



COMMISSION INFORMATION REPORT

Discussion and possible action to recommend to the Planning Commission and City Council for case 11-ZN-2020
(Ina Levine Community Campus)

Agenda Item No.: 4

Meeting Date: 05/19/21

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ACTION

Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding case 11-ZN-2020 (Zoning District Map Amendment) to rezone from Single-family Residential (R1-35) District to Special Campus, Planned Shared District (SC PSD) District, including a Development Plan with amended (Transition) performance standards for floor area ratio, building setbacks, building stepbacks and landscape buffers, on a +/- 28.5-acre site located at 12701, 12752, and 12707 N. Scottsdale Road.

PURPOSE

To provide the Airport Advisory Commission information on the proposed zoning district map amendment for a site located within the Airport Influence Area, as it related to the 14 CFR Part 150 Noise Compatibility Study, and possible action to recommend to City Council.

KEY CONSIDERATIONS

- Proximity of proposed site to Scottsdale Airport (approximately 2 miles from the terminal)
- Proposed site located within the AC-1 area of the Airport Influence Zones, requiring FAA Height Analysis, fair disclosure notice and dedication of an Avigation Easement
- Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study Land Use Measures #2, #4 and #6 are applicable
- Airport Overlay Zone Matrix permits proposed uses in the AC-1 area with conditions
- 185 units proposed, while 1,200 units are allowed for minimal care
- 55 beds proposed, while 2,400 beds are allowed for specialized care
- Allowed building height will increase from 30 feet to 38 feet.

OTHER RELATED POLICIES, REFERENCES

- 2010 Greater Airpark Character Area Plan
- 2001 Scottsdale General Plan, as amended
- 2005 Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study
- Zoning Ordinance

Attachments:

1. Context/Close-up Aerial
2. Part 150 Airport Influence Zones Map
3. Part 150 Noise Contours Map
4. General Plan Land Use Map
5. Zoning Map (Existing/Proposed)
6. Ina Levine Jewish Community Center-Development Plan

Action taken: