



Context Aerial

7-UP-2021

ATTACHMENT #1

RESOLUTION NO. 12253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A NEW HELIPORT ON A +/- 0.8-ACRE SITE WITH INDUSTRIAL PARK (I-1) ZONING LOCATED AT 16115 N. 81ST STREET.

WHEREAS, the Planning Commission held a public hearing on August 11, 2021;

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 finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. That a description of the conditional use permit is set forth in Case No. 7-UP-2021. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2021.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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



Close-up Aerial

Resolution No. 12253

Exhibit 1

Page 1 of 1

7-UP-2021

**Stipulations for the Conditional Use Permit
For an Off-airport Heliport
4Group Building Heliport
Case Number: 7-UP-2021**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development and use shall conform with the conceptual site plan submitted by Smith Group with the city staff date of 7/28/2021, attached as Exhibit A to Exhibit 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.

AIRPORT

2. FAA FORM 7480-1. Any changes to the approved heliport shall be subject to a new FAA determination and additional public hearings before the Planning Commission and City Council.
3. FAA DETERMINATION. The owner shall comply with conditions specified in the FAA Determination Letter for Private Use Heliport and submit a copy of FAA form 5010-1 to aviation staff within thirty (30) days of Conditional Use Permit approval by City Council.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE PLANS AND SPECIFICATIONS ARE COMPLETE OR ACCURATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE PLANS AND SPECIFICATIONS ARE COMPLETE OR ACCURATE.

KEYNOTES

- 30 NEW TST CONCRETE PANEL, TYP.
- 31 TRASH ENCLOSURE PER C.D.S. STD, DETAIL 214L.
- 32 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
- 33 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.
- 34 PARKING STRIPING, TYP.
- 35 VAN ACCESSIBLE PARKING STALL.
- 36 ACCESSIBLE PARKING STALL.
- 37 ACCESSIBLE CURB RAMP.
- 38 ROOF DRAIN LEADINGS - SEE PLUMBING DRAWINGS.
- 39 CONCRETE PAVING AT TRASH ENCLOSURE - SEE CIVIL DRAWINGS.
- 40 CONCRETE PAVING - SEE CIVIL DRAWINGS.
- 41 SERVICE ENTRANCE SECTION - SEE ELECTRICAL DRAWINGS.
- 42 ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
- 43 MOBILE AIRCRAFT.
- 44 BUILDING ISOLATED FIRE DEPARTMENT CONNECTION.
- 45 EXISTING UTILITY BOX TO REMAIN.
- 46 EXISTING FIRE HYDRANT TO REMAIN.
- 47 CUSTOM WINE RACK - CLAMPORE PER C.D.S. STD, DETAIL 220L.
- 48 DRIVEWAY PER C.D.S. STD, DETAIL 220L.
- 49 NEW 8x8x8 CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS - SEE STRUCTURAL DRAWINGS - SEE DETAIL 34A101.
- 50 BIGHT VISIBILITY TRIANGLE PER C.D.S. STANDARDS.
- 51 CONCRETE FILLED, STEEL PIPE ROLL-UP - TYP.
- 52 NEW TELESCOPIC SLIDING GATE.
- 53 EXISTING VEHICULAR NON-ACCESS EASEMENT - EASEMENT TO BE RELEASED.
- 54 EXISTING SITE DISTANCE EASEMENT - EASEMENT TO BE RELEASED.
- 55 LINE OF CANOPY ABOVE.
- 56 ACCESSIBLE PARKING SIGN PER C.D.S. STD, DETAIL 214 - SEE DETAIL 214101.
- 57 NEW 8x8x8 CONCRETE MASONRY SCREEN WALL, BLOCK FINISH PER PLAN AND ELEVATIONS - SEE STRUCTURAL DRAWINGS - SEE DETAIL 34A101.

GENERAL NOTES

- A. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT, ANY SIGNAGE SHOWN IS FOR REFERENCE AND ENGINEERING COORDINATION ONLY.

