



COMMISSION ACTION REPORT

Discussion and possible action to recommend to the Planning Commission and City Council for Case 20-ZN-2002#4
(Optima McDowell Mountain Village)

Agenda Item No.: 1

Meeting Date: June 15, 2022

Staff Contact: Meredith Tessier
Senior Planner

Phone: (480) 312-4211

ACTION

Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding case 20-ZN-2002#4, to amend zoning case #20-ZN-2002 including an amendment to the One Scottsdale Development Plan, a Zoning District Map Amendment from General Commercial, Planned Community Development (C-4 PCD) to Planning Community Development (PCD) with comparable Planned Airpark Core Development (PCP) zoning including a development plan to allow 1,500 residential units and 31,000 square feet of commercial with amended development standards (Floor Area Ratio, Building Height, Stepback Plane, and Special Conditions-Building material), for a mixed-use development with a building height of 147 feet, on a +/- 21.88-acre site located at 18777 N. Scottsdale Road.

PURPOSE

To provide the Airport Advisory Commission information on the proposed zoning district map amendment for a site located within the AC-1 Airport Influence Area, as it relates to the 14 CFR Part 150 Noise Compatibility Study, and possible action to recommend approval to City Council.

KEY CONSIDERATIONS

- Proximity of proposed site to Scottsdale Airport (approximately 2.4 miles north of 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 triggered.
- Airport Overlay Zone Matrix permits proposed uses in the AC-1 area with conditions.
- The site is located within Planning Unit I of the One Scottsdale Master Development Plan (20-ZN-2002), the Land Use Budget allocates the site for an automotive dealership.
- Increase to the total number of available residential dwelling units (for-rent & condo) within Planning Unit I of the One Scottsdale Land Use Budget from 0 dwelling units to 1,500 dwelling units.
- Addition of +/- 22 acres of Planned Airpark Core (PCP) zoning to the list of P-C comparable zoning districts in Planning Unit I of the One Scottsdale land use budget (with maximum base building heights up to 84 feet, bonus building heights up to 134 feet, and P-C development plan approval of building height up to 147 feet; measured from finished floor).

