McDonald

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	General Question or Complaint
URL:	http://www.scottsdaleaz.gov/contact/complaint-form
Submission Time/Date:	4/10/2017 12:44:53 PM

Survey Response

Subject	3-Story Building at Granite Reef and McDonald
Comments	Please do NOT approve this structure! I live in the neighborhood and feel strongly that the current height limit should be enforced and not increased. Not one foot! Many enjoy the views of Camelback Mountain and the trees in Chaparral Park in this neighborhood and have for decades. This would block it for some and create an eye-sore for all. Not to mention the unwanted increase in density/congestion and the encouragement of others to follow suit. Two stories is enough and with that, this neighborhood is already contributing its fair share toward single & multi-family housing combined diversity. PLEASE DO NOT ALLOW!

Randa Hightower 8107 E. Vista Dr. Scottsdale, AZ
85250 480-322-7770

If you wish to have someone reply to you directly, please provide your contact information below (optional).

First Name

Randa

Last Name

Hightower

Phone

480-3227770

Email

randarandolph@gmail.com

This is a secure form. All information is encrypted to prevent interception by unauthorized parties. However, information submitted through this form is used by city staff to improve our web services and is also subject to public information laws. The information may not be confidential.

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:16 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #62)

Planning Commission Public Comment (response #62)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:15:42 PM

Survey Response

COMMENT	
Comment:	As a resident of Scottsdale, in the same neighborhood (McDonald/Granite Reef) for over 40 years, please do not change the height rules for condos being built in our neighborhood. No one wants a 3-story condo built next door to the gas station on the NW corner of that intersection. No one except the developers. Those of us that live in that neighborhood love it the way it is. PLEASE stop building UP in Scottsdale. It's bad enough the high-rises in Old Town, but please, don't set a precedent for the rest of the outlying areas of Scottsdale. WE LOVE OUR TOWN!!! Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Carol Chapman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	cchapmanclan@yahoo.com

Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:37 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #63)

Planning Commission Public Comment (response #63)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:36:20 PM

Survey Response

COMMENT	
Comment:	Please deny any change of use or increase in height for buildings at 8340 & 8350 E. McDonald Drive. We are a tight community of small homes and only two story townhouses or apartments. There is no use or infrastructure to support three story condos. We like the open space and views in our neighborhood, please don't let developers ruin it like they are the rest of Scottsdale. Bigger is not better. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Terry Tower
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	terry.tower@gmail.com
Phone:	(480) 241-6446
Address:	8205 E McDonald Drive, Scottsdale AZ 85250

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 2:45 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #64)

Planning Commission Public Comment (response #64)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 2:44:56 PM

Survey Response

COMMENT

Comment:

I am concerned about the proposed 3-story condo structure on the corner of Granite Reef & McDonald in Scottsdale (85250). There are no other builds like this in our neighborhood, so I would like to ask if it is possible that if these condos are to be built, can they have a maximum height of 2-stories, which would match the surrounding neighborhoods. A 3-story build will block beautiful views of Camelback mountain for myself and fellow neighbors, not to mention cause traffic build up at an already increasingly busy cross streets, as there are 2 schools on Granite Reef. A brand new build would also not fit in with the older builds within this established neighborhood. Most homes surrounding are from the 60s and that is how we like them. If people want brand new build feel, this is not the place to do it. It appears from the plans that there may be only 1 parking space per condo. Given that these condos would be 3-stories I assume there will be 2+ bedrooms. It's quite likely there will be at least 2 cars per condo. Also, where do visitors, tradesmen & delivery vans park?

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Rhea Johansen

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

rheajanelle@yahoo.com

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Monday, April 10, 2017 3:38 PM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #67)

Planning Commission Public Comment (response #67)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2017 3:38:02 PM

Survey Response

COMMENT	
Comment:	NO to building 3 story condos on Granite Reef and McDonald! Way too tall for the area. There is enough traffic and congestion already. No one in the neighborhood wants them. No please no!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Lisa Warchot
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Emlipola@hotmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

_____ I am in Support.

_____ I am in opposition.

✓ DONT KNOW
Comments:

WHAT WILL BE HEIGHT?
HOW MUCH TALLER THAN THE
APT- CONDO CONVERSION PROJECT ON GRANITE REEF
NEXT TO BASHAR
+ MARI GEAR

Name and Address:

PHILIP WHITAKER
PWHITAKER@SKW-LAW.COM

Open House
Diversified Partners 7500 E. McDonald
December 15, 2016
6:00 – 7:00 p.m.

Proposed Zoning and Non-General Plan Amendment

Name Address Phone Number Email

Phil Whitaker	5313 N 82 nd St		PWHITAKER@SKW-LAW.COM PWHITAKER@SKW-LAW.COM
Lisa Chamberlain	8326 E Arlington Rd		lcmbkylain@gmail.com
Scott Chamberlain	"		
Rich Fran	8601 E. Edward Ave		R.Horn@aol.com
Randa Hightower	8107 E. Vista Dr.		randarandolph@gmail.com
McGher, Robert Jelinek	8638 E. Valley Vista Dr 51073rd Ave AZ 85250	6024185094	hjelinel1102@aol.com

Comment Card

Thursday, December 15, 2016 from 6:00 to 7:00 p.m. at:

Diversified Partners
7500 E. McDonald Drive, Suite #100A
Scottsdale, AZ 85250

We are proposing a Rezone from C-1 to R-5 and a Non-General Plan Amendment from Commercial to Urban Neighborhoods for the property located W of the NWC at Granite Reef and McDonald.

X I am in Support.

 I am in opposition.

Comments:

I am glad to hear the number of units have been reduced to 22. I was originally opposed but with the revised proposal I am in support of the project. I would be interested in seeing artist rendering of what they would look like.

Name and Address:

Weather: Robert Jelinek
8638 E. Valley Vista Dr.
Scottsdale, AZ 85250
hjelinek1102@aol.com

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - o A green light indicates the timer has been activated.
 - o A yellow light indicates there is one minute remaining.
 - o A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



REQUEST TO SPEAK

344

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) Diane Collins MEETING DATE 4/12/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8638 E Solano Drive ZIP 85250

HOME PHONE 948-8993 WORK PHONE _____

E-MAIL ADDRESS (optional) dmcollins31@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 3+4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

344

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) D'Arcy Collins MEETING DATE 4-12-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 5854 N. 86th St. ZIP 85250

HOME PHONE 520-240-4145 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8-GP-2016 & 10-ZN-2016 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Proposed plan is too dense, too tall, & will be detrimental to neighborhood. If changed, height should be limited to 2 stories & proposed density reduced. This intersection is already overwhelmed by traffic, which will worsen under proposal.



WRITTEN COMMENTS

324

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) MIKE FINEA MEETING DATE 4/12/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8224 E ORANGE BLOSSOM LANE ZIP 85250

HOME PHONE 480-760-5341 WORK PHONE _____

E-MAIL ADDRESS(optional) europstep4863@gmail.com

AGENDA ITEM # 3 and 4 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) This project is out of proportion and too dense for the surrounding neighborhood. I'd suggest reducing the proposal to ~~3 stories~~ two stories from three stories, cutting the # of units to about 20,

Written Comment cards may be submitted to 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.

and adding a few parking spaces and (especially) green space.

There are two-story structures at the apt. complex just to the west (north side of McDonald), and two-story townhouses on the north and south sides of McDonald.

The city has already approved several multistory loft-style projects in downtown (the Main Street Lofts across 75th Street are just one example). Agenda items 3 & 4 are in the wrong place, and the wrong size for a predominantly single-family residential neighborhood.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.