

Simulations
Photos
All Graphics (no plans)

**LEGISLATIVE DRAFT OF
PROPOSED AMENDED DEVELOPMENT STANDARDS**

(Changes are **BOLD CAPS** and ~~strike-throughs~~)

Development Plan Development Standards.

Sec. 5.2600. - Planned Regional Center (PRC).

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Editor's note— Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 1), adopted Jan. 14, 2014, repealed §§ 5.2600—5.2608. Section 2 of said exhibit enacted provisions designated new §§ 5.2600—5.2612. Prior to inclusion of said ordinance, said provisions pertained to similar subject matter. See also the Code Comparative Table.

Sec. 5.2601. - Purpose.

This district is intended to provide for regional shopping, business, and residential uses within a planned center serving a broad region. The Planned Regional Center (PRC) development should be pedestrian oriented with complementary mixed uses that are carefully interrelated by site design.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2602. - Development plan size requirement.

A. Minimum: Twenty-five (25) acres of gross lot area.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2603. - Development Plan at time of rezoning.

A. The zoning district map amendment application shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14; Ord. No. 4164, § 1(Res. No. 9856, § 1, Exh. A, § 35), 8-25-14)

Sec. 5.2604. - Conformance to approved plans.

A PRC District shall be developed in conformance with the approved Development Plan and Development Master Plans as provided in Article VII.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2605. - Use regulations.

A. The uses allowed in the PRC District are shown in Table 5.2605.A. with additional limitations on uses as listed.

B. Drive-through and drive-in services are not permitted in the Downtown Area.

Table 5.2605.A. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Aquarium, indoor	CU
2. Bar	CU
3. Big box	P (1), CU (1)
4. Carwash	CU
5. Civic and social organization	P (2)
6. Community buildings and recreational facilities not publically owned	CU
7. Courier and messenger	P
8. Cultural institution	P (2)
9. Day care center	P (2)
10. Dwelling	P (2)
11. Educational service, elementary and secondary school	P (2) (3)
12. Educational service other than elementary and secondary school	P
13. Financial institution, including drive-through and drive-in service	P
14. Furniture and home furnishings sales	P

15. Game center	P
16. Gas station	CU
17. Health and fitness studio	P
18. Live entertainment	CU
19. Municipal use	P
20. Multimedia production without communication tower	P
21. Multimedia production with communication tower	CU
22. Office	P
23. Personal care service	P
24. Place of worship	P (2)
25. Planetarium	CU
26. Plant nursery	P
27. Pool hall	P
28. Repair and maintenance	P
29. Residential health care facility	P (2) (4)
30. Restaurant, including drive-through and drive-in	P
31. Retail	P
32. Seasonal art festival	CU
33. Teen dance center	CU
34. Theater	P

35. Travel accommodations	P (2)
36. Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building	P (5)
37. Vehicle leasing, rental or sales with outdoor vehicle display and storage	CU
38. Vehicle repair	CU
39. Veterinary and pet care service	P (6)
40. Wireless communications facilities; Types 1, 2, and 3	P
41. Wireless communications facilities; Type 4	CU

Use Limitations:

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a Conditional Use Permit if:
 - a. Primary access is from a local residential street, or
 - b. Residential property is located within one thousand three hundred (1,300) feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school, are subject to the following standards:
 - a. The facility shall be located not less than five hundred (500) feet from any adult use.
 - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
 - c. The facility shall not have outdoor speaker systems or bells.
 - d. A maximum of one-third (1/3) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.

- e. Outdoor playgrounds and recreation areas shall be:
 - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.;
 - ii. Located within the rear or side yard; and
 - iii. Enclosed and screened by a six-foot tall wall or fence.
 - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
 - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
 - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Residential health care facilities.
- a. Specialized residential health care facilities.
 - i. The number of beds shall not exceed eighty (80) per acre of gross lot area of the Development Plan.
 - b. Minimal residential health care facilities.
 - i. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area of the Development Plan.
- (5) Vehicle leasing, rental or sales.
- a. Required parking shall not be used for vehicle storage.
- (6) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
 - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
 - c. The outdoor areas are set back at least one hundred (100) feet from any lot line adjacent to a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the

residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.

- d. There is no outdoor kennel boarding.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 103), 5-6-14)

Sec. 5.2606. - Property development standards.