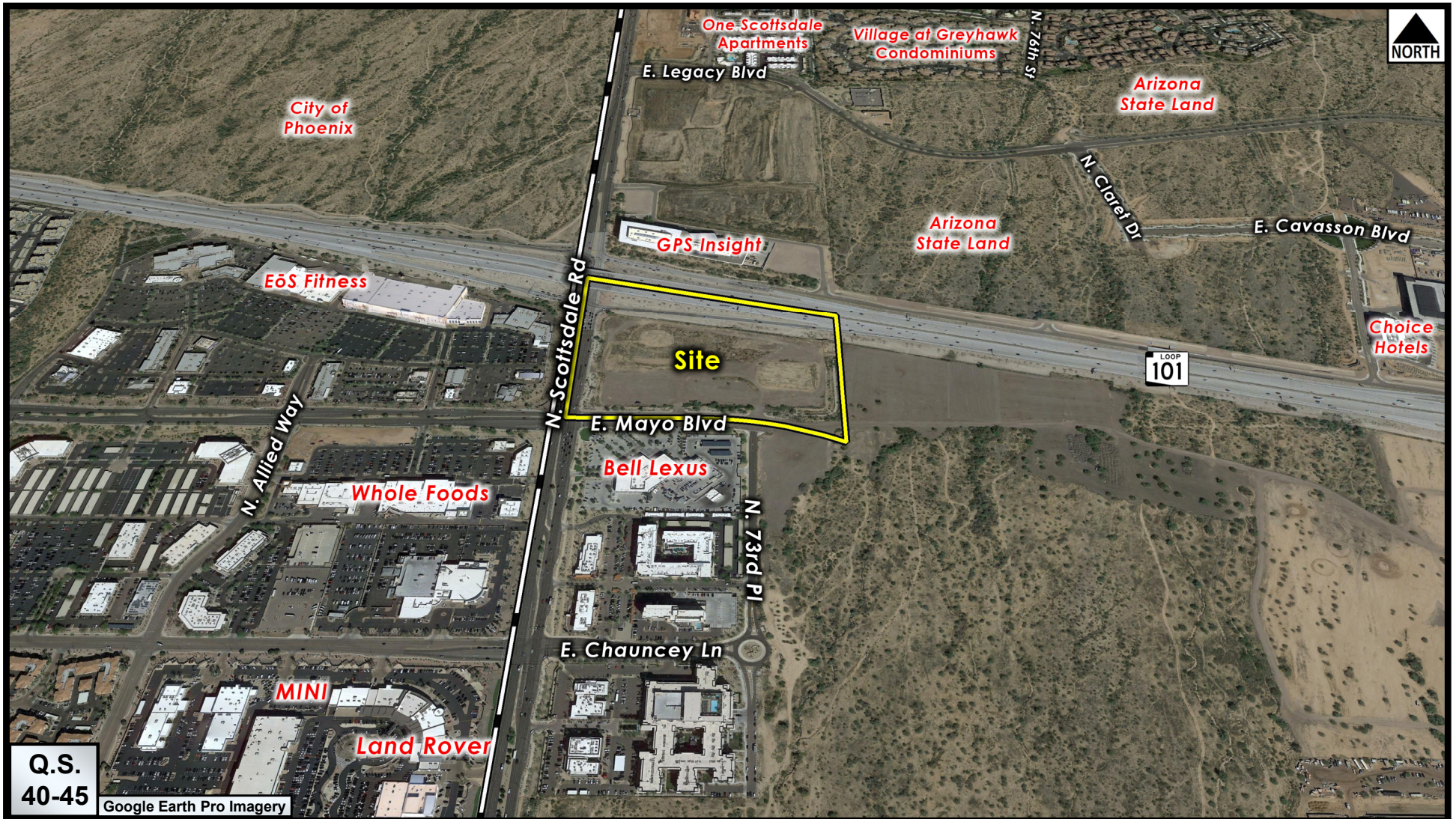
OTHER RELATED POLICIES, REFERENCES

- 2010 Greater Airpark Character Area Plan
- 2035 General Plan
- 2005 Scottsdale Airport 14 CFR Part 150 Noise Compatibility Study
- Zoning Ordinance

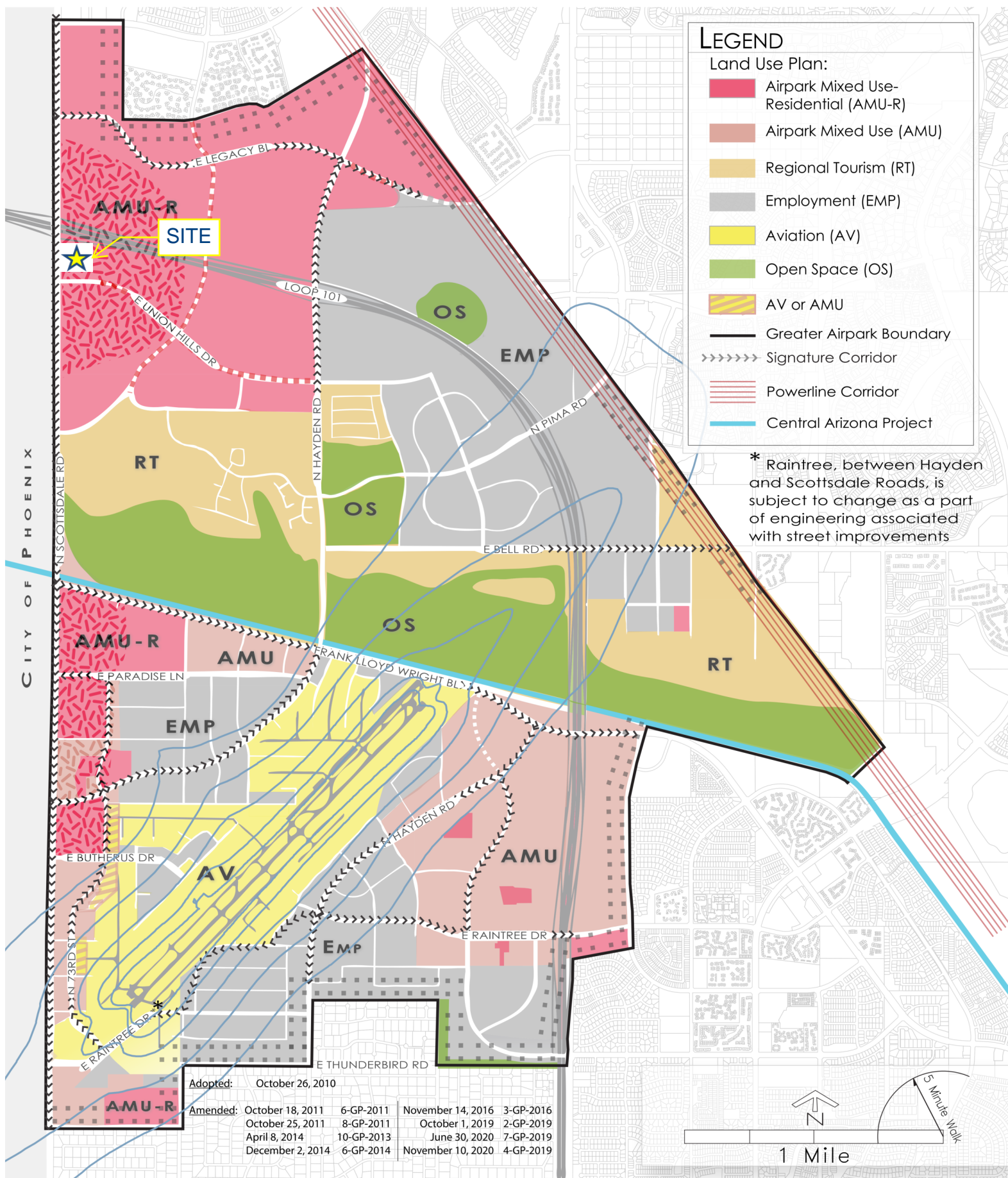
Attachment(s): 1. Context Aerial
2. Greater Airpark Character Area Plan and Land Use Map
3. Zoning Map (Existing/Proposed)

