

CITY COUNCIL REPORT



Meeting Date: May 17, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Pima McDowell General Plan 2035 Amendment 4-GP-2021#2

Request to consider the following:

1. Adopt Resolution No. 12431 approving a minor General Plan Amendment to the City of Scottsdale General Plan 2035, as directed by Resolution No. 12287, to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.

Goal/Purpose of Request

The request is to amend the 2035 General Plan land use map pursuant to Resolution No. 12287 so as to maintain the same land use designation approved by case 4-GP-2021.

Key Items for Consideration

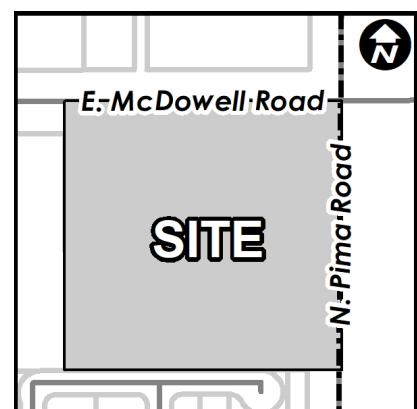
- Proposed change to City of Scottsdale General Plan 2035 land use designation
- Proposal conforms to the Southern Scottsdale Character Area Plan goals, policies, and guidelines
- All approved entitlements and stipulations on the property will remain as previously approved with case 11-ZN-2021 by Council
- Planning Commission heard this case on April 13, 2022 and recommended approval with a 6-0 vote.

OWNER

Clayton Companies

APPLICANT CONTACT

Ben Moriarity
City of Scottsdale
480-312-2836



LOCATION

8705 E McDowell Road

BACKGROUND

As per Arizona Revised Statutes Section 9-461.06, the City updated its General Plan with Case 1-GP-2020, Scottsdale General Plan 2035. On June 8, 2021, City Council adopted the new General Plan (Resolution No. 12177), and on November 2, 2021 the voters ratified the plan. As per the General Plan Update Adoption Procedures for “Scottsdale General Plan 2035” (Resolution No. 11851), all General Plan amendment cases considered by City Council after June 8, 2021 would be reconsidered by the Planning Agency and the Scottsdale City Council for incorporation into the newly ratified General Plan. Consequently, Resolution No. 12287, specific to case 4-GP-2021, included direction for staff to process a separate amendment case (this application, case 4-GP-2021#2) so as to maintain the same land use designation within the newly-ratified General Plan 2035. The following timeline provides clarity regarding the adoption of case 4-GP-2021 in relation to the General Plan update process that occurred in 2021:

June 16, 2020: Established adoption procedures for the General Plan Update (Resolution No. 11851)

- Provided direction regarding any General Plan amendments processed *after* the adoption of the 2035 General Plan by City Council, but *prior* to ratification by public vote
 - Amendments adopted by City Council after **6/8/2021** but before **11/2/2021** would be reconsidered by Planning Commission & City Council to be incorporated into the newly ratified General Plan 2035

June 8, 2021: City Council Adoption of City of Scottsdale General Plan 2035 (Resolution No. 12177)

10/12/2021 City Council adoption of Case 4-GP-2021 (Resolution No. 12287)

- Directed staff to process a separate, future General Plan amendment case to maintain and reflect the same land use designation within the City of Scottsdale General Plan 2035, as approved by Case 4-GP-2021 for Scottsdale General Plan 2001.

November 2, 2021: Voter Approval of Scottsdale General Plan 2035

November 16, 2021: City of Scottsdale General Plan 2035 takes effect

January 5, 2022: Staff Initiates Case 4-GP-2021#2 as directed by City Council through Resolution No. 12287.

- Minor Amendment to the City of Scottsdale General Plan 2035 land use map

February 24, 2022: Minor General Plan Amendment Open House

General Plan

The City of Scottsdale General Plan 2035 Future Land Use Map designates the property as Mixed-Use Neighborhoods. Mixed-Use Neighborhoods include locations with strong access to multiple modes of transportation and major regional services. These areas can accommodate higher density housing combined with complementary office or retail uses.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located in the Southern Scottsdale Character Area, along the McDowell Road Regional Corridor within the Pima Regional Center. In Southern Scottsdale, Regional Corridors consist of higher intensity development and exist only within General Plan designated Growth Areas, supporting vertical and horizontal mixed-use development patterns. The Pima Regional Center, in particular, is envisioned by the plan as focusing on the General Dynamics regional employment cluster, supported by technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

Zoning

The zoning for the site, as a result of case 11-ZN-2021, is Highway Commercial (C-3). The C-3 district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

Context

The subject property is located at the southwest corner of N. Pima Road and E. McDowell Road. This site is one of two halves of the former auto dealership redevelopment at this location, under case 58-DR-2003 and 30-UP-2002. The other half of that development, to the west, is also developed with a building and site improvements but is not part of the scope of this application.

Adjacent Uses and Zoning

- North: Commercial uses and a vacant parcel; zoned Highway Commercial (C-3) and General Commercial (C-4) respectively.
- South: The Trails at Scottsdale IV residential subdivision; zoned Single-family Residential Planned Residential Development (R1-7 PRD).
- East: Salt River Pima Maricopa Indian Community (SRPMIC).
- West: Commercial developments; zoned Highway Commercial (C-3) and General Commercial (C-4).

Other Related Policies, References:

City of Scottsdale General Plan 2035
Southern Scottsdale Character Area Plan
Zoning Ordinance
4-GP-2021 and 11-ZN-2021

GENERAL PLAN 2035 AMENDMENT IMPACT ANALYSIS

Minor General Plan 2035 Amendment Request

As discussed above, and pursuant to Resolution No. 12287, staff has been directed by City Council to process this case so as to maintain the same land use designation within the City of Scottsdale General Plan 2035 as approved by case 4-GP-2021 for the 2001 General Plan. Thus, this request is for a minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site. A request from Mixed-Use Neighborhoods (Group G) to Commercial (Group G) is defined as a minor General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2035.

The General Plan Land Use Element describes the Commercial land use designation as areas that provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at various locations. This category is typically located on arterial streets and may be integrated with mixed-use areas.

The site was previously rezoned through case 11-ZN-2021 to the Highway Commercial zoning district (C-3), which allows for retail, office, and restaurants, thus allowing the subject site to continue to be utilized as commercial use within the existing structure. The subject site further meets the definition of Commercial as it fronts McDowell Road – a major arterial – and is situated adjacent to existing Mixed-Use Neighborhoods land use designations to the north and west. All approved entitlements and stipulations on the property will remain as previously approved by Council with Case 11-ZN-2021.

2010 Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the 2010 Southern Scottsdale Character Area Plan. This Plan was incorporated into Scottsdale General Plan 2035 by reference. The Plan encourages redevelopment and supports reinvestment in existing properties (Land Use Chapter Goals 3 and 5, and Economic Vitality Goal EV 1). As such, the adaptive reuse of an existing commercial building as a means to provide reinvestment within this part of the community conforms to the Southern Scottsdale Character Area Plan objectives.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on April 13, 2022 and recommended approval with a 6-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission make a recommendation to the City Council to Adopt Resolution No. 12431 for a Minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located at 8705 E. McDowell Road.

STAFF RECOMMENDATION

Recommended Approach

1. Adopt Resolution No. 12431 approving a minor General Plan Amendment to the City of Scottsdale General Plan 2035, as directed by Resolution No. 12287, to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Long Range Planning Services

