



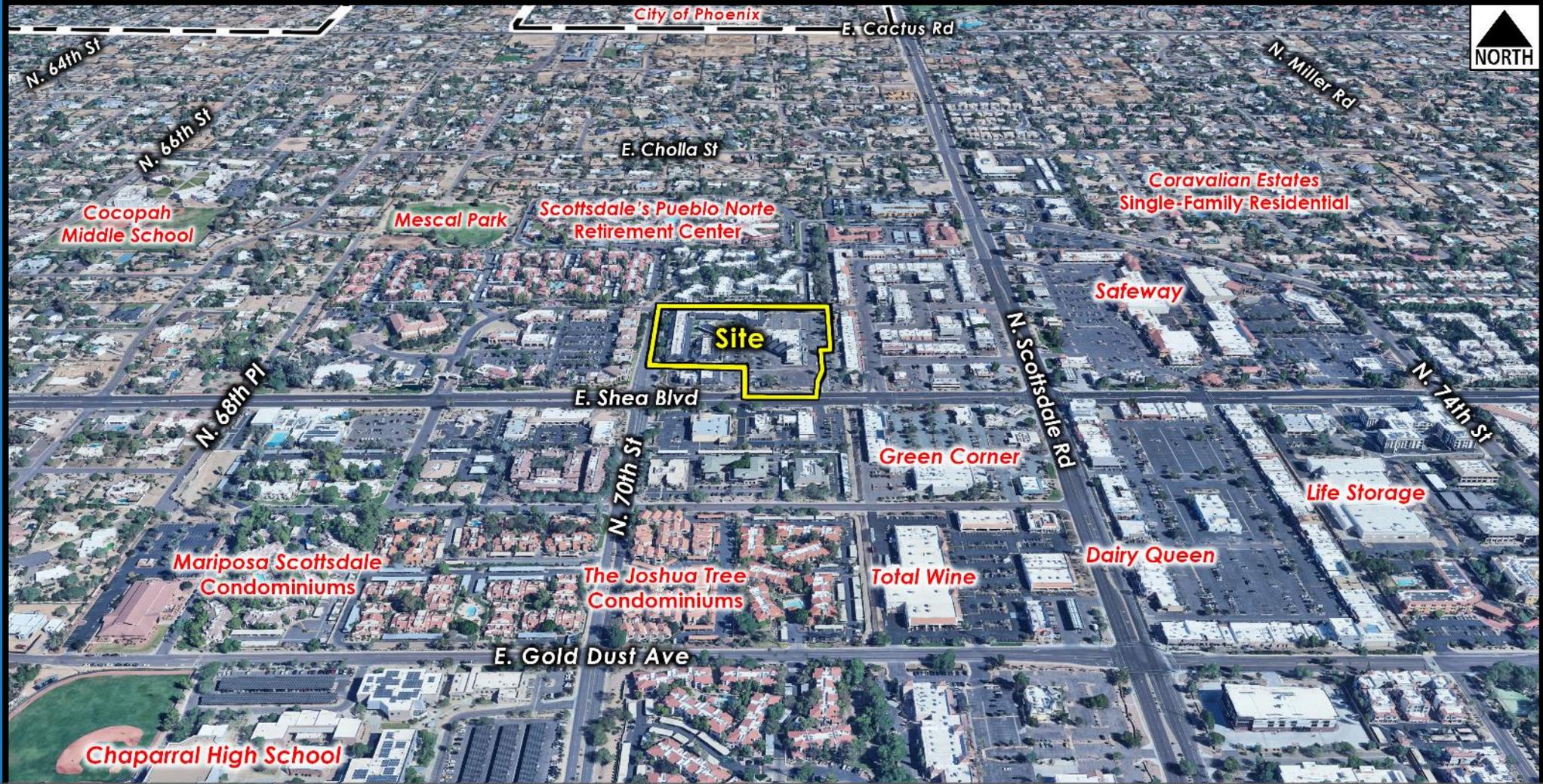
Cosanti Commons

2-GP-2023 & 6-ZN-2023

Airport Advisory Commission

2/21/24

Coordinator: Katie Posler



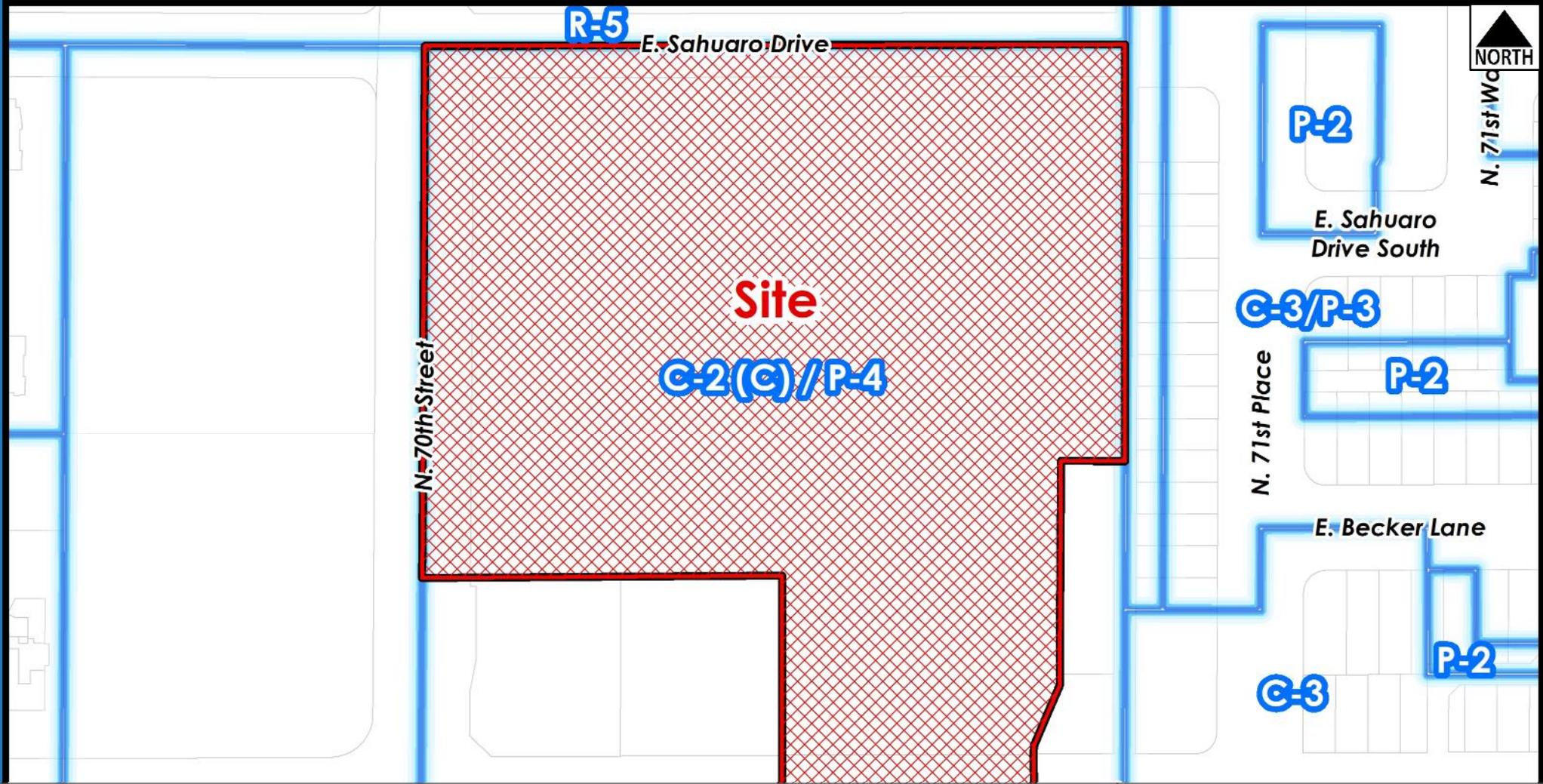
Context Aerial

2-GP-2023 & 6-ZN-2023



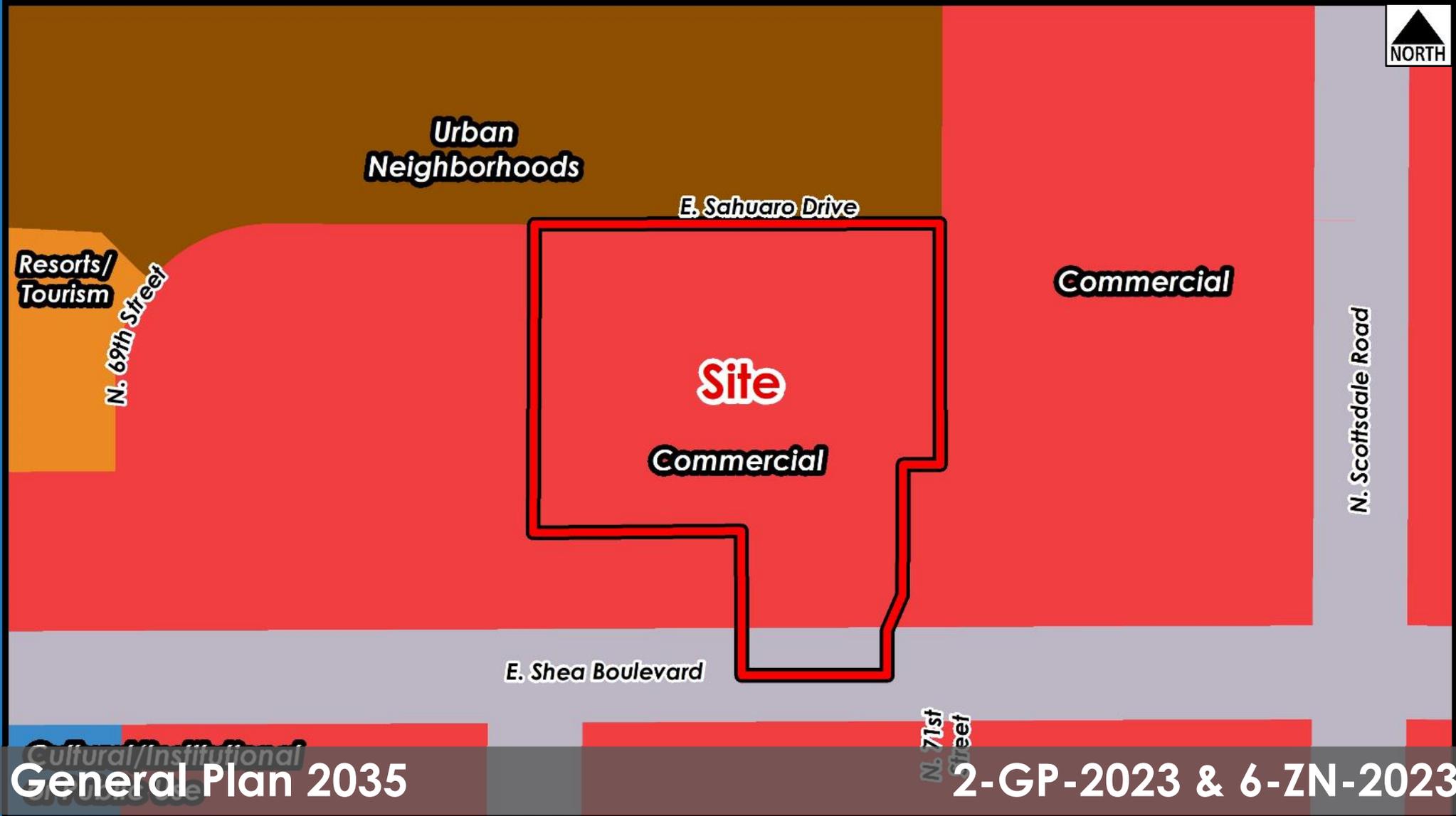
Detail Aerial

2-GP-2023 & 6-ZN-2023



Existing Zoning

2-GP-2023 & 6-ZN-2023

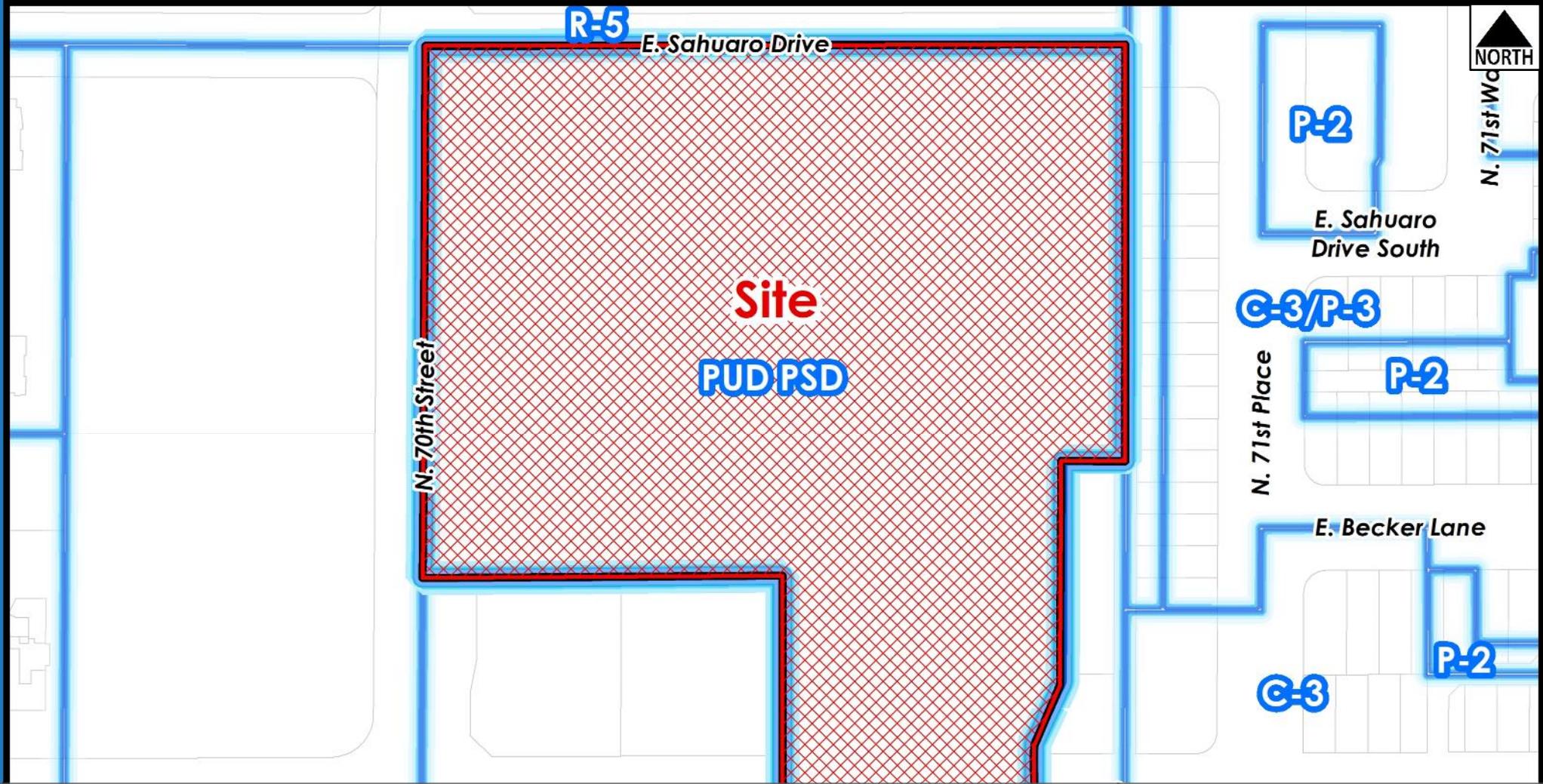


General Plan 2035

2-GP-2023 & 6-ZN-2023

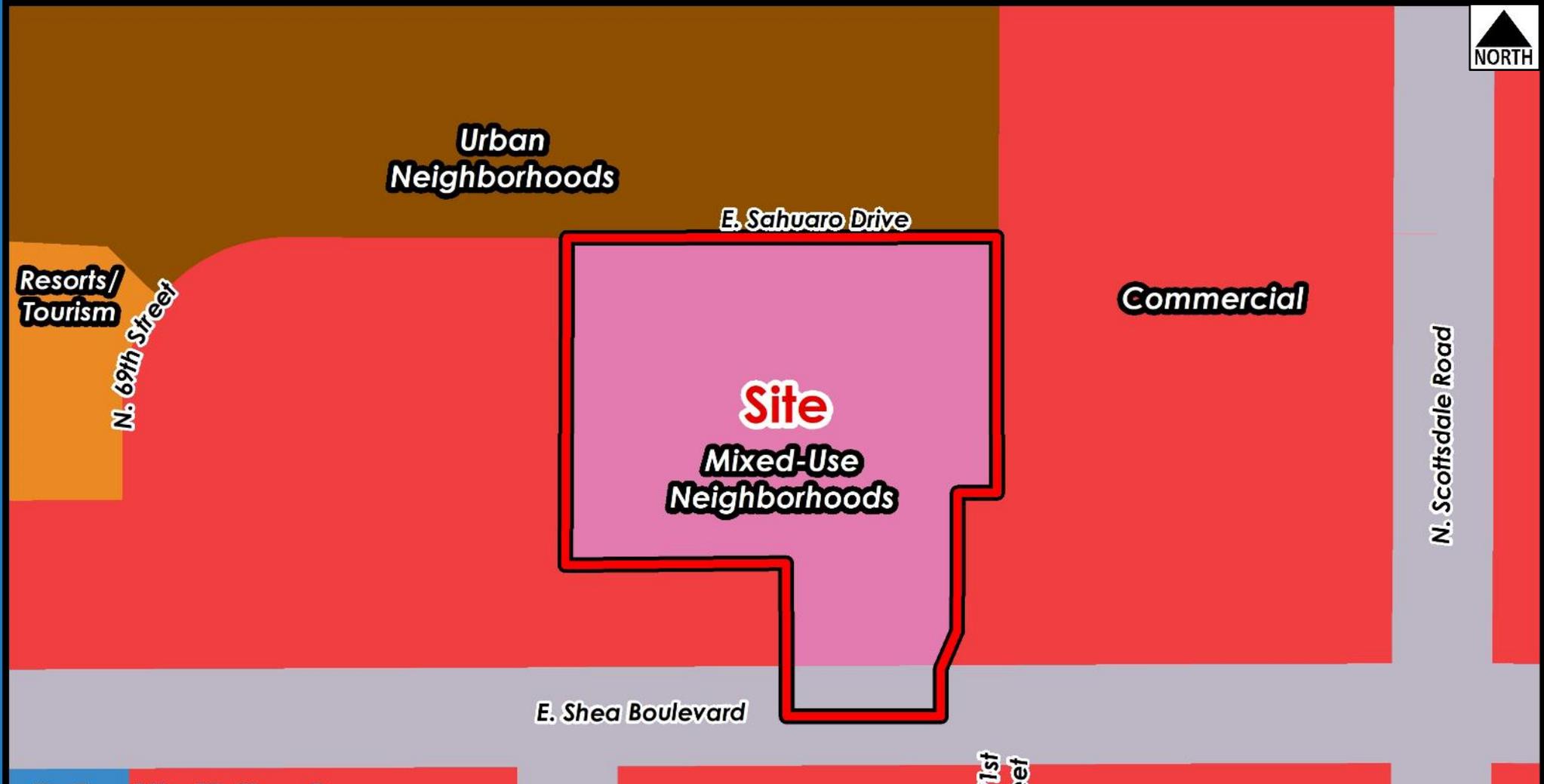
Request:

Discussion and Possible Action for a Recommendation to the Planning Commission & City Council regarding cases 6-ZN-2023 & 2-GP-2023, for a Zoning District Map Amendment from Central Business (Conditional), Parking District (C-2 (C) P-4) and Central Business (Conditional) (C-2 (C)) to Planned Unit Development, Planned Shared Development (PUD PSD) zoning & a Minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed Use Neighborhoods to allow for a mixed use development including 240 multi-family residential units within a four-story building and +/- 79,200 square feet of existing commercial area within one and two story buildings on a +/- 8.6 acre site located at 7000 E. Shea Boulevard.



Proposed Zoning

2-GP-2023 & 6-ZN-2023

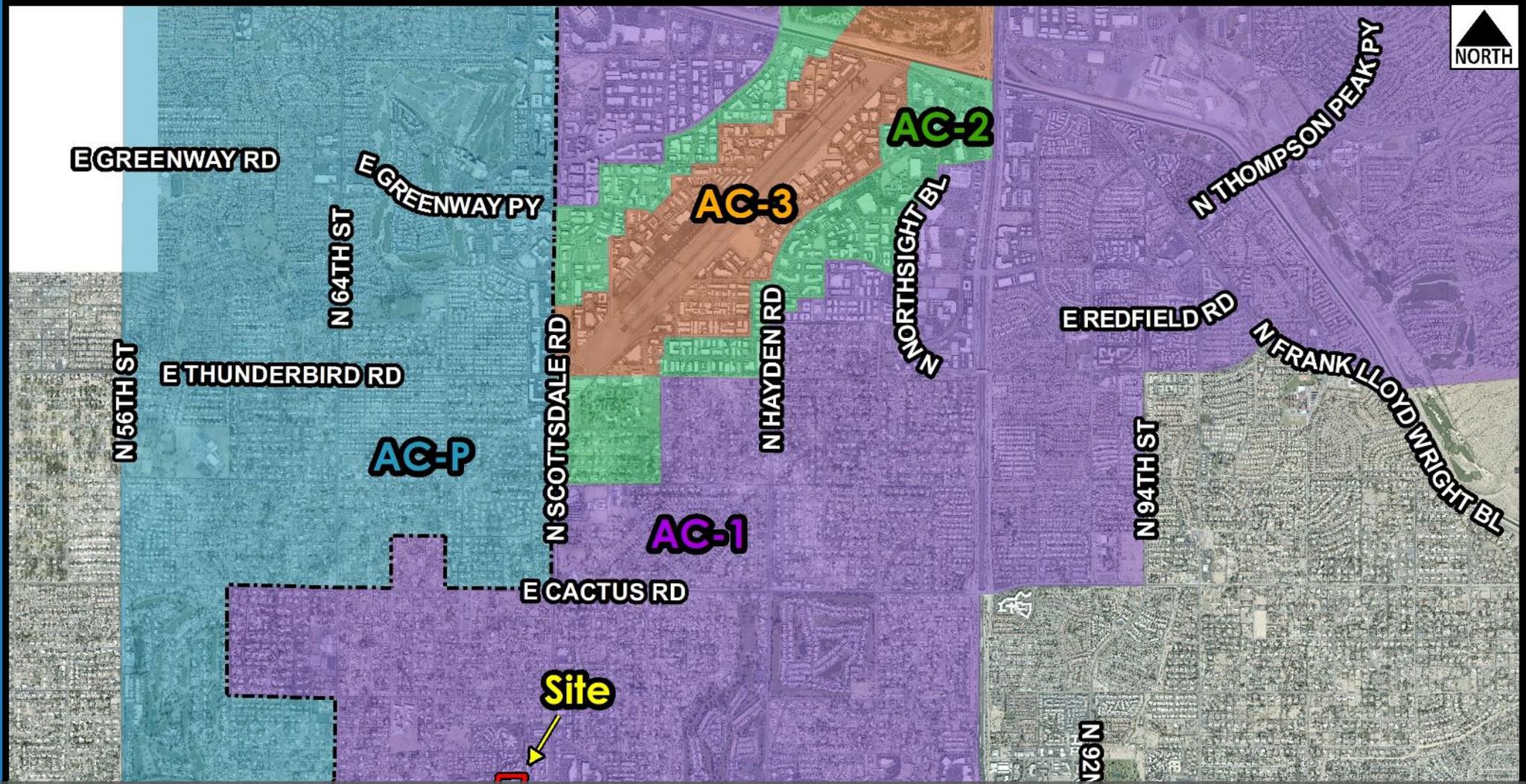


Cultural/Institutional

Proposed General Plan 2035

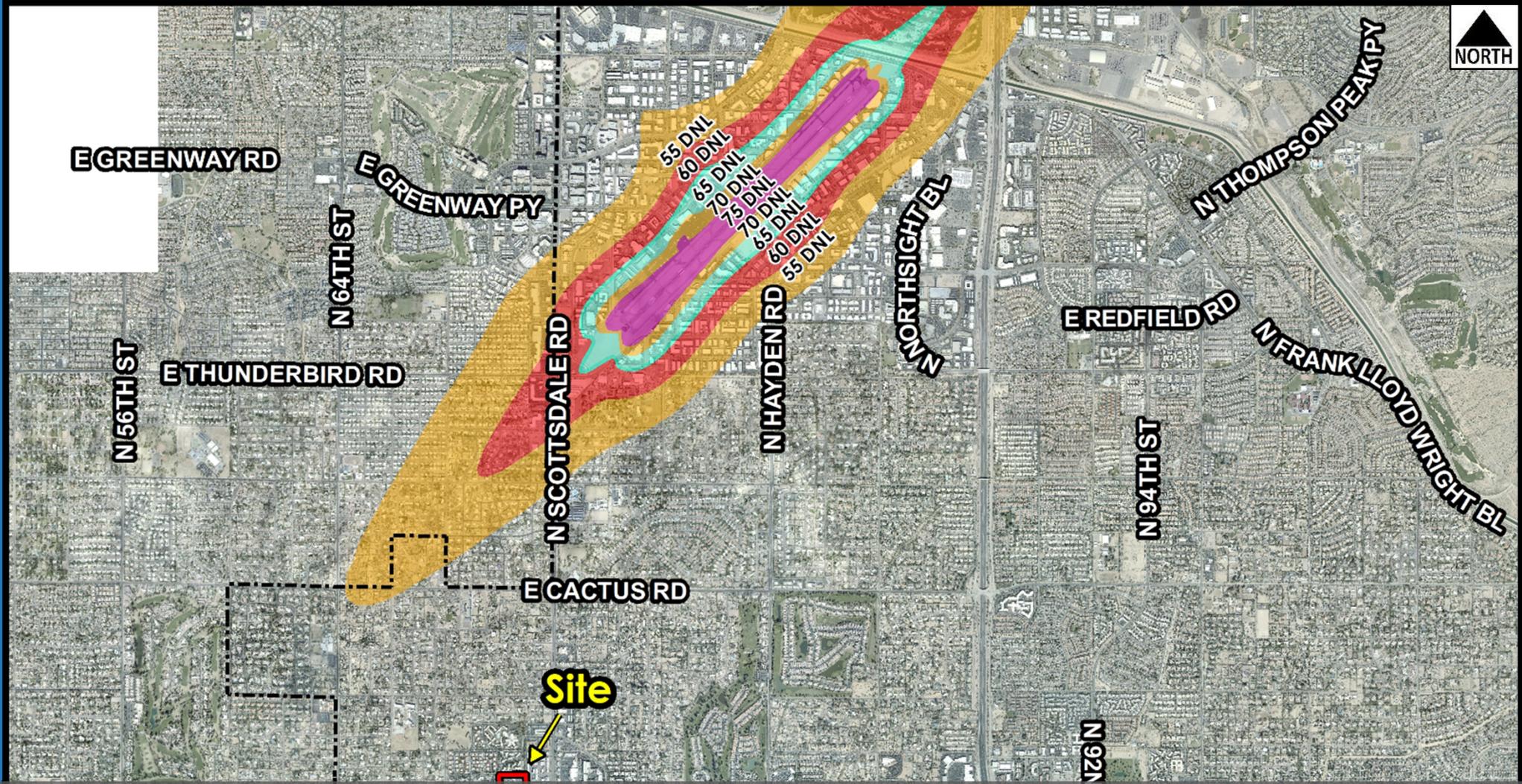
N. 71st Street

2-GP-2023 & 6-ZN-2023



Airport Overlay Zones

2-GP-2023 & 6-ZN-2023



Noise Contours

2-GP-2023 & 6-ZN-2023



Site Plan

2-GP-2023 & 6-ZN-2023

- EXPLANATION OF**
- 1-1 FLOOR - MAIN LEVEL
 - 2-1 FLOOR - 2ND FLOOR
 - 3-1 FLOOR - 3RD FLOOR
 - 4-1 FLOOR - 4TH FLOOR
 - 5-1 FLOOR - 5TH FLOOR
 - 6-1 FLOOR - 6TH FLOOR
 - 7-1 FLOOR - 7TH FLOOR
 - 8-1 FLOOR - 8TH FLOOR
 - 9-1 FLOOR - 9TH FLOOR
 - 10-1 FLOOR - 10TH FLOOR
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 - 21-1 FLOOR - 21ST FLOOR
 - 22-1 FLOOR - 22ND FLOOR
 - 23-1 FLOOR - 23RD FLOOR
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 - 98-1 FLOOR - 98TH FLOOR
 - 99-1 FLOOR - 99TH FLOOR
 - 100-1 FLOOR - 100TH FLOOR



Elevations

2-GP-2023 & 6-ZN-2023

Key Items:

- Proposed site is located within AC-1 area of the Airport Influence Zones.
- Airport Overlay Zone Matrix permits commercial and residential uses in AC-1 with conditions.
- Required conditions: FAA Height Analysis, fair disclosure notice, and dedication of an Avigation Easement.
- Entire development is located outside the 55 DNL noise contours.
- Proposed mixed use development includes demolishing an existing commercial building for a new four-story building with 240 residential units (28 du/ac) and retaining other existing commercial, retail, restaurant, etc. buildings on site.
- Allowed building height would increase from 36 feet to 48 feet with roof top appurtenances permitted up to 58 feet.



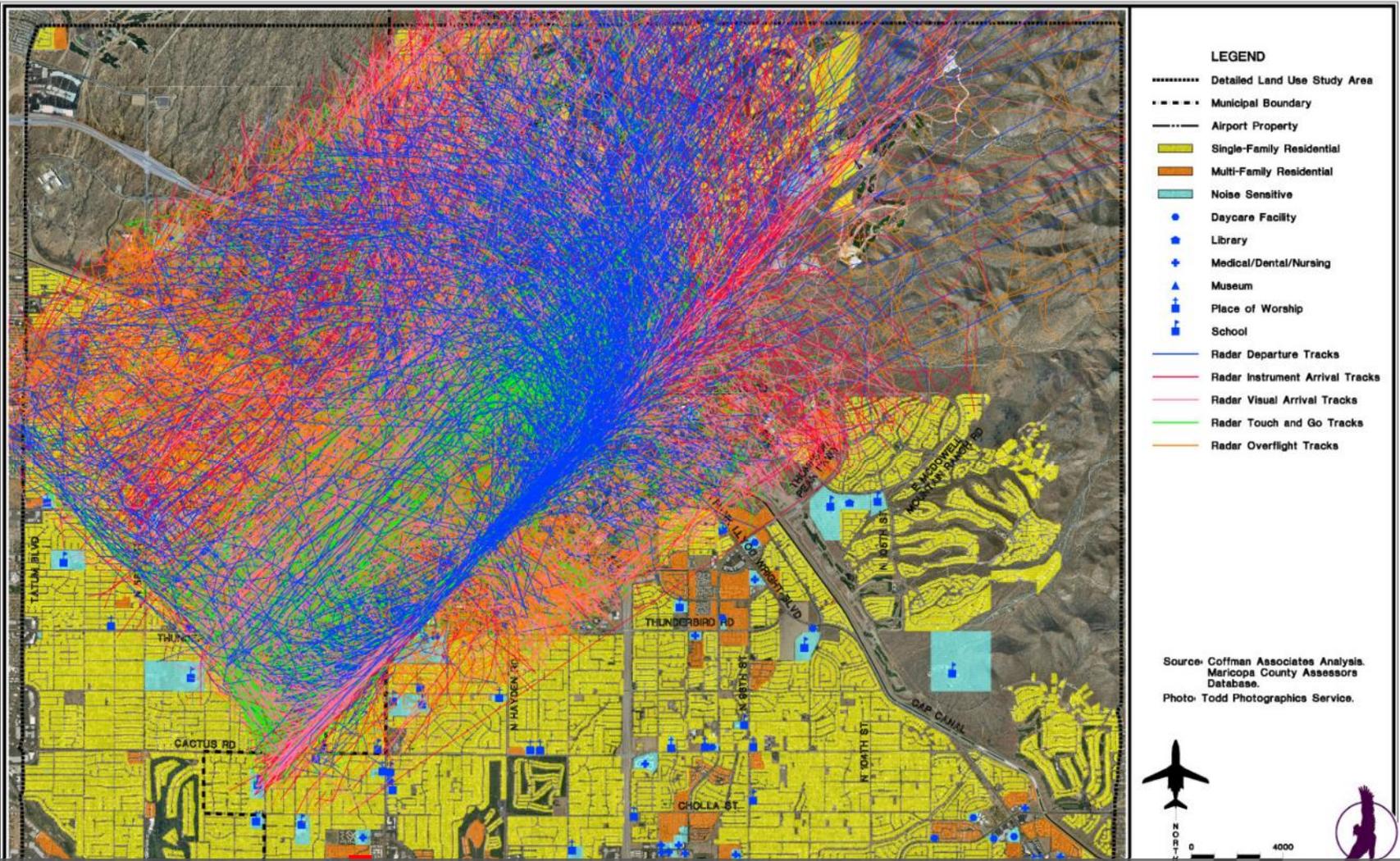
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Airport Advisory Commission

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Flight Tracks

2-GP-2023 & 6-ZN-2023

TABLE 7A Airport Overlay Zone Matrix Scottsdale Airport				
	Uses Allowed Within Each Zone			
	City of Scottsdale			City of Phoenix
	AC-1	AC-2	AC-3	AC-P
RESIDENTIAL				
Single-family, duplex, multi-family, manufactured housing	Y[1,3]	Y[1,3,4]	N	Y[1]
Recreational vehicle parks	Y[1,3]	Y[1,3]	N	Y[1]
Other residential	Y[1,3]	Y[1,3,4]	N	Y[1]
PUBLIC FACILITIES				
Education facilities	Y[1,3]	Y[1,3,4]	N	Y[1]
Religious facilities, libraries, museums, galleries, clubs and lodges	Y[1,2,3]	Y[1,3,4]	N	Y[1,2]
Outdoor sport events, entertainment and public assembly except amphitheaters	Y[1,2]	Y[1,3]	N	Y[1,2]
Indoor recreation, amusements, athletic clubs, gyms and spectator events	Y[1,2]	Y[1,3]	Y[1,3]	Y[1,2]
Neighborhood parks	Y[1,2]	Y[1,3]	Y[1,3]	Y[1,2]
Community and regional parks	Y[1,2]	Y[1,3]	Y[1,3]	Y[1,2]
Outdoor recreation: tennis, golf courses, riding trails, etc.	Y[1,2]	Y[1,3]	Y[1,3]	Y[1,2]
Cemeteries	Y[1]	Y[1,3]	Y[1,3]	Y[1]
COMMERCIAL				
Hotels/motels	Y[1,2]	Y[1,2,3,4]	Y[1,2,3,4]	Y[1,2]
Hospitals and other health care services	Y[1,2]	Y[1,2,3,4]	N	Y[1,2]
Services: finance, real estate, insurance, professional and government offices	Y[1,2]	Y[1,2,3]	Y[1,2,3]	Y[1,2]
Retail sales: building materials, farm equipment, automotive, marine, mobile homes, recreational vehicles and accessories	Y[1]	Y[1,3]	Y[1,3]	Y[1]
Restaurants, eating and drinking establishments	Y[1,2]	Y[1,2,3]	Y[1,2,3]	Y[1,2]
Retail sales: general merchandise, food, drugs, apparel, etc.	Y[1]	Y[1,3]	Y[1,3]	Y[1]
Personal services: barber and beauty shops, laundry and dry cleaning, etc.	Y[1]	Y[1,3]	Y[1,3]	Y[1]
Automobile service stations	Y[1,2]	Y[1,2,3]	Y[1,2,3]	Y[1,2]
Repair services	Y[1]	Y[1,3]	Y[1,3]	Y[1]

- | | |
|---|--|
| 1 | Fair disclosure statement required as a condition of development approval or building permit issuance. |
| 2 | Use is permitted as long as it complies with the requirements of the Airport Height and Hazard Overlay District. |
| 3 | Avigation easement required as a condition of development approval or building permit issuance. |
| 4 | Sound insulation required to reduce interior to exterior noise levels by at least 25dB. |

TABLE 7D (Continued)
Summary of Noise Compatibility Program, 2004-2014
Scottsdale Airport

Measure	Cost to Airport Or Government	Direct Cost to Users	Timing	Lead Responsibility	Potential Funding Sources
NOISE ABATEMENT ELEMENT (Continued)					
13. The City will encourage FAA to chart visual flight procedures to provide pilots with minimum safe flying altitudes and paths on approach.	Administrative	None	2006	Scottsdale Airport	Airport operating budget and FAA
14. Relocate existing run-up area and construct a run-up enclosure if deemed necessary.	\$900,000	None	2005-2006	City of Scottsdale	95 % FAA, 2.5% Arizona Department of Transportation, and 2.5% Scottsdale Airport Capital Budget
15. Inform transient helicopter pilots of the noise abatement flight paths.	\$5,000 (\$2,500 each for two editions)	None	2005	Scottsdale Airport	Airport Operating Budget
16. Change Phoenix Sectional Aeronautical Chart to depict additional populated places.	Administrative	None	2005	Scottsdale Airport	FAA
LAND USE MANAGEMENT ELEMENT					
1. Within their respective General Plans, the cities of Scottsdale and Phoenix should maintain the compatibly planned areas within the 55 DNL contour.	Administrative ¹	None	Ongoing	Cities of Scottsdale and Phoenix	City of Scottsdale Operating Budget and City of Phoenix Operating Budget
2. The cities of Scottsdale and Phoenix should maintain the compatibly-zoned areas within the project study area.	None	None	Ongoing	Cities of Scottsdale and Phoenix	City of Scottsdale Operating Budget and City of Phoenix Operating Budget
3. The City of Scottsdale should consider rezoning the parcel located directly north of the airport within the 65 DNL noise contour to a compatible land use. The parcel is currently utilized as a golf course.	Administrative ¹	None	2005 ²	City of Scottsdale	City of Scottsdale Operating Budget
4. The cities of Scottsdale and Phoenix should enact Project Review Guidelines for those impacted by airport operations.	Administrative ¹	None	2005 ²	Cities of Scottsdale and Phoenix	City of Scottsdale Operating Budget and City of Phoenix Operating Budget
5. The cities of Scottsdale and Phoenix should adopt the overlay zones contained within the proposed Project Review Guidelines.	Administrative ¹	None	2005 ²	Cities of Scottsdale and Phoenix	City of Scottsdale Operating Budget and City of Phoenix Operating Budget

TABLE 7D (Continued)
Summary of Noise Compatibility Program, 2004-2014
Scottsdale Airport

Measure	Cost to Airport Or Government	Direct Cost to Users	Timing	Lead Responsibility	Potential Funding Sources
LAND USE MANAGEMENT ELEMENT (Continued)					
6. If the Project Review Guidelines and Overlay Zoning Alternatives are not implemented, the City of Scottsdale should consider amending the subdivision regulations to require the issuance of avigation easements and fair disclosure notices for the areas contained within AC-1, AC-2, and AC-3 of the overlay zoning.	Administrative ¹	None	2005 ²	City of Scottsdale	City of Scottsdale Operating Budget
7. The City of Scottsdale should consider amending its	Administrative ¹	None	2005 ²	City of Scottsdale	City of Scottsdale Operating Budget