

Pinnacle Peak Pet Resort

Northwest Corner of Pinnacle Peak Road and Los Portones Drive
Proposed Doggy Daycare facility across 0.95 Acres

Project Narrative and Development Plan

Minor General Plan Amendment (1-GP-2023)

From: Employment Office

To: Commercial

Rezoning (1-ZN-2023)

From: C-O ESL (Commercial Office Environmentally Sensitive Lands)

To: C-1 ESL (Neighborhood Commercial Environmentally Sensitive Lands)

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Pinnacle Peak Doggy Daycare
Rezoning & Minor GPA

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I. Purpose of Request:

This request is for a General Plan Amendment (GPA) from Employment Office to Commercial and a rezoning from C-O ESL (Commercial Office Environmentally Sensitive Lands) to C-1 ESL (Neighborhood Commercial Environmentally Sensitive Lands) on a 0.95-acre site to allow for a doggy daycare facility. This development will include new 9,600-square-foot doggy daycare facility on a vacant, undeveloped property. This facility will include of 5,160 square feet of office space and 4,440 square feet of kennel space with capacity to hold 97 dogs within a sound proofed building. The property is located at the northwest corner of Pinnacle Peak Road and Los Portones Drive (74th St), which is referred to as the “Site” (See Aerial below).

AERIAL PHOTO



II. Pinnacle Peak Pet Resort

Overview

The proposed development is a doggy daycare facility that will provide high-quality care and amenities to its customers and their pets. The doggy daycare facility will be comprised of a mix of offices for employees and kennel spaces to hold dogs, as well as indoor and outdoor play areas. The interior includes office spaces, 97 kennels ranging in size from small to large, and two play areas, which will all be contained within the 9,000-square-foot, two-story soundproof building. There is also an 1,842-square-foot outdoor courtyard that provides an outdoor space for dogs to play during the day. This outdoor courtyard is enclosed on all four sides with building walls, and will also incorporate soundproofing mechanisms, such as sound baffling panels and sound curtains to minimize any potential noise impacts beyond the property line.

The development will fit seamlessly within the adjacent Pinnacle Peak Office Park by replicating the architectural character and theme of the adjacent buildings, including the use of similar building materials and colors. The development of the 9,000-square-foot building will also maintain the integrity of the 50-foot-wide drainage easement along both Pinnacle Peak Rd and Los Portones Dr.

Existing Conditions & Context

The Site encompasses less than one acre, 41,378 square feet, of vacant, undeveloped land, and is bordered by Pinnacle Peak Road to the south, which is a Desert Scenic Roadway, Los Portones Drive to the east, and the Pinnacle Peak Office Park to the north and west.

- North** Employment Office Land Use, C-O Zoning
Immediately north of the Site are offices within the Pinnacle Peak Office Park. The Los Portones Townhomes community is farther north, approximately 250 feet, and is zoned R-4.
- East** Commercial Land Use, C-2 Zoning
Immediately east of the Site is a commercial center, inclusive of a restaurant, retail stores, and additional office space.
- South** Mixed-Use Neighborhoods Land Use, R-5 Zoning
South of the Site, beyond Pinnacle Peak Road, is the Pinnacle at Silverstone townhome community.
- West** Employment Office Land Use, C-O Zoning
Immediately west of the Site are offices within the Pinnacle Peak Office Park. Farther west, beyond the Pinnacle Peak Office park, is a wide, 250-foot wash corridor going northeast-southwest, plus an additional commercial center zoned C-2.

Site Access

Access to the Site is provided within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two access points, one along Pinnacle Peak Road approximately 570 feet west of Los Portones Drive, and another access point along Los Portones Drive approximately 260 feet north of Pinnacle Peak Road. The minimal traffic generated by this proposal will not warrant any additional improvements to the existing Pinnacle Peak Office Park access points, considering they were originally designed to accommodate office-use traffic from this Site.

III. Minor General Plan Amendment Determination

The requested GPA is in conformance with a Minor General Plan Amendment, based upon the criteria set forth in the General Plan. The proposed change in land use designation is from Employment Office to Commercial, which as shown on Pages 56 of the 2035 General Plan, is a Minor Amendment. The Commercial land use designation in the City of Scottsdale General Plan 2035 is defined as:

“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.”

The proposed doggy daycare facility is highly compatible with this definition. The facility is located along an arterial street (Pinnacle Peak Rd), and will provide a unique petcare service for those living in the surrounding communities (e.g., Los Portones, Silverstone, etc.) and/or working in the immediate area, such as the Pinnacle Peak Office Park. This close proximity to both employment and residential provides the ideal location for this commercial use, reducing travel times and distance for the type of service that will be provided. The facility is also designed to fit seamlessly within the Pinnacle Peak Office Park, utilizing similar colors, materials, and scale as the existing buildings.

A detailed explanation of how this proposal is consistent with the 2035 General Plan is provided below.

1. Change in Land Use Category

A change in land use category on the land use plan that changes the land use character from one type to another as delineated in the land use category table (Page 56 of the General Plan).

Response: The 2035 General Plan designation is Employment (Office) and a requested GPA land use change to the Commercial designation. These land use categories are located analogous to each other on within Group G, and therefore do not constitute a Major GPA. As detailed previously, the proposed Pinnacle Peak Pet Resort is consistent with the Commercial land use.

2. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

*Planning Zone A: 10 acres or more.

*Planning Zone B: 15 acres or more.

Response: The designated Planning Zone for the site is Zone B, which establishes a 15-acre threshold for Major Amendments. The subject property is less than one acre in size. Thus, it is under the acreage threshold and therefore meets Minor General Plan Amendment criteria.

3. Character Area Criteria

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well-being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

Response: The property is not located within a designated character area.

4. Water/ Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

Response: The proposed change in land use does not result in a premature increase in the water and sewer plan, therefore it will not constitute a major amendment. The proposed

General Plan Amendment and Zoning Map Amendment would result in a use of equal intensity (0.8 FAR), and which was previously planned for in the water and wastewater infrastructure when it was last rezoned and developed. As such, the proposed development will not cause an unplanned increase in the existing water and wastewater infrastructure.

5. Change to the Amendment Criteria and/or Land Use Category Definitions Criteria

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions.

Response: Does not apply.

6. Growth Area Criteria

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

Response: Does not apply.

7. General Plan Land Use Overlay Criteria

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

Response: Does not apply.

8. Exceptions to the General Plan Amendment Criteria

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. *[Paraphrase] Specific examples of possible exceptions provided.*

Response: Does not apply.

IV. 2035 General Plan Consistency

2035 General Plan

The General Plan sets forward collective goals and approaches of the community with the intent to integrate Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. The goals are, however, not intended to be stationary or inflexible. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

With this in mind, this proposed Minor General Plan Amendment not only meets, but exceeds the goals and approaches established in the General Plan. A selection of supporting goals and policies are provided below.

GENERAL PLAN ELEMENTS

Land Use

LU 1.3: Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

Response: This proposed development incorporates design features with the adjacent Pinnacle Peak Office Park, including similar materials and colors, seamlessly blending in with the surrounding development pattern.

LU 6.3: Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.

Response: The proposed development, upon approval of the General Plan Amendment and Zoning Map Amendment, will provide a commercial service, a doggy daycare facility, in proximity to high density R-5 zoning to the south and R-4 zoning to the north, as well as proximity to employment centers east and west along Pinnacle Peak Road. The proposed doggy daycare facility will be of equal scale and character as the adjacent Pinnacle Peak Office Park development, and of the commercial buildings across Los Portones Drive. This facility will be walkable for neighbors in the Los Portones neighborhood, as well as the Pinnacle at Silverstone and Summit at Silverstone communities to the south. Employees at the Pinnacle Peak Office Park, or the neighboring commercial center, are also within walking distance and potential customers of this proposed Doggy Daycare.

Conservation

CONSV 5: Retain and prevent erosion of significant watercourses and water bodies.

Response: The Pinnacle Peak Pet Resort will maintain the integrity of the existing 50-foot-wide drainage easement established on this site along Los Portones Dr and Pinnacle Peak Rd. The 9,000-square-foot facility, as well as all earthwork associated with construction, will avoid any damage or other impacts to this drainage area, focusing all site improvements on the area already cleared and graded for development previously.

Open Space

OS 3.2: Protect environmentally sensitive lands from the impacts of development.

Response: This proposal maintains the Environmentally Sensitive Land designation on the property and will provide for natural undisturbed open space to be preserved.

Conservation, Rehabilitation, & Redevelopment

CRR 2.4: Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale's commercial property inventory and provide new job opportunities.

Response: The Site remains vacant today, despite the surrounding areas being developed decades ago. The vacant property detracts from the surrounding employment center and the surrounding neighborhoods along Pinnacle Peak Road and Los Portones Drive. The proposed development of the infill site will enhance the overall office park, bring in new job opportunities, and enhance Scottsdale's commercial property inventory with a new, successful, high-quality business.

Economic Vitality

EV 3.7: Identify and promote opportunities for infill development, and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

Response: The Site is a skipped-over piece of property, which has remained vacant despite the development in the surrounding area over the past decades. For this reason, the Site is ripe for a compatible infill development that makes an economic use out of the vacant unutilized land. This infill development will be sensitively integrated with the surrounding character of the Pinnacle Peak Office Park and provide a compatible neighborhood use for the surrounding Los Portones community and Silverstone community.

V. Conclusion

In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on a small, less than one-acre vacant infill property located at the northwest corner of Pinnacle Peak Road and Los Portones Drive. The approval of these requests will allow the development of a doggy daycare facility within the C-1 zoning district, which will be designed to be compatible with the surrounding context.

The proposed amendments are effectively a lateral change in intensity, considering commercial uses are already allowed on the subject property. In fact, the C-O zoning district provides for the same commercial intensity, 0.8 FAR, as the proposed C-1 zoning district. As such, the proposed General Plan Amendment and Rezoning will cause virtually no material change to the character of the area,

and have virtually no impact on the adjacent properties compared to other uses allowed today. In fact, a doggy daycare facility generally generates less traffic than most office uses currently allowed in the C-O zoning district, resulting in less traffic than what could be built on the subject property today. Additionally, located in the Pinnacle Peak Office Park, the doggy daycare services are compatible with the employment office uses, which may be utilized by employees within the Pinnacle Peak Office Park, as well as residents in the surrounding neighborhoods, eliminating trips for employees and neighboring residents who may travel elsewhere for currently.

Simply put, the proposed lateral amendments to the General Plan Land Use Map and Zoning Map will allow for a specific proposed commercial use that is not provided for in the current commercial land use and zoning designations.