STAFF CONTACT

Ben Moriarity
Senior Planner
480-312-2836
E-mail: bmoriarity@ScottsdaleAZ.gov

City Council Report | Pima McDowell General Plan 2035 Amendment

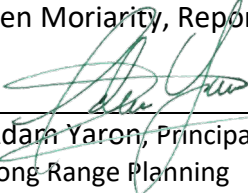
Approved By



Ben Moriarity, Report Author

4/15/2022

Date



Adam Yaron, Principal Planner

Long Range Planning

Phone: 480-312-2761 Email: ayaron@scottsdaleaz.gov

4/15/2022

Date



Erin Perreault, AICP, Acting Executive Director

Planning, Economic Development, and Tourism

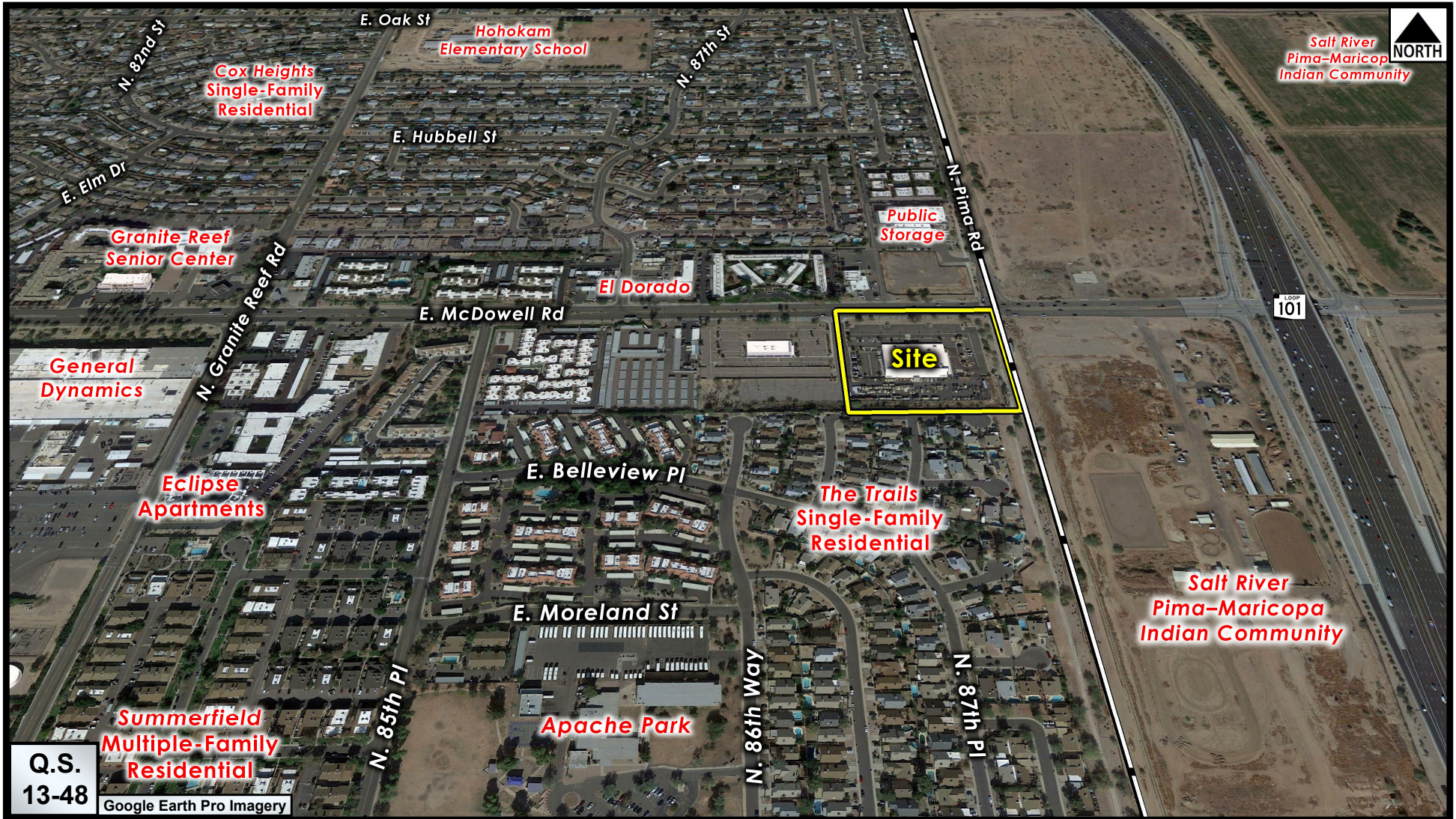
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

April 18, 2022

Date

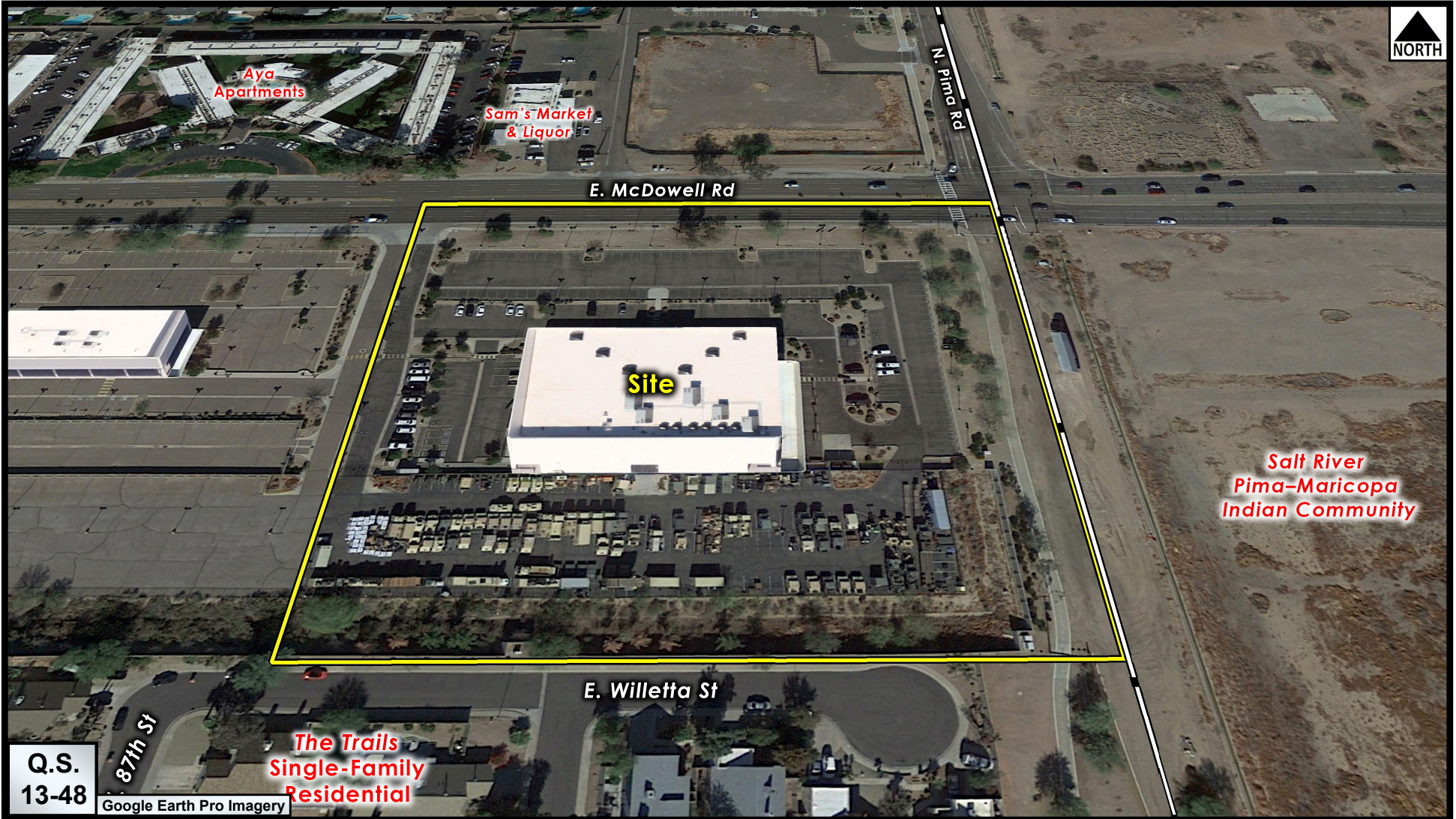
ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Narrative
3. Resolution No. 12431
Exhibit 1: General Plan 2035 Land Use Map
4. Existing General Plan 2035 Land Use Map
5. General Plan 2001 Land Use Map prior to adoption of 4-GP-2021
6. General Plan 2001 Land Use Map approved with 4-GP-2021
7. Resolution No. 12287
8. Southern Scottsdale Character Area Plan
9. Community Involvement



Context Aerial

4-GP-2021#2



Close-up Aerial

4-GP-2021#2



Planning and Development Services Division
Long Range Planning
7447 East Indian School Road
Scottsdale, Arizona 85251

Topic: General Plan 2035 Land Use Map Amendment

Action Requested: Approval to establish land use designations to two subject sites consistent with the recent Council approval of such land use designations, so as to bring the ratified General Plan 2035 into compliance.

From: Ben Moriarity, Senior Planner

On June 8, 2021 City Council voted to adopt City of Scottsdale General Plan 2035 (Resolution No. 12177) and placed the Plan on the November 2, 2021 ballot for voter consideration, per State Statute requirements. On November 2, 2021 Scottsdale's electorate voted to ratify the Plan. Consequently, per Resolution No. 11851, City Council's General Plan Update Adoption Procedures for Scottsdale General Plan 2035, any land use cases that are considered after City Council adoption (June 8, 2021) of a new General Plan, yet prior to voter approval of said Plan (November 2, 2021), may be reconsidered by the Planning Agency and the Scottsdale City Council for incorporation into the newly ratified General Plan (City of Scottsdale General Plan 2035).

During the time period between City Council adoption of Scottsdale General Plan 2035 and the voters ratification of the Plan, there were two non-major General Plan amendment cases (5-GP-2020 and 4-GP-2021) and their associated Zoning Map Amendment cases (8-ZN-2020 and 11-ZN-2021) that were approved by City Council - Resolution No. 12255 and 12287 respectively. These resolutions and Council actions changed the Land Use Map designations on two separate properties within the, then effective, General Plan 2001. Both Resolution No. 12255 and 12287, also included direction to staff to process future amendment cases for each property so as to carry over the land use designations from the 2001 General Plan to the new General Plan 2035. Thus, this requested change to the General Plan 2035 Land Use Map reflects this previously approved Council direction.

