



Marked Agendas

Approved Minutes

Approved Reports

**Official signed Ordinances/Resolutions
and approved Minutes can be found
at:**

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

City Council: 11/10/2020

Planning Commission: 9/23/2020

CITY COUNCIL REPORT



Meeting Date: November 10, 2020
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Planned Airpark Core (PCP) Text Amendment (7th Day Adventist) 5-TA-2019

Request to consider the following:

1. Adopt Ordinance No. 4471 approving to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006., Table 5.4006.A. (Use Regulations), to remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), as it pertains to the Office land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district.

Goal/Purpose of Request

The applicant's request is to amend the use regulations for the PCP zoning district to allow office uses to be utilized over the entire ground floor area of the development plan within the Airpark Mixed-Use (AMU) zoning sub-district of the PCP district.

Key Items for Consideration

- Land use flexibility for commercial development in PCP-AMU
- Office is currently limited to 50% of the ground floor area
- No public comments received
- Planning Commission heard this case on 9/23/2020 and recommended approval of the text amendment with a vote of 4-1.

APPLICANT CONTACT

Kurt Jones
602-452-2729

LOCATION

City-Wide

BACKGROUND

In December of 2013 the City Council adopted Ord. 4120 authorizing a major overhaul of the Planned Commerce Park (PCP) zoning district of the Zoning Ordinance. That overhaul changed the name of the district to the Planned Airpark Core Development zoning district and created a new framework for the PCP district that aligned the district with the Greater Airpark Character Area Plan (GACAP). The permitted land uses of the PCP district were also modified to more-closely support the goals and policies of the Greater Airpark Character Area Plan. The allowed uses in the PCP zoning district generally range from commercial, service and retail to residential and light industrial uses, depending on the location and subdistrict. As a mixed-use zoning district, the purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area.

The PCP district includes the following five (5) sub-districts that align with the underlying GACAP.

- Airpark Mixed Use Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Employment (EMP)
- Aviation (AV)
- Regional Tourism (RT)

As a mixed-use district, the subdistricts of the PCP are designed to promote a mix of land uses within each category of the district, while maintaining compatibility with the airport and surrounding land uses. The only sub-district that allows residential land uses is AMU-R, with the other sub-districts limited to mixes of commercial land uses.

The change proposed with this text amendment is related to a land use note in Table 5.4006.A. (Note 4) that reads:

“Limited to a maximum of 50 percent of the ground floor building area of the development plan.”

This note is applicable to the following land uses and subdistricts within the PCP district. The applicant is requesting to remove the applicability of the note from AMU as it applies to the Office land use (shaded box):

	AMU-R	AMU	EMP	RT
Dwelling	X			
Medical recovery or therapy center	X	X		
Multimedia production	X			

Office	X	X		
Residential health care facility	X			
Vehicle leasing, rental, or sales	X	X	X	X
Scientific research and development		X		

The original intent for the applicability of this note to the Office land use designation in the AMU sub-district was to promote a diversified mix of commercial land uses within AMU, which allows the largest range of commercial land uses. Limiting office to 50 percent of the ground floor building area may encourage other more active land uses such as restaurant and retail to be located on the ground floor. However, in applicability it has become challenging to restrict the specific location of commercial land uses within a development. The applicant’s proposal to remove this note from the Office land use within the AMU sub-district will allow more flexibility and distribution of land uses and floor areas based on market conditions.

Other Related Policies, References:

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

APPLICANT’S PROPOSAL

The applicant’s request is to amend the use regulations for the PCP zoning district to allow office uses to be utilized over the entire ground floor area of the development plan within the Airpark Mixed-Use (AMU) zoning sub-district of the PCP district. The applicant has an associated Non-Major General Plan Amendment (4-GP-2019) and Zoning District Map Amendment (10-ZN-2019) to redevelop portions of the Seventh-day Adventists property, located at 7410 E. Sutton Drive, utilizing the PCP district.

IMPACT ANALYSIS

Land Use

The proposed change to the Zoning Ordinance affects one aspect of land use administration in the PCP district. The ‘Office’ land use is already permitted within AMU, however, is currently limited to 50 percent of the ground floor building area of the development plan. With this text amendment, the ‘Office’ land use will be allowed to be utilized in AMU over the development plan without limitation as to where or how it is configured. This will allow more flexibility in mixed-use development and distribution of land uses and floor areas based on market conditions. Office is

already a permitted land use in the AMU sub-district, and it is not anticipated that the proposed change will create any substantive impact to the implementation of the zoning ordinance or GACAP.

Airport Vicinity

The 'Office' land use is a compatible land use for areas near the Airport and does not pose any specific issues within the AMU subdistrict as it relates to the Airport and Airport vicinity. Office is already a permitted land use within the AMU subdistrict.

Community Involvement

The applicant placed an 1/8 page ad in the newspaper, and sent notice to the City of Scottsdale's interested parties list regarding the proposed text amendment and open house dates. The applicant held two (2) open house meetings, one on November 13, 2019 in southern Scottsdale, and one on November 14, 2019 in northern Scottsdale. There were three (3) total attendees to the open house meetings. As of the date of this report no public comment or general inquiries have been received regarding the proposed text amendment.

Community Impact

The proposed text amendment does not fundamentally change the mixed-use nature of the PCP district nor does it affect any of the required development standards of the PCP zoning district. The stringent development standards and the Zoning Ordinance will continue to maintain a high standard of development. Additional criteria have been added to the proposed 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' land use including additional screening, and additional setbacks from signature roadways and single-family residential districts. Office is already a permitted land use in the PCP and AMU sub-district, and it is not anticipated that the proposed change will have any negative impacts on the community.

Policy Implications

The proposed change to the PCP zoning district will increase the viability of properties in the Greater Airpark area by allowing more flexibility for mixed-use developments. The original intent for the limitation of the Office land use designation in the AMU sub-district was to promote a diversified mix of commercial land uses within AMU. However, in applicability it has become challenging to restrict the specific location of commercial land uses within a development. The proposal to remove this limitation of the Office land use within the AMU sub-district will allow more flexibility and distribution of land uses and floor areas based on market conditions, and a more streamlined approach for implementation of land uses in the AMU sub-district.

OTHER BOARDS AND COMMISSION

Planning Commission:

Planning Commission heard this case on 9/23/2020 and recommended approval of the text amendment with a vote of 4-1.

The Planning Commissioners recommended with their action that the City Council take into consideration the public comment received and the possibility to have citizens participate in the Council's discussion of this case.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4471 approving to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006., Table 5.4006.A. (Use Regulations), to remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), as it pertains to the Office land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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

APPROVED BY



Bryan Cluff, Report Author

10/26/2020

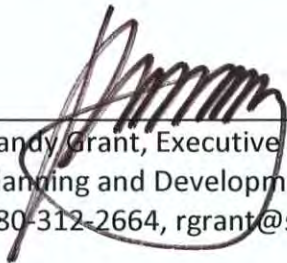
Date



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

10/26/2020

Date



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

10/26/20

Date

ATTACHMENTS

1. Ordinance No. 4471
Exhibit 1: Planned Airpark Core (PCP) Text Amendment
2. Applicant's Narrative
3. Citizen Review Plan & Report
4. September 23rd, 2020 Planning Commission Meeting Minutes

ORDINANCE NO. 4471

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF AMENDING ARTICLE V SECTION 5.4006., TABLE 5.4006.A. (USE REGULATIONS) OF THE ZONING ORDINANCE, REMOVING THE USE LIMITATION OF 50% OF THE GROUND FLOOR BUILDING AREA OF THE DEVELOPMENT PLAN (NOTE 4), AS IT PERTAINS TO THE OFFICE LAND USE IN THE AMU SUBDISTRICT OF THE PLANNED AIRPARK CORE DEVELOPMENT (PCP) ZONING DISTRICT. AS PROVIDED IN CASE NO. 5-TA-2019.

WHEREAS, the City of Scottsdale wishes to amend Article V Section 5.4006., Table 5.4006.A. of the Zoning Ordinance to remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), as it pertains to the Office land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district.; and

WHEREAS, the Planning Commission held a public hearing on September 23, 2020; and

WHEREAS, the City Council held a public hearing on November 10, 2020 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 5-TA-2019; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

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

Section 1. That the Zoning Ordinance of the City of Scottsdale Article V, Section 5.4006, Table 5.4006.A, Use Regulations is hereby amended as specified in Exhibit "1" to this Ordinance with new text represented by grey shading, and deleted text represented by strike-through, Exhibit 1 is hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this ____ day of _____, 2020.

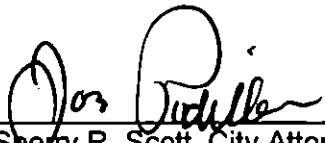
ATTEST:

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



Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

Sec. 5.4006. - Use Regulations.

A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-EMP, PCP-AV and PCP-RT sub-districts. Drive-in services are not allowed in the PCP-AMU sub-district. Only drive-through services associated with a restaurant are allowed in the PCP-AMU subdistrict.

