

**Marked Agendas
Approved Minutes
Approved Reports**

Ordinance No. 4081

Official /Signed Resolution can be found at:
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 5/14/2013

Planning Commission 4/24/2013

15-ZN-2005#2



May 17, 2013

Jason Eisenberg
Eisenberg Company
2390 E Camelback Rd Ste 202
Phoenix, AZ 85016

Re: 709-PA-2012
15-ZN-2005#2
Silverstone

Dear Jason Eisenberg,

This is to advise you that the case referenced above was approved at the May 14, 2013 City Council meeting. The ordinance no. 4081 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner



Item 4

Current Planning Services

One Civic Center
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Jesus Murillo, Senior Planner
THROUGH: Tim Curtis, AICP, Current Planning Director
DATE: 5/7/2013
SUBJECT: Silverstone (15-ZN-2005#2)

Please find an updated Ordinance, No. 4081 for the above referenced case. The original ordinance had a scrivener error pertaining to the zoning designation, from Central Business District, Planned Community Development District (C-2 PCD) zoning to Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning.

CITY COUNCIL REPORT



Meeting Date: May 14, 2013
General Plan Element: Land Use
General Plan Goal: Create a sense of community through land uses

ACTION

Silverstone
15-ZN-2005#2

Request to consider the following:

1. Adopt Ordinance No. 4081 approving an amendment to a previously approved case stipulation (15-ZN-2005) in reference to the timing of development in regards to street improvement requirements for a 12.3-acre property located at the southeast corner of E. Pinnacle Peak Road and N. Scottsdale Road with Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning.

OWNER

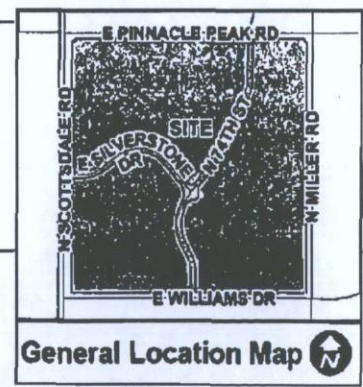
RHVT, LLC
602-230-1051

APPLICANT CONTACT

Jason Eisenberg
Eisenberg Company
602-408-6100

LOCATION

Southeast Corner of E. Pinnacle Peak Road and N. Scottsdale Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes and accommodates for higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The General Plan states that the Mixed-Use Neighborhoods Land Use designation should be located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development.

Action Taken _____

Character Area Plan

The subject site is located within the CityShape 2020 Report "Grayhawk" character area. The CityShape 2020 Report described the Grayhawk character area as transition from low density, custom home neighborhoods to the northeast, employment centers to the south and Phoenix to the west. The report, completed in 1996, also foresaw that business centers around the previously existing "Rawhide," would be the most northerly, large mixed use business and service center in the city, providing services for areas to the north and east.

Zoning

The 12.3-acre site impacted by this application is zoned Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning (referred to as Parcel C on the Silverstone Development Plan). The Planned Community District designation is designed and intended to encourage the development of large tracts of land, usually under unified ownership, to achieve land development patterns that will be beneficial to a particular area of the city. The Planned Community District designation is usually accompanied by an approved development plan.

The subject site was previously part of the location of the Rawhide western theme park. In 2006, the entire 160-acre Rawhide site, which includes the subject 12.3-acre site, was rezoned from Western Theme Park District (W-P) to Planned Community District (P-C) with comparable zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). The Environmentally Sensitive Lands (ESL) zoning overlay abuts the site along the northern boundary. Although the site is not located within the ESL overlay area, the approved Master Environmental Design Concept Plan (MEDCP) refers to the ESL ordinance for design sensitivity.

As part of the approval, the City Council included a stipulation that no office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). Both the City and Developer shared the responsibility of these improvements.

Context

The subject site is located at the southeast corner of N. Scottsdale Road and E. Pinnacle Peak Road. The City of Phoenix is located to the west of the proposed project, across N. Scottsdale Road. To the north of the subject site, is The Pinnacle shopping center. Vacant lands are located to the south and the Appaloosa Library is located to the southeast. The Classic Residences at Silverstone assisted living facility is also located to the southeast of the subject site.

Key Items for Consideration

- 15-ZN-2005 Case stipulation requirement pertaining to development timing
- Planning Commission heard this case on April 24, 2013 and recommended approval with a unanimous vote of 6-0.

Other Related Policies, References:

39-ZN-1982, 15-ZN-2005, 7-GP-2005, 2-MP-2006, 132-DR-2006, 14-UP-2007 21-DR-2007, 46-DR-2007, 53-DR-2007, and 42-DR-2011

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to amend the previously approved timing stipulation to exclude Parcel C from the construction timing requirements of Scottsdale Road. An approval of the proposed request would allow for the opportunity for the owner/applicant to construct a commercial development on Parcel C while the City continues to construct the improvements on Scottsdale Road. The applicant has provided a conceptual site plan to accompany the request.

IMPACT ANALYSIS

PCD Findings

Before approval or modified approval of an application for a proposed (P-C) District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas:
 - **The proposed stipulation amendment will continue to be in harmony with the General Plan and development of the surrounding areas. The surrounding areas have not developed to the degree in which the improvement requirements are necessary prior to development on Parcel C.**
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
 - **The current traffic count along this section of N. Scottsdale Road is less than the projected traffic count at the time of the original rezoning case. The existing streets are suitable and adequate to serve the proposed development.**
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - **The proposed request will not modify the previously approved uses, densities, or public facilities.**
 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

- **The proposed stipulation amendment does not propose to remove or add any Industrial or research uses as previously approved.**
3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.
- **The proposed stipulation amendment does not propose to modify any commercial, industrial, recreational, or non-residential uses that were previously approved by the City Council. The request will allow for commercial uses to development by amending a stipulation that was designed based on previously foreseen needed improvements. The surrounding areas have not developed in the intensity that was anticipated at the time of the stipulation approval.**
- D. The Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the (P-C) District.
- **The proposed case stipulation amendment does not propose a Private or Charter school.**

Traffic

When the Silverstone development was proposed, there were concerns expressed by the community regarding the increased traffic that would be generated by the development, and how this traffic might impact traffic flow along Scottsdale Road north of the 101 Freeway. To address these concerns, the stipulations for the approval of the change in zoning districts that would allow the Silverstone development included a requirement that the office and retail land uses (Parcels C and D) would not be issued any certificates of occupancy until Scottsdale Road was completed to its planned six lane cross section from Thompson Peak Parkway to Pinnacle Peak Road.

Currently, the section of Scottsdale Road from Frank Lloyd Wright to the 101 Freeway is completed to the full six-lane cross section. The section from the 101 Freeway to Thompson Peak Parkway has been completed for the eastern portion along the City of Scottsdale frontage. This section is currently improved to four lanes with no raised medians. The improvement of the western half along the City of Phoenix is not currently scheduled for construction. The section from Thompson Peak Parkway to Pinnacle Peak Road has been designed and construction has started, primarily on utility relocation and construction of a bridge at the Rawhide Wash. The roadway improvements (pavement, curb & gutter, sidewalk, etc.) will not begin until funding is available.

With respect to traffic volumes along Scottsdale Road, the recession and increased gasoline prices have impacted traffic volume growth in the City. The existing traffic counts are less than those projected at the time of the previously approved rezoning case. The following table shows the traffic volumes along this section Scottsdale Road for the recent years:

Segment	2006 ADT	2008 ADT	2010 ADT
Frank Lloyd Wright to 101 Freeway	42,700	36,800	37,400
101 Freeway to Thompson Peak Parkway	48,400	38,000	38,500
Thompson Peak Parkway to Pinnacle Peak	40,300	30,400*	41,800

*During roadway construction

Improvements

The Silverstone development already has contributed significantly to the street infrastructure for the street system surrounding their site. They have constructed the following improvements:

- Full-street improvements (four lanes) for E. Pinnacle Peak Road from N. Scottsdale Road to N. Miller Road.
- Bridge construction for Rawhide Wash on E. Pinnacle Peak Road.
- Half-street construction (two lanes) of N. Miller Road from Pinnacle Peak Road to E. Williams Drive.
- Half-street construction (one lane plus bike lanes) of E. Williams Drive from N. Scottsdale Road to N. Miller Road.
- Full-street construction of E. Silverstone Drive, which provides access to Appaloosa Library.

At the time that the Silverstone development was approved in January of 2006, a capital improvement project was planned to improve Scottsdale Road from Thompson Peak Parkway to Pinnacle Peak Road in 2010. The capital project was anticipated to complete Scottsdale Road to the planned six-lane cross section with raised medians and intersection improvements. It was assumed that the portions of Scottsdale Road to the south, Frank Lloyd Wright to the 101 Freeway and the 101 Freeway to Thompson Peak Parkway, would be completed prior to the start of the section north of Thompson Peak Parkway.

There are many factors responsible for these Scottsdale Road improvement projects not being completed. The major factor has been decreased funding for Capital Projects resulting from the economic recession that began in late 2007. Increased construction costs have also delayed planned capital projects. Also, the City of Phoenix and State Land, the primary property owner along the western boundary, have not contributed any funds toward the costs of improving Scottsdale Road. They had anticipated development along their Scottsdale Road frontage that would have contributed toward the street improvements, but this has yet to occur.

Community Involvement

The applicant notified property owners within 750 feet of the site. In addition, the applicant held two open houses regarding the proposed zoning case stipulation amendment on January 29th, 2013, and on February 25th, 2013. No concerns were received by the applicant at the open houses, and the applicant has stated that the party in attendance was in support of the request.

The city also notified all property owners within 750 feet of the site. Staff has received correspondence in support of this request.

Policy Implications

The subject proposed zoning case stipulation modification will only apply to the 12.3-acre Parcel C site (See Attachment #5 for Parcel C boundary and conceptual site plan). The amendment will allow Parcel C to develop, without negative impacts to the surrounding street network.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on April 24, 2013 and recommended approval with a unanimous vote of 6-0.