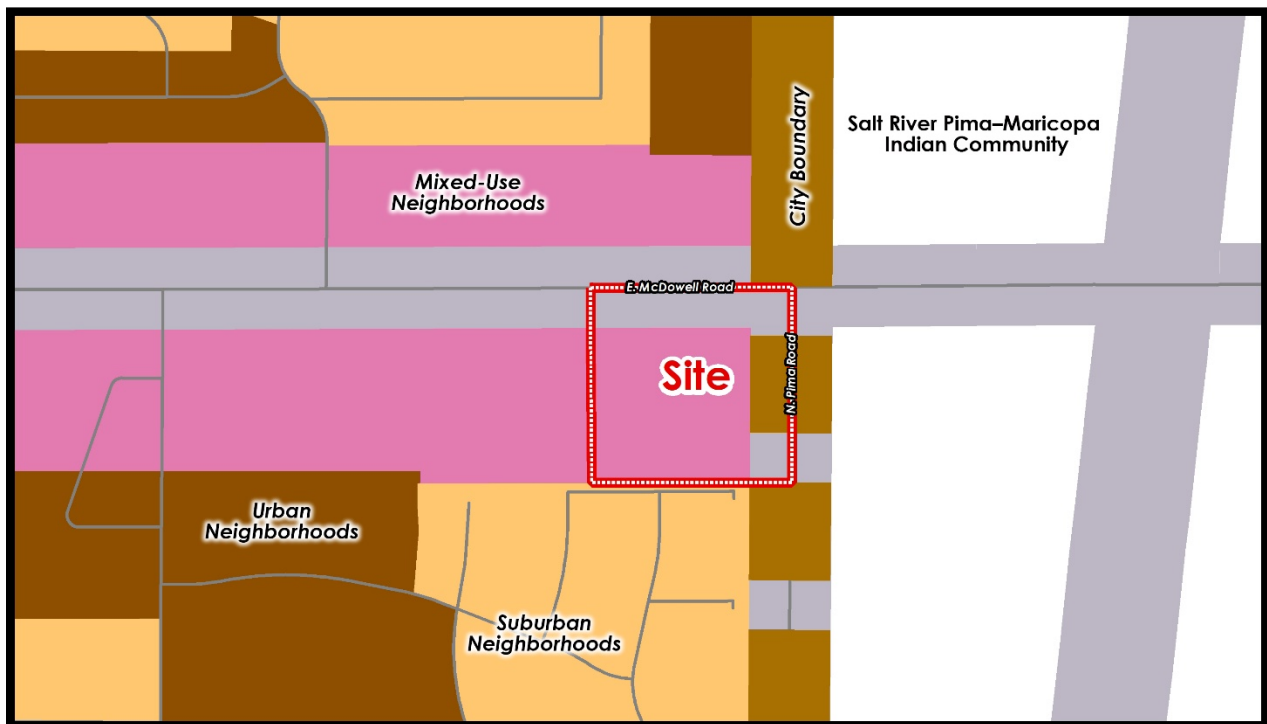
All approved entitlements and stipulations on the two subject properties will remain as previously approved by Council according to Cases 8-ZN-2020 and 11-ZN-2021.

4-GP-2021#2 Pima McDowell General Plan 2035 Amendment Case Justification

The narrative originally submitted by the applicant of case 4-GP-2021 included narrative justification specific to the 2001 General Plan document. Consequently, this document provides discussion and response specific to the newly ratified goals and policies found within the City of Scottsdale General Plan 2035 document.

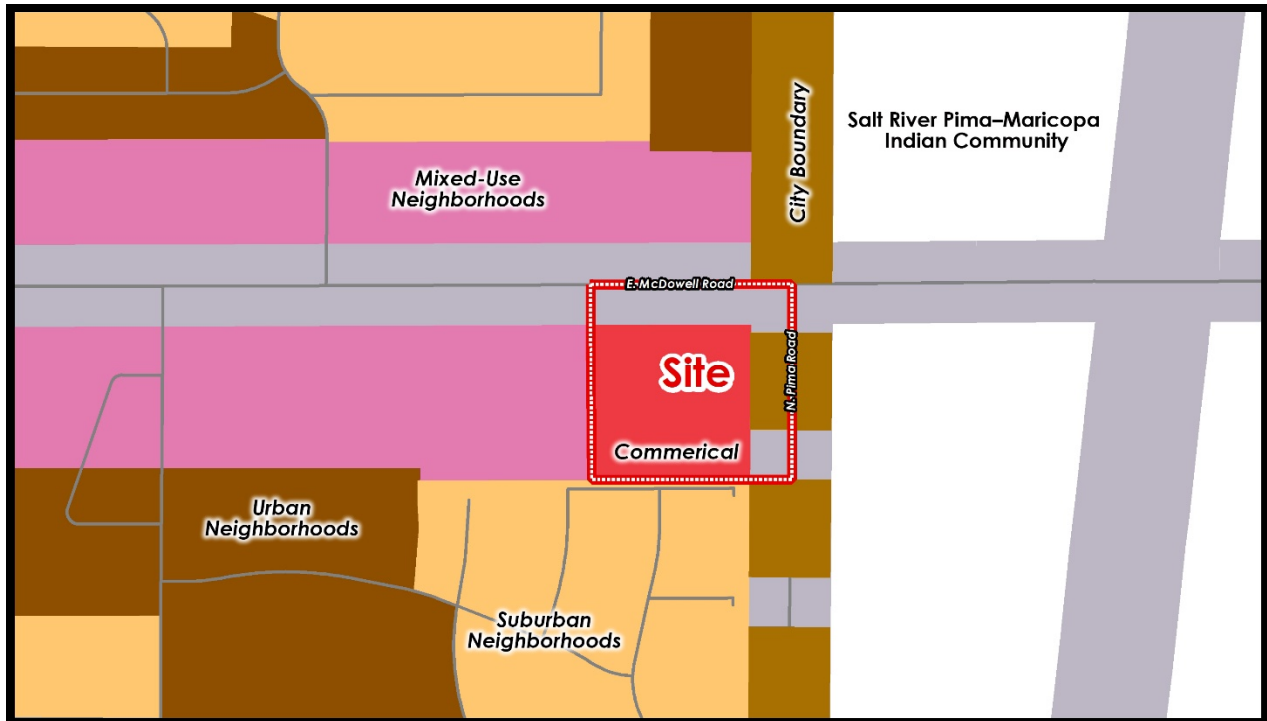
As directed by Resolution No. 12287, staff is requesting approval to establish a land use designation to the subject site consistent with both the recently approved case 4-GP-2021 and the newly ratified City of Scottsdale General Plan 2035. Consequently, the proposal is for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Mixed-Use Neighborhoods to Commercial on a +/- 7.22-acre site located 8705 E. McDowell Road.

City of Scottsdale General Plan 2035, Existing Land Use Map



MIXED-USE NEIGHBORHOODS: Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. Mixed-Use Neighborhoods may be non-residential in the Greater Airpark Character Area.

City of Scottsdale General Plan 2035, Proposed Land Use Map



COMMERCIAL: Commercial uses provide a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated throughout the community at various locations. Neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance. The size and scale of neighborhood business centers should be compatible with surrounding areas. Neighborhood-serving commercial uses are best located on collector or arterial streets. Community- and regional-serving commercial uses should be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses work best when they are integrated with a mix of uses. In Suburban and Urban Character Types, mid-range and limited-service hotel accommodations may be appropriate.

General Plan 2035 Vision:

Scottsdale will continue to be an exceptional Sonoran Desert experience and premier international destination, where our Western heritage is valued. Our diverse neighborhoods foster outstanding livability, connectivity, healthy lifestyles, and a sustainable environment. Scottsdale will thrive by attracting and retaining business centers of excellence that encourage innovation and prosperity.

Values:

- **Respect Character and Culture** Enhance and protect Scottsdale’s unique features, neighborhood identity, character, livability, southwestern heritage, and tourism through appropriate land uses and high standards for design. Create vibrant and attractive places that accommodate a variety of ages and incomes and support the arts and multicultural traditions.

- **Conserve and Preserve the Environment** Lead the region in the stewardship and sustainable management of the Sonoran Desert environment and conservation of natural resources and open spaces for the visual, physical, and personal enrichment of everyone.
- **Collaborate and Engage** Promote strong, visionary leadership that is transparent, responsive, and efficient; collaborates regionally; respects and honors our community values; recognizes the benefit of interactive community involvement and volunteerism; and embraces citizens as active partners in decisions that affect their neighborhoods and city.
- **Foster Well-Being** Promote a culture of lifelong physical and mental health, safety, and well-being for residents, visitors, employers, and employees. Foster social connectivity across cultural and generational boundaries by cultivating a welcoming environment; respecting human dignity; and recognizing and embracing citywide and regional diversity.
- **Connect the Community** Connect all community members within the city and to the region by striving for cost-effective, adaptable, innovative, safe, and efficient mobility options. Connectivity and mobility involve more than getting people from here to there, connectivity and mobility influence the form and comfort of urban communities.
- **Revitalize Responsibly** Vigorously evaluate the short- and long-term impacts of development and redevelopment decisions to ensure that public and private investment work collaboratively to support and maintain the unique features and local identity that make Scottsdale special, and contribute positively to the community's physical, fiscal, and economic needs and high quality of life.
- **Advance Innovation and Prosperity** Embrace a diverse and innovative economy to sustain our high quality of life through a variety of businesses, health and research institutions, and educational, technological, tourism and cultural elements

The Vision and Values are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the General Plan goals and policies that are applicable to this development.

The intent of this change is to provide additional allowed uses to the site. The site is to remain as constructed and no new construction is proposed. The zoning change affects the general plan noting mixed use neighborhoods, therefore an amendment to the general plan is required.

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses.

The proposed amendment is in keeping with the spirit and intent of the Scottsdale Mission statement, specifically in terms of enhancing and protecting neighborhoods. In addition, relative to land use this amendment will provide opportunities for balanced land uses which contribute to high quality and adequate work environments.

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of ..." identifying those " ... areas of the community that are most appropriate for

development focus [that] will best accommodate future growth " The Growth Areas are intended to encourage development in a mixed-use environment.