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
(P is a Permitted use.)					
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial Institution	P	P	P (1)		P (1)

10. Health and fitness studio	P	P	P		P
11. Internalized Community Storage		P	P	P	
12. Light manufacturing		P	P	P	
13. Live entertainment	P	P			P
14. Medical and diagnostic laboratory	P	P	P		
15. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
16. Multimedia production without communication tower	P (4)	P	P		P
17. Municipal use	P	P	P	P	P
18. Office	P (4)	P (4)	P		P
19. Personal care service	P	P	P (1)		P
20. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
21. Recreation facility					P
22. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
23. Restaurant	P	P	P (1)		P
24. Restaurant, including drive-through restaurant but excluding drive-in restaurant		P (7)			
25. Retail	P	P			P
26. Scientific research and development		P (4)	P	P	
27. Sports arena		P (1, 2)	P (1, 2)		P (2)

28. Theater	P (2, 6)	P (2, 6)			P (2, 6)
29. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
30. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
31. Veterinary and pet care service	P	P			P
32. Wholesale, warehousing and distribution			P	P	
33. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
34. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxiway or taxiway.
- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.
- (7) Restaurant, including drive-through restaurant but excluding drive-in restaurant, are subject to the following standards:
 - a. Any drive-through lane shall be screened by a minimum four (4) foot tall solid wall or combination of wall and dense landscaping. Any drive-through lane shall have a shade canopy provided over the drive-through at the restaurant pick-up window.
 - b. Any drive-through lane shall have a minimum setback of 75 feet from the street line along designated Scenic Corridors or Buffered Roadways as defined in the General Plan, or along designated Signature Corridors as defined within the Greater Airport Character Area Plan, with a minimum 25-foot landscape buffer provided between the drive-through lane and the street line.
 - c. Any drive-through lane shall have a minimum setback of 150 feet from a single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

- d. Any drive-through lane shall have a minimum 50-foot landscape buffer provided between any property line that abuts a residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

(Ord. No. 4120, § 1(Res. No. 9585, Exh. A, § 1), 12-9-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 121), 5-6-14; Ord. No. 4356, § 1(Res. No. 11191, § 1, Exh. A), 7-2-18; Ord. No. 4376, § 1(Exh. A), 12-12-18; Ord. No. 4423, Exh. A, 9-24-19)



Text Amendment

PLANNED AIRPARK CORE DEVELOPMENT (PCP)

We are requesting to amend the City of Scottsdale ("City") zoning ordinance to modify the use list within the Planned Airpark Core Development ("PCP") sub-districts. The PCP zoning district has five (5) sub-districts including:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

The specific request is to allow the removal of note (4) for the 'office' use only within the AMU sub-district.

Note (4) states:

(4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.

In discussions with City staff, there isn't a significant purpose to the footnote other than to limit office as a dominant use on the ground floor. Other than that, there is not a reason as to why there is a need for such a restrictive requirement in the AMU sub-district. Requirements such as this, regarding minimum square footage on the ground floor, dictates market conditions. The market should be what dictates ground floor building area as to a particular use. Many mixed-use districts in the valley evolve over time. Sometimes, mixed-use developments start out as office based from an overall square footage standpoint and then over time ground floor space is converted to services that support the offices such as printing/copying services, delivery services, coffee shops, restaurants, etc. Again, this should be a market-based allowance and not dictated by an ordinance. Furthermore, the ground floor restriction is hard to enforce. This type of requirement would need to be checked and enforced at tenant improvement level. Successful office development could be further restricted if the percentage requirements are limited at the ground floor.

The ground floor square footage restriction does not allow developments to evolve over time, limits market conditions and restricts economic development within the City. We respectfully request this note within the allowed use column for AMU office uses be removed. The note will remain for other uses in other sub-districts, it just won't apply anymore to the office use.

The attached documents address the General Character Plan, Zoning and Policies.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Seventh-day Adventist Campus Master Plan and Text

Amendment

November 22, 2019

Overview

This Citizen Review Report is being performed in association with a request for a non-major General Plan Amendment, a non-major Amendment to the Greater Airport Character Area Plan, and a Zoning District Map Amendment of a 75+/- acre campus located at the northeast corner of Scottsdale Road and Sutton Drive. The proposed project would result in a campus master plan with proposed mixed-uses that include office, commercial/industrial, aeronautical, and/or residential uses. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

ATTACHMENT 3

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, HOA's, and community members by telephone, one-on-one meetings, door-to-door outreach, and small group meetings since May 2019. To date, the outreach team has visited **over 425 neighboring homes and businesses** in the immediate area to get feedback on the project.



Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED, by an additional 33%**, the City's required mailing radius as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 5, 2019 at the Seventh-day Adventist Conference Office for

those who wished to learn more about the project. The site and time were posted on **MULTIPLE** Early Notification Signs on the property.

In total, 36 interested people (see attached sign-in sheets) attended the Open House. A majority of the attendees were generally supportive of the project. Some attendees had questions about height, construction timing, noise, and traffic. These questions were all addressed at the Open House. Subsequent to the Open House, the outreach team responded to several calls from neighbors who were unable to attend the meeting and wanted information about the proposal. As a result of neighborhood input, the initial site plan has changed to accommodate moving buildings and uses farther away from the existing residential neighbors.

Subsequent to the June Open House, two additional Open Houses were held on the proposed Text Amendment (393-PA-209), necessary to accomplish the proposed office uses on the site. The Open Houses were held on November 13 in southern Scottsdale and on November 14 in northern Scottsdale. One neighbor attended on November 13, two attended on November 14. Those attendees had no objection to the Text Amendment, but wanted to verify details of the current zoning proposal.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
June Sign-in sheets
Text Amendment Notification Letter
November Sign in Sheets



**SCOTTSDALE PLANNING COMMISSION
ELECTRONIC REMOTE**

WEDNESDAY, SEPTEMBER 23, 2020

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Larry S. Kush, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner
Renee Higgs, Commissioner

ABSENT: Prescott Smith, Vice Chair
Ali Fakh, Commissioner

STAFF: Tim Curtis
Margaret Wilson
Lorraine Castro
Greg Bloemberg
Bryan Cluff

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.

Administrative Report and possible discussion – Tim Curtis

MINUTES REVIEW AND APPROVAL

1. Approval of August 26, 2020 Regular Meeting Minutes.

COMMISSIONER KUSH MOVED TO APPROVE THE AUGUST 12, 2020 REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER HIGGS.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Bollinger, Commissioner Kush, Commissioner Serena and Commissioner Higgs.

ATTACHMENT 4

* 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"

CONSENT AGENDA

2. 1-GP-2020 (5895 N. Granite Reef Road)
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 Mixed-Use Neighborhoods to Commercial on a +/- 1.1-acre site located at 5895 N. Granite Reef Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, 602-452-2729.**

3. 4-ZN-2020 (5895 N. Granite Reef Road)
Request by owner for a Zoning District Map Amendment from Regional Shopping Center (C-S) to Neighborhood Commercial (C-1) zoning on a +/- 1.1-acre site located at 5895 N. Granite Reef Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No's 2 & 3; Move to make a recommendation to City Council for approval of cases

1-GP-2020 and 4-ZN-2020, by a vote of 5-0; motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush.

4. 6-ZN-2020 (Acoya Scottsdale at Shea (Ryan Redevelopment))
Request by owner for a Zoning District Map Amendment from Central Business (C-2) to Commercial Office (C-O) zoning on a +/- 3.5-gross-acre site located at 7373, 7375, and 7365 E. Shea Boulevard. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No. 4; Moved to Regular Agenda.

1st motion; by Commissioner Kush to continue case 6-ZN-2020 to a date to be determined failed by a vote of 3-2, seconded by Commissioner Serena, with Commissioner Kush and Commissioner Serena dissenting.

2nd motion; Move to make a recommendation to City Council for approval of case 6-ZN-2020, by a vote of 4-1; motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Bollinger, with Commissioner Serena dissenting.

2. 1-GP-2020 (5895 N. Granite Reef Road)
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 Mixed-Use Neighborhoods to Commercial on a +/- 1.1-acre site located at 5895 N. Granite Reef Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, 602-452-2729.**

* 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"

REGULAR AGENDA

5. 5-ZN-2020 (Southdale)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building stepbacks, encroachments into stepbacks and private outdoor living space, for a new 4-story mixed-use development, consisting of 267 residential units and 4,400 square feet of commercial floor area, on a +/- 4-acre site located at 7000 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 5: Move to make a recommendation to City Council for approval of case 5-ZN-2020 by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Higgs.

*6. 4-GP-2019 (Seventh Day Adventist Non-Major General Plan Amendment)

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 Employment to Mixed-Use Neighborhoods on +/- 5-acres of a +/- 75-acre site, and a request for a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from +/- 47 acres of Airpark Mixed-Use Residential (AMU-R), +/- 13 acres of Airpark Mixed-Use (AMU), +/- 15 acres of Aviation (AV), to +/- 23-acres of Airpark Mixed Use-Residential (AMU-R), +/- 24-acres of Airpark Mixed Use (AMU), +/- 15-acres of Aviation (AV), and +/- 13-acres of Employment (EMP) on a +/- 75-acre site, located at 7440 and 7410 E. Sutton Dr., 7301, 7401, 7501, 7509, and 7511 E. Redfield Rd., and 13405 N. Scottsdale Rd. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kurt Jones, 602-452-2729.**

*7. 14-ZN-2019 (Seventh Day Adventist Rezoning)

Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-35) and Industrial Park (I-1) to Planned Airpark Core Development, Airpark Mixed Use Residential (PCP/AMU-R) on 23-acres, Planned Airpark Core Development, Airpark Mixed Use (PCP/AMU) on 24-acres, Planned Airpark Core Development, Aviation (PCP/AV) on 15-acres, and Planned Airpark Core Development, Employment (PCP/EMP) on 13-acres, including approval of a development plan, all on a +/- 75-acres site located at 7440 and 7410 E. Sutton Dr., 7301, 7401, 7501, 7509, and 7511 E. Redfield Rd., and 13405 N. Scottsdale Rd. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kurt Jones, 602-452-2729.**

8. 5-TA-2019 (Planned Airpark Core (PCP) Text Amendment (7th Day Adventist))
Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006., Table 5.4006.A. (Use Regulations) of the Zoning Ordinance, to remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), as it pertains to the Office land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No's 6, 7 & 8; Move to make a recommendation to City Council for approval of cases

4-GP-2019, 14-ZN-2019 and 5-TA-2019 by a vote of 4-1; Motion by Commissioner Kush per the staff recommended stipulations, after determining that the Zoning District Map Amendment and Text Amendment are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio, with Commissioner Serena dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:38 p.m.