Recommended Approach:

Staff recommended that the Planning Commission find that the (P-C) Zoning District criteria have been met, and determine that the proposed zoning case stipulation amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of an amendment to a previously approved case stipulation (15-ZN-2005) in reference to the timing of development of street improvements, per the attached amended stipulation.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4081 approving an amendment to a previously approved case stipulation (15-ZN-2005) in reference to the timing of development in regards to street improvement requirements for a 12.3-acre property located at the southeast corner of E. Pinnacle Peak Road and N. Scottsdale Road with Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation

Current Planning Services

Planning, Neighborhood and Transportation

Traffic Engineering

STAFF CONTACTS

Jesus Murillo

Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

4/25/2013

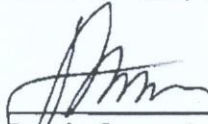
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/25/2013

Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

4/25/13

Date

ATTACHMENTS

1. Ordinance No. 4081
 - Exhibit 1. Stipulations
 - Exhibit 2. Zoning Map
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Map
5. Conceptual Site Plan
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. April 24, 2013 Planning Commission Minutes

ORDINANCE NO. 4081

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF AMENDING THE PRIOR ZONING CASE STIPULATION (15-ZN-2005), CASE STIPULATION AMENDMENT IS IN REFERENCE TO THE TIMING OF DEVELOPMENT IN REGARDS TO STREET IMPROVEMENT FOR A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF E. PINNACLE PEAK ROAD AND N. SCOTTSDALE ROAD WITH PLANNED COMMUNITY DISTRICT (P-C) WITH COMPARABLE ZONING OF CENTRAL BUSINESS DISTRICT (C-2) ZONING.

WHEREAS, the Planning Commission held a public hearing on April 24, 2013 and made the required recommendations; and

WHEREAS, the City Council held a hearing on May 14, 2013; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 12.35 +/- acre parcel located at the southeast corner of E. Pinnacle Peak Road and N. Scottsdale Road, marked as "Site" (the Property) on the map attached as Exhibit 2, with Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning, amending the prior zoning case stipulation in reference to the timing of street improvements and development, which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of May, 2013.

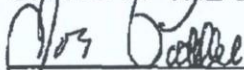
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney

By: Joe Padilla, Sr. Assistant City Attorney
10925771v1

Stipulations for the Zoning Application:

Silverstone

Case Number: 15-ZN-2005#2

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

STRIKETHROUGHS indicate deletions that were recommended approved by the Planning Commission. All other previously approved conditions and stipulations for this property and case, including and not limited to those adopted by case 15-ZN-2005 continue to apply.

PLANNING DEVELOPMENT

10. PHASING PLAN. Timing of the development shall be dictated by improvements to the wash and street network, as illustrated on Attachment #12. No office or retail development (Parcels ~~C and~~ D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the City Manager or Designee prior to construction commencing. Any building pad, including municipal uses, which remains undeveloped for a period of 1 year from the completion of internal roadways as determined by the City Manager shall be topped with 2" of decomposed granite or Maricopa County approved dust control methods by the respective owner.

Project History & Status

Silverstone at Pinnacle Peak ("Silverstone") is a 160 (gross) acre Master Planned Community located at the southeast corner of Scottsdale & Pinnacle Peak Roads. The Silverstone community master plan was officially approved by the City of Scottsdale City Council on January 10, 2006 (Case 15-ZN-2005). The zoning district boundaries for Silverstone are approved for Planned Community District (PC) with comparable underlying zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). The rezoning approval including stipulations and requirements that outlined public infrastructure that was to be constructed by the developer and by the City, with the City's obligated to constructing all Scottsdale Road improvements. Subsequent to the City's adoption of Silverstone's rezoning approval, Silverstone's developer completed extensive onsite and offsite infrastructure improvements including dry and wet utilities, a bridge, roadways, landscaping and stormwater handling improvements. These improvements were substantially completed in 2009, except for the Rawhide Wash channel, which cannot be completed until a bridge is constructed by the City where Rawhide Wash crosses Scottsdale Road at approximately the midpoint of Silverstone's frontage along Scottsdale Road. The Scottsdale Road bridge construction commenced in September of 2012, and is anticipated to be completed mid-2013. This will allow Silverstone's developer to complete the Rawhide Wash channel and would provide the opportunity for development of the C-2 parcel at the northwest corner of Silverstone. As of today, two owners enjoy use of their properties within the Silverstone project. The City of Scottsdale operates Appaloosa Public Library on land that was gifted to the City by the Developer. And VI at Silverstone operates a Continuing Care Retirement Community.

Purpose of Request

The purpose of this request is to amend the stipulations of Case 15-ZN-2005 to allow Silverstone's developer to construct a Sprouts Grocery anchored neighborhood shopping center on Parcel C of the Silverstone project. For this to occur, an existing stipulation must be amended within the rezoning case (Item #10 of Exhibit 1, Ordinance No. 3651) that stipulates "No office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations." At the time of the rezoning over six years ago (Jan. 2006), it was anticipated by the City that Scottsdale Road (along Silverstone's frontage) would be fully constructed in 2010. Silverstone's developer fulfilled its obligation under this stipulation by completing Pinnacle Peak Road in 2009. Silverstone's developer originally anticipated the ability to develop the office and retail parcels in 2010. However, the downturn of the Nation's economy stalled the City's plan to complete Scottsdale Road in 2010 as originally planned. This economic downturn also stalled practically all development in North Scottsdale, a dynamic that both directly and indirectly impacts the Silverstone project in terms of the Project's original traffic concerns, since the communities concerns regarding the development of Silverstone's office and retail parcels stemmed from the aggregate of all traffic in the immediate region of Silverstone. Traffic engineers now confirm that Scottsdale Road is experiencing far less traffic than initially anticipated, with no negative impacts generated by the ultimate construction of Silverstone's proposed neighborhood shopping center. Accordingly, Silverstone requests that rezoning Case 15-ZN-2005 be amended to eliminate Item #10 of Exhibit 1.



Q.S.
44-45

G.I.S. ORTHOPHOTO 2010

Silverstone Stipulation Amendment

15-ZN-2005#2

ATTACHMENT #3

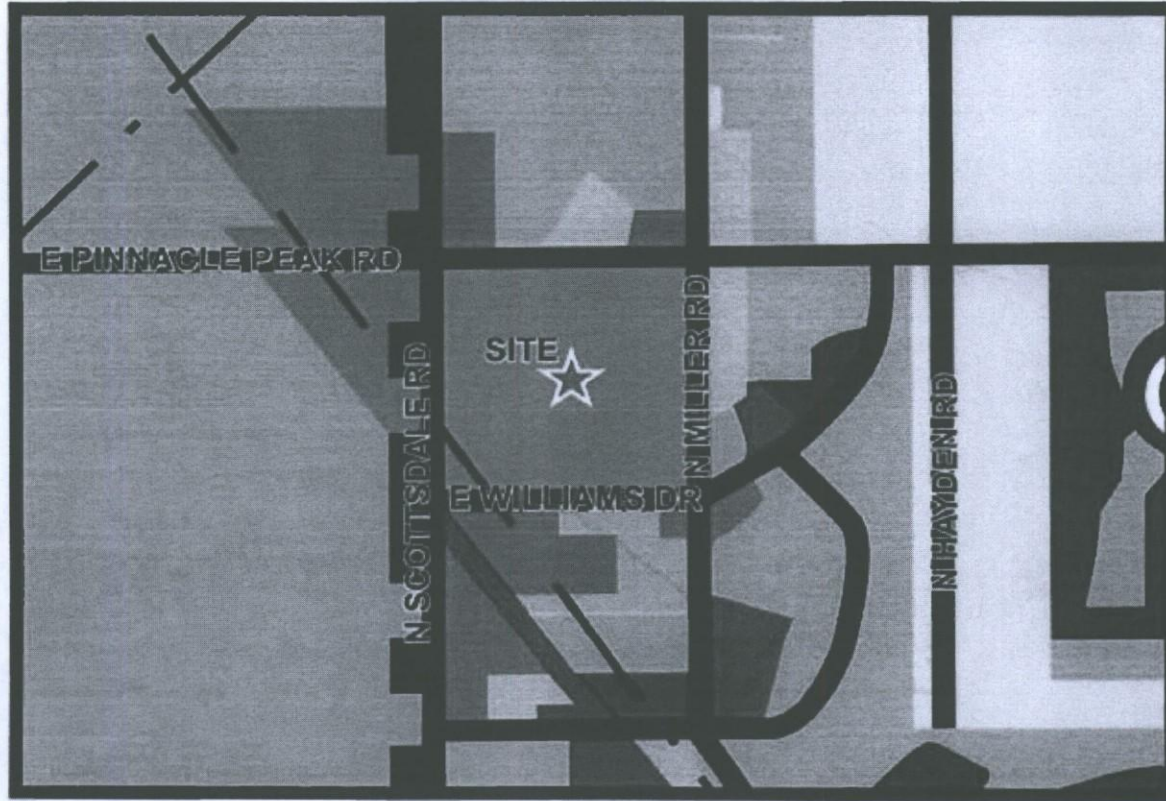


Silverstone Stipulation Amendment

15-ZN-2005#2

ATTACHMENT #3A

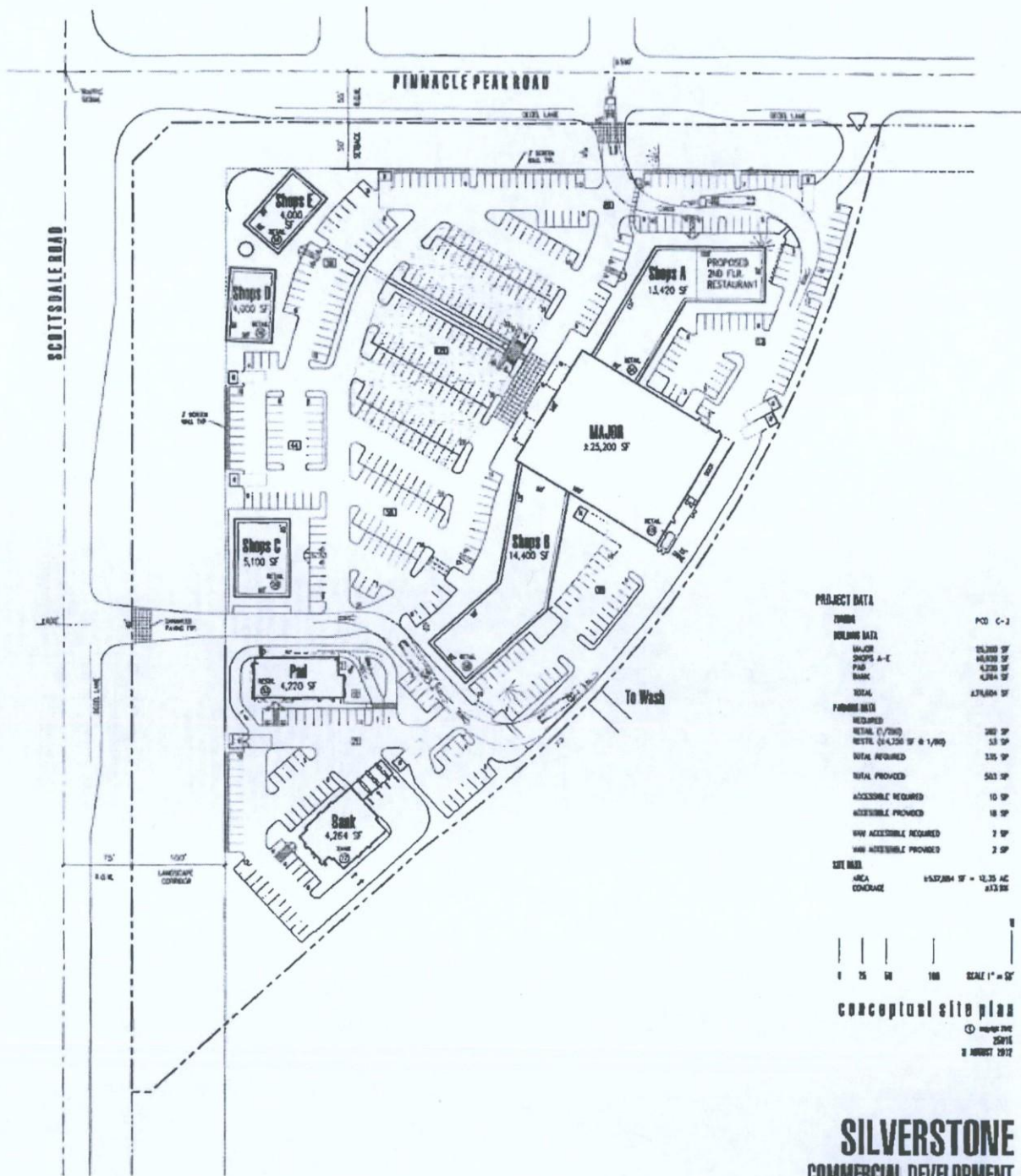
Existing General Plan Land Use Map



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		LOCATION NOT YET DETERMINED



15-ZN-2005#2
ATTACHMENT #4



PROJECT DATA

ZONING		POD C-2
MOVING DATA		
MAJOR	225,200 SF	
SHOPS A-E	40,000 SF	
POOL	4,720 SF	
BANK	4,264 SF	
TOTAL	278,184 SF	
PARKING DATA		
REQUIRED		
NETAL (1/200)	503 SP	
NETAL (1/425 @ 1/100)	53 SP	
TOTAL REQUIRED	556 SP	
TOTAL PROVIDED	503 SP	
ACCESSIBLE REQUIRED	10 SP	
ACCESSIBLE PROVIDED	18 SP	
MIN ACCESSIBLE REQUIRED	7 SP	
MIN ACCESSIBLE PROVIDED	2 SP	
SITE DATA		
AREA	153,284 SF = 3.5 AC	
COVERAGE	81.3%	



conceptual site plan
 2011
 8 AUGUST 2012

PARCEL "C"

SILVERSTONE
COMMERCIAL DEVELOPMENT
 SEC SCOTTSDALE ROAD + PINNACLE PEAK ROAD
 for EISENBERG COMPANY

ELLERMANN,
 SCHICK &
 BRUND
 ARCHITECTURAL PLANNING

28. TRANSPORTATION IMPACT AND MITIGATION ANALYSIS



Kimley-Horn
and Associates, Inc.

November 12, 2012

■
Suite 300
7740 N. 16th Street
Phoenix, Arizona
85020

Mr. Craig F. Eisenberg
President of Eisenberg Company
As Agent and Developer of Silverstone Retail Center
2390 E. Camelback Road, Suite 202
Phoenix, AZ 85016

Re: SEC Pinnacle Peak Road and Scottsdale Road – Silverstone Commercial
Development – Trip Generation and LOS Analysis

Dear Mr. Eisenberg:

This analysis was completed to support the approval process of the proposed retail development located at the southeast corner of the intersection of Pinnacle Peak Road and Scottsdale Road in Scottsdale, Arizona. The project proposes to develop a 74,604 square foot shopping center project. The site was initially evaluated as part of the Traffic Impact and Mitigation Analysis (TIMA) prepared in December 2005 by Parsons Brinkerhoff for the Silverstone at Pinnacle Peak project. This analysis compares the trip generation potential of the currently proposed retail land uses to the original trip generation of the development, as well as reviewing the anticipated level of service (LOS) at the intersection of Pinnacle Peak Road and Scottsdale Road and the proposed driveways based on the revised building areas and existing traffic conditions.

The site consists of approximately 12.35 acres and is currently undeveloped. The site plan depicts the proposed shopping center development consisting of several buildings totaling 74,604 square feet of shopping center land use. There are two driveways onto Pinnacle Peak Road on the northern edge of the site. The eastern driveway provides right-in/right-out only access to the development from Pinnacle Peak Road. Left turn movements are restricted at this location by a diverter median within the driveway and the existing raised center median. The existing western driveway provides full access to the development from Pinnacle Peak Road and aligns with a full access driveway into the existing development on the north side of Pinnacle Peak Road. Additionally, there is a third driveway that gives access to the site on the west side of the development on Scottsdale Road. This driveway provides full access to and from the development, with no median on Scottsdale Road to inhibit left turns.

■
TEL 602 944 5500
FAX 602 944 7423

15-ZN-2005 #2
2/12/2013



Silverstone Commercial Development Land Use Trip Generation Potential

The original site plan was analyzed based on the land uses and existing building sizes identified in the original Silverstone at Pinnacle Peak project consisting of 95,000 square feet of shopping center. Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 8th Edition*, the anticipated number of trips generated by the original development at full occupancy is shown in Table 1.

Table 1 – Silverstone Commercial Development Trip Generation Potential

Land Use	ITE Code	Quantity	Units	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
Shopping Center	820	95,000	SF	6,568	91	68	149	301	314	615

Shopping Center (ITE 8th Edition)

Daily (ITE 820)	$\ln(T) = 0.65 \times \ln(1000's \text{ of SF}) + 5.83$	50% In	50% Out
AM Peak Hour (ITE 820)	$\ln(T) = 0.59 \times \ln(1000's \text{ of SF}) + 2.32$	61% In	39% Out
PM Peak Hour (ITE 820)	$\ln(T) = 0.67 \times \ln(1000's \text{ of SF}) + 3.37$	49% In	51% Out

As shown in Table 1, the original land use at full occupancy has the potential to generate 6,568 daily trips, with 149 trips occurring during the AM peak hour, and 615 trips occurring during the PM peak hour.

Proposed Site Trip Generation

The proposed site plan consists of 74,604 square feet of shopping center (ITE 820) land use. Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 8th Edition*, the anticipated number of trips generated by the proposed development at full occupancy is shown in Table 2.

Table 2 – Proposed Development Trip Generation

Land Use	ITE Code	Quantity	Units	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
Shopping Center	820	74,604	SF	5,613	79	61	130	268	267	523
Shopping Center Pass By				2,385	0	0	0	109	113	222
New Trips				3,228	79	61	130	147	154	301
Total Trip Generation				7,998	79	61	130	365	380	745
Total Pass By Trips				2,385	0	0	0	109	113	222
Total New Trips				3,228	79	61	130	147	154	301

Shopping Center (ITE 8th Edition)

Daily (ITE 820)	$\ln(T) = 0.65 \times \ln(1000's \text{ of SF}) + 5.83$	50% In	50% Out
AM Peak Hour (ITE 820)	$\ln(T) = 0.59 \times \ln(1000's \text{ of SF}) + 2.32$	61% In	39% Out
PM Peak Hour (ITE 820)	$\ln(T) = 0.67 \times \ln(1000's \text{ of SF}) + 3.37$	49% In	51% Out
Pass By Daily (ITE 820)	$\ln(T) = -0.28 \ln(X) + 6$	42.5 %	

Table 2 shows that if developed with the proposed land uses the site would generate a total of 5,613 daily trips with 130 of these trips occurring in the AM peak hour and 523 occurring in the PM peak hour.



Net Change in Trip Generation

Changes to the proposed development's total square footage have resulted in changes to the development's trip generation. Table 3 summarizes the net change in trip generation.

Table 3 – Net Change in Trip Generation

Land Use	ITEMS	Quantity	Units	Daily			AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	95,000	SF	6,668	91	58	149	301	314	615		
Shopping Center	820	74,804	SF	5,813	79	61	130	258	267	523		
Net Change				955	12	7	19	45	47	92		

These calculations indicate that the proposed development is expected to generate approximately 955 fewer trips on a daily basis than the previous land use assumptions. During the AM peak hour, the proposed development will generate approximately 19 fewer trips and, during the PM peak hour, it will generate approximately 92 fewer trips than the previous land use assumptions would generate.

Level of Service Analysis – Existing Plus Proposed Development

Approach counts at the intersection of Pinnacle Peak Road and Scottsdale Road collected in April of 2011 were provided by the City of Scottsdale. A copy of the counts is attached in the Appendix. The peak hour turn percentages presented in the TIMA analysis for the approaches to the intersection of Pinnacle Peak Road and Scottsdale Road were used to estimate current peak hour turning volumes. These volumes are shown in Figure 1 along with the geometry at each of the intersections adjacent to the site.

The LOS at the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the turning movements and geometry shown in Figure 1. The LOS for the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the 2010 Highway Capacity Manual methodology for signalized intersections. The results of this analysis are shown in Table 4.

Table 4 – Existing Level of Service

Intersection	NB			SB			EB			WB		
	L	T	R	L	T	R	L	T	R	L	T	R
Scottsdale and Pinnacle Peak												
AM Peak	B	B	A	C	E	-	D	F	C	F	D	A
PM Peak	D	D	A	E	C	-	D	D	A	C	D	B

The AM Peak hour operates at a poor level of service during the AM peak hour. This is due to the existing significant volumes on the streets adjacent to the site.

Level of Service Analysis – Build Out Conditions

The new site generated trips (identified in Table 2) were assigned to the site driveways, existing and proposed, based on the directional distribution presented in the original TIMA analysis and are presented in Figure 2. The pass-by trips,



trips that are not new to the adjacent street volumes, were assigned separately and are shown in Figure 3. The resulting total site traffic volumes are shown in Figure 4. The total site traffic volumes were added to the existing volumes from Figure 1 and are presented in Figure 5.

The LOS at the site driveways and the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the total traffic volume from Figure 5 and geometry shown in Figure 1. The LOS for the three sight driveways were evaluated using the 2010 Highway Capacity Manual methodology for unsignalized intersections. The LOS for the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the 2010 Highway Capacity Manual methodology for signalized intersections. The results of this analysis are shown in Table 5.