This amendment does not hinder the growth and communal intent of the site per mixed use, and only permits more allowable uses. The proposed amendment will not undermine but rather support the goals and policies of Character Area Plan of Southern Scottsdale.

CD 1.3 Ensure that all development is a part of and contributes to established Character Types.

CD 1.4 Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation

CD 3.1 Strengthen Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

EP 1.1 Retain Scottsdale's Sonoran Desert aesthetic values and heritage.

EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.

Response: The site and building were previously used as a car dealership and are planned to be adapted and reused as more general commercial type uses (Office, Retail, Restaurant, etc.). The property owner currently intends that the existing building and site configuration could be re-utilized for new occupants without significant exterior modifications. However, should future redevelopment occur, it would be subject to design review and/or permit review processing as would be applicable to the scope of changes proposed at that time. Minor upgrades to the site for pedestrian connectivity, refuse needs and collection, and parking and landscaping are anticipated associated to the occupancy by a new user or in anticipation of marketing the site to a new user.

Goal LU 3 Maintain a balance of land uses to support a high quality of life.

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.

LU 3.3 Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 6 Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.

Goal EV 1 Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.

EV 1.2 Support retention and expansion of established businesses, and provide resources for businesses to adapt to changing market conditions.

EV 1.3 Diversify Scottsdale's businesses, focusing on industries that add value to the existing economic environment.

Goal EV 2 Provide diverse economic activities, employment opportunities, and educational pursuits to enhance the socioeconomic prosperity of all community members.

EV 2.1 Target specific economic sectors for expansion or relocation in Scottsdale that will enhance the quality of life of the community, provide the greatest positive impact, and deliver the fewest negative impacts.

EV 2.4 Attract and retain a mix of businesses and industries that can provide jobs for residents of all skill and education levels.

Goal EV 3 Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.

Response: The intended user is within the commercial type uses (Office, Retail, Restaurant, etc.) and will expand employment opportunities within Scottsdale.

LU 4.1 Integrate land uses and transportation systems to allow for a variety of mobility choices.

LU 4.2 Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

Response: The development offers a variety of mobility options. There are ample pedestrian sidewalks offering connectivity. The site is in close proximity to the Loop 101 Freeway that connects eight Phoenix Metropolitan communities. Bus Route 17 has a stop in front of the site as well.

Southern Scottsdale Character Area Plan

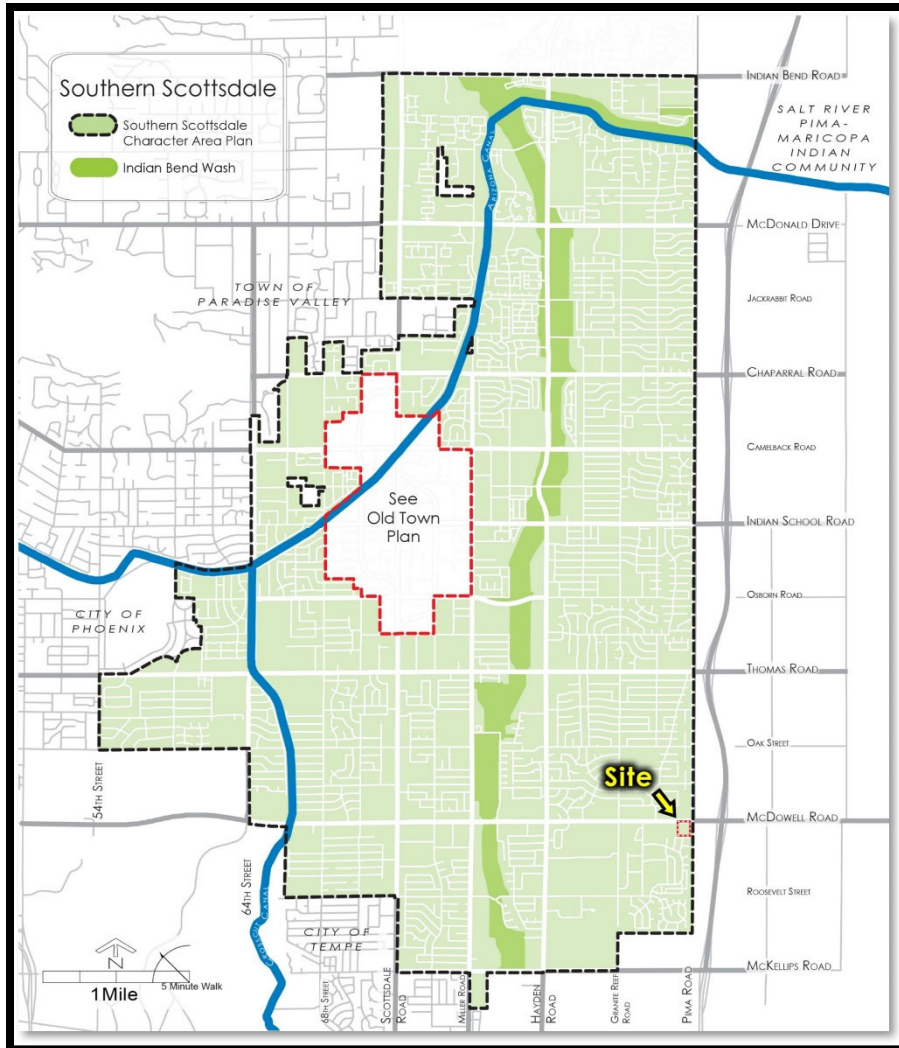
Adopted by City Council October 26, 2010, the Southern Scottsdale Character Area Plan acts as a guide for the future growth and development of the Southern Scottsdale area south of Indian Bend Road (excluding Old Town Scottsdale).

Vision: Southern Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors, and innovative businesses.

Values: Driven by citizen aspirations for a sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment, this vision is guided by the following values:

- Reinvestment in residential and commercial properties; t Diversity of housing choice;
- Intergovernmental cooperation with the cities of Tempe and Phoenix; the Town of Paradise Valley; and the Salt River Pima-Maricopa Indian Community;
- Regional employment;
- Neighborhood-serving entertainment and shopping opportunities;
- Sustainable neighborhoods consisting of physical (boundaries), social (resident interaction), and economical (employment and local economy support) elements;
- Connecting and enhancing transportation choices/options;
- Small local business opportunities;
- Opportunities for open space and public gathering places;
- Shaded, pedestrian and bicycle-friendly streets and parking areas; and
- Benefits associated with proximity to regional resources.

The Vision and Values are further broken down into specific goals and policies within the various elements of the Sothern Scottsdale Character Area Plan. Below is a discussion of the goals and policies that are applicable to this development. The case justification is based on the applicant's narrative submitted with 4-GP-2021



GOAL LU 3 PROMOTE REVITALIZATION, REINVESTMENT, AND DEVELOPMENT ALONG SOUTHERN SCOTTSDALE'S CORRIDORS.

Policy LU 3.1 Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.

Policy LU 5.2.3 The Pima Regional Center (located west of the intersection of McDowell and Pima Roads and in close proximity to the recreational opportunities of the Indian Bend Wash) should focus on the General Dynamics regional employment cluster along with supportive technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

Policy LU 10.1 As necessary, update General Plan land use categories and designations, growth and activity areas, and Transportation Master Plan Character Types classifications in order to promote new development and revitalization in targeted location throughout Southern Scottsdale.

GOAL EV 1 SUPPORT REINVESTMENT THAT UPDATES AND/OR REPLACES AGING COMMERCIAL PROPERTIES.

Policy EZ 2.1 Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

Response: The minor general plan land use change to Commercial allows the existing property to be used without adding a residential component to the site and allow flexibility for the building to be used in a different way. The change allows for reinvestment and a new employer and/or retail establishment would benefit the City economically.

Policy OSR 1.2 Protect mature vegetation while encouraging indigenous and adapted plant materials to inhabit open and recreational spaces, streetscapes and private development landscaping throughout Southern Scottsdale.

Response: The existing landscaping on the site includes mature drought resistant trees that can be supplemented with additional shrubs and ground cover. The site is within the McDowell Road Streetscape plan and should adhere to the design guidelines with any future improvements.

RESOLUTION NO. 12431

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A MINOR AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2035 FUTURE LAND USE MAP FROM MIXED-USE NEIGHBORHOODS TO COMMERCIAL ON A +/- 7.22-ACRE SITE LOCATED 8705 E. MCDOWELL ROAD.

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

WHEREAS, the Planning Commission held a recommendation hearing on April 13, 2022 concerning the General Plan Amendment; and

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

Section 1. That the City Council hereby amends the General Plan 2035 Future Land Use Map for the City of Scottsdale, for the property located 8705 E. McDowell Road for a +/- 7.22-acre site from Mixed-Use Neighborhoods to Commercial land use designation.

Section 2. That the above amendment is described in Case No. 4-GP-2021#2 (relating to zoning case 11-ZN-2021), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2022.


ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

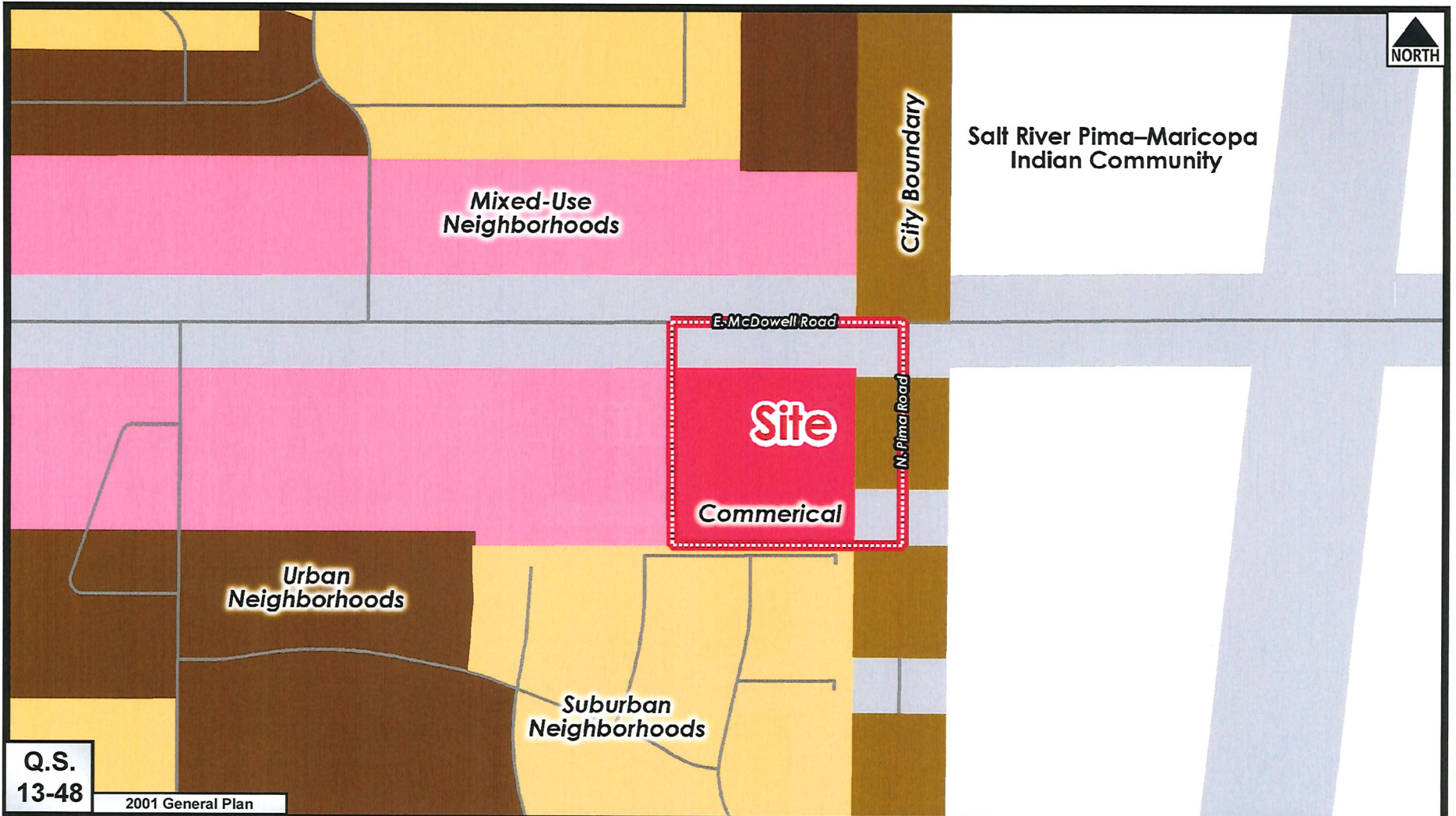
By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

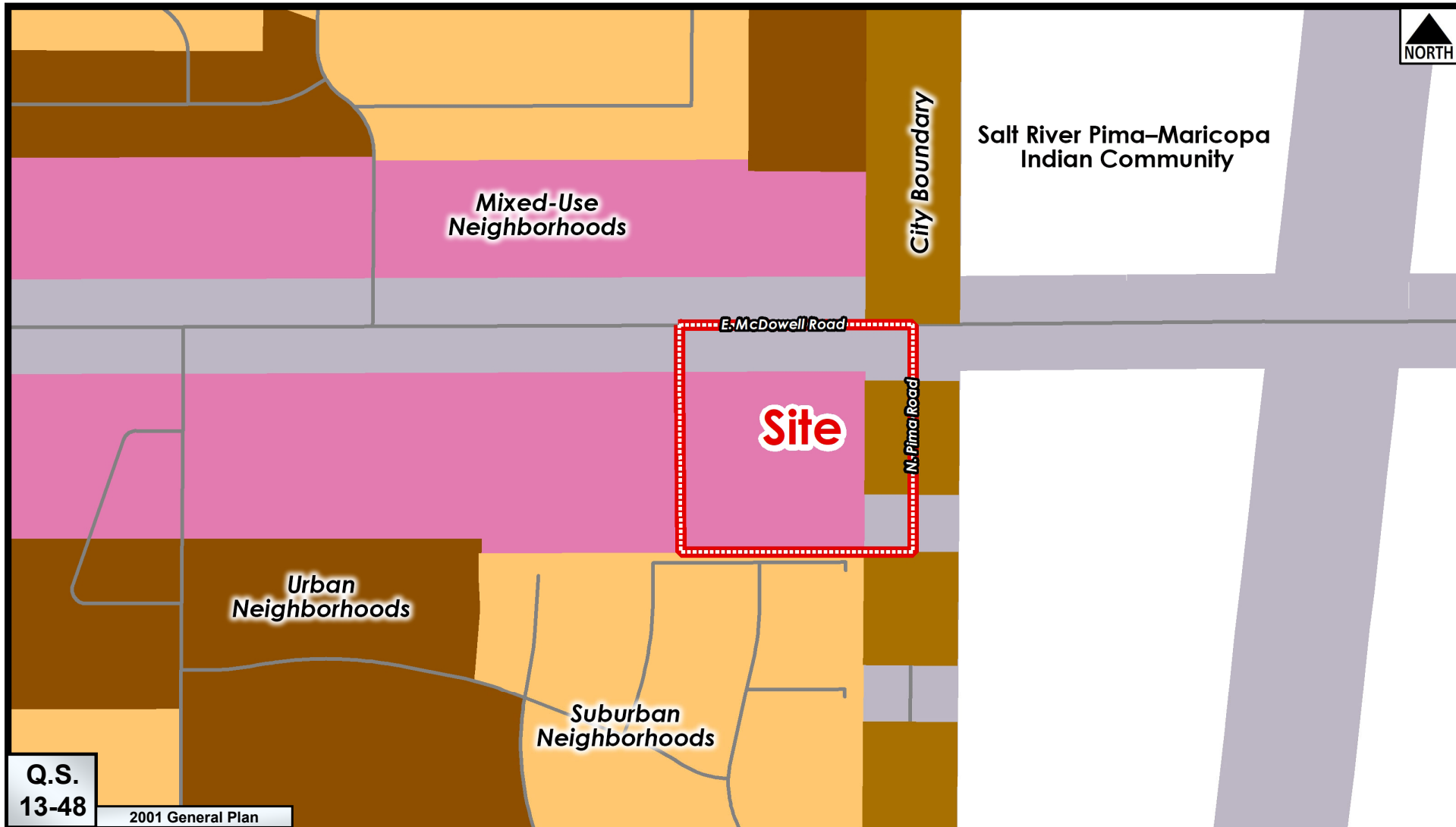
By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

Attachment 3



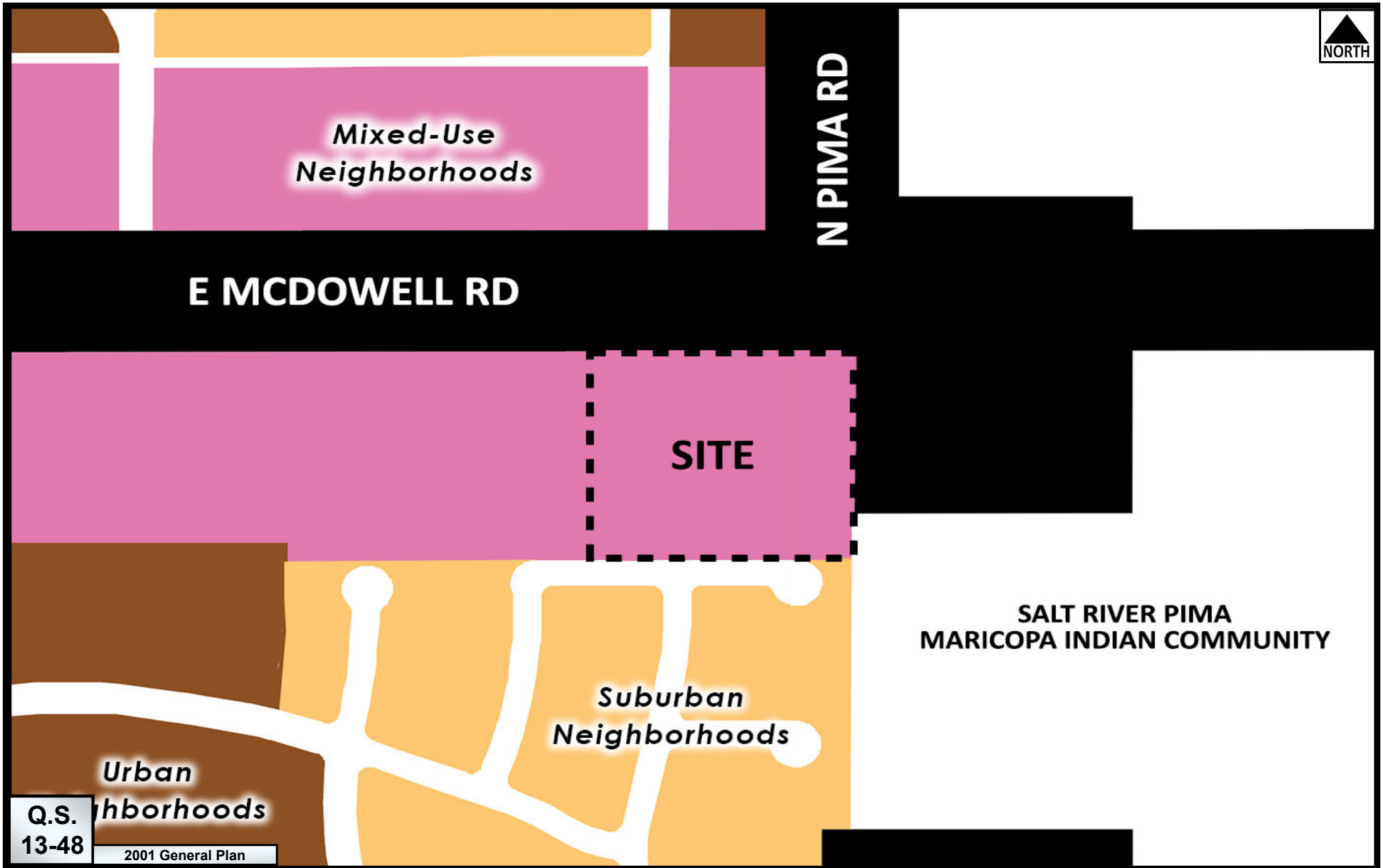
**General Plan 2035 Future Land Use Map
+/- 7.22-acres of Commercial**