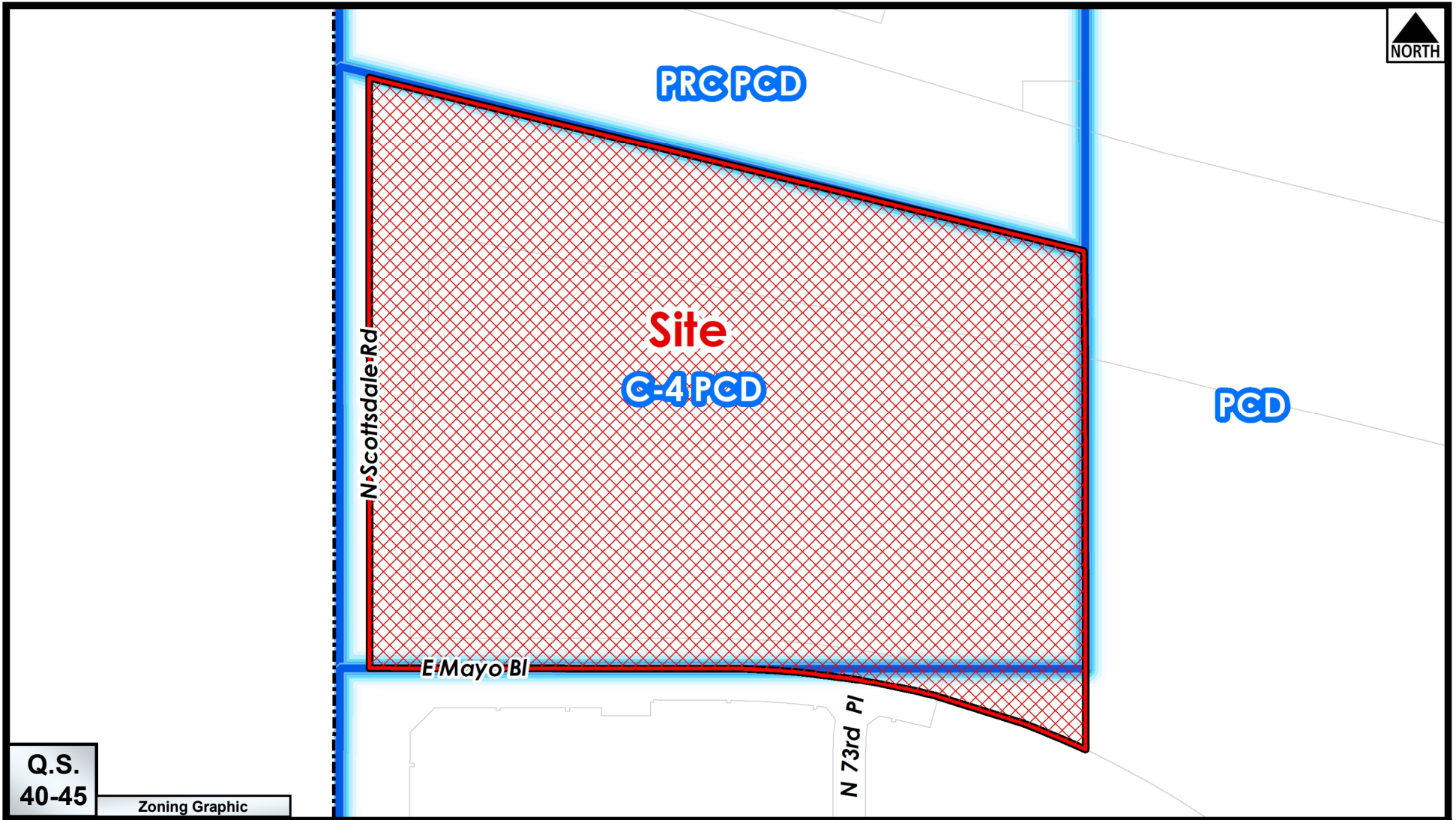
4. Planning Unit Plan & Site Plan
5. Building height and stepback exhibit
6. Proposed Land Use Budget
7. Part 150 Airport Influence Zones Map
8. Part 150 Noise Contours Map
9. Part 150 Flight Track Map

Action Taken:



Context Aerial

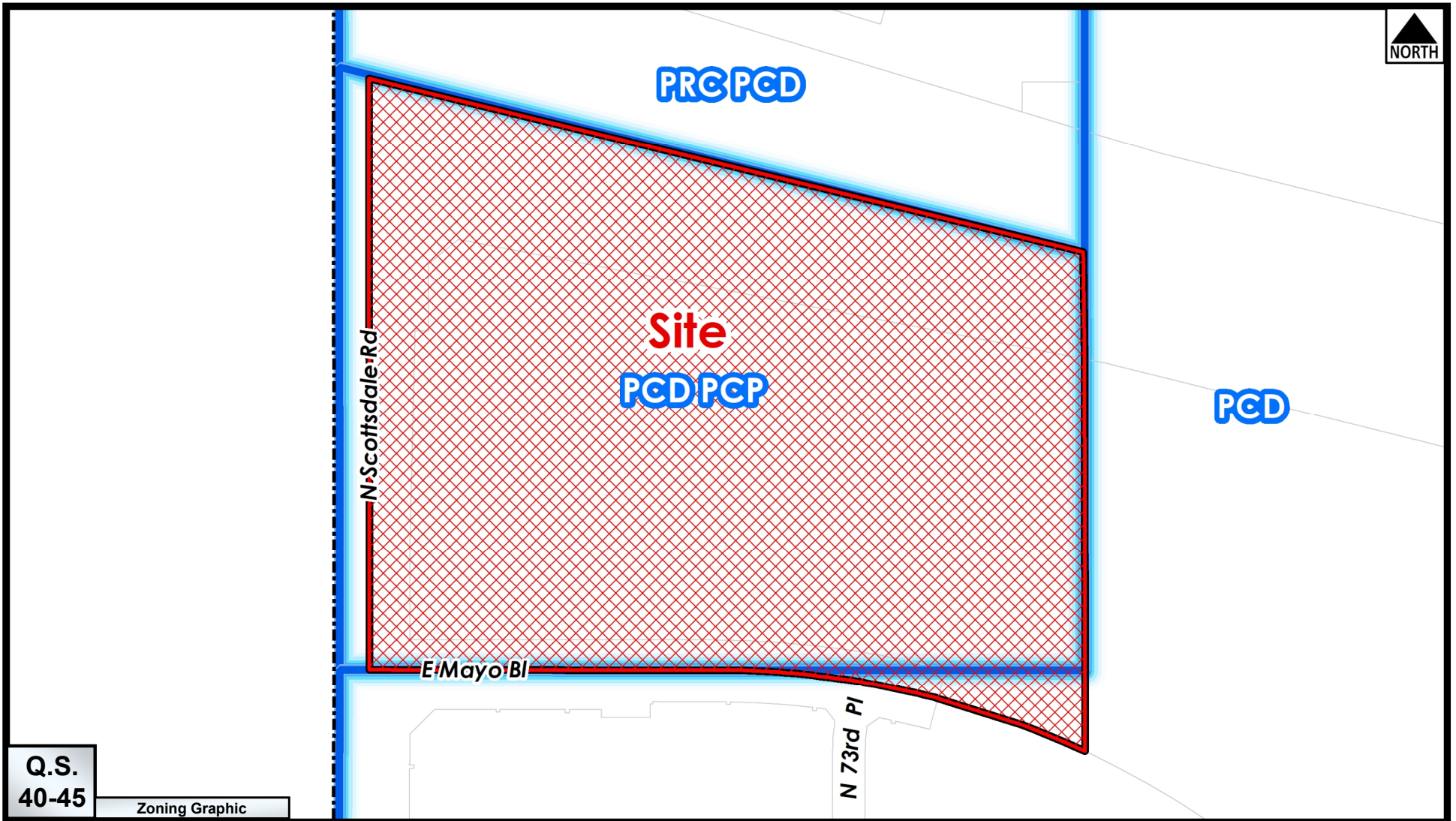




Existing Zoning

ATTACHMENT 3

20-ZN-2002#4

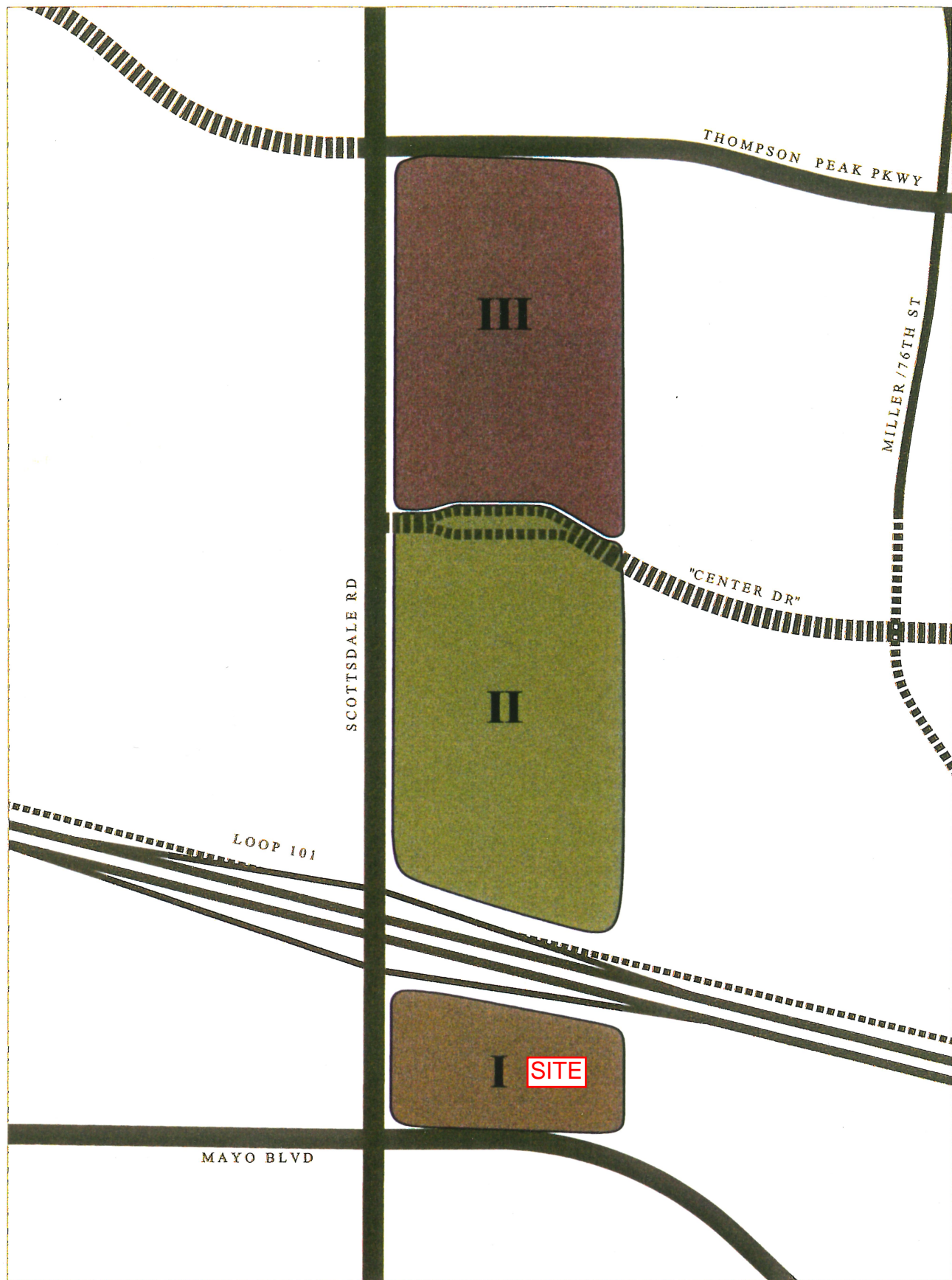


Q.S.
40-45

Zoning Graphic

Proposed Zoning

20-ZN-2002#4



I PLANNING UNIT I
7 MAJOR STREET

II PLANNING UNIT II
? FUTURE STREET

III PLANNING UNIT III



STACKED 40s **PLANNING UNIT PLAN** **ATTACHMENT 4**

Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for any purpose without the written permission of Swinick Partners, PLLC.

SWINICK PARTNERS, PLLC
 Architects & Planners
 1000 East McDowell Road
 Suite 1000
 Phoenix, Arizona 85006
 www.swinickpartners.com
 602.441.1111

DATE: 11/17/2016



optima

04/28/25/22

BUILDING HEIGHT INFORMATION:

*ALL HEIGHTS MEASURED FROM LEVEL 1 (PROJECT 0'-0"), PROJECT 0'-0" = 1598'

(PROJECT 0'-0") IS 2.23' ABOVE "POINT OF REFERENCE ELEVATION"

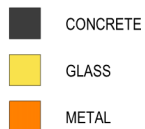
- BUILDINGS 1-6 (11 STORIES WITH AMENITY ROOF DECK)
- 107'-0" TO TOP OF RESIDENTIAL FLOOR SLAB
- 118'-0" TO TOP OF ROOF STRUCTURAL SLAB
- 119'-0" TO TOP OF RUNNING TRACK
- 123'-0" TO TOP OF ROOF AMENITIES DECK
- 133'-6" TO TOP OF AMENITIES ROOF STRUCT. / TRELLIS
- (<15% OF OVERALL ROOF)
- 144'-9" TO TOP OF ELEVATOR OVERRUN STRUCT.
- (<2% OF OVERALL ROOF)

POINT OF REFERENCE ELEVATION CALCULATION:

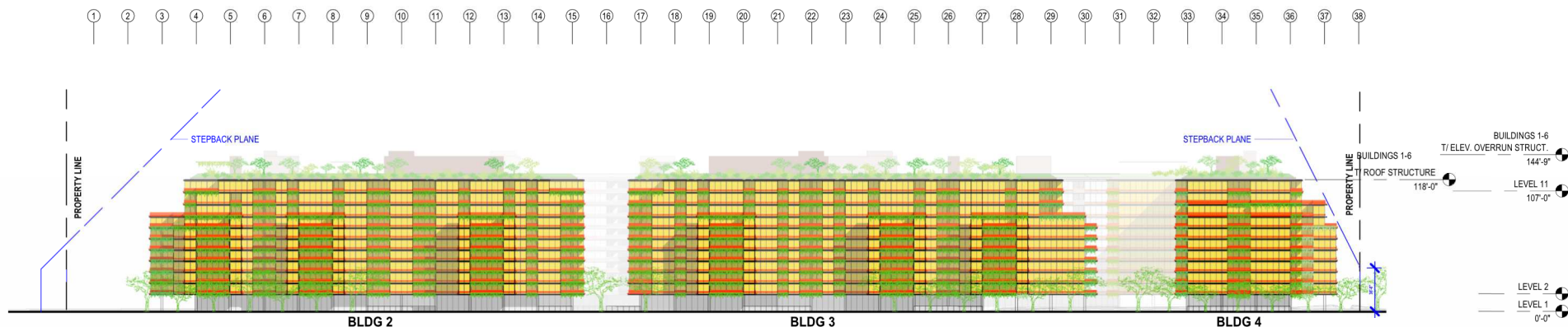
- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
- AVG CURB ELEVATION = 1594.77'
- (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- **POINT OF REFERENCE ELEVATION = 1595.77'**

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

Building height, to the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or street adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this Zoning Ordinance, the point of reference elevation would be subject to the approval of the Floodplain Administrator.



WEST ELEVATION FROM SCOTTSDALE RD



SOUTH ELEVATION FROM MAYO BLVD

optima®

04/25/22



OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251

480-874-9900

EX -A401

BUILDING ELEVATIONS

BUILDING HEIGHT INFORMATION:

*ALL HEIGHTS MEASURED FROM LEVEL 1 (PROJECT 0'-0") . PROJECT 0'-0" = 1598'

(PROJECT 0'-0") IS 2.23' ABOVE "POINT OF REFERENCE ELEVATION"

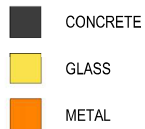
- BUILDINGS 1-6 (11 STORIES WITH AMENITY ROOF DECK)
- 107'-0" TO TOP OF RESIDENTIAL FLOOR SLAB
- 118'-0" TO TOP OF ROOF STRUCTURAL SLAB
- 119'-0" TO TOP OF RUNNING TRACK
- 123'-0" TO TOP OF ROOF AMENITIES DECK
- 133'-6" TO TOP OF AMENITIES ROOF STRUCT. / TRELLIS
- <15% OF OVERALL ROOF
- 144'-0" TO TOP OF ELEVATOR OVERRUN STRUCT.
- <2% OF OVERALL ROOF

POINT OF REFERENCE ELEVATION CALCULATION:

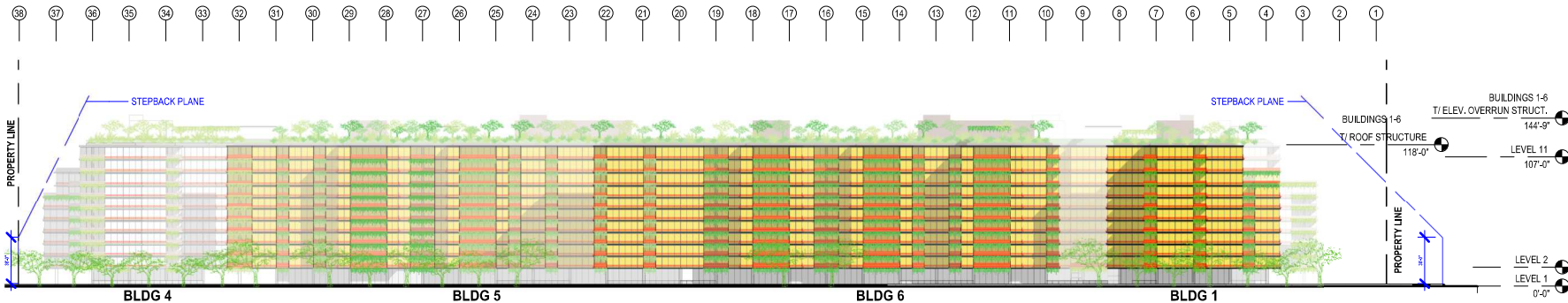
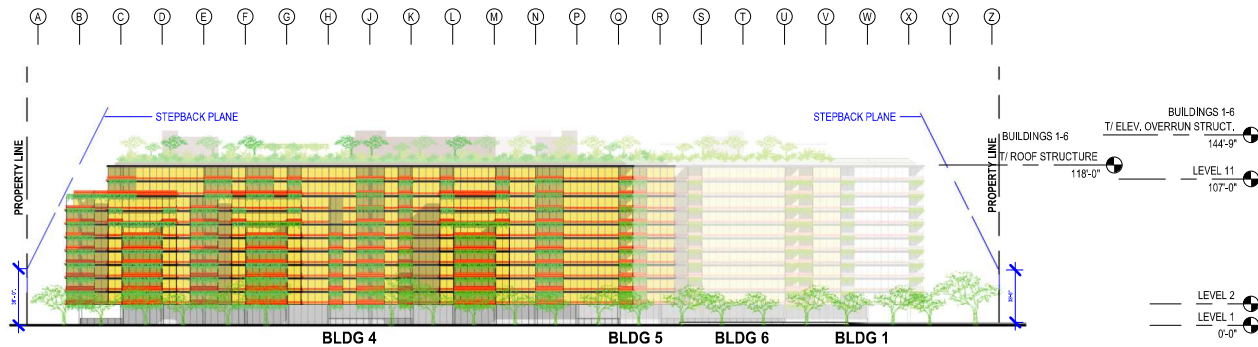
- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
- AVG CURB ELEVATION = 1594.77'
- (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- POINT OF REFERENCE ELEVATION = 1595.77'

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

Building height, is the vertical distance measured from a point of reference elevation establishes 12 inches above the average elevation at the top of the curb of the street or street adjacent to the property, or to the top of the crown of the roadway or sidewalk, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this Zoning Ordinance, the point of reference elevation would be subject to the approval of the Planning Administrator.



EAST ELEVATION



NORTH ELEVATION FROM ROUTE 101

optima

04/25/22



OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251

480-874-9900

EX -A402

BUILDING ELEVATIONS

4/25/2022 7:59:35 PM

C:\Users\optima\OneDrive - Optima Inc\Documents\8185_Optima_Site_SCHEDULE_11_psd.png

Stacked 40s
Land Use Budget Tracker

rev. 27-Apr-22

Mixed-Use Development (Optima
McDowell Mountain Village)

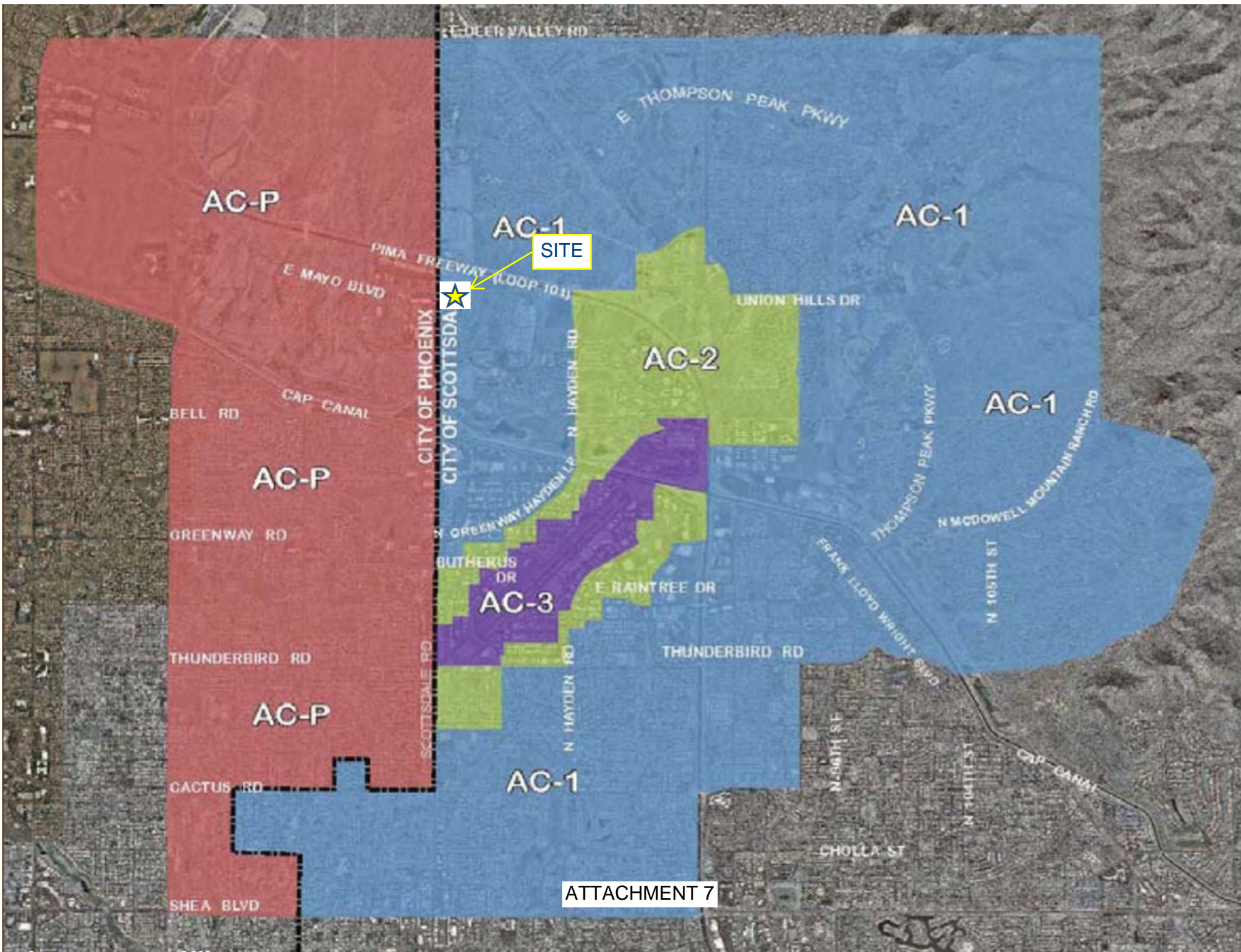
	AUTOMOTIVE DEALERSHIP			RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
	PU-I	PU-II	PU-III	PU-I	PU-II*	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
TOTAL ALLOWED <i>(per Schedule C - Land Use Budget)</i>	Allowed	NA	NA	NA 1,500	2,000		NA 31,000	2,866,145		NA	400	