Table 5 – Build Out Level of Service

Intersection	Pinnacle Peak			Scottsdale			Pinnacle Peak			West Driveway		
	EB	WB	RA	EB	WB	RA	EB	WB	RA	EB	WB	RA
Pinnacle Peak and West Driveway												
AM Peak	-	-	B	-	-	A	A	-	-	A	-	-
PM Peak	-	-	B	-	-	B	A	-	-	A	-	-
Pinnacle Peak and East Driveway												
AM Peak	-	-	B	-	-	-	-	-	-	-	-	-
PM Peak	-	-	B	-	-	-	-	-	-	-	-	-
Scottsdale and site Driveway												
AM Peak	-	-	-	A	-	-	-	-	-	F	-	B
PM Peak	-	-	-	C	-	-	-	-	-	F	-	D
Scottsdale and Pinnacle Peak												
AM Peak	B	B	A	C	D	-	D	F	C	E	E	A
PM Peak	D	D	B	E	C	-	D	D	A	D	D	C

The AM Peak hour continues to operate at a poor level of service during the AM peak hour. The relatively small increase in volume in the AM peak hour generated by the proposed development, less than 1%, does not materially change the level of service. Additionally, there will likely be a period of time before the total occupancy of the site is completed and additional capacity improvements on Scottsdale Road could potentially be completed by the City during this time period. Left turn movements at the unsignalized site driveways experience delays typical of unsignalized access points on arterial streets. Most of these movements can be avoided by selecting alternate routes to and from the site which allow for left turns to be made at the signalized intersection of Pinnacle Peak Road and Scottsdale Road.

Based on the results of the analysis, the traffic generated by the proposed Silverstone Commercial Development will not significantly impact the operation of the existing intersection of Pinnacle Peak Road and Scottsdale Road, and the proposed driveways are anticipated to operate at levels consistent with typical arterial street access points.



Kimley-Horn
and Associates, Inc.

Mr. Craig F. Eisenberg, November 12, 2012, Page 5

If you have any questions, feel free to call me at (602) 944-5500.

Very truly yours,

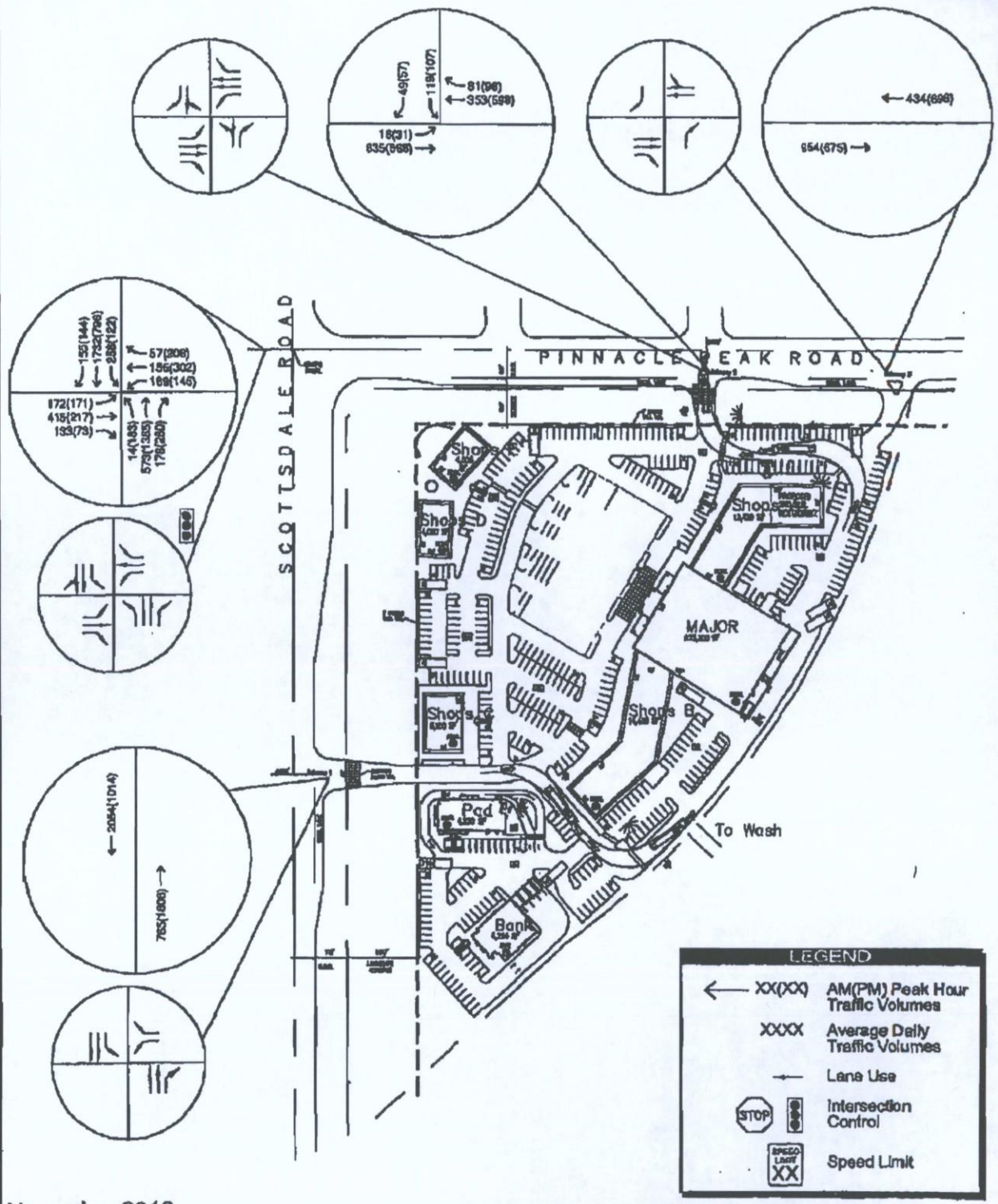
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Charles R. Wright".

Charles R. Wright, P.E.
Traffic Engineer

Enclosed: Figures 1 - 5
Appendix

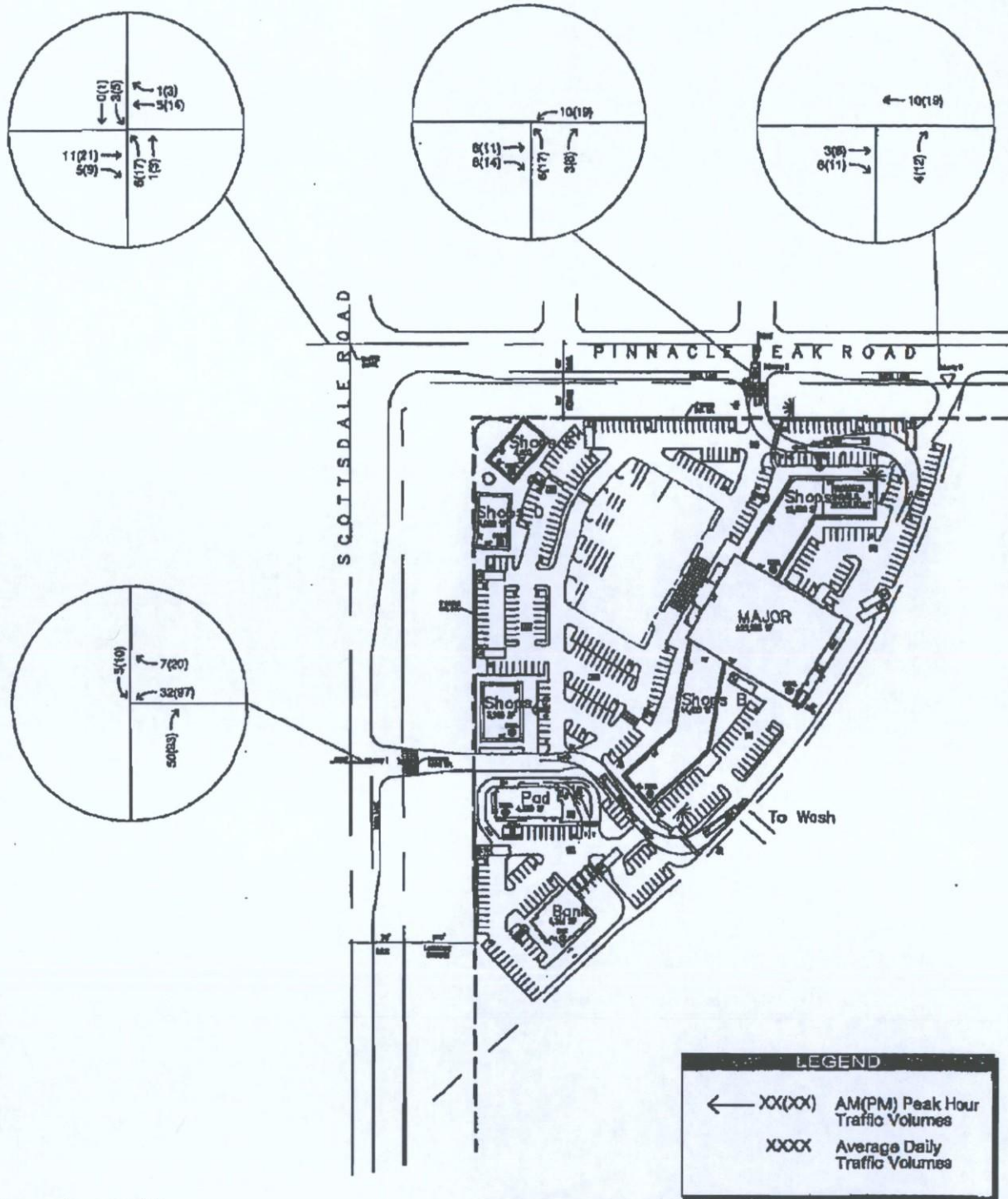
K:\PHX_Traffic\191035007-SEC Pinnacle Peak & Scottsdale Rd\PP and Scottsdale.doc



November 2012

Existing Traffic Volumes and Geometry
Traffic Impact Analysis

Figure 1

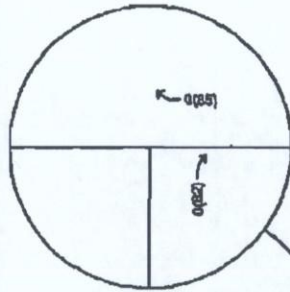
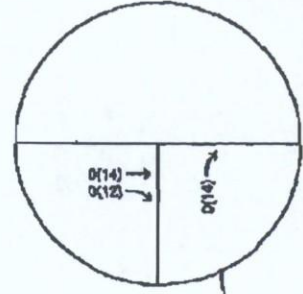
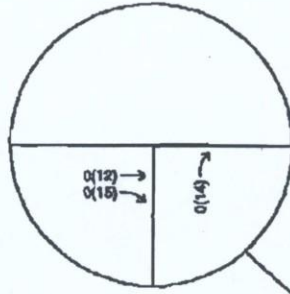
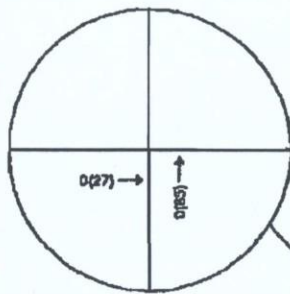