PROJECT DATA

PROJECT DESCRIPTION:
A NEW HANGAR / OFFICE BUILDING FOR 400000 BUILTING, LLC. THE SPACE WILL INCLUDE A HANGAR DESIGNED TO HOUSE A MEDIUM AIRCRAFT AND TUG STORAGE ON THE GROUND LEVEL AS WELL AS OFFICE SPACE ON THE SECOND LEVEL.

LEGAL DESCRIPTION:
NORTH SCOTTSDALE AIRPORT UNIT 1 MGR 207-12 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.

PROJECT ADDRESS:
16115 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

ASSESSORS PARCEL NUMBER:
215-46-055

ZONING:
1-1 (SCOTTSDALE MUNICIPAL AIRPORT)

BUILDING OCCUPANCY:
015-1

TYPE OF CONSTRUCTION:
TYPE V-B, FULLY SPRINKLED

BUILDING STORIES:
HANGAR - 1 STORY
OFFICE - 2 STORY

LOT AREA:
GROSS SITE AREA: 35,128 SF
TOTAL SITE ACREAGE: 800 ACRES

BUILDING AREA:
FIRST FLOOR: 8,808 SF (FIRST FLOOR GROSS AREA)
SECOND FLOOR: 1,754 SF (SECOND FLOOR GROSS AREA)
TOTAL: 10,562 SF (COMBINED GROSS FLOOR AREA)

FLOOR AREA RATIO:
ALLOWED: 0.0
PROPOSED: 0.0

PARKING ANALYSIS:
OFFICE: HANGAR / SUPPORT AREA:
(8' - 0" WIDE)
TOTAL REQUIRED: 3 SPACES
TOTAL PROVIDED: 3 SPACES

ACCESSIBLE SPACES REQUIRED:
1 VAN INCLUSIVE
1 VAN INCLUSIVE

BICYCLE PARKING PROVIDED:
2
2

CONTACT INFORMATION

BUILDING OWNER:
4GROUP BUILDING, LLC
8100 N. PALO VERDE ROAD
PARADISE VALLEY, ARIZONA 85250
T: 480.966.4660
DAN D. DITTMER
DAN@DITTMERARCHITECTS.COM

ARCHITECT:
DPA ARCHITECTS, INC.
3710 NORTH 75TH STREET, SUITE 100
SCOTTSDALE, ARIZONA 85251
T: 480.941.4222
JOHN N. STRANGER, AIA, LEED AP
JSSZAFRAN@DPAARCHITECTS.COM

CONTRACTOR:
TBD

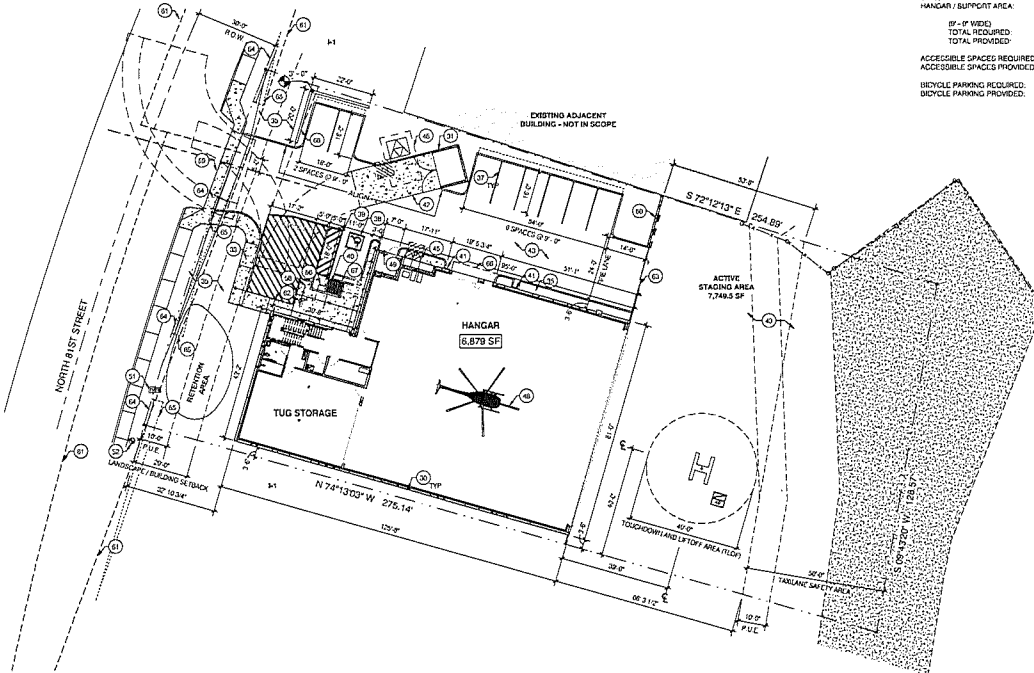
STRUCTURAL ENGINEER:
DAKUM NOLKE
CONSULTING STRUCTURAL ENGINEERS, INC.
3525 N. ARIZONA BULFORD CIRCLE, SUITE 0240
PHOENIX, ARIZONA 85018
T: 602.955.0200
FRED NOLKE, E.E.
FRED@DAKUMNOLKE.COM

MECHANICAL / PLUMBING ENGINEER:
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1541 E. PROCTER COURT
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LARS DAKUMANN
LARS@GDM-ENG.COM

ELECTRICAL ENGINEER:
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4532 E. GILBERT TRAILER RD.
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GARY S. STRINGER, P.E.
GARY@STRINGERENGINEERING.COM

CIVIL ENGINEER:
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1600 N. DESERT DRIVE, SUITE 210
TEMPE, ARIZONA 85281
T: 480.828.8800
JOHN GRAY
JOHNG@BOWMANCONSULTING.COM

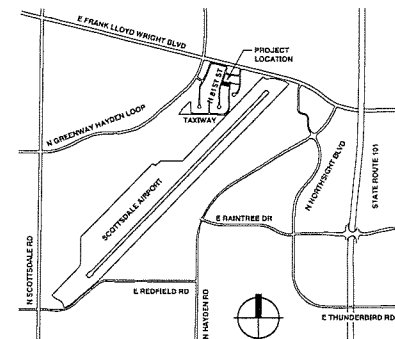
LANDSCAPE ARCHITECT:
NORRIS DESIGN
951 E. MADISON ST
PHOENIX, ARIZONA 85034
T: 602.554.8600
DOUG PROUTY, PLA
PROUTY@NORRIS-DESIGN.COM



1 OVERALL SITE PLAN
1" = 20'-0"

Resolution No. 12253
Exhibit A to Exhibit 2
Page 1 of 1

VICINITY MAP (NTS)

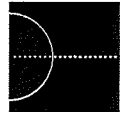


City staff date:
7/28/2021

OVERALL SITE PLAN

HANGAR / OFFICE BUILDING
4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

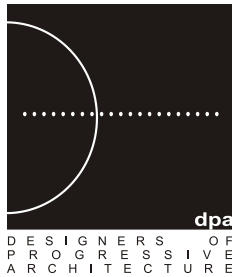


DESIGNERS
PROFESSIONAL ARCHITECTS
ARCHITECTS
2715 N. 79TH AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85251
T: 480.966.4660
WWW.DITTMERARCHITECTS.COM

REVISION SCHEDULE		
#	DESCRIPTION	DATE

Drawn by: [Signature]
Project No.: 15007
Date: 07/28/2021

DR
03



P R O J E C T N A R R A T I V E

4Group – Hangar / Office Building
16115 N 81st Street
Scottsdale AZ, 85260

07 May 2021

Summary:

4Group Building, LLC. seeks to develop an aircraft hangar with accessory office area on a 0.86 acre parcel of land within the City of Scottsdale Municipal Airport.

The proposed Hangar / Office Building of 16115 N 81st Street will house a MD500 aircraft as well as provide a home base for the staff of 4Group Building, LLC. The site will include new parking, landscape, and retention areas.

Architecturally, the exterior of the structure will be of Tilt Concrete construction with reveal lines and exposed steel members spanning the interior to support the roof. The two (2) story interior office construction will be of typical metal stud framing. The Hangar will have a 24' clear opening Schweiss Bi-fold door that opens to the Staging Area and Airport Taxiway. Steel plate shadow box window systems on the exterior walls and interior glass will provide ample natural lighting to the interior of both occupancies as well as provide a modern look on the exterior of the building.

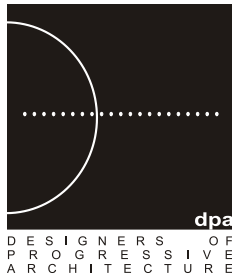
- **Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan**

The 4Group Hangar / Office Building is consistent with the values and goals of the City Guidelines through its scale-appropriate response to zoning, location, and character of the area. It addresses both the greater scale of adjacent properties as well as the physical scale of human perception. It has a strong interaction with the context, providing visual connection along the public face of the building. The project is deliberately oriented in a manner which mirrors the public/ private conditions of the projects directly adjacent to it. It responds to the Sonoran Desert through its natural material palette, gentle massing, and overall orientation which highlights key moments in the building. The project promotes pedestrian circulation and bicycle approach with a natural, direct connection to the building entry in which the approach logically and comfortably moves through the site and along the building.

- **Explain how the proposed development has been designed so that it promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

The 4Group Hangar / Office Building has been designed with careful consideration of the surrounding context. The project is composed of a single building height and minimal material palette which generates a specific identity while also referencing the surrounding developments. The project's uniform overall mass complements the scale and function of the space while

Q:\2019\19067 Diethelm Hangar - Scottsdale Airpark\Drawings\Submittal Archive\2021-03-12 - DRB Submittal #1\19067 - Project Narrative.doc



P R O J E C T N A R R A T I V E

allowing for additive exterior elements that generate a visual aesthetic and hierarchy. Large windows begin to lighten the overall massing of the building, ultimately minimizing the sensation generated by such dense materials and promoting an open feel throughout the Airpark. The topography of the site is nearly flat. Changes in slope are made strategically to address issues of drainage and access while also amplifying the diversity of landscaping and open space.

- **Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking area, loading and service areas.**

Vehicular ingress and egress will be improved through the placement of a new driveway curb. The parking lot is well lit and easily visible and accessible to the public, with a secure wall and gate separating the parking from the taxiway. The building canopy locations and material choices tie the site and the building together.

- **Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.**

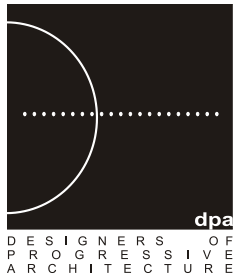
The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. [The variation in door and window locations, with the help of reveals and texture within the concrete tilt panels, prevent unwanted monotony along the façade. To break up any repetition, three \(3\) forms of shadowbox windows are being utilized as well as canopies over the main and secondary means of access.](#) The use of concrete is a natural choice that is consistent with the aesthetic of other projects within the Scottsdale Municipal Airport. The building maintains a consistent height and is faced with shadowbox windows to enhance visual depth. As an office, it appropriately controls light into and through the building to enhance the user experience inside.

- **Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.**

All mechanical equipment serving the building will be located on the roof, fully screened on all sides by the concrete tilt panel parapet.

- **Describe how the proposed development has been designed so that it recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.**

The project reinforces the Sensitive Design Principles. The combination of metal canopies, concrete, and large windows simultaneously encourage the building to remain open to the site, while providing a functional and appropriate office experience which incorporates indirect task



P R O J E C T N A R R A T I V E

lighting. The landscaped open space surrounds key moments in the building, connecting the building to the rest of the neighborhood.

CONDITIONAL USE PERMIT CRITERIA:

- **Describe how the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to the following factors:**
 - **Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.**
 - **Impact on surrounding areas resulting from an unusual volume or character of traffic.**

The property in question is located within the Scottsdale Airpark and the proposed heliport is located within the staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.

Landings and takeoffs of the helicopter will generate noise and some degree of vibration. However, the property is located within the Scottsdale Airpark and the proposed heliport is located within the staging area and directly adjacent to a taxi-lane designed for aviation activities. No anticipated smoke or odor will be generated by the proposed use. The owner will be responsible for keeping the paved staging area free of dust.

The proposed heliport is for private use by the owner only, therefore, no change in volume / character of traffic will occur due to the operation of the heliport.

- **Describe how the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**

The proposed heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.

- **Describe how the additional conditions specified in Section 1.403, as applicable, have been satisfied.**

There are no additional conditions related to heliport uses in section 1.403 of the Zoning Ordinance.



Q.S.
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Aerial

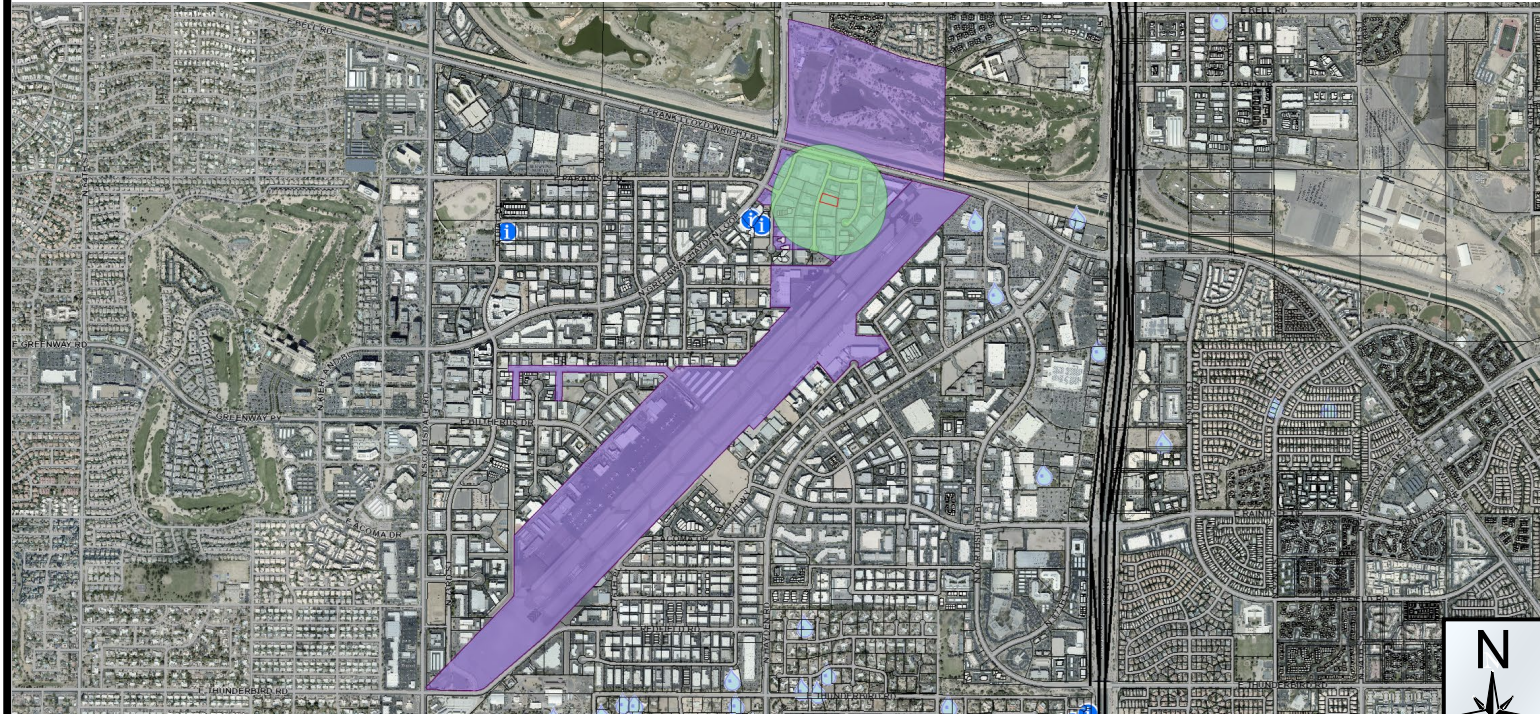
Zoning Aerial

7-UP-2021

ATTACHMENT #4

City Notifications – Mailing List Selection Map

Hangar / Office Building Use Permit



Additional Notifications:

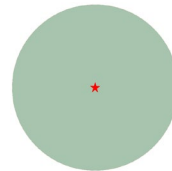
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
March 16, 2020

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 113

7-UP-2021



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

WEDNESDAY, AUGUST 11, 2021

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Vice Chair
William Scarbrough, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barney Gonzales, Commissioner

ABSENT: Renee Higgs, Chair

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Katie Posler
Meredith Tessier
Bronte Ibsen
Nicole Garcia
Karen Hemby
Lorraine Castro

CALL TO ORDER

Vice Chair Young 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 23, 2021 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"

ATTACHMENT #6

Commissioner Scarbrough moved to approve the June 23, 2021 regular meeting minutes. Seconded by Commissioner Graham, the motion carried unanimously with a vote of six (6) to zero (0).

CONSENT AGENDA

2. [7-UP-2021 \(4Group Building Heliport\)](#)

Request by applicant for approval of a Conditional Use Permit for a new heliport on a +/- 0.8-acre site with Industrial Park (I-1) zoning located at 16115 N. 81st Street. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is John S. Szafran, (480) 941-4222.**

Item No. 2; Moved to Regular Agenda, recommended City Council approve case 7-UP-2021 by a vote of 6-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Graham, 2nd by Commissioner Ertel.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

REGULAR AGENDA

3. [5-GP-2020 \(Hawkins - CSOK\)](#)

Request by property owner for a non-major General Plan amendment from Office to Commercial land use designation on the northern +/- 1.97 acres of an approximately +/- 3.53 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

4. [8-ZN-2020 \(Hawkins - CSOK\)](#)

Request by property owner for a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, and from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, and amending the development plan for the existing PRD to adjust lot size and setback requirements on +/- 1.48 acres, all representing portions of an overall +/- 5.01 gross acre site, located at the southwest corner of N. 114th Street and E. Shea Boulevard. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Brittnee Elliott, 208-908-5637.**

Items No. 3&4; Recommended City Council approve cases 5-GP-2020 and 8-ZN-2020 by a vote of 6-0 per the staff recommended stipulations minus stipulations 15.a.2 and 15.b.3, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Motion by Commissioner Scarbrough, 2nd by Commissioner Serena.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

* 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 Cards: Joshua Lewis and Frank Gostyla.

5. [9-UP-2021 \(WestWorld Sport Fields MUMSP\)](#)

Request by the City of Scottsdale for approval of a Municipal Use Master Site Plan for a 29-acre new multi-use sports field with field lighting located at the east side of Westworld, 15514 & 15522 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road, 15939 N. 98th Street, and Parcel APN 217-14-038B, zoned Single-family Residential, Environmentally Sensitive Lands (R1-35, ESL) and Western Theme Park District (WP). Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Joe Phillips, (480) 861-4823.**

Item No. 5; Recommended City Council approve case 9-UP-2021 by a vote of 6-0 per the staff recommended stipulations, with the additional requirement that the applicant continue to work with the adjacent property owners for a drainage solution, based upon the finding that the Municipal Use Master Site Plan criteria have been met. Motion by Commissioner Scarbrough, 2nd by Commissioner Graham.

The motion carried with a vote of six (6) to zero (0); by Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

Request to Speak Cards: Jeffrey Gross and Mike Delmarter.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:43 p.m.