4-GP-2021#2



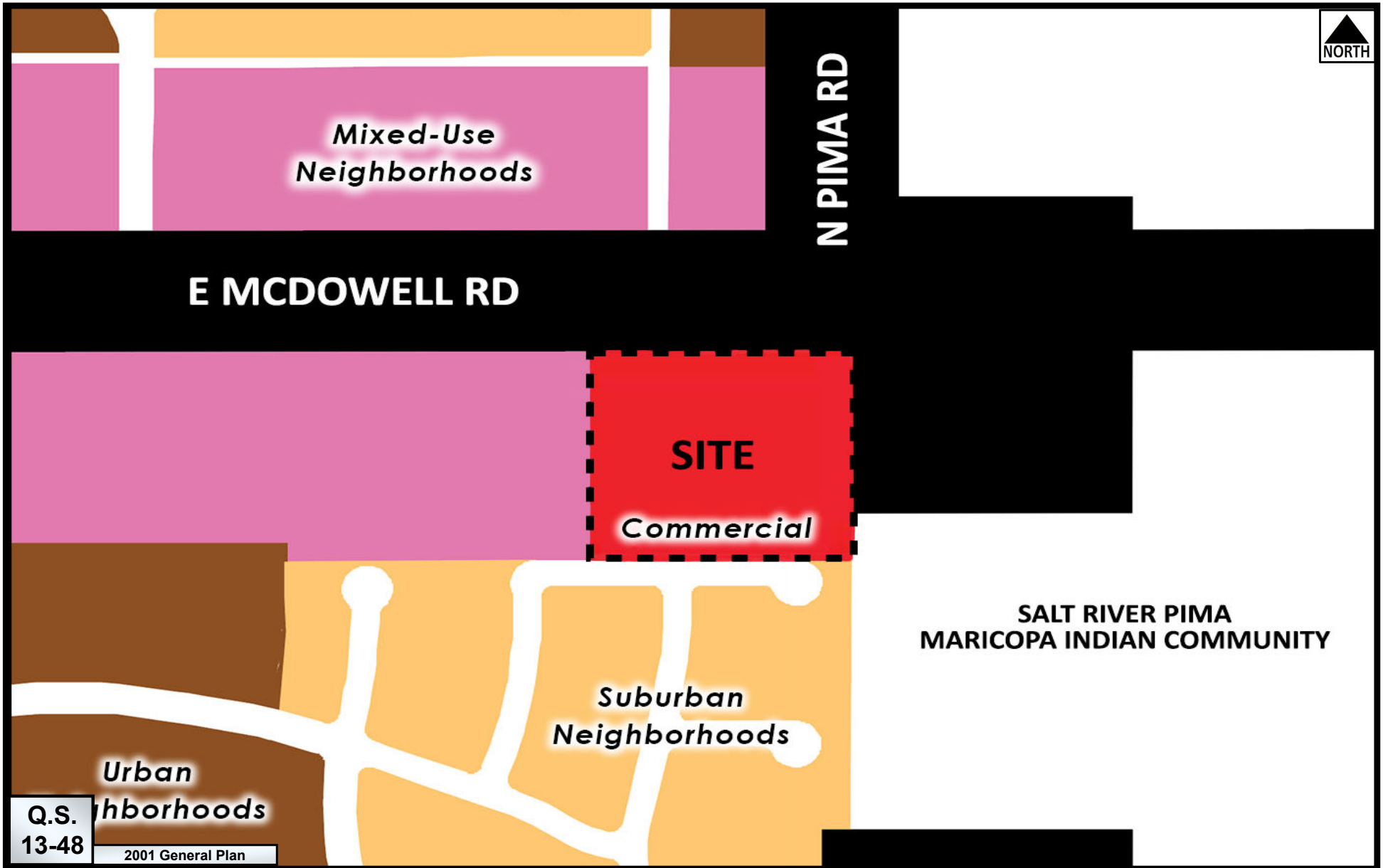
**Existing General Plan 2035 Future Land Use Map
Mixed-Use Neighborhoods**

4-GP-2021#2



General Plan 2001 Land Use Map
Prior to Adoption of 4-GP-2021

4-GP-2021#2



**General Plan 2001 Land Use Map
Approved with 4-GP-2021**

RESOLUTION NO. 12287

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2001 CONCEPTUAL LAND USE MAP FROM MIXED-USE NEIGHBORHOODS TO COMMERCIAL ON A +/- 7.22-ACRE SITE LOCATED 8705 E. MCDOWELL ROAD.

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

WHEREAS, City Council adopted Resolution No. 11851 concerning General Plan Update Adoption Procedures for the "Scottsdale General Plan 2035"; and

WHEREAS, the General Plan Update Adoption Procedures direct that any amendment the City Council approves to the Scottsdale General Plan 2001 which is not included in the new General Plan 2035 prior to its adoption, or which is considered after its adoption, will be automatically nullified should the voters ratify the new Scottsdale General Plan 2035. Further, as per the General Plan Update Adoption Procedures, any amendment that is automatically nullified by voter ratification of the new Scottsdale General Plan 2035 may be reconsidered by the Planning Agency and the Scottsdale City Council for incorporation into the newly ratified General Plan; and

WHEREAS, the City Council, adopted a new General Plan, Scottsdale General Plan 2035, on June 8, 2021 as required by Arizona Revised Statutes Section 9-461.06 and the City Council called a Special Election for the voters to consider the new Plan for possible ratification in November 2021; and

WHEREAS, the Planning Commission held a recommendation hearing on September 22, 2021 concerning the General Plan Amendment; and

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

Section 1. That the City Council hereby amends the General Plan 2001 Conceptual Land Use Map for the City of Scottsdale, for the property located 8705 E. McDowell Road for +/- 7.22-acre site from Mixed-Use Neighborhoods to Commercial land use designation.

Section 2. That the above amendment is described in Case No. 4-GP-2021 (relating to zoning case 11-ZN-2021), and depicted on Exhibit 1, attached hereto and incorporated by this reference.

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

Section 4. If Scottsdale General Plan 2035 is ratified by the voters in November 2021, the Scottsdale General Plan 2001 will be nullified, thus City Council hereby directs staff to process a separate, future, General Plan amendment case to the Scottsdale General Plan 2035 so as to maintain and reflect the same land use designation in Scottsdale General Plan 2035 that is approved by this Resolution.

Section 5. If Scottsdale General Plan 2035 is not ratified by the voters in November 2021, the Scottsdale General Plan 2001 will remain in effect as the community's General Plan. As such, the 2001 Future Land Use Map will reflect the land use designation approved by this Resolution and no further action will need be directed by City Council.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 12 day of October, 2021.