**Seventh-day Adventist Rezoning
4-GP-2019, 14-ZN-2019 & 5-TA-2019**

**City Council
November 10, 2020**

Coordinators: Bryan Cluff, Adam Yaron

Request (4-GP-2019 & 14-ZN-2019)

- Approval of case 4-GP-2019 (Non-Major General Plan Amendment) and 14-ZN-2019 (Zoning District Map Amendment) including a development plan for a mixed-use development containing commercial, residential, employment and aviation land use designations on a +/- 75-acre site.
- Proposed Planned Airpark Core Development (PCP)

Request (5-TA-2019)

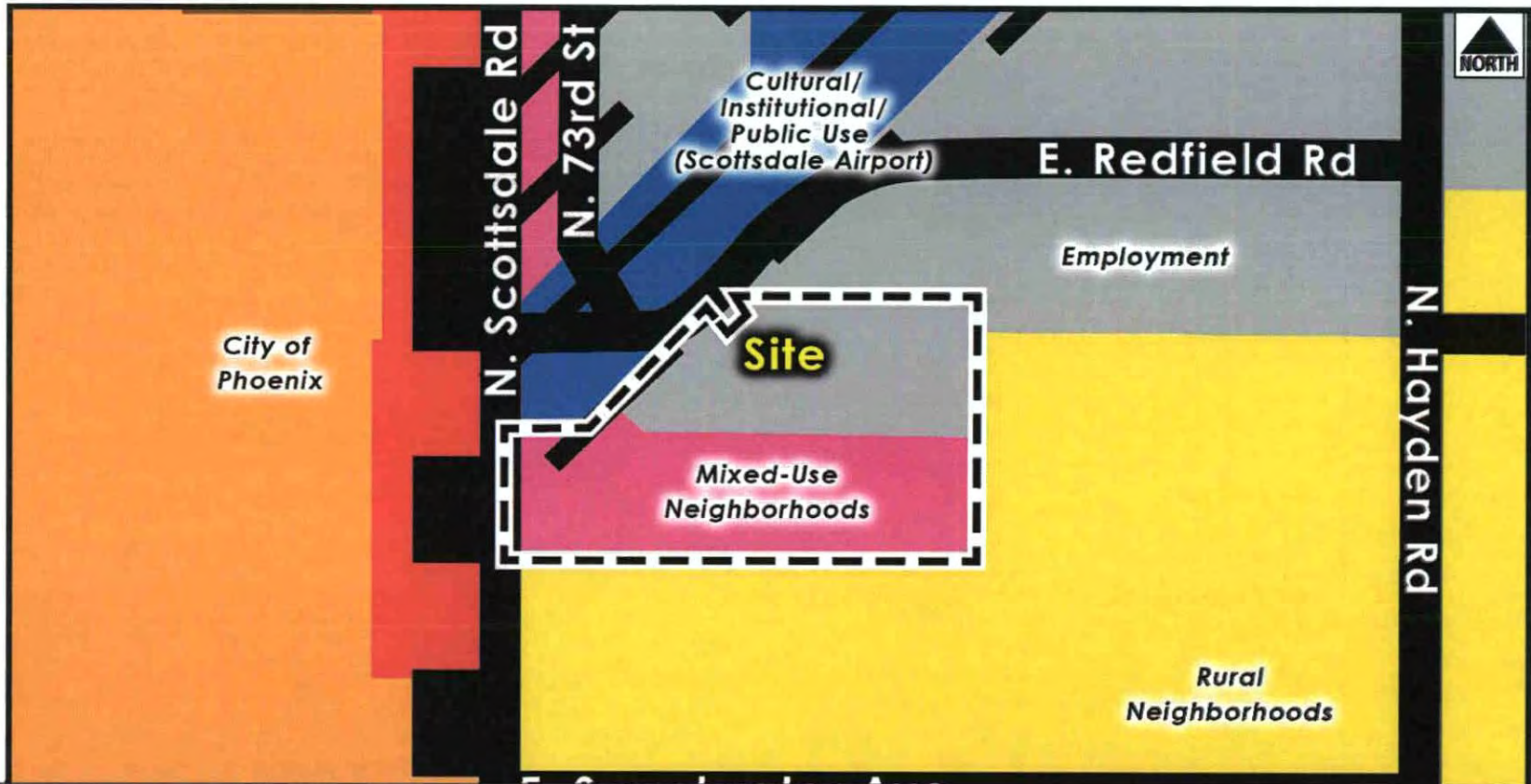
- Text Amendment - amending Section 5.4006., Table 5.4006.A. (Use Regulations) of the Zoning Ordinance.
- Remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), for Office land use in AMU.



Context Aerial

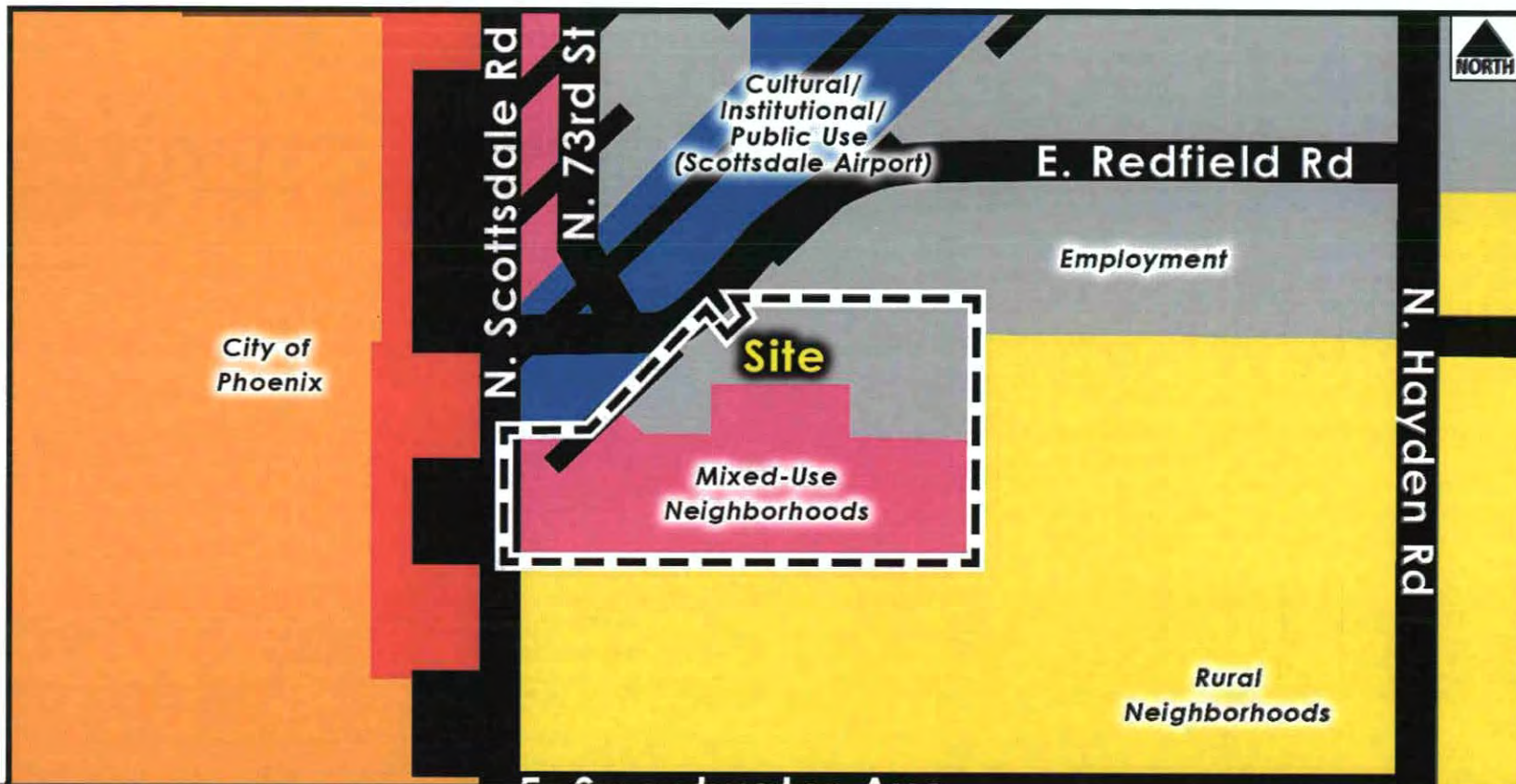
4-GP-2019 & 14-ZN-2019





Existing General Plan Land Use

4-GP-2019 & 14-ZN-2019

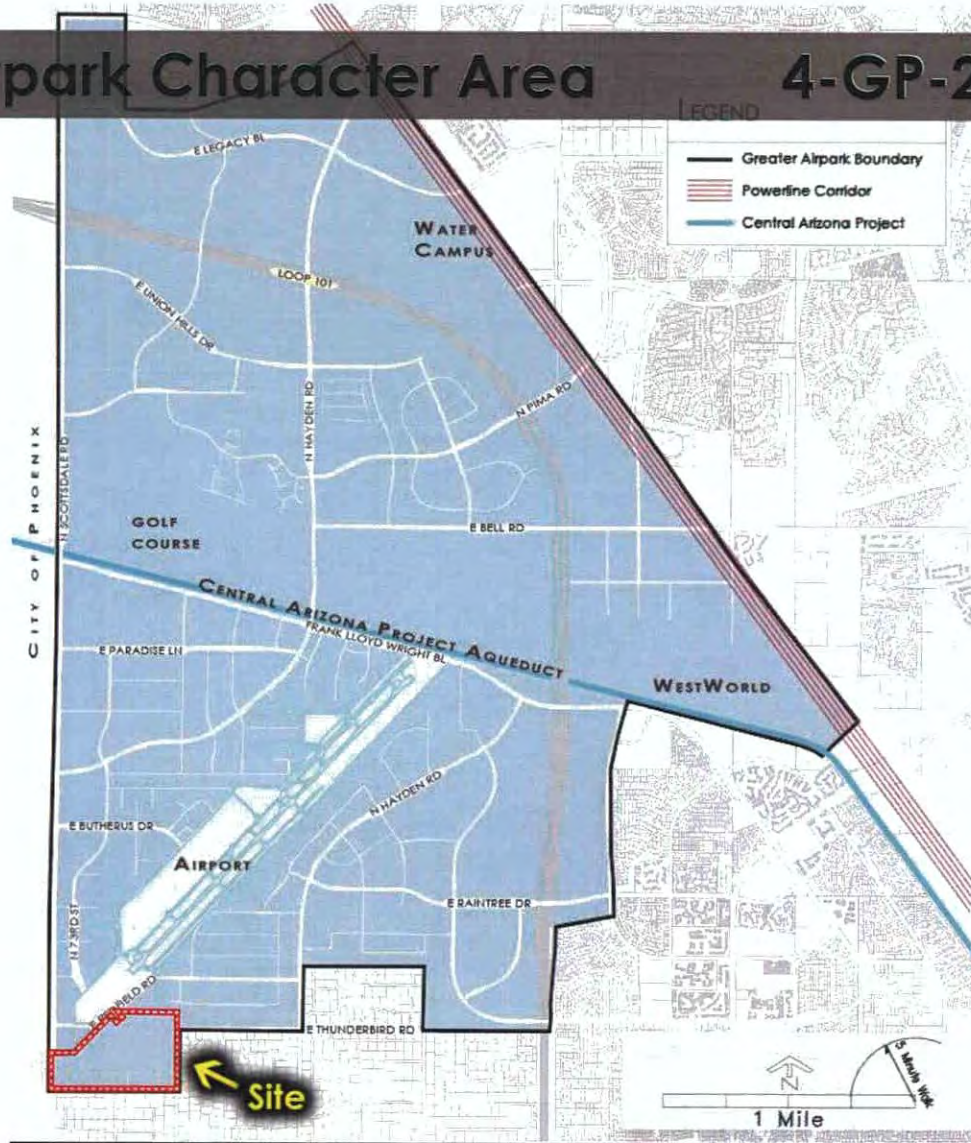


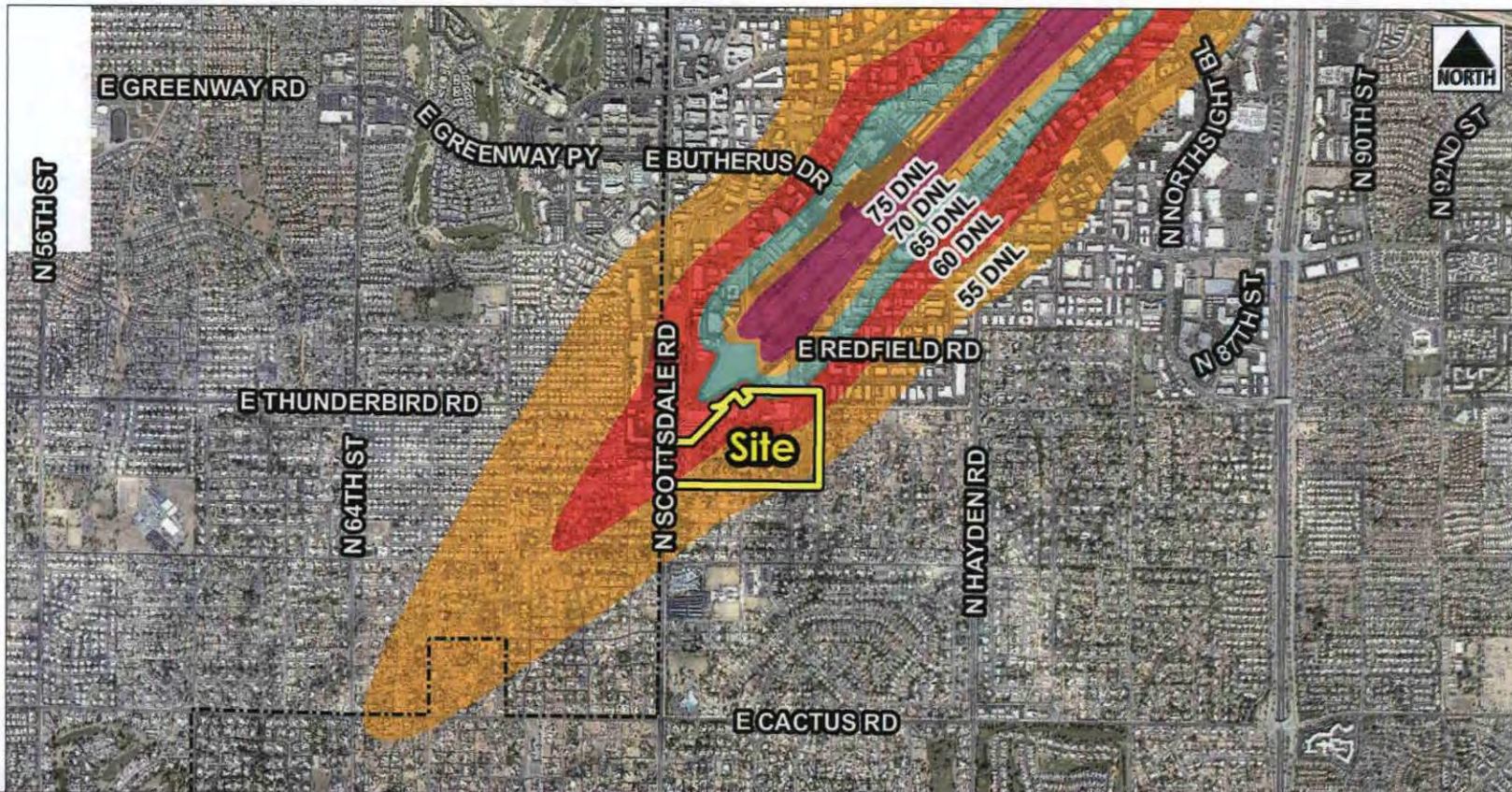
Proposed General Plan Land Use

4-GP-2019 & 14-ZN-2019

Greater Airpark Character Area

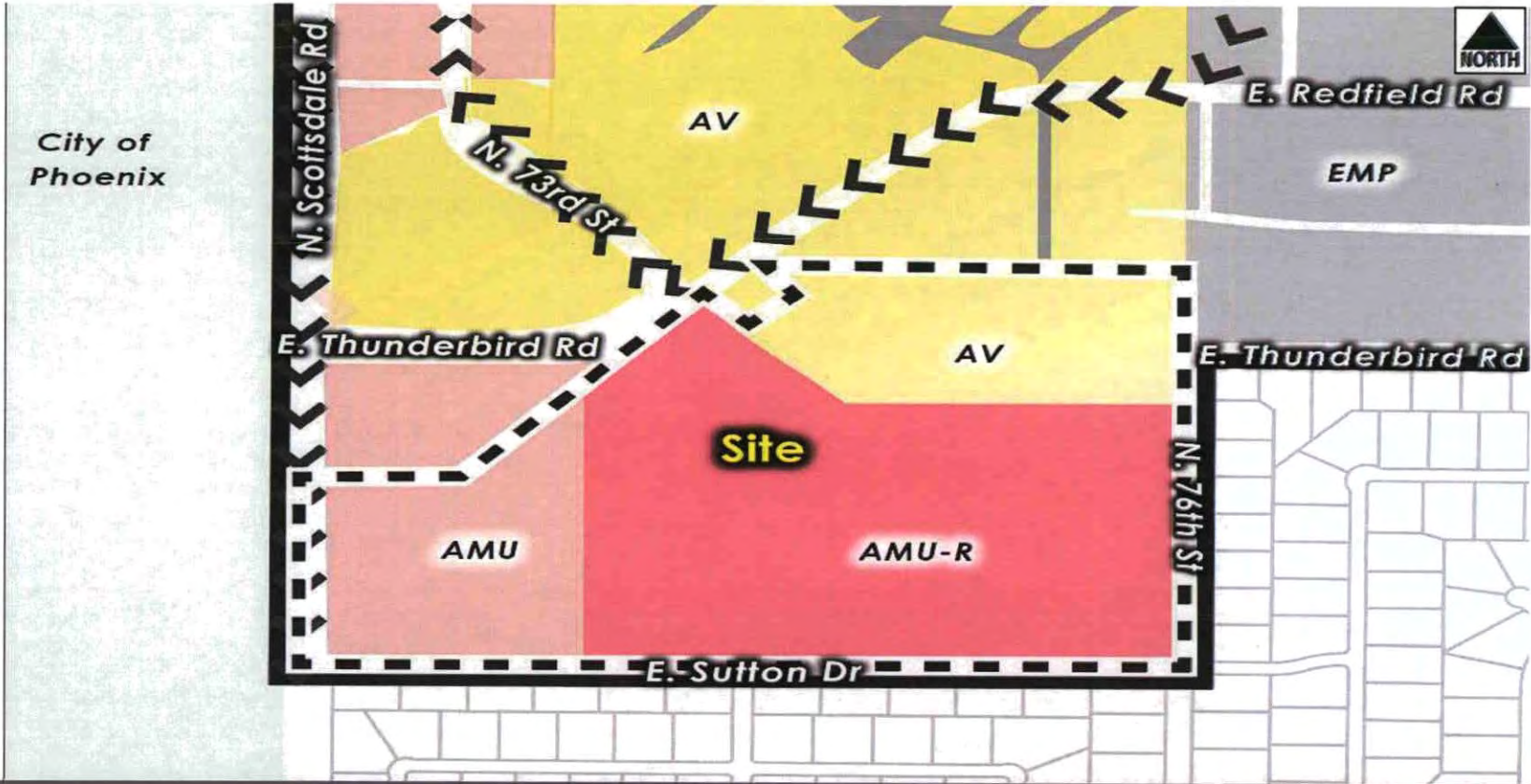
4-GP-2019 & 14-ZN-2019





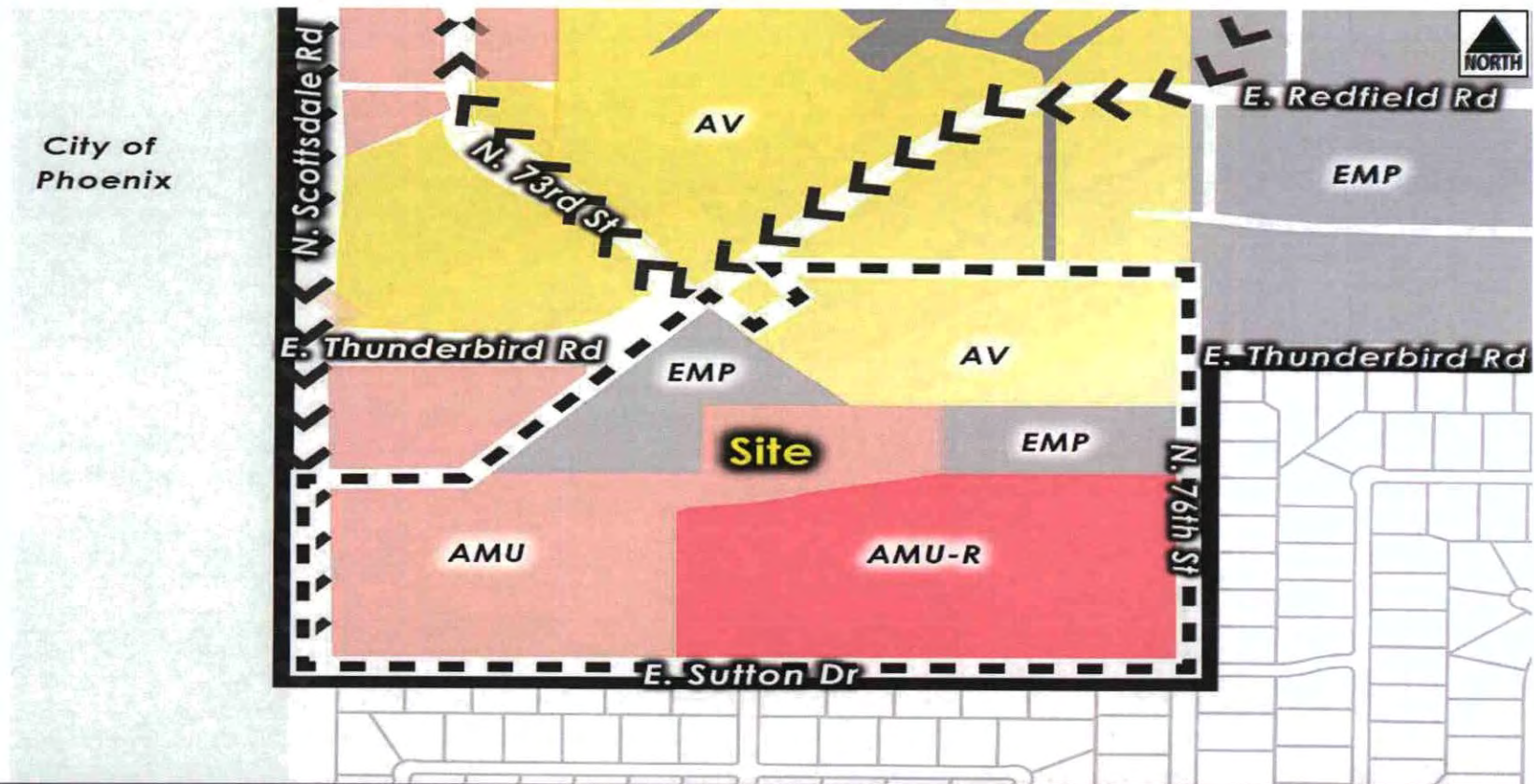
Part 150 Noise Contours

4-GP-2019 & 14-ZN-2019