The following property development standards shall apply to all land and buildings in the PRC District.

A. *Density.*

1. Dwelling units (excluding residential health care facilities). Maximum: Twenty-one (21) units per acre of gross lot area of the Development Plan.

B. *Floor area ratio.*

1. Nondensity based land uses. Maximum: 0.80 of the net lot area of the Development Plan.
2. Dwelling units. Maximum: ~~Fifty (50)~~ **THREE HUNDRED SIXTY (360)** percent of the gross floor area of the Development Plan's nondensity based land uses.

C. *Building height (excluding rooftop appurtenances).* Maximum: Sixty (60) feet.

D. *Required open space.*

1. Open space.

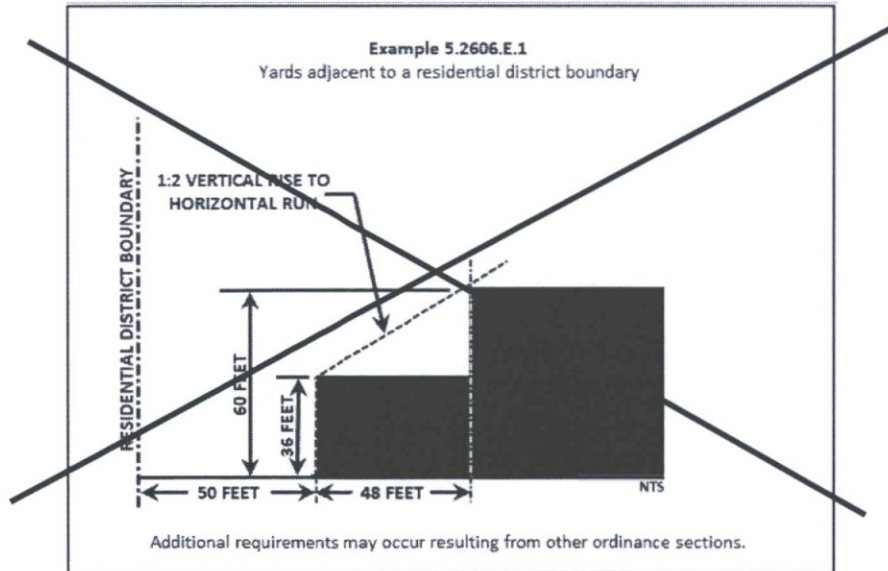
- a. Minimum 0.10 multiplied by the net lot area of the Development Plan.
- b. For building heights over twelve (12) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area of the of the Development Plan for each foot of building height over twelve (12) feet.
- c. Not required to exceed 0.20 multiplied by the net lot area of the Development Plan.
- d. Open space is distributed as follows:
 - i. Frontage open space minimum: 0.25 multiplied by the required open space, except as follows:
 - (1) At least ~~thirty (30)~~ **TWENTY (20)** square feet per one (1) linear foot of public street frontage.
 - (2) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
 - (3) This does not include the open space in Section 5.2608.C.1.d. required for amended development standards.

2. Courtyard minimum: 0.01 multiplied by the net lot area of the Development Plan.

- a. The courtyard is in addition to open space.

- b. A portion of the planned regional center shall be oriented toward and open onto a courtyard.
 - c. The courtyard shall be enclosed by buildings on at least three (3) sides.
 - d. The Development Review Board may waive the courtyard if the Board finds that a suitable alternative design is presented.
3. Parking areas and parking lot landscaping are not included in the required open space.
 4. NAOS may be included in the required open space.
- E. *Setbacks and stepbacks adjacent to a residential district boundary.*
1. Adjacent to a residential district boundary shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.:
 - a. Setback minimum: ~~Fifty (50)~~ **THIRTY (30), TWENTY (20)** feet **FOR RESIDENTIAL USES 2 STORIES OR LESS**, measured from the residential district boundary.
 - b. Stepback plane **FOR PERIMETER SEGMENT 1, 2 AND 3**: incline at a ratio of ~~1:2~~ **1:1** beginning ~~thirty-six (36)~~ **FORTY-TWO (42)** feet above grade at the minimum setback **OF THIRTY-SIX (36) FEET FROM THE PROPERTY LINE**. See ~~Example 5.2606.E.1~~.