November 2012

New Site Traffic Volumes

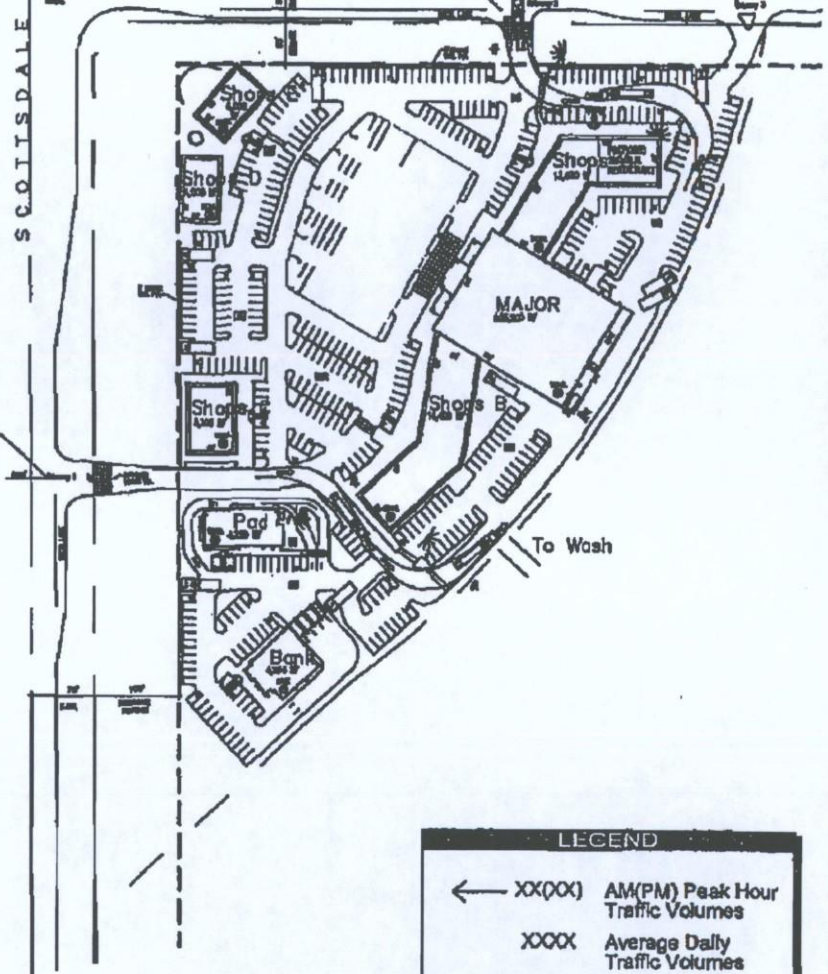
Traffic Impact Analysis

Figure 2



SCOTTSDALE ROAD

PINNACLE PEAK ROAD



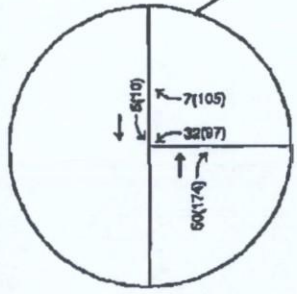
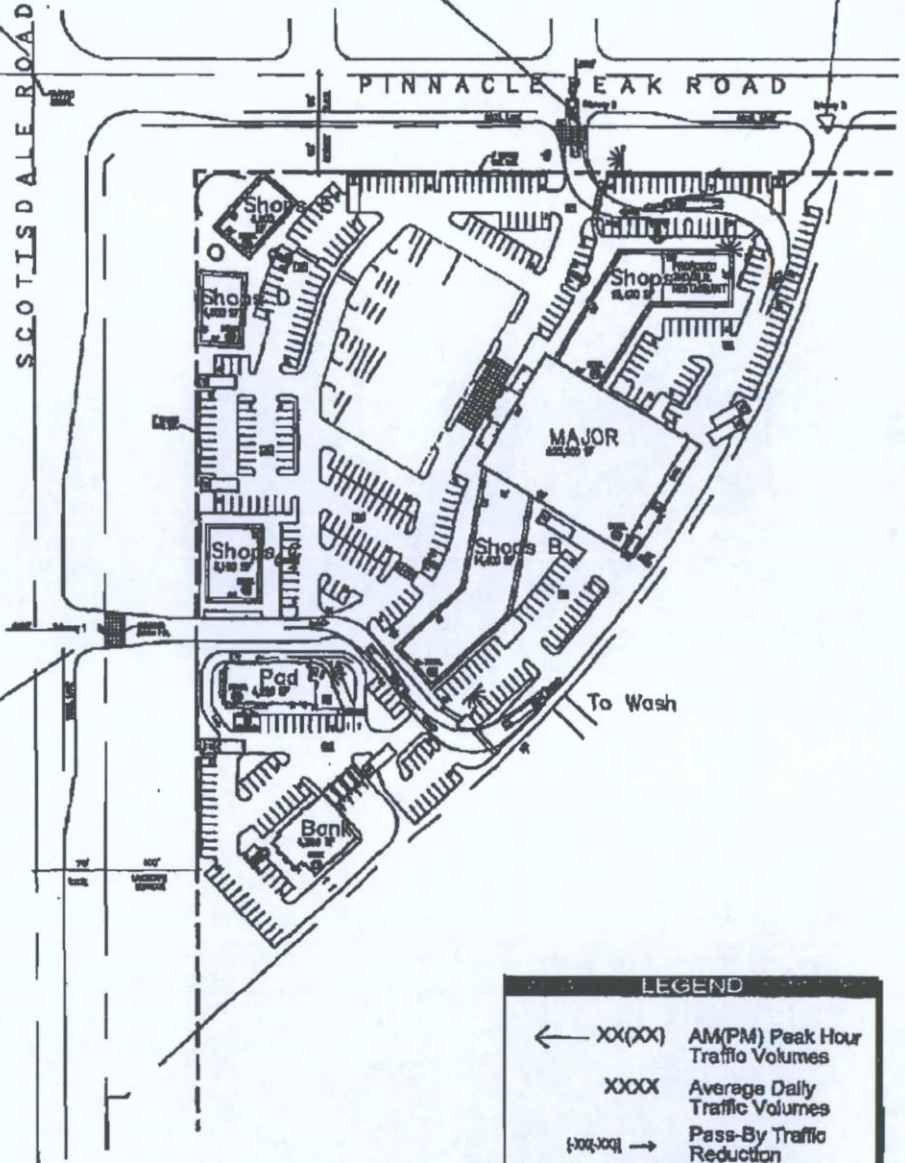
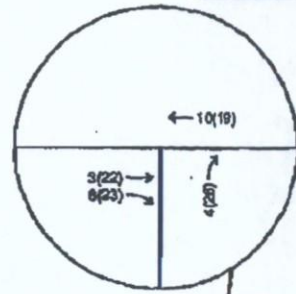
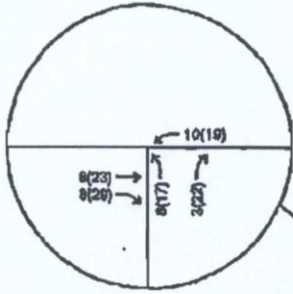
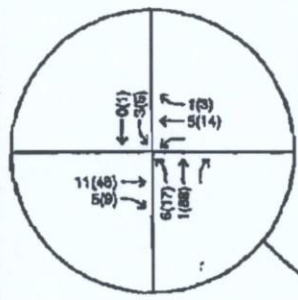
LEGEND	
← XX(XX)	AM(PM) Peak Hour Traffic Volumes
XXXX	Average Daily Traffic Volumes

November 2012

Pass-By Site Traffic Volumes

Traffic Impact Analysis

Figure 3

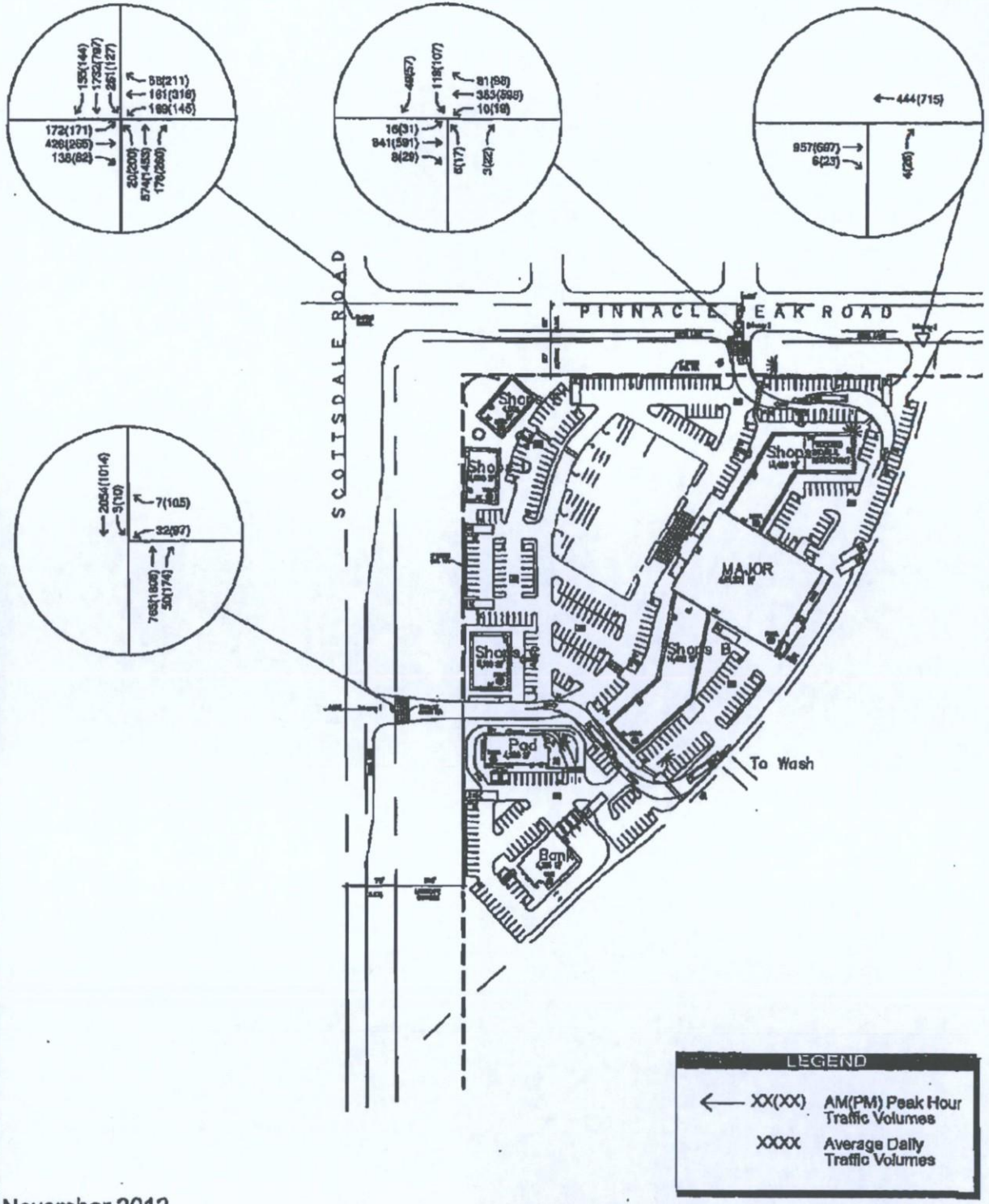


LEGEND	
← XX(XX)	AM(PM) Peak Hour Traffic Volumes
XXXX	Average Daily Traffic Volumes
{xx-xx} →	Pass-By Traffic Reduction

November 2012

Total Site Traffic Volumes
Traffic Impact Analysis

Figure 4



November 2012

Total Traffic Volumes
Traffic Impact Analysis

Figure 5

Murillo, Jesus

From: jason@eisenbergcompany.com
Sent: Thursday, April 11, 2013 11:25 AM
To: Murillo, Jesus
Subject: FW: 15-ZN-2005 #2

Jesus,

Below is a letter from Linda Whitehead and Bob Vairo with COPP that we would like to submit in support of the project. Please confirm receipt.