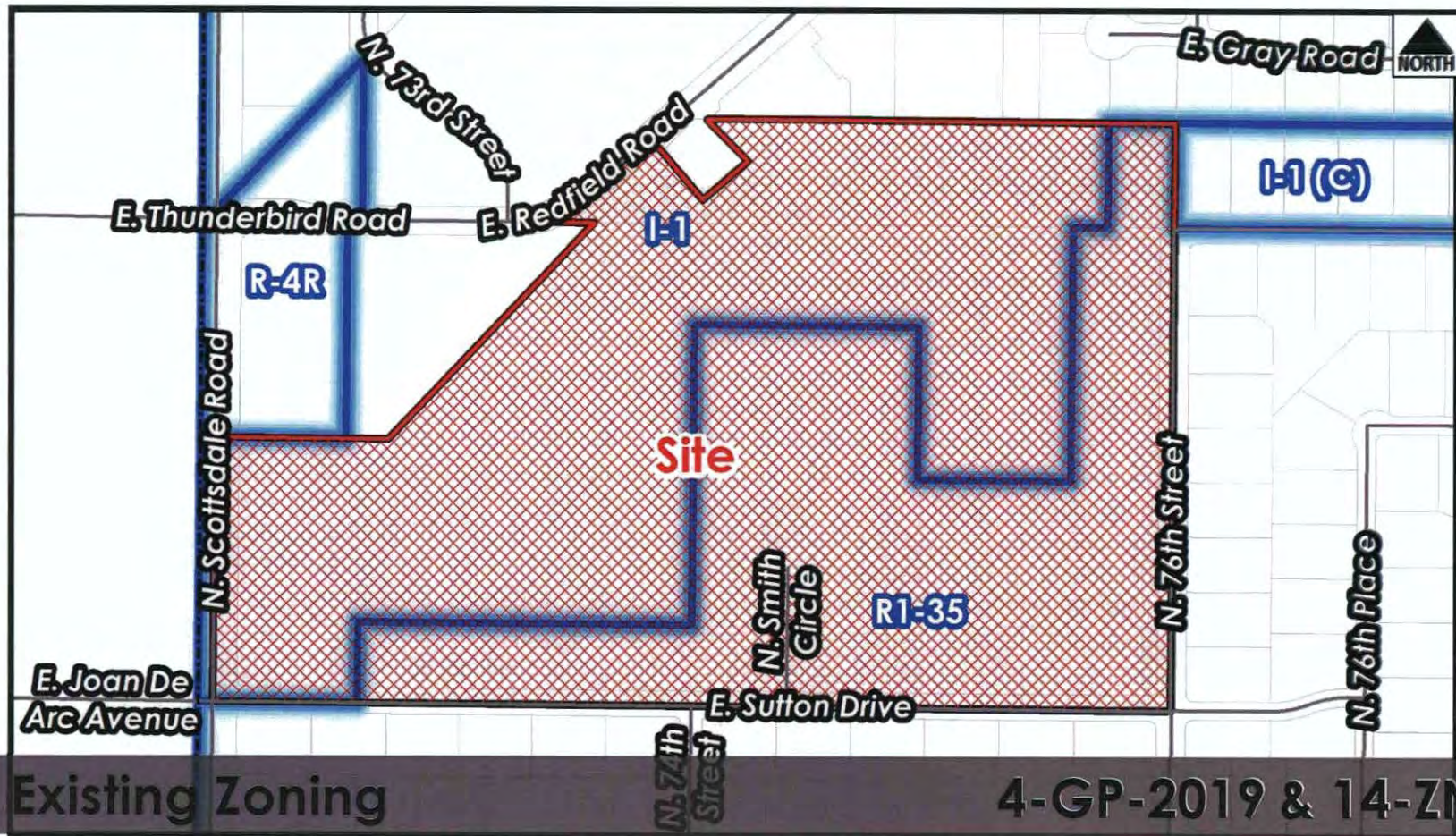
Existing GACAP

4-GP-2019 & 14-ZN-2019



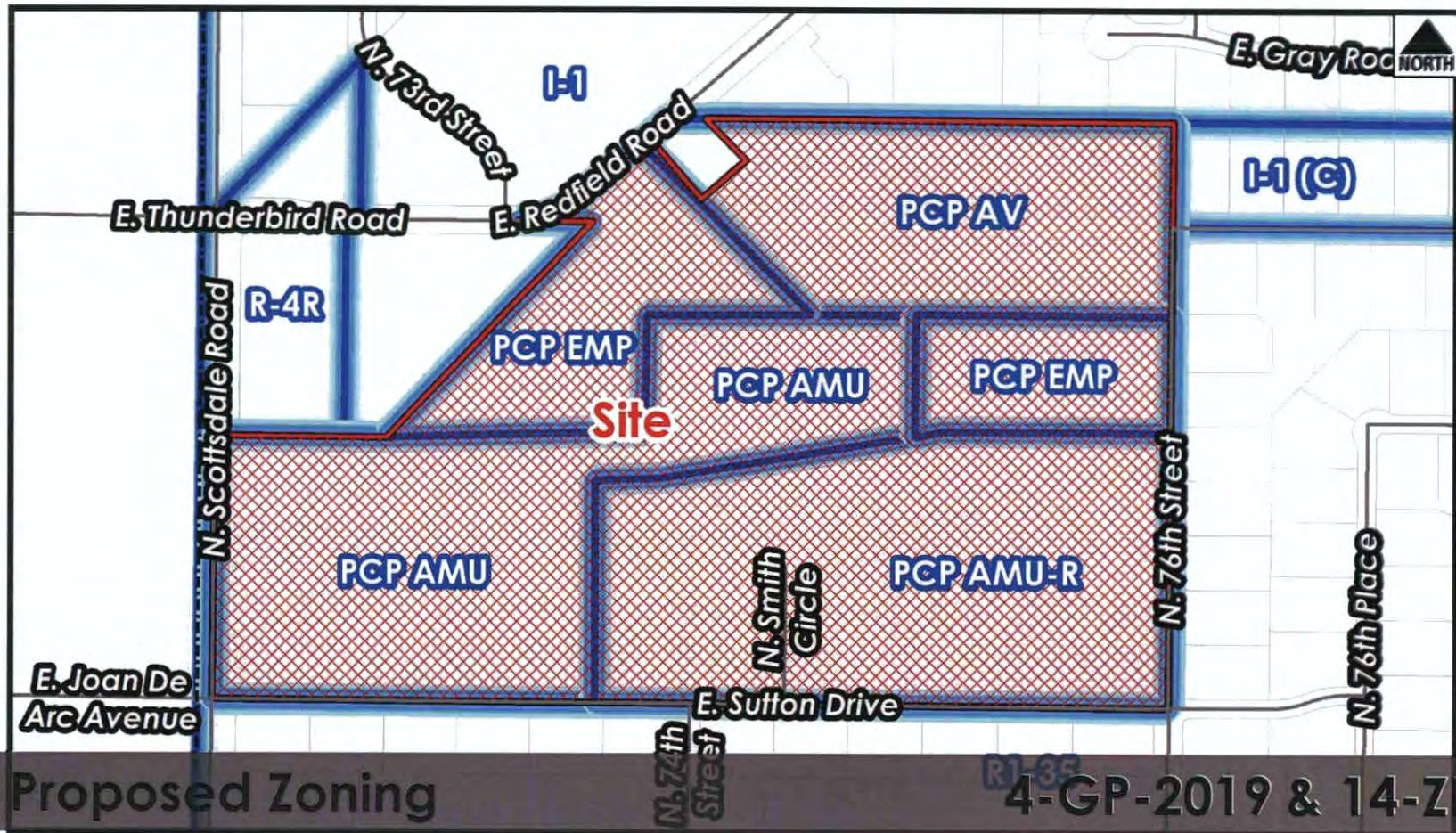
Proposed GACAP

4-GP-2019 & 14-ZN-2019



Existing Zoning

4-GP-2019 & 14-ZN-2019



Proposed Zoning

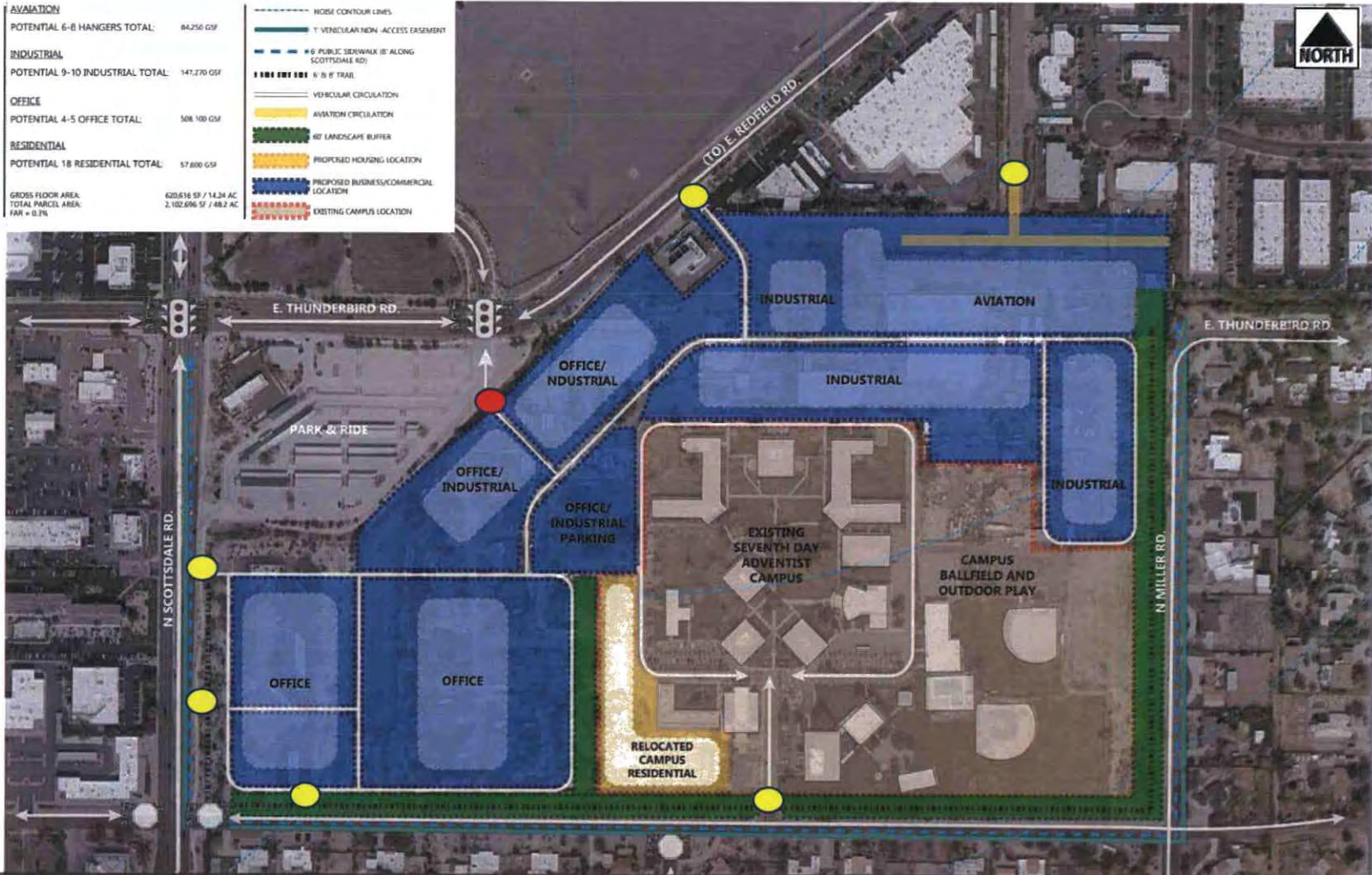
4-GP-2019 & 14-ZN-2019

GRAPHIC LEGEND

AVIATION	
POTENTIAL 6-8 HANGERS TOTAL:	84,250 GSF
INDUSTRIAL	
POTENTIAL 9-10 INDUSTRIAL TOTAL:	147,270 GSF
OFFICE	
POTENTIAL 4-5 OFFICE TOTAL:	508,100 GSF
RESIDENTIAL	
POTENTIAL 18 RESIDENTIAL TOTAL:	57,800 GSF
GRIDS FLOOR AREA:	620,616 SF / 14.24 AC
TOTAL PARCEL AREA:	2,102,696 SF / 48.2 AC
FAR =	0.3%

GRAPHIC LEGEND

--- NOISE CONTOUR LINES
— 1' VEHICULAR NON-ACCESS EASEMENT
— 6' PUBLIC SIDEWALK (8' ALONG SCOTTSDALE RD)
— 8' B' B' TRAIL
— VEHICULAR CIRCULATION
— AVIATION CIRCULATION
— 80' LANDSCAPE BUFFER
— PROPOSED HOUSING LOCATION
— PROPOSED BUSINESS/COMMERCIAL LOCATION
— EXISTING CAMPUS LOCATION