SETBACK PLANE FOR PERIMETER SEGMENT 4: INCLINE AT A RATIO OF 1:2 BEGINNING FORTY-TWO (42) FEET ABOVE GRADE AT A SETBACK OF THIRTY-SIX (36) FEET FROM THE PROPERTY LINE.



F. *Stepbacks where not adjacent to a residential district boundary.*

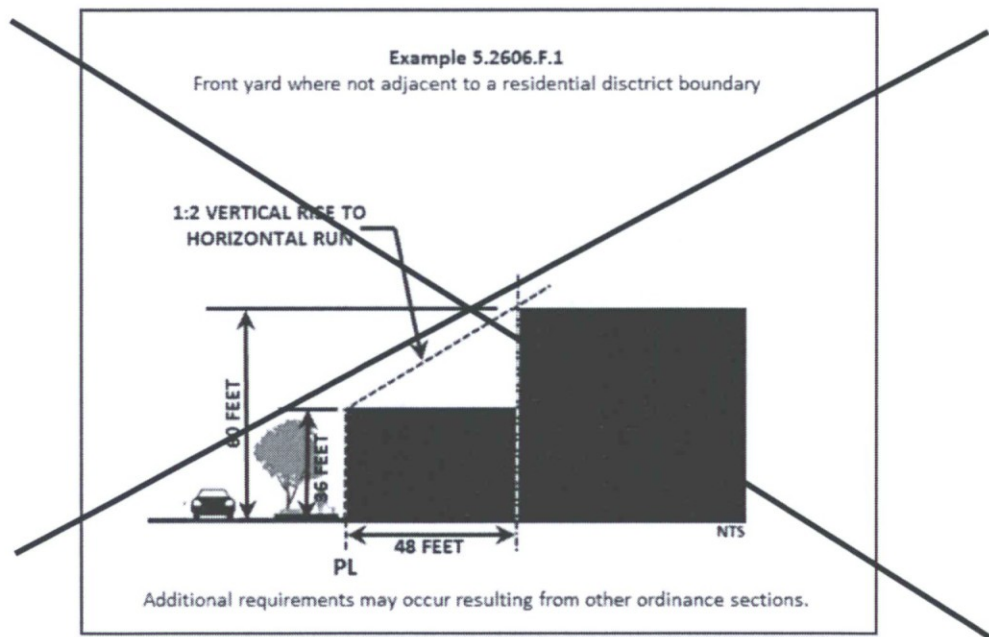
1. Not adjacent to a residential district boundary shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.:

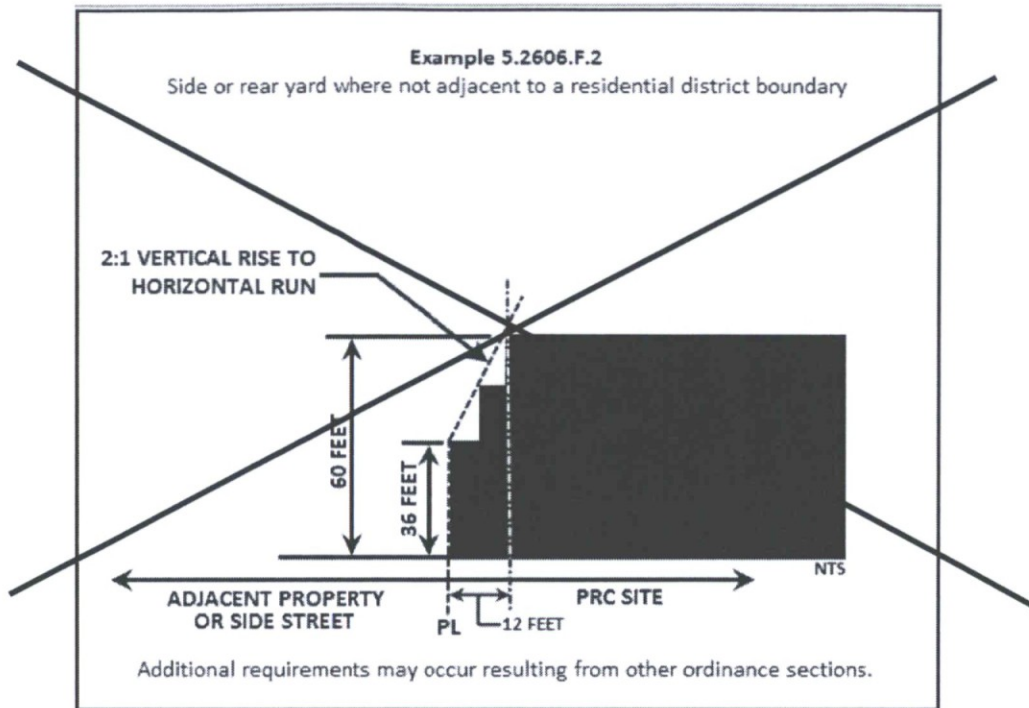
a. *Front yard.*

i. The stepback at the perimeter of the Development Plan shall incline at a ratio of ~~1:2~~ **2:1** beginning thirty-six (36) feet above the property line. See ~~Example 5.2606.F.1.~~

b. *Side and Rear Yards.*

i. The stepback at the perimeter of the Development Plan shall incline at a ratio of 2:1 beginning ~~thirty-six (36)~~ **FORTY-FOUR (44)** feet above the property line. See ~~Example 5.2606.F.2.~~





G. *Screening.*

1. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2607. - Freestanding ornamental monument height.

- A. *Purpose.* Building height may be amended to encourage creativity and enhancement of the built environment through the inclusion of a freestanding ornamental monument.
- B. *Maximum height:* subject to City Council approval.
- C. *Additional development standards and requirements.*
 1. The monument shall be accessible by pedestrians.
 2. The monument shall not include signs.
 3. The portion of the monument above sixty (60) feet in building height shall not include habitable space.
 4. The monument shall be integrated with the Development Plan components including but not limited to the Development Program, Conceptual Open Space Plan, Transitions Plan, Parking Plan, and Special Impacts Analysis (Lighting Program, View and Shading Analysis).

D. *Process.*

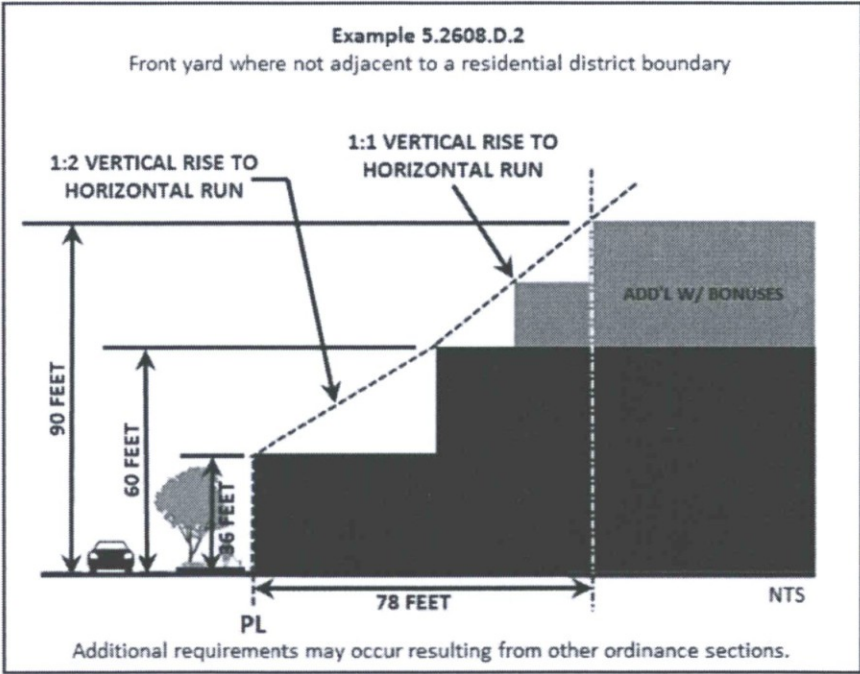
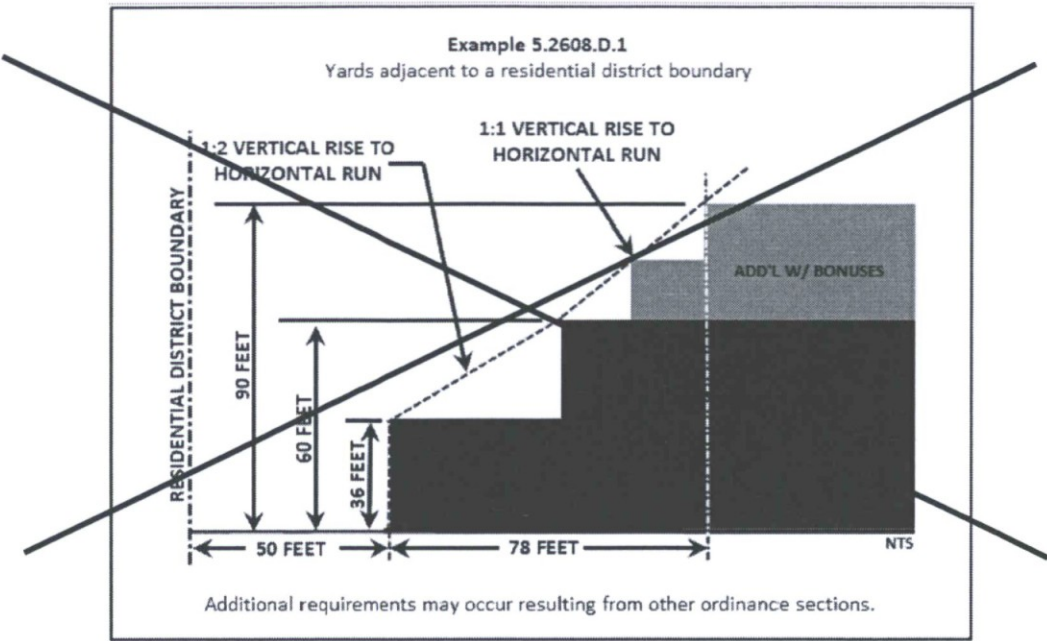
1. Before the first Planning Commission hearing on a freestanding ornamental monument height, the Development Review Board shall make a recommendation to the Planning Commission regarding the proposal based on the following criteria.
 - a. The height and location of the monument shall relate to the context and character of the site and surrounding area and not be intrusive.
 - b. The monument shall respond to Scottsdale's history and location within the Sonoran Desert environment.
 - c. The monument shall be designed as a focal point for the Development Plan project area.
 - d. The monument is a signature piece that serves as a community amenity by contributing to the experience of place, offering a visual amenity, exhibiting relationships to the community's cultural or historical heritage and environmental location, or that adds to the city's quality of life for residents and visitors.
2. The Planning Commission shall consider the Development Review Board recommendation. The City Council shall consider the Development Review Board recommendation and Planning Commission recommendation.