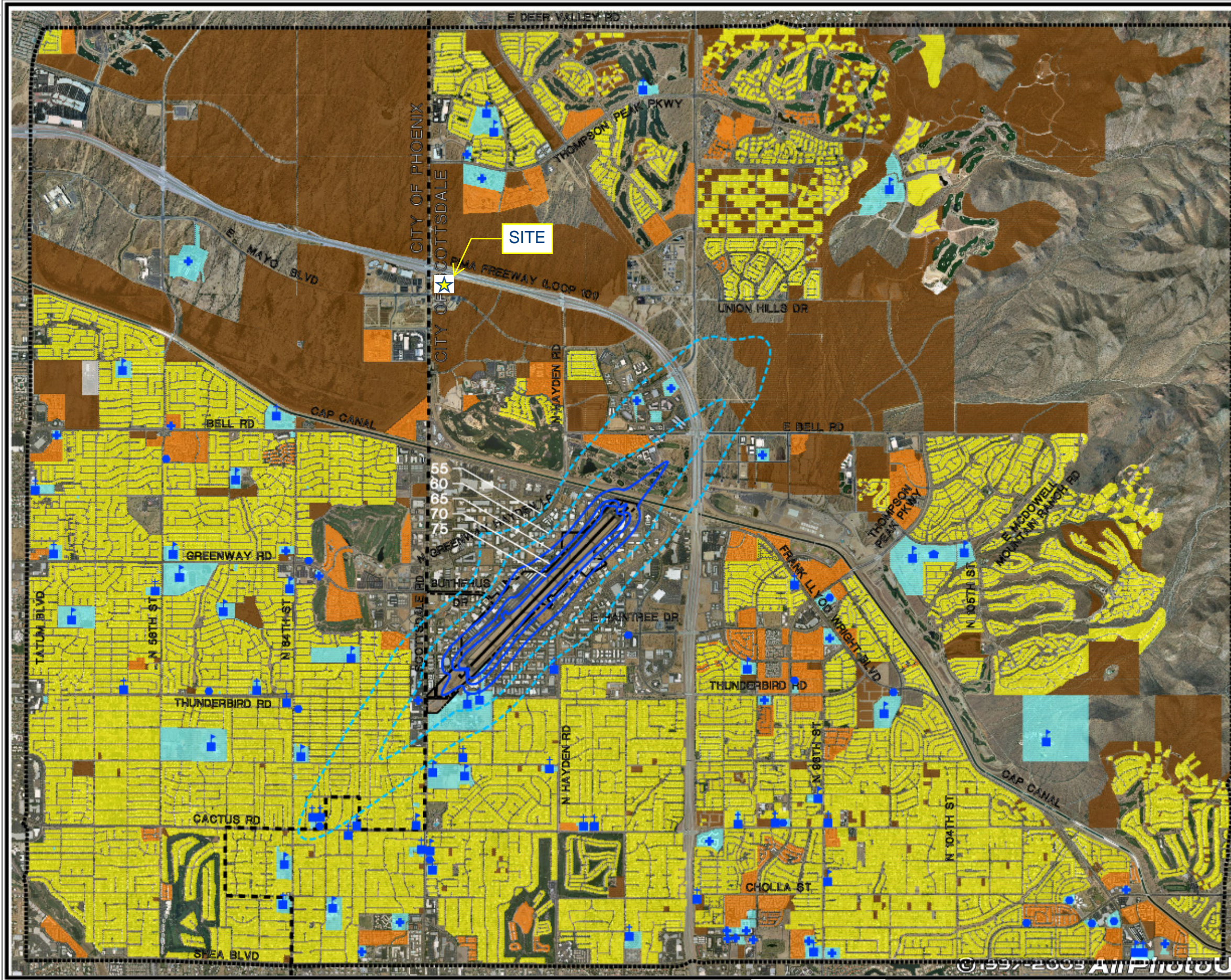
ASSIGNED PARCEL DESCRIPTION	APN	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
Henkel Corporation (9-DR-2007)	215-05-005					475,000				
One North Scottsdale (52-DR-2011)	215-05-008			750						
Avion on Legacy (52-DR-2011 #2)	215-05-009									
Hilton (61-DR-2015 #2)	215-05-010									130
Shops B (61DR-2015 #3)	215-05-010						10,700			
Streethights (30-DR-2021)	TBD		314							
Portico aka Belgravia (30-DR-2021 #2)	TBD		112							
Optima McDowell Mountain Village (321-PA-2022)	215-05-007	1,500			31,000					
TOTAL ASSIGNED BY PU		1,500	426	750	31,000	475,000	10,700		0	130
TOTAL ASSIGNED BY USE		1,500		1,176	31,000	485,700				130

REMAINING TO ASSIGN	0	824	0	2,380,445		270
----------------------------	---	-----	---	-----------	--	-----

* a minimum of 180 du must be "for sale" units
green = for sale units

Zoning per planning unit		
PU-I	PU-II	PU-III
4 PCD	PRC PCD	PRD PDC
PCP PCD		





- LEGEND**
- Detailed Land Use Study Area
 - Municipal Boundary
 - Airport Property
 - Single-Family Residential
 - Multi-Family Residential
 - Noise Sensitive
 - Daycare Facility
 - Library
 - Medical/Dental/Nursing
 - Museum
 - Place of Worship
 - School
 - Undeveloped Areas Planned for Residential Development
 - 2025 Noise Exposure Contour, Marginal Effect
 - 2025 Noise Exposure Contour, Significant Effect

Source: Coffman Associates Analysis,
Maricopa County Assessors
Database.
Photo: Todd Photographics Service.