Sincerely,

Jason R. Eisenberg

Eisenberg Company

2390 E. Camelback Road
Suite 202
Phoenix, AZ 85016
Tel: 602-468-6133
Cell: 602-708-3137
www.eisenbergcompany.com

From: Linda Whitehead [<mailto:lwhitehead@cox.net>]
Sent: Tuesday, April 09, 2013 1:00 PM
To: Pacheco, Mike
Subject: 15-ZN-2005 #2



Coalition Of Pinnacle Peak
8912 East Pinnacle Peak Road, PMB 275
Scottsdale, AZ 85255

April 9, 2012
Mike:

We are writing to confirm our support for your request to amend the stipulations of Case 15-ZN-2005 to allow you to proceed with the Sprouts Grocery anchored neighborhood shopping center on Parcel C of the Silverstone Project.

You have already completed the extensive, agreed-upon onsite and offsite improvements including dry and wet utilities, a bridge, roadways landscaping and Stormwater handling improvements. The remaining improvement, the Rawhide Wash channel, cannot be completed the city completes the Scottsdale Road bridge construction later this year.

We believe it is reasonable to amend the stipulations to allow you to proceed with this phase of the Silverstone project.

Sincerely,

Bob Vairo and Linda Whitehead
(for) The Coalition of Pinnacle Peak

Eisenberg Company

Full service commercial real estate

February 8, 2013

RE: SILVERSTONE RETAIL CENTER / 15-ZN-2005#2

Dear Neighbor/Property Owner:

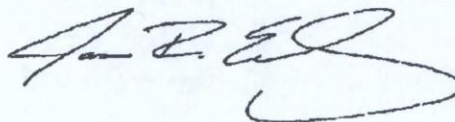
The purpose of this letter is to inform you of an application we are making to the City of Scottsdale for stipulation modifications in connection with the approved retail development on the southeast corner of Scottsdale and Pinnacle Peak Roads (case 15-ZN-2005#2). We are not requesting modification to the existing Planned Community District zoning. Rather, this is only a request to modify the existing zoning stipulations.

We are pleased to invite you to a neighborhood open house meeting to be held at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255 on February 25, 2013, from 6:00 to 7:30 p.m., to share your comments, observations and opinions as we process the stipulation modification application through the City. We will have representatives from the development team in attendance to listen to your comments and answer any questions.

In the event that you are unable to attend the neighborhood meeting, please feel free to contact me at 602-468-6100 or by email at jason@eisenbergcompany.com or you can contact our City Planner, Jesus Murillo at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov to discuss any questions you may have about the proposed request.

If you are planning to attend, we look forward to seeing you there.

Very truly yours,



Jason R. Eisenberg

Eisenberg Company

Full service commercial real estate

February 7, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

RE: CASE NUMBER: 15-ZN-2005#2
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING
NOTIFICATION AND MAILING LISTS

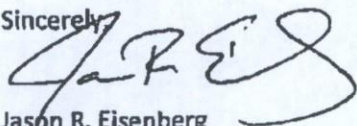
Rezoning Development Application Checklist
14 Citizen and Neighborhood Involvement Process Requirements

City of Scottsdale Meeting was held January 29, 2013 from 6:00 pm – 7:30 pm at the Appaloosa Library

1. Mailing List- We were provided a list of interested parties by Jesus Murillo with the City of Scottsdale (attached)
2. Mailing List- We also visited the Maricopa County Assessor Website and obtained a list of residents whom live within a 750 square foot boundary around the property (map is attached)
3. We mailed by First Class USPS the notification letter (attached)
4. Sign In Sheet (attached)
5. Comments to the meeting (letter from Jason Eisenberg attached)
6. Appaloosa Library contract (attached)

We believe this should satisfy the requirement for # 14 on the Rezoning Development Application Checklist. Please let us know if you have any further questions regarding the meeting.

Sincerely,



Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

Eisenberg Company

Full service commercial real estate

January 2, 2013

RE: SILVERSTONE RETAIL CENTER / 15-ZN-2005#2

Dear Neighbor/Property Owner:

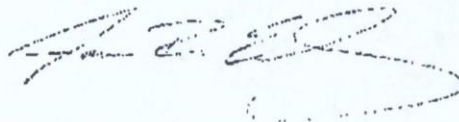
The purpose of this letter is to inform you of an application we are making to the City of Scottsdale for stipulation modifications in connection with the approved retail development on the southeast corner of Scottsdale and Pinnacle Peak Roads (case 15-ZN-2005#2). We are not requesting modification to the existing Planned Community District zoning. Rather, this is only a request to modify the existing zoning stipulations.

We are pleased to invite you to a neighborhood open house meeting to be held at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255 on January 29, 2013, from 6:00 to 7:30 p.m., to share your comments, observations and opinions as we process the stipulation modification application through the City. We will have representatives from the development team in attendance to listen to your comments and answer any questions.

In the event that you are unable to attend the neighborhood meeting, please feel free to contact me at 602-468-6100 or by email at jason@eisenbergcompany.com or you can contact our City Planner, Jesus Murillo at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov to discuss any questions you may have about the proposed request.

If you are planning to attend, we look forward to seeing you there.

Very truly yours,



Jason R. Eisenberg

Reason for Application: Applicant is requesting site plan approval for approximately 12 acres on the Southeast corner of Scottsdale road and Pinnacle Peak for grocery anchored retail development. Zoning for proposed use is already in place and design review and landscape submittals to follow.

History: Silverstone at Pinnacle Peak ("Silverstone") is a 160 (gross) acre Master Planned Community located at the southeast corner of Scottsdale & Pinnacle Peak Roads. The Silverstone community master plan was officially approved by the City of Scottsdale City Council on January 10, 2006 (Case 15-ZN-2005). The zoning district boundaries for Silverstone are approved for Planned Community District (PC) with comparable underlying zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). Silverstone's developer completed extensive onsite and offsite infrastructure improvements including dry and wet utilities, a bridge, roadways, landscaping and stormwater handling improvements. These improvements were completed on or before Summer 2009, except for the Rawhide Wash channel, which cannot be completed until a bridge is constructed by the City where Rawhide Wash crosses Scottsdale Road at approximately the midpoint of Silverstone's frontage along Scottsdale Road. The Scottsdale Road bridge construction commenced in September of 2012, and is anticipated to be completed mid-2013. This will allow Silverstone's developer to complete the Rawhide Wash channel and would provide the opportunity for development of the C-2 parcel at the northwest corner of Silverstone. As of today, two owners enjoy use of their properties within the Silverstone project. The City of Scottsdale operates Appaloosa Public Library on land that was gifted to the City by the Developer. And VI at Silverstone operates a Continuing Care Retirement Community.

Eisenberg Company

Full service commercial real estate

February 7, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

RE: **CASE NUMBER: 15-ZN-2005#2**
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING.
NOTIFICATION AND MAILING LISTS

Rezoning Development Application Checklist
14 Citizen and Neighborhood Involvement Process Requirements

City of Scottsdale Meeting was held January 29, 2013 from 6:00 pm – 7:30 pm at the
Appaloosa Library

1. Mailing List- We were provided a list of interested parties by Jesus Múriilo with the City of Scottsdale (attached)
2. Mailing List- We also visited the Maricopa County Assessor Website and obtained a list of residents whom live within a 750 square foot boundary around the property (map is attached)
3. We mailed by First Class USPS the notification letter (attached)
4. Sign in Sheet (attached)
5. Comments to the meeting (letter from Jason Eisenberg attached)
6. Appaloosa Library contract (attached)

We believe this should satisfy the requirement for # 14 on the Rezoning Development Application Checklist. Please let us know if you have any further questions regarding the meeting.

Sincerely,

Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

Eisenberg Company

Full service commercial real estate

February 6, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

**RE: CASE NUMBER: 15-ZN-2005#2
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING**

Dear Jesus,

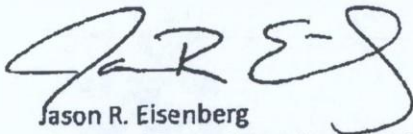
On January 29, 2013 per the City of Scottsdale requirements for stipulation changes, we held a neighborhood meeting at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255, from 6:00 to 7:30 pm.

Project attendees at the meeting:

Mike Pacheco, Director for Silverstone Development & RHVT Limited Partnership
John Berry, Attorney for RHVT Limited Partnership
Craig F. Eisenberg, Master Developer for Silverstone Retail Center, President of Eisenberg Company
Jason R. Eisenberg, Vice President of Development & Acquisitions for Eisenberg Company
Larry Ellermann, Architect for Silverstone Retail Center

We had one guest show up for the neighborhood meeting, Linda Whitehead, who supported the project and the stipulation change. We had no other attendees/guests at the meeting. We believe this should satisfy the requirement for the city, and please let us know if you have any further questions regarding the meeting.