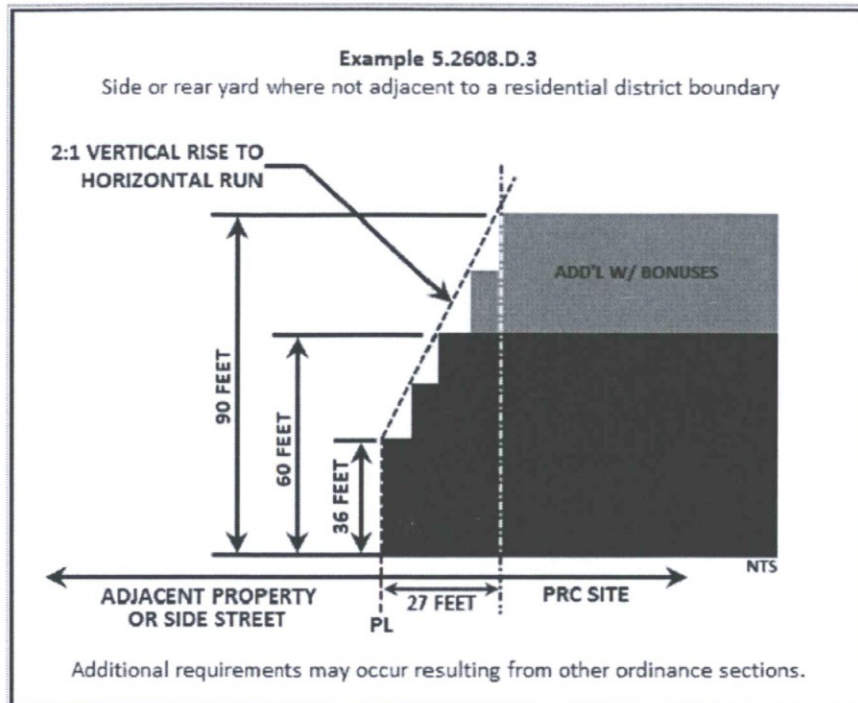
(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2608. - Amended development standards for enhanced design - floor area ratio and building height.

- A. *Purpose.* The floor area ratio and building height development standards may be amended to encourage sensitivity to site conditions and provide flexibility in planning.
- B. *Applicability.* The Development Plan shall show the specific locations of the amended development standards.
- C. *Maximum amended development standards.*
 1. *Floor area ratio.*
 - a. Maximum: 1.0 of the net lot area of all lots within the Development Plan boundary.
 - b. A floor area ratio greater than 1.0 may be located on the portion of the Development Plan where the amended floor area ratio is located. However, the overall Development Plan shall not exceed a floor area ratio of 1.0.
 2. *Building height (including rooftop appurtenances).* Maximum: Ninety (90) feet.
- D. *Additional requirements.*
 1. The following requirements are applicable to the amended development standards where shown on the Development Plan:
 - a. Vertically integrated mixed-use development is required.
 - b. Non-density based use distribution: five percent of the total gross floor area shall be non-density based uses located within the story at grade.

- c. Density based uses or guest unit distribution. Minimum: Twenty (20) percent of the total gross floor area shall be density based uses or guest units, or a combination of the two.
- d. Open space.
 - i. Additional: Equal to or greater than 0.05 multiplied by the land area where the amended development standards are located on the Development Plan.
 - ii. Placement: The additional open space shall be placed in the same location as the amended development standards.
- e. Building massing at the perimeter of the Development Plan.
 - i. Stepbacks adjacent to a residential district boundary.
 - (1) Portions of buildings that are adjacent to a residential district boundary shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Minimum: Building height of sixty (60) feet or less is as required in Section 5.2606.E. Building heights greater than sixty (60) feet, the minimum is as follows: 1:1 vertical rise to horizontal run, beginning at the point where the sixty (60) feet of building height can be located. See Example 5.2608.D.1.
 - ii. Stepbacks where not adjacent to a residential district boundary.
 - (1) Front yard. Minimum: Building height of sixty (60) feet or less is as required in Section 5.2606.F.1.a. Building heights greater than sixty (60) feet, the minimum is as follows: 1:1 vertical rise to horizontal run, beginning at the point where the sixty (60) feet of building height can be located. See Example 5.2608.D.2.
 - (2) Side and rear yards. Minimum: Building height of sixty (60) feet or less is as required in Section 5.2606.F.1.b. Building heights greater than sixty (60) feet, the minimum is as follows: 2:1 vertical rise to horizontal run, beginning at the point where the sixty (60) feet of building height can be located. See Example 5.2608.D.3.





- iii. Building facade length. Maximum: Two hundred (200) feet without an offset or recess in the building wall plane.
 - iv. Building facade offset or recess. Minimum: Twenty (20) feet in depth projecting away from the street for a minimum distance equivalent to twenty (20) percent of the building width, and angled between ninety (90) degrees and forty-five (45) degrees to the building wall plane.
- f. Parking.
- i. Underground parking structures are required and shall be integrated into the building as determined by the Development Review Board.
 - ii. Above-ground parking structures may be provided and shall be fully concealed from the public view through integration of the parking structure into the building and the use of architecturally integrated materials as determined by the Development Review Board.
2. Scottsdale's Green Building Program. The development shall be in compliance with Scottsdale's Green Building Program requirements.
- E. *Process.*
- 1. Before the first Planning Commission hearing, the Development Review Board shall make a recommendation to the Planning Commission regarding the proposal based on the following criteria.
 - a. The location and massing design of the proposed increase in height relate to the context and character of the site and surrounding area and are not intrusive.

- b. The development contributes to the future continuity of character area design concepts, corridor design guidelines, and other City design policies.
2. The Planning Commission shall consider the Development Review Board recommendation. The City Council shall consider the Development Review Board recommendation and Planning Commission recommendation.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 104), 5-6-14)

Sec. 5.2609. - General provisions.

Unless otherwise provided, the provisions of Article VII shall apply.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2610. - Signs.

The provisions of Article VIII shall apply except a master sign program shall be submitted with the development review application.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2611. - Off-street parking.