Conceptual Site Plan

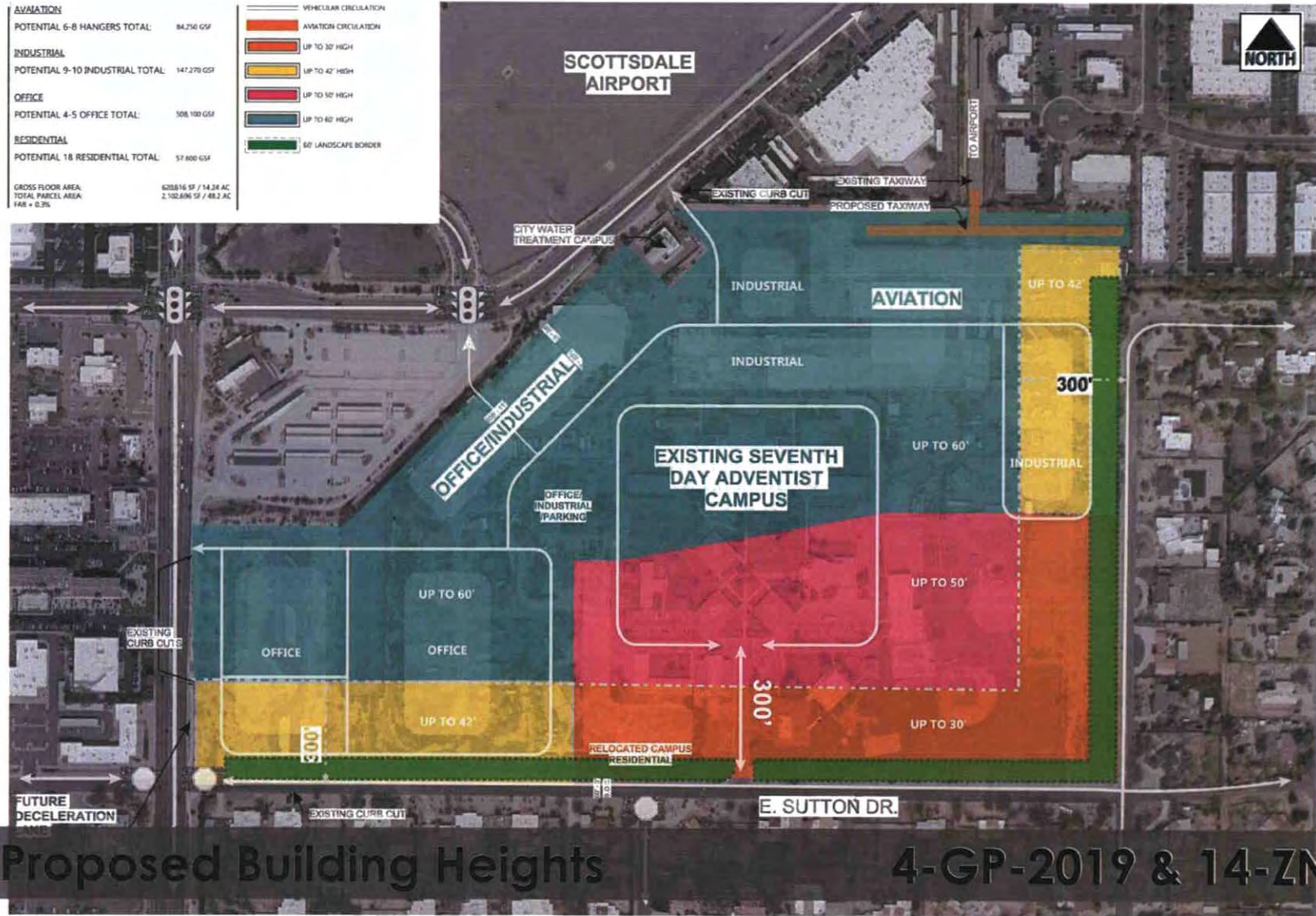
4-GP-2019 & 14-ZN-2019

GRAPHIC LEGEND

AVIATION	
POTENTIAL 6-8 HANGERS TOTAL:	84,250 GSF
INDUSTRIAL	
POTENTIAL 9-10 INDUSTRIAL TOTAL:	147,279 GSF
OFFICE	
POTENTIAL 4-5 OFFICE TOTAL:	308,100 GSF
RESIDENTIAL	
POTENTIAL 18 RESIDENTIAL TOTAL:	57,800 GSF
GROSS FLOOR AREA:	628,166 SF / 14.24 AC
TOTAL PARCEL AREA:	2,102,696 SF / 48.2 AC
FAIR + 0.2%	

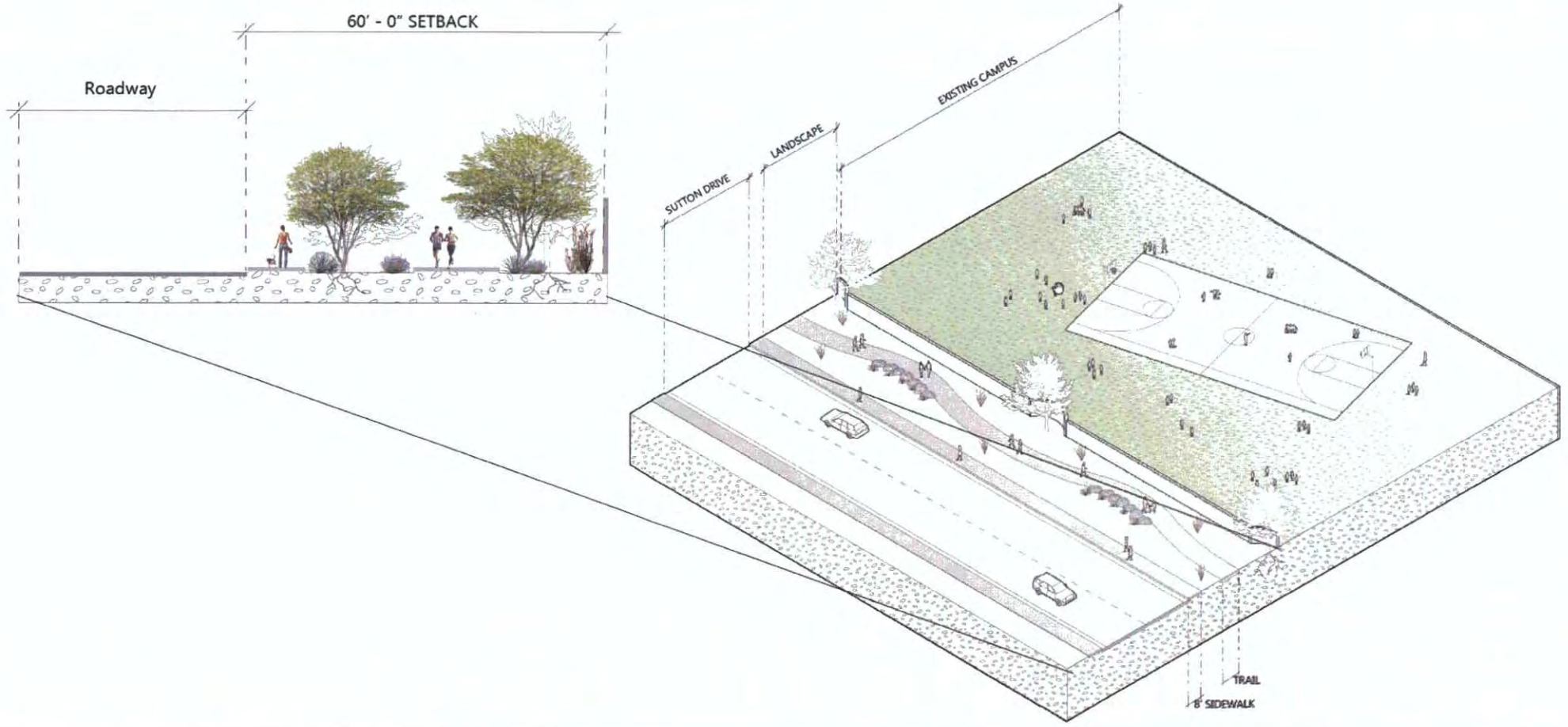
GRAPHIC LEGEND

- VEHICULAR CIRCULATION
- AVIATION CIRCULATION
- UP TO 30' HIGH
- UP TO 42' HIGH
- UP TO 50' HIGH
- UP TO 60' HIGH
- 60' LANDSCAPE BORDER



Proposed Building Heights

4-GP-2019 & 14-ZN-2019



Landscape Buffer **4-GP-2019 & 14-ZN-2019**

Other Boards & Commissions

- Heard by the Airport Advisory Commission on September 16, 2020. Recommended approval 6-1 with stipulation.
- Heard by the Planning Commission on September 23, 2020. Recommended approved 4-1.

5-TA-2019 PCP Text Amendment

- Text Amendment - amending Section 5.4006., Table 5.4006.A. (Use Regulations) of the Zoning Ordinance.
- Remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), for Office land use in AMU.

5-TA-2019

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
(P is a Permitted use.)	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
17. Municipal use	P	P	P	P	P
18. Office	P (4)	P (4)	P		P
19. Personal care service	P	P	P (1)		P

(4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.

Action Requested

- Approve case 4-GP-2019 (Non-Major General Plan Amendment) and 14-ZN-2019 (Zoning District Map Amendment) including a development plan for a mixed-use development containing commercial, residential, employment and aviation land use designations on a +/- 75-acre site.
- Approve case 5-TA-2019, a text amendment amending Section 5.4006., Table 5.4006.A.

Seventh-day Adventist Rezoning

4-GP-2019, 14-ZN-2019 & 5-TA-2019

**City Council
November 10, 2020**

Coordinators: Bryan Cluff, Adam Yaron

PLANNING COMMISSION REPORT



Remote

Meeting Date: September 23, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Planned Airpark Core (PCP) Text Amendment (7th Day Adventist) 5-TA-2019

Request to consider the following:

1. A recommendation to City Council regarding a request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006., Table 5.4006.A. (Use Regulations), to remove the Use Limitation of 50% of the ground floor building area of the development plan (Note 4), as it pertains to the Office land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district.

Goal/Purpose of Request

The applicant's request is to amend the use regulations for the PCP zoning district to allow office uses to be utilized over the entire ground floor area of the development plan within the Airpark Mixed-Use (AMU) zoning sub-district of the PCP district.

Key Items for Consideration

- Land use flexibility for commercial development in PCP-AMU
- Office is currently limited to 50% of the ground floor area
- No public comments received

APPLICANT CONTACT

Kurt Jones
602-452-2729

LOCATION

City-Wide

BACKGROUND

In December of 2013 the City Council adopted Ord. 4120 authorizing a major overhaul of the Planned Commerce Park (PCP) zoning district of the Zoning Ordinance. That overhaul changed the name of the district to the Planned Airpark Core Development zoning district and created a new framework for the PCP district that aligned the district with the Greater Airpark Character Area Plan (GACAP). The permitted land uses of the PCP district were also modified to more-closely support the goals and policies of the Greater Airpark Character Area Plan. The allowed uses in the PCP zoning district generally range from commercial, service and retail to residential and light industrial uses, depending on the location and subdistrict. As a mixed-use zoning district, the purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area.

In July 2018 and then again in early 2019, additional City initiated changes were made to the PCP zoning district, which included updates to the stepback provisions, maximum bonus FAR allowances, and a consolidation and clarification of the bonus development standards provisions (Ordinance 4356) as well as adding Internalized Community Storage as an allowed use within specific subdistricts (Ordinance 4376).

The PCP district includes the following five (5) sub-districts that align with the underlying GACAP.

- Airpark Mixed Use Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Employment (EMP)
- Aviation (AV)
- Regional Tourism (RT)

As a mixed-use district, the subdistricts of the PCP are designed to promote a mix of land uses within each category of the district, while maintaining compatibility with the airport and surrounding land uses. The only sub-district that allows residential land uses is AMU-R, with the other sub-districts limited to mixes of commercial land uses.

The change proposed with this text amendment is related to a land use note in Table 5.4006.A. (Note 4) that reads:

“Limited to a maximum of 50 percent of the ground floor building area of the development plan.”