ATTEST:

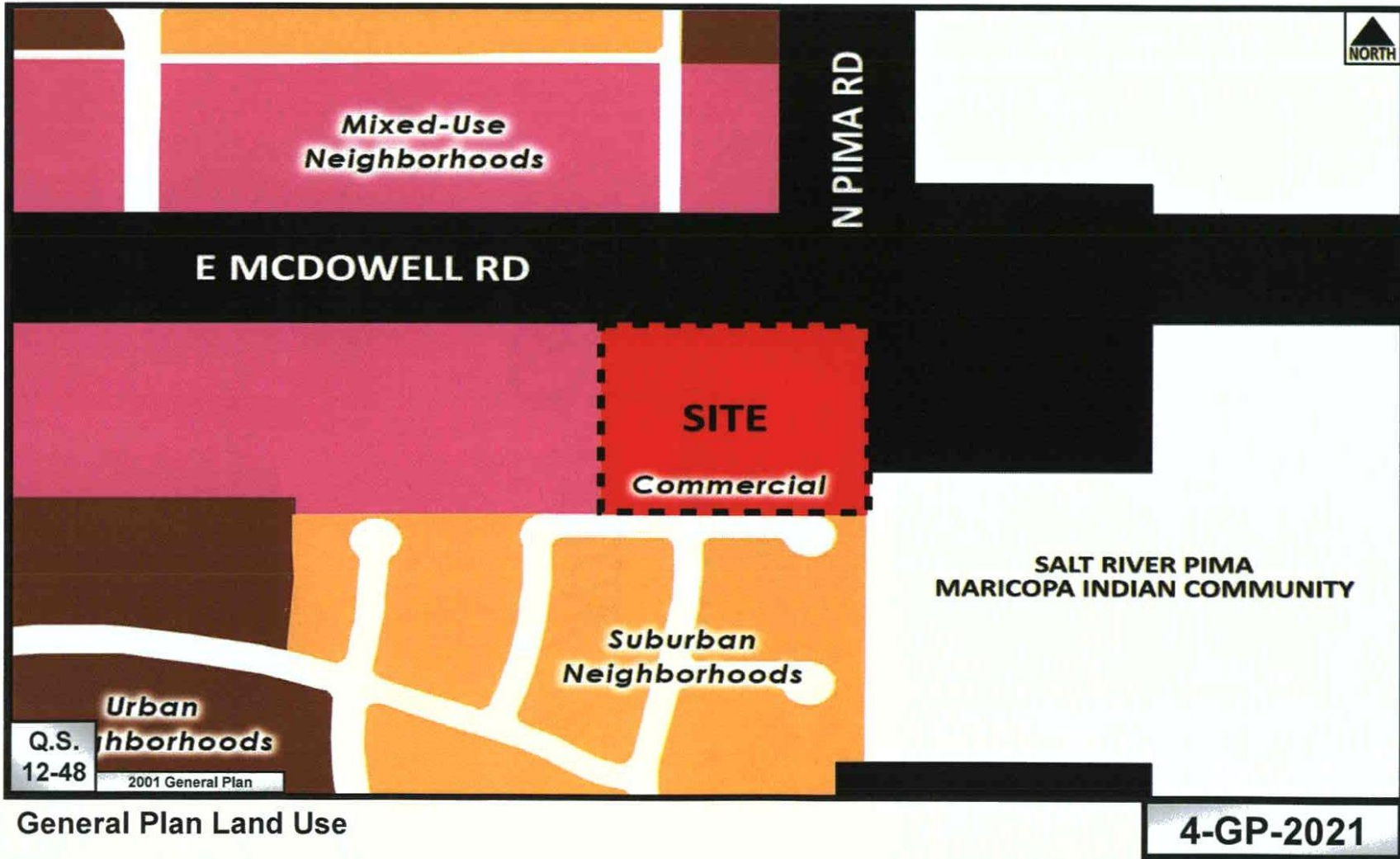
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: Ben Lane
Ben Lane
City Clerk

By: David D. Ortega
David D. Ortega
Mayor

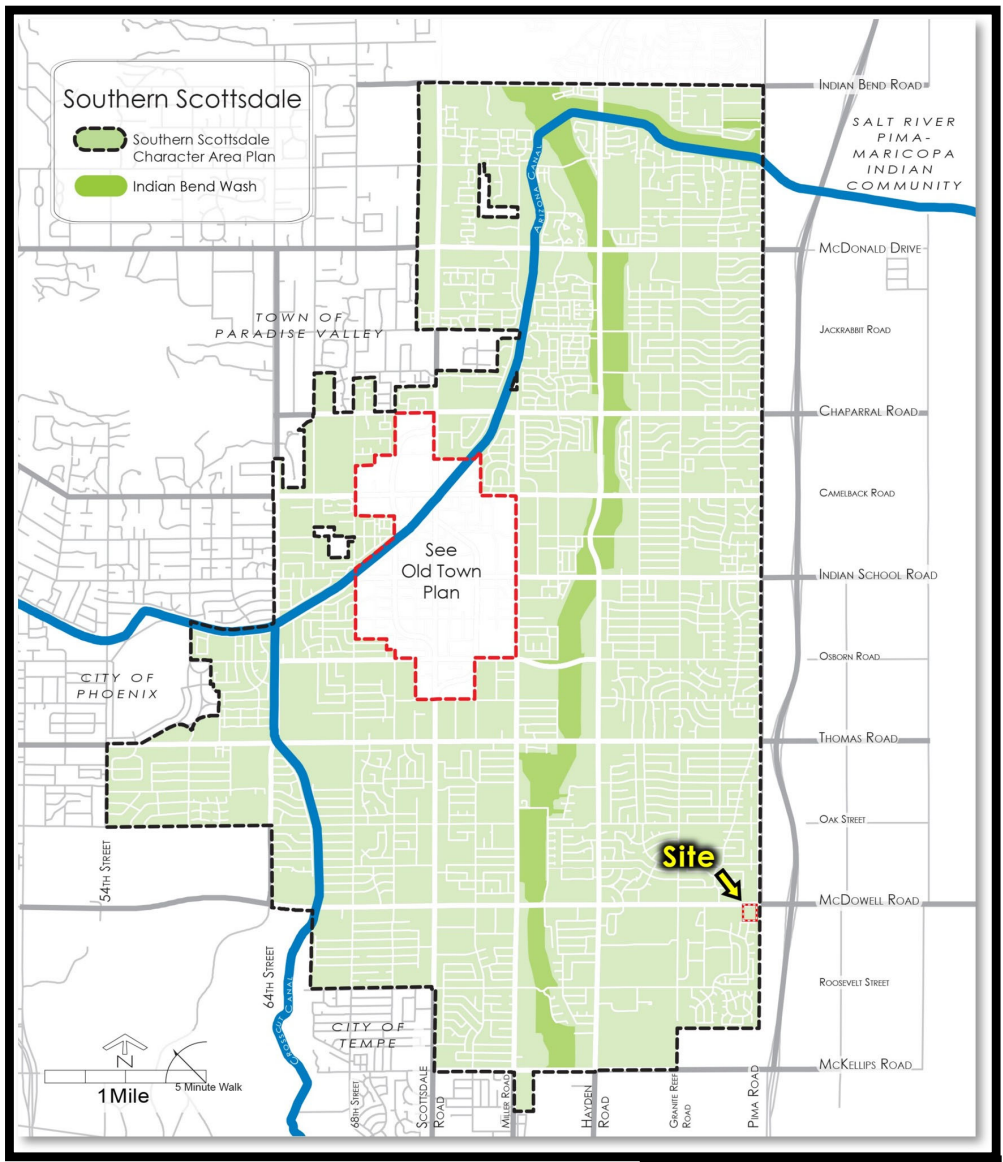
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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



General Plan Land Use

Resolution No. 12287
Exhibit 1
Page 1 of 1



**Southern Scottsdale
Character Area Plan**

4-GP-2021#2



Planning and Development Services Division
Long Range Planning
7447 East Indian School Road
Scottsdale, Arizona 85251

4-GP-2021#2 Pima McDowell General Plan 2035 Update Citizen Involvement

Pursuant to Resolution 11851 and 12287 staff has initiated case 4-GP-2021#2 to process an amendment to the City of Scottsdale General Plan 2035, included with the amendment process is citizen outreach and involvement.

The site has been posted and postcards sent to the neighboring 175 property owners within 750ft of the subject site. An open house was held on February 24, 2022, at which three (3) neighbors came for information but have no comments or concerns with the minor General Plan amendment.

As of the compiling of this report, staff has received no phone or online inquiries regarding the minor amendment.



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 4-GP-2021#2

Project Name: _____

Location: 8705 E McDowell Rd

Site Posting Date: 02/09/22

Applicant Name: City of Scottsdale

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

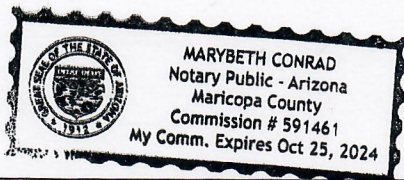
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Heggett
Applicant Signature

02/09/22
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 9th day of February 2022



Mary Beth Conrad
Notary Public

My commission expires: 10-25-24

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: February 24, 2022
Time: 5:00pm - 6:30pm
Location: Scottsdale Community Design Studio,
7506 East Indian School Road, Scottsdale, AZ 85251

Site Address: 8705 East McDowell Road Scottsdale, AZ 85257

Case Name: Pima McDowell General Plan 2035 Amendment Update

- **Request:** Minor General Plan amendment to the City of Scottsdale General Plan 2035 from Mixed-Use Neighborhoods to Commercial land use designation
- **Description of Project:** To amend the 2035 General Plan land use map pursuant to Resolution 12287. All approved zoning entitlements and stipulations to allow for different land uses on the property will remain as previously approved with case 11-ZN-2021 by Council.
- **Site Acreage:** +/-7.22 gross acre site.
- **Site Zoning:** Highway Commercial, C-3

Applicant Contact:

Ben Moriarity 480-312-2836
bmoriarity@scottsdaleaz.gov

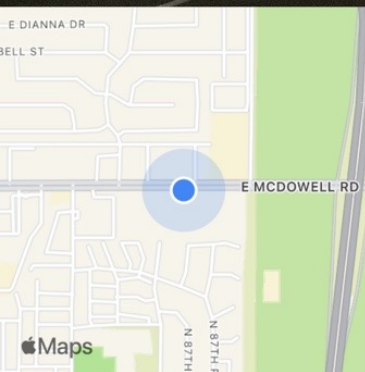
Pre-Application#: 4-GP-2021#2

- Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.