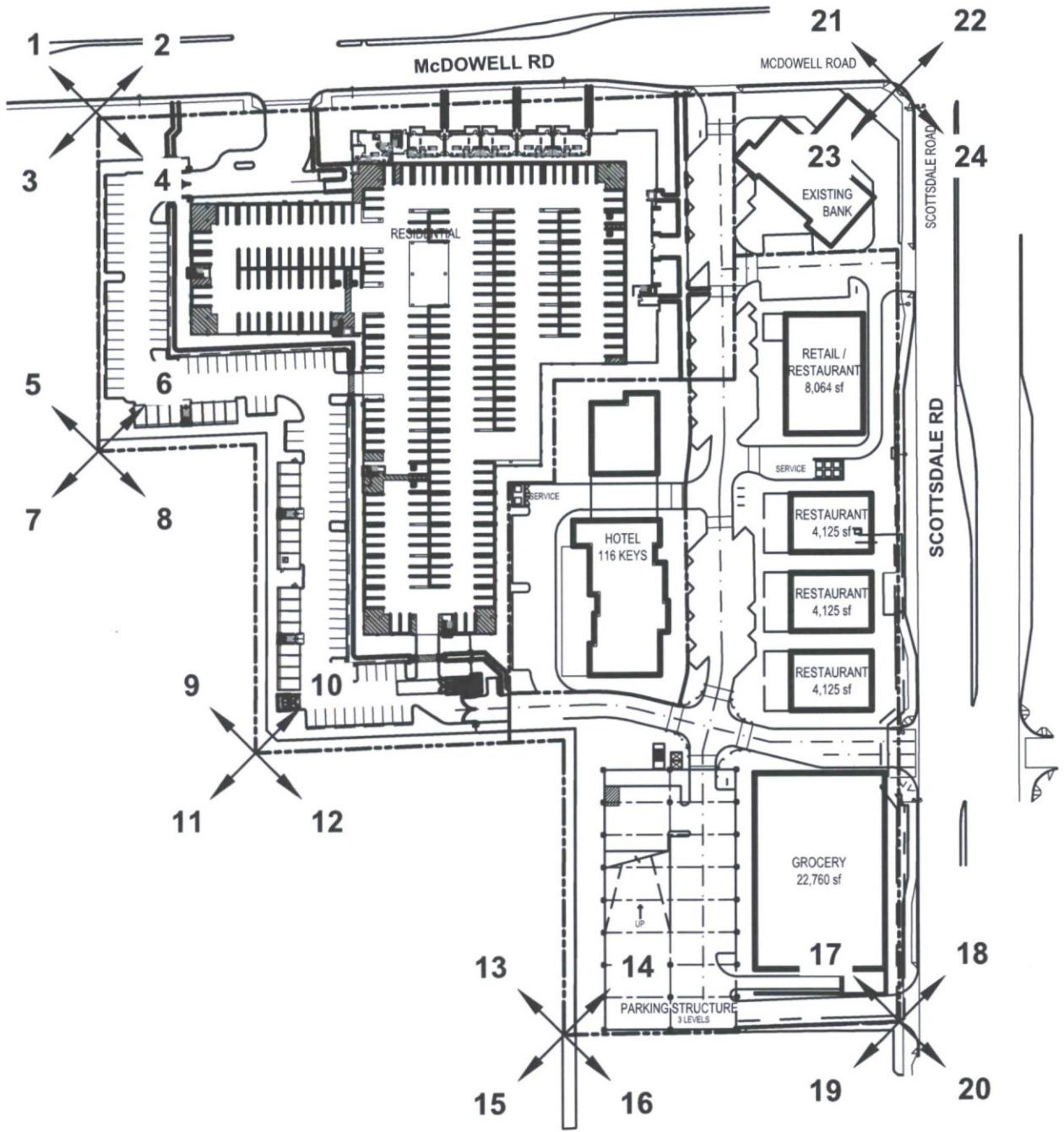
The provisions of Article IX shall apply.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)

Sec. 5.2612. - Landscaping.

Unless otherwise provided, the provisions of Article X shall apply.

(Ord. No. 4124, § 1(Res. No. 9599, Exh. A, § 2), 1-14-14)



01

PHOTO EXHIBIT KEY PLAN

SCALE: 1" = 150'-0"

REF:

A100

EXISTING CONDITIONS

6-ZN-2018

4/20/2018



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24