This note is applicable to the following land uses and subdistricts within the PCP district. The applicant is requesting to remove the applicability of the note from AMU as it applies to the Office land use (shaded box):

	AMU-R	AMU	EMP	RT
Dwelling	X			

Planning Commission Report | Planned Airpark Core (PCP) Text Amendment (7th Day Adventist)

Medical recovery or therapy center	X	X		
Multimedia production	X			
Office	X	X		
Residential health care facility	X			
Vehicle leasing, rental, or sales	X	X	X	X
Scientific research and development		X		

The original intent for the applicability of this note to the Office land use designation in the AMU sub-district was to promote a diversified mix of commercial land uses within AMU, which allows the largest range of commercial land uses. Limiting office to 50 percent of the ground floor building area may encourage other more active land uses such as restaurant and retail to be located on the ground floor. However, in applicability it has become challenging to restrict the specific location of commercial land uses within a development. The applicant’s proposal to remove this note from the Office land use within the AMU sub-district will allow more flexibility and distribution of land uses and floor areas based on market conditions.

Other Related Policies, References:

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

APPLICANT’S PROPOSAL

The applicant’s request is to amend the use regulations for the PCP zoning district to allow office uses to be utilized over the entire ground floor area of the development plan within the Airpark Mixed-Use (AMU) zoning sub-district of the PCP district. The applicant has an associated Non-Major General Plan Amendment (4-GP-2019) and Zoning District Map Amendment (10-ZN-2019) to redevelop portions of the Seventh-day Adventists property, located at 7410 E. Sutton Drive, utilizing the PCP district.

IMPACT ANALYSIS

Land Use

The proposed change to the Zoning Ordinance affects one aspect of land use administration in the PCP district. The 'Office' land use is already permitted within AMU, however, is currently limited to 50 percent of the ground floor building area of the development plan. With this text amendment, the 'Office' land use will be allowed to be utilized in AMU over the development plan without limitation as to where or how it is configured. This will allow more flexibility in mixed-use development and distribution of land uses and floor areas based on market conditions. Office is already a permitted land use in the AMU sub-district, and it is not anticipated that the proposed change will create any substantive impact to the implementation of the zoning ordinance or GACAP.

Airport Vicinity

The 'Office' land use is a compatible land use for areas near the Airport and does not pose any specific issues within the AMU subdistrict as it relates to the Airport and Airport vicinity. Office is already a permitted land use within the AMU subdistrict.

Community Involvement

The applicant placed a 1/8 page ad in the newspaper, and sent notice to the City of Scottsdale's interested parties list regarding the proposed text amendment and open house dates. The applicant held two (2) open house meetings, one on November 13, 2019 in southern Scottsdale, and one on November 14, 2019 in northern Scottsdale. There were three (3) total attendees to the open house meetings. As of the date of this report no public comment or general inquiries have been received regarding the proposed text amendment.

Community Impact

The proposed text amendment does not fundamentally change the mixed-use nature of the PCP district nor does it affect any of the required development standards of the PCP zoning district. The stringent development standards and the Zoning Ordinance will continue to maintain a high standard of development. Office is already a permitted land use in the PCP and AMU sub-district, and it is not anticipated that the proposed change will have any negative impacts on the community.

Policy Implications

The proposed change to the PCP zoning district will increase the viability of properties in the Greater Airpark area by allowing more flexibility for mixed-use developments. The original intent for the limitation of the Office land use designation in the AMU sub-district was to promote a diversified mix of commercial land uses within AMU. However, in applicability it has become challenging to restrict the specific location of commercial land uses within a development. The proposal to remove this limitation of the Office land use within the AMU sub-district will allow more flexibility and distribution of land uses and floor areas based on market conditions, and a more streamlined approach for implementation of land uses in the AMU sub-district.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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

APPROVED BY



Bryan Cluff, Report Author

9/14/2020

Date



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

9/11/2020

Date



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

9/15/20

Date

ATTACHMENTS

1. Planned Airpark Core (PCP) Text Amendment
2. Applicant's Narrative
3. Citizen Review Plan & Report

Sec. 5.4006. - Use Regulations.

A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-EMP, PCP-AV and PCP-RT sub-districts. Drive-in services are not allowed in the PCP-AMU sub-district. Only drive-through services associated with a restaurant are allowed in the PCP-AMU subdistrict.

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
(P is a Permitted use.)					
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)

10. Health and fitness studio	P	P	P		P
11. Internalized Community Storage		P	P	P	
12. Light manufacturing		P	P	P	
13. Live entertainment	P	P			P
14. Medical and diagnostic laboratory	P	P	P		
15. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
16. Multimedia production without communication tower	P (4)	P	P		P
17. Municipal use	P	P	P	P	P
18. Office	P (4)	P (4)	P		P
19. Personal care service	P	P	P (1)		P
20. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
21. Recreation facility					P
22. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
23. Restaurant	P	P	P (1)		P
24. Restaurant, including drive-through restaurant but excluding drive-in restaurant		P (7)			
25. Retail	P	P			P
26. Scientific research and development		P (4)	P	P	
27. Sports arena		P (1, 2)	P (1, 2)		P (2)

28. Theater	P (2, 6)	P (2, 6)			P (2, 6)
29. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
30. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
31. Veterinary and pet care service	P	P			P
32. Wholesale, warehousing and distribution			P	P	
33. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
34. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxilane or taxiway.
- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.
- (7) Restaurant, including drive-through restaurant but excluding drive-in restaurant, are subject to the following standards:
 - a. Any drive-through lane shall be screened by a minimum four (4) foot tall solid wall or combination of wall and dense landscaping. Any drive-through lane shall have a shade canopy provided over the drive-through at the restaurant pick-up window.
 - b. Any drive-through lane shall have a minimum setback of 75 feet from the street line along designated Scenic Corridors or Buffered Roadways as defined in the General Plan, or along designated Signature Corridors as defined within the Greater Airpark Character Area Plan, with a minimum 25-foot landscape buffer provided between the drive-through lane and the street line.
 - c. Any drive-through lane shall have a minimum setback of 150 feet from a single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

- d. Any drive-through lane shall have a minimum 50-foot landscape buffer provided between any property line that abuts a residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

(Ord. No. 4120, § 1(Res. No. 9585, Exh. A, § 1), 12-9-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 121), 5-6-14; Ord. No. 4356, § 1(Res. No. 11191, § 1, Exh. A), 7-2-18; Ord. No. 4376, § 1(Exh. A), 12-12-18; Ord. No. 4423, Exh. A, 9-24-19)



Text Amendment

PLANNED AIRPARK CORE DEVELOPMENT (PCP)

We are requesting to amend the City of Scottsdale ("City") zoning ordinance to modify the use list within the Planned Airpark Core Development ("PCP") sub-districts. The PCP zoning district has five (5) sub-districts including:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

The specific request is to allow the removal of note (4) for the 'office' use only within the AMU sub-district.

Note (4) states:

(4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.

In discussions with City staff, there isn't a significant purpose to the footnote other than to limit office as a dominant use on the ground floor. Other than that, there is not a reason as to why there is a need for such a restrictive requirement in the AMU sub-district. Requirements such as this, regarding minimum square footage on the ground floor, dictates market conditions. The market should be what dictates ground floor building area as to a particular use. Many mixed-use districts in the valley evolve over time. Sometimes, mixed-use developments start out as office based from an overall square footage standpoint and then over time ground floor space is converted to services that support the offices such as printing/copying services, delivery services, coffee shops, restaurants, etc. Again, this should be a market-based allowance and not dictated by an ordinance. Furthermore, the ground floor restriction is hard to enforce. This type of requirement would need to be checked and enforced at tenant improvement level. Successful office development could be further restricted if the percentage requirements are limited at the ground floor.

The ground floor square footage restriction does not allow developments to evolve over time, limits market conditions and restricts economic development within the City. We respectfully request this note within the allowed use column for AMU office uses be removed. The note will remain for other uses in other sub-districts, it just won't apply anymore to the office use.

The attached documents address the General Character Plan, Zoning and Policies.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Seventh-day Adventist Campus Master Plan and Text

Amendment

November 22, 2019

Overview

This Citizen Review Report is being performed in association with a request for a non-major General Plan Amendment, a non-major Amendment to the Greater Airpark Character Area Plan, and a Zoning District Map Amendment of a 75+/- acre campus located at the northeast corner of Scottsdale Road and Sutton Drive. The proposed project would result in a campus master plan with proposed mixed-uses that include office, commercial/industrial, aeronautical, and/or residential uses. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

ATTACHMENT 3

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, HOA's, and community members by telephone, one-on-one meetings, door-to-door outreach, and small group meetings since May 2019. To date, the outreach team has visited **over 425 neighboring homes and businesses** in the immediate area to get feedback on the project.



Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED, by an additional 33%**, the City's required mailing radius as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 5, 2019 at the Seventh-day Adventist Conference Office for

those who wished to learn more about the project. The site and time were posted on **MULTIPLE** Early Notification Signs on the property.

In total, 36 interested people (see attached sign-in sheets) attended the Open House. A majority of the attendees were generally supportive of the project. Some attendees had questions about height, construction timing, noise, and traffic. These questions were all addressed at the Open House. Subsequent to the Open House, the outreach team responded to several calls from neighbors who were unable to attend the meeting and wanted information about the proposal. As a result of neighborhood input, the initial site plan has changed to accommodate moving buildings and uses farther away from the existing residential neighbors.

Subsequent to the June Open House, two additional Open Houses were held on the proposed Text Amendment (393-PA-209), necessary to accomplish the proposed office uses on the site. The Open Houses were held on November 13 in southern Scottsdale and on November 14 in northern Scottsdale. One neighbor attended on November 13, two attended on November 14. Those attendees had no objection to the Text Amendment, but wanted to verify details of the current zoning proposal.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
June Sign-in sheets
Text Amendment Notification Letter
November Sign in Sheets