City Contact:

Ben Moriarity 480-312-2836
bmoriarity@scottsdaleaz.gov

Posting Date: 2/09/2022



8701 E McDowell Rd
Scottsdale AZ 85257

+33.465711,-111.894073

Wednesday, February 9, 2022 at 6:54:26 AM



OPEN HOUSE INVITATION



SEEKING COMMUNITY INPUT

Request: Minor General Plan amendment to the City of Scottsdale General Plan 2035 from Mixed-Use Neighborhoods to Commercial land use designation

Description of Project: To amend the 2035 General Plan land use map pursuant to Resolution 12287. All approved zoning entitlements and stipulations to allow for different land uses on the property will remain as previously approved with case 11-ZN-2021 by Council.

Site Acreage: +/-7.22 gross acre site.

Site Zoning: Highway Commercial, C-3

Neighborhood Open House Meeting

Case Name/Number: Pima McDowell General Plan 2035 Amendment/4-GP-2021#2

Date: February 24, 2022

Time: 5:00pm – 6:30pm

Location of Open House: Scottsdale Community Design Studio
7506 E. Indian School Road
Scottsdale, AZ 85251

Applicant and City Contact: Ben Moriarity

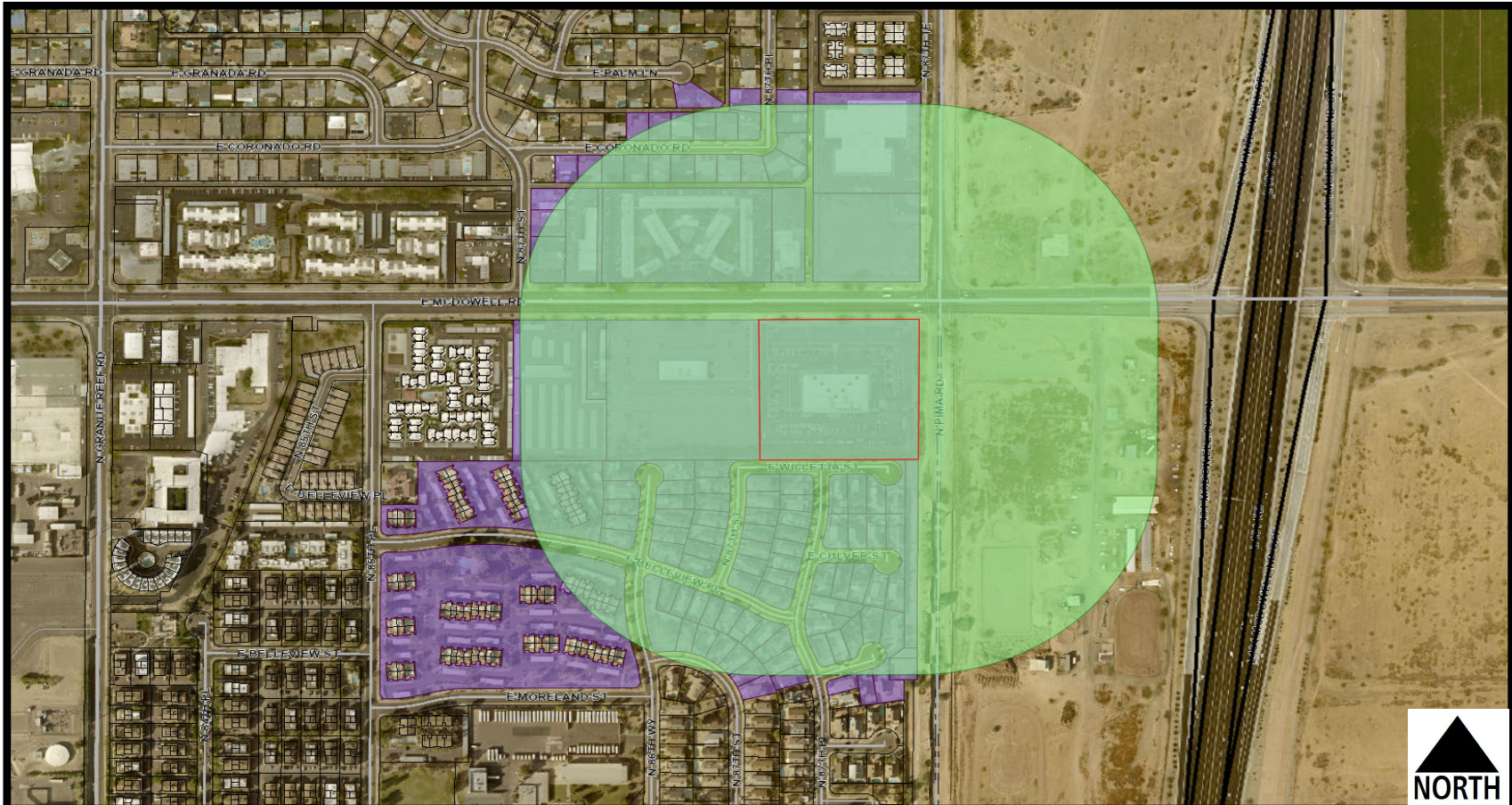
Phone Number: 480-312-2836

Email Address: bmoriarity@scottsdaleaz.gov

Additional project information is available on the internet at: <http://eservices.scottsdaleaz.gov/bldgresources/Cases>

City Notifications – Mailing List Selection Map

Pima McDowell General Plan 2035 Update


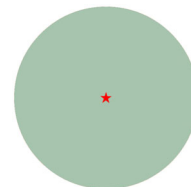


Additional Notifications:

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

Labels Pulled
March 3, 2022

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 175

4-GP-2021#2



Cases 5-GP-2020#2 & 4-GP-2021#2

General Plan Amendment Open House

February 24, 2022 – Community Design Studio

Name <i>Joshua Lewis</i>	Business or Property Address <i>10437 N 113th Pl</i>	
Mailing Address & Zip	Phone <i>602 790 6863</i>	E-mail
Name <i>FRANK GODTYLA</i>	Business or Property Address <i>11348 E-NORTH LN</i>	
Mailing Address & Zip	Phone <i>804-307-5427</i>	E-mail
Name <i>Sonnie Kirtley</i>	Business or Property Address <i>ON RECORD</i>	
Mailing Address & Zip <i>ON RECORD</i>	Phone <i>602 717 3886</i>	E-mail <i>0063@006SAZ.MT</i>
Name	Business or Property Address	
Mailing Address & Zip	Phone	E-mail
Name	Business or Property Address	
Mailing Address & Zip	Phone	E-mail
Name	Business or Property Address	
Mailing Address & Zip	Phone	E-mail
Name	Business or Property Address	
Mailing Address & Zip	Phone	E-mail

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Lesky Alvarez MEETING DATE 4/13/2022

NAME OF GROUP/ORGANIZATION (if applicable) Homeowner

ADDRESS 1395 N. 89th Street, Scottsdale ZIP 85257

HOME PHONE 843 540-3881 WORK PHONE _____

E-MAIL ADDRESS (optional) L Alvarez@Sunset-builders.com
468-2021 #2

I WISH TO SPEAK ON AGENDA ITEM # 6 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 8705 E. McDowell
General Plan Amendment

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

This card constitutes a public record under Arizona law.

Moriarity, Ben

From: Lesley Alvarez <lalvarez@sunstatebuilders.com>
Sent: Friday, April 15, 2022 8:41 AM
To: Moriarity, Ben
Subject: RE: 4-GP-2021#2 at Planning Commission

⚠ External Email: Please use caution if opening links or attachments!

Ben, it was such a pleasure meeting you the other night and I cannot thank you enough for all the follow up information you have provided. I so appreciate everything you have done and the time you took to talk to me after the meeting. I left the other night feeling such a great appreciation for what you do and much gratitude for making me feel welcome and included.

Thanks again and wishing you and your family a wonderful Easter weekend!!

Lesley

Ohvch|#Dydh)#
Vxq#Vdwh#Exlgwu#
4383#Z #Z dvkLjwq#Ww#547#
Whp sh#D] #; 85; 4#
P dL#Dh#7; 30; <7045; 9#
Glnfv#Dh#7; 3084903; ; 6#



From: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Sent: Thursday, April 14, 2022 11:05 AM
To: Lesley Alvarez <lalvarez@sunstatebuilders.com>
Subject: 4-GP-2021#2 at Planning Commission

Lesley,

It was a pleasure meeting you last night. Per our conversation after the meeting linked is the approved zoning case from last year.

Link to the Zoning case 11-ZN-2021, approved last year: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/city/council/council-info-sheets/11-ZN-2021)

The approval changed the zoning map from a C-4 to a C-3 designation to allow for the approved uses within the C-3 zone. [Use Regulations](#)

You will note that there were no site plan changes with the zoning case. [10/12/21 Council Report](#)

Two of the stipulations that relate to the south side of the site adjacent to the residential neighborhood:

6. BUFFERED SETBACK. Future redevelopment of the site shall maintain the existence of a minimum fifty (50) foot landscaped buffered setback from the south property line. The setback shall be landscaped with mature trees, as determined by the Development Review Board.

7. NEIGHBORHOOD SCREEN WALL. Future redevelopment shall maintain the existence of an eight (8) foot tall wall along the south property line. The eight (8) foot height shall be measured from the existing grade on the south (residential) side.

4-GP-2021#2 is tentatively scheduled to go before City Council on May 17, 2022 if you are interested in following this case. Please feel free to contact me if you have any additional questions.

Thank you,

Ben Moriarity

Senior Planner

Planning & Development Department

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836