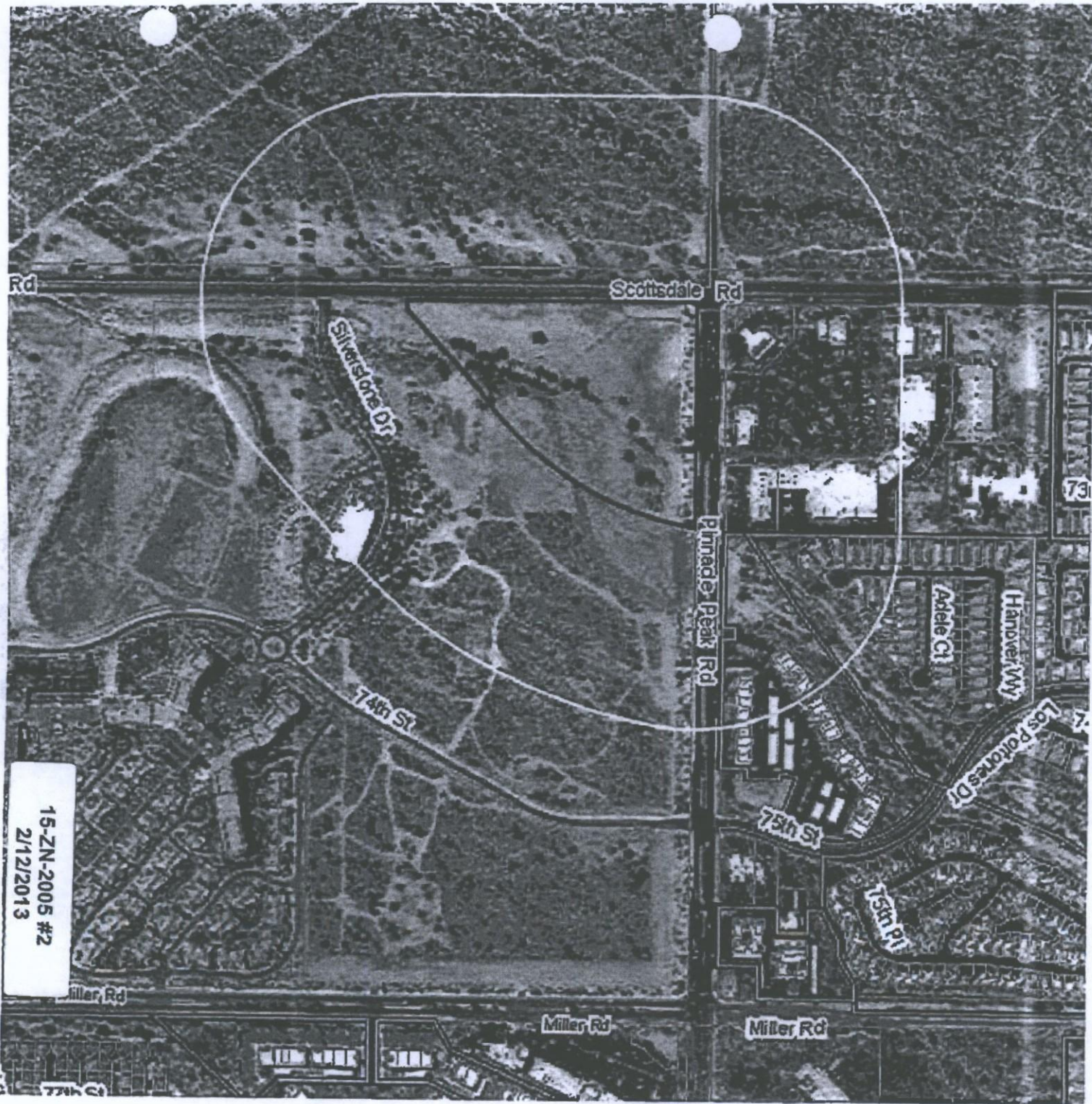
Sincerely,



Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

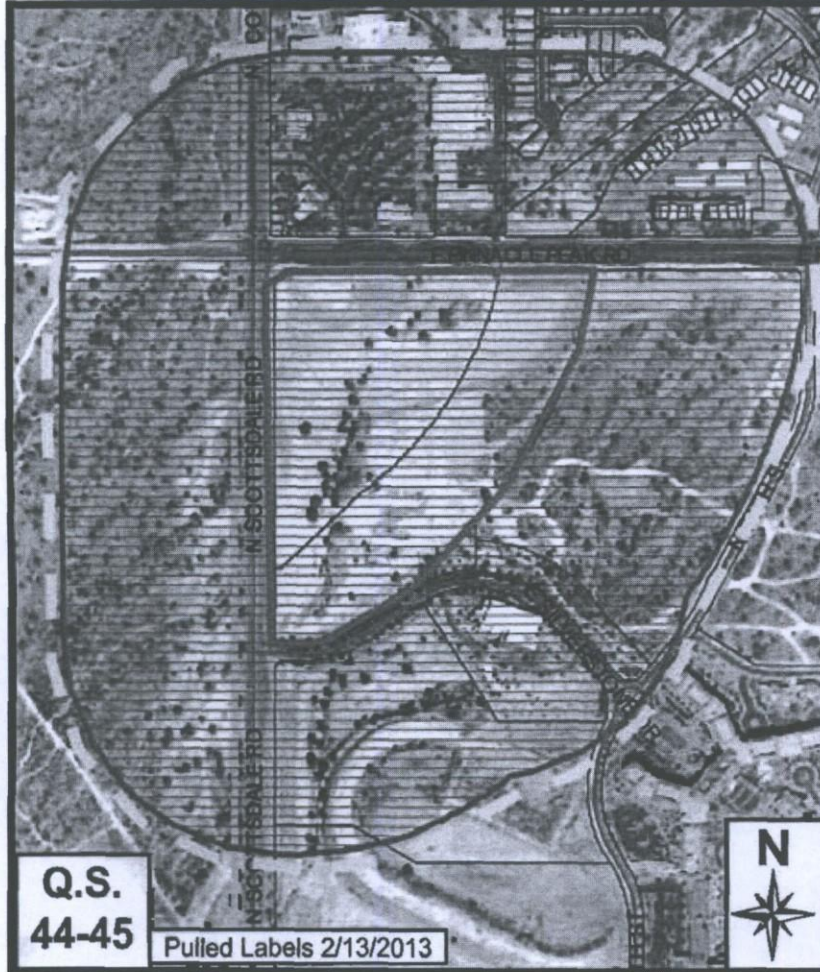
2390 E. Camelback Road, Suite 202 • Phoenix, Arizona 85016 • (602) 468-6100 Fax (602) 468-6103
www.eisenbergcompany.com

**15-ZN-2005 #2
2/12/2013**



15-ZN-2005 #2
2/12/2013

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

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

Q.S.
44-45

Pulled Labels 2/13/2013



15-ZN-2005#2

Silverstone

ATTACHMENT #8



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

WEDNESDAY, APRIL 24, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Erik Filsinger, Commissioner
Matt Cody, Commissioner
Michael Edwards, Commissioner
Jay Petkunas, Commissioner

ABSENT: David Brantner, Commissioner

STAFF: Tim Curtis
Sherry Scott
Keith Niederer
Jesus Murillo
Kira Wauwie
Greg Bloemberg
Don Meserve

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:03 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of April 10, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER PETKUNAS MOVED TO APPROVE THE APRIL 10, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONINUANCE

2. 14-UP-2012 (AT&T WCF549-Giants Complex Club Sar)

COMMISSIONER CODY MOVED TO CONTINUE 14-UP-2012 TO THE MAY 8, 2013 MEETING; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

3. 15-ZN-2005#2 (Silverstone)
4. 8-TA-2012 (C-1 Neighborhood Commercial Text Amendment)
5. 9-TA-2012 (PNC Planned Neighborhood Center Text Amendment)
6. 10-TA-2012 (PCoC Planned Convenience Center Text Amendment)

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASES 15-ZN-2005#2, 8-TA-2012, 9-TA-2012 AND 10-TA-2012 PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:06 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

PLANNING COMMISSION REPORT



Meeting Date: April 24, 2013
General Plan Element: Land Use
General Plan Goal: Create a sense of community through land uses

ACTION

Silverstone
15-ZN-2005#2

Request to consider the following:

1. Recommend that City Council approve an amendment to a previously approved case stipulation (15-ZN-2005) in reference to the timing of development in regards to street improvement requirements for a 12.3-acre property located at the southeast corner of E. Pinnacle Peak Road and N. Scottsdale Road with Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning.

OWNER

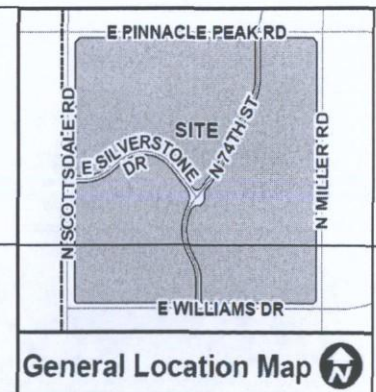
RHVT, LLC
602-230-1051

APPLICANT CONTACT

Jason Eisenberg
Eisenberg Company
602-408-6100

LOCATION

Southeast Corner of E. Pinnacle Peak Road and N. Scottsdale Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes and accommodates for higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The General Plan states that the Mixed-Use Neighborhoods Land Use designation should be located in

Action Taken _____

areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development.

Character Area Plan

The subject site is located within the CityShape 2020 Report “Grayhawk” character area. The CityShape 2020 Report described the Grayhawk character area as transition from low density, custom home neighborhoods to the northeast, employment centers to the south and Phoenix to the west. The report, completed in 1996, also foresaw that business centers around the previously existing “Rawhide,” would be the most northerly, large mixed use business and service center in the city, providing services for areas to the north and east.

Zoning

The 12.3-acre site impacted by this application is zoned Planned Community District (P-C) with comparable zoning of Central Business District (C-2) zoning (referred to as Parcel C on the Silverstone Development Plan). The Planned Community District designation is designed and intended to encourage the development of large tracts of land, usually under unified ownership, to achieve land development patterns that will be beneficial to a particular area of the city. The Planned Community District designation is usually accompanied by an approved development plan.

The subject site was previously part of the location of the Rawhide western theme park. In 2006, the entire 160-acre Rawhide site, which includes the subject 12.3-acre site, was rezoned from Western Theme Park District (W-P) to Planned Community District (P-C) with comparable zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). The Environmentally Sensitive Lands (ESL) zoning overlay abuts the site along the northern boundary. Although the site is not located within the ESL overlay area, the approved Master Environmental Design Concept Plan (MEDCP) refers to the ESL ordinance for design sensitivity.

As part of the approval, the City Council included a stipulation that no office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). Both the City and Developer shared the responsibility of these improvements.

Other Related Policies, References:

39-ZN-1982, 15-ZN-2005, 7-GP-2005, 2-MP-2006, 132-DR-2006, 14-UP-2007 21-DR-2007, 46-DR-2007, 53-DR-2007, and 42-DR-2011

Context

The subject site is located at the southeast corner of N. Scottsdale Road and E. Pinnacle Peak Road. The City of Phoenix is located to the west of the proposed project, across N. Scottsdale Road. To the north of the subject site, is The Pinnacle shopping center. Vacant lands are located to the south and the Appaloosa Library is located to the southeast. The Classic Residences at Silverstone assisted living facility is also located to the southeast of the subject site.

Key Items for Consideration

- 15-ZN-2005 Case stipulation requirement pertaining to development timing

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to amend the previously approved timing stipulation to exclude Parcel C from the construction timing requirements of Scottsdale Road. An approval of the proposed request would allow for the opportunity for the owner/applicant to construct a commercial development on Parcel C while the City continues to construct the improvements on Scottsdale Road. The applicant has provided a conceptual site plan to accompany the request.

IMPACT ANALYSIS

PCD Findings

Before approval or modified approval of an application for a proposed (P-C) District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas:
 - **The proposed stipulation amendment will continue to be in harmony with the General Plan and development of the surrounding areas. The surrounding areas have not developed to the degree in which the improvement requirements are necessary prior to development on Parcel C.**
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
 - **The current traffic count along this section of N. Scottsdale Road is less than the projected traffic count at the time of the original rezoning case. The existing streets are suitable and adequate to serve the proposed development.**
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - **The proposed request will not modify the previously approved uses, densities, or public facilities.**
 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

- **The proposed stipulation amendment does not propose to remove or add any industrial or research uses as previously approved.**
3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.
- **The proposed stipulation amendment does not propose to modify any commercial, industrial, recreational, or non-residential uses that were previously approved by the City Council. The request will allow for commercial uses to development by amending a stipulation that was designed based on previously foreseen needed improvements. The surrounding areas have not developed in the intensity that was anticipated at the time of the stipulation approval.**
- D. The Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the (P-C) District.
- **The proposed case stipulation amendment does not propose a Private or Charter school.**

Traffic

When the Silverstone development was proposed, there were concerns expressed by the community regarding the increased traffic that would be generated by the development, and how this traffic might impact traffic flow along Scottsdale Road north of the 101 Freeway. To address these concerns, the stipulations for the approval of the change in zoning districts that would allow the Silverstone development included a requirement that the office and retail land uses (Parcels C and D) would not be issued any certificates of occupancy until Scottsdale Road was completed to its planned six lane cross section from Thompson Peak Parkway to Pinnacle Peak Road.

Currently, the section of Scottsdale Road from Frank Lloyd Wright to the 101 Freeway is completed to the full six-lane cross section. The section from the 101 Freeway to Thompson Peak Parkway has been completed for the eastern portion along the City of Scottsdale frontage. This section is currently improved to four lanes with no raised medians. The improvement of the western half along the City of Phoenix is not currently scheduled for construction. The section from Thompson Peak Parkway to Pinnacle Peak Road has been designed and construction has started, primarily on utility relocation and construction of a bridge at the Rawhide Wash. The roadway improvements (pavement, curb & gutter, sidewalk, etc.) will not begin until funding is available.

With respect to traffic volumes along Scottsdale Road, the recession and increased gasoline prices have impacted traffic volume growth in the City. The existing traffic counts are less than those projected at the time of the previously approved rezoning case. The following table shows the traffic volumes along this section Scottsdale Road for the recent years:

Segment	2006 ADT	2008 ADT	2010 ADT
Frank Lloyd Wright to 101 Freeway	42,700	36,800	37,400
101 Freeway to Thompson Peak Parkway	48,400	38,000	38,500
Thompson Peak Parkway to Pinnacle Peak	40,300	30,400*	41,800

*During roadway construction

Improvements

The Silverstone development already has contributed significantly to the street infrastructure for the street system surrounding their site. They have constructed the following improvements:

- Full-street improvements (four lanes) for E. Pinnacle Peak Road from N. Scottsdale Road to N. Miller Road.
- Bridge construction for Rawhide Wash on E. Pinnacle Peak Road.
- Half-street construction (two lanes) of N. Miller Road from Pinnacle Peak Road to E. Williams Drive.
- Half-street construction (one lane plus bike lanes) of E. Williams Drive from N. Scottsdale Road to N. Miller Road.
- Full-street construction of E. Silverstone Drive, which provides access to Appaloosa Library.

At the time that the Silverstone development was approved in January of 2006, a capital improvement project was planned to improve Scottsdale Road from Thompson Peak Parkway to Pinnacle Peak Road in 2010. The capital project was anticipated to complete Scottsdale Road to the planned six-lane cross section with raised medians and intersection improvements. It was assumed that the portions of Scottsdale Road to the south, Frank Lloyd Wright to the 101 Freeway and the 101 Freeway to Thompson Peak Parkway, would be completed prior to the start of the section north of Thompson Peak Parkway.

There are many factors responsible for these Scottsdale Road improvement projects not being completed. The major factor has been decreased funding for Capital Projects resulting from the economic recession that began in late 2007. Increased construction costs have also delayed planned capital projects. Also, the City of Phoenix and State Land, the primary property owner along the western boundary, have not contributed any funds toward the costs of improving Scottsdale Road. They had anticipated development along their Scottsdale Road frontage that would have contributed toward the street improvements, but this has yet to occur.

Community Involvement

The applicant notified property owners within 750 feet of the site. In addition, the applicant held two open houses regarding the proposed zoning case stipulation amendment on January 29th, 2013, and on February 25th, 2013. No concerns were received by the applicant at the open houses, and the applicant has stated that the party in attendance was in support of the request.

The city also notified all property owners within 750 feet of the site. Staff has received correspondence in support of this request.

Policy Implications

The subject proposed zoning case stipulation modification will only apply to the 12.3-acre Parcel C site (See Attachment #6 for Parcel C boundary and conceptual site plan). The amendment will allow Parcel C to develop, without negative impacts to the surrounding street network.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the (P-C) Zoning District criteria have been met, and determine that the proposed zoning case stipulation amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of an amendment to a previously approved case stipulation (15-ZN-2005) in reference to the timing of development of street improvements, per the attached amended stipulation.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation

Current Planning Services

Planning, Neighborhood and Transportation

Traffic Engineering

STAFF CONTACTS

Jesus Murillo

Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author

Date

Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

Date

Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

Date

ATTACHMENTS

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Map
5. Zoning Map
6. Conceptual Site Plan
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map

APPROVED BY



Jesus Murillo, Report Author

4/18/2013

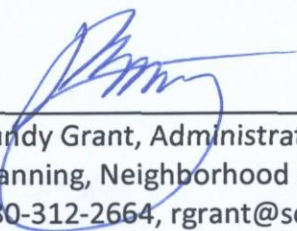
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/18/2013

Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

4/18/13

Date

ATTACHMENTS

- 1. Stipulations
- 2. Applicant's Narrative
- 3. Context Aerial
- 3A. Aerial Close-Up
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- 9. City Notification Map

Stipulations for the Zoning Application:

Silverstone

Case Number: 15-ZN-2005#2

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

STRIKETHROUGHS indicate deletions that were recommended approved by the Planning Commission. All other previously approved conditions and stipulations for this property and case, including and not limited to those adopted by case 15-ZN-2005 continue to apply.

PLANNING DEVELOPMENT

10. PHASING PLAN. Timing of the development shall be dictated by improvements to the wash and street network, as illustrated on Attachment #12. No office or retail development (Parcels ~~C~~ and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the City Manager or Designee prior to construction commencing. Any building pad, including municipal uses, which remains undeveloped for a period of 1 year from the completion of internal roadways as determined by the City Manager shall be topped with 2" of decomposed granite or Maricopa County approved dust control methods by the respective owner.

Project History & Status

Silverstone at Pinnacle Peak ("Silverstone") is a 160 (gross) acre Master Planned Community located at the southeast corner of Scottsdale & Pinnacle Peak Roads. The Silverstone community master plan was officially approved by the City of Scottsdale City Council on January 10, 2006 (Case 15-ZN-2005). The zoning district boundaries for Silverstone are approved for Planned Community District (PC) with comparable underlying zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). The rezoning approval including stipulations and requirements that outlined public infrastructure that was to be constructed by the developer and by the City, with the City's obligated to constructing all Scottsdale Road improvements. Subsequent to the City's adoption of Silverstone's rezoning approval, Silverstone's developer completed extensive onsite and offsite infrastructure improvements including dry and wet utilities, a bridge, roadways, landscaping and stormwater handling improvements. These improvements were substantially completed in 2009, except for the Rawhide Wash channel, which cannot be completed until a bridge is constructed by the City where Rawhide Wash crosses Scottsdale Road at approximately the midpoint of Silverstone's frontage along Scottsdale Road. The Scottsdale Road bridge construction commenced in September of 2012, and is anticipated to be completed mid-2013. This will allow Silverstone's developer to complete the Rawhide Wash channel and would provide the opportunity for development of the C-2 parcel at the northwest corner of Silverstone. As of today, two owners enjoy use of their properties within the Silverstone project. The City of Scottsdale operates Appaloosa Public Library on land that was gifted to the City by the Developer. And Vi at Silverstone operates a Continuing Care Retirement Community.

Purpose of Request

The purpose of this request is to amend the stipulations of Case 15-ZN-2005 to allow Silverstone's developer to construct a Sprouts Grocery anchored neighborhood shopping center on Parcel C of the Silverstone project. For this to occur, an existing stipulation must be amended within the rezoning case (Item #10 of Exhibit 1, Ordinance No. 3651) that stipulates "No office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations." At the time of the rezoning over six years ago (Jan. 2006), it was anticipated by the City that Scottsdale Road (along Silverstone's frontage) would be fully constructed in 2010. Silverstone's developer fulfilled its obligation under this stipulation by completing Pinnacle Peak Road in 2009. Silverstone's developer originally anticipated the ability to develop the office and retail parcels in 2010. However, the downturn of the Nation's economy stalled the City's plan to complete Scottsdale Road in 2010 as originally planned. This economic downturn also stalled practically all development in North Scottsdale, a dynamic that both directly and indirectly impacts the Silverstone project in terms of the Project's original traffic concerns, since the communities concerns regarding the development of Silverstone's office and retail parcels stemmed from the aggregate of all traffic in the immediate region of Silverstone. Traffic engineers now confirm that Scottsdale Road is experiencing far less traffic than initially anticipated, with no negative impacts generated by the ultimate construction of Silverstone's proposed neighborhood shopping center. Accordingly, Silverstone requests that rezoning Case 15-ZN-2005 be amended to eliminate Item #10 of Exhibit 1.



**Q.S.
44-45**

G.I.S. ORTHOPHOTO 2010



Silverstone Stipulation Amendment

15-ZN-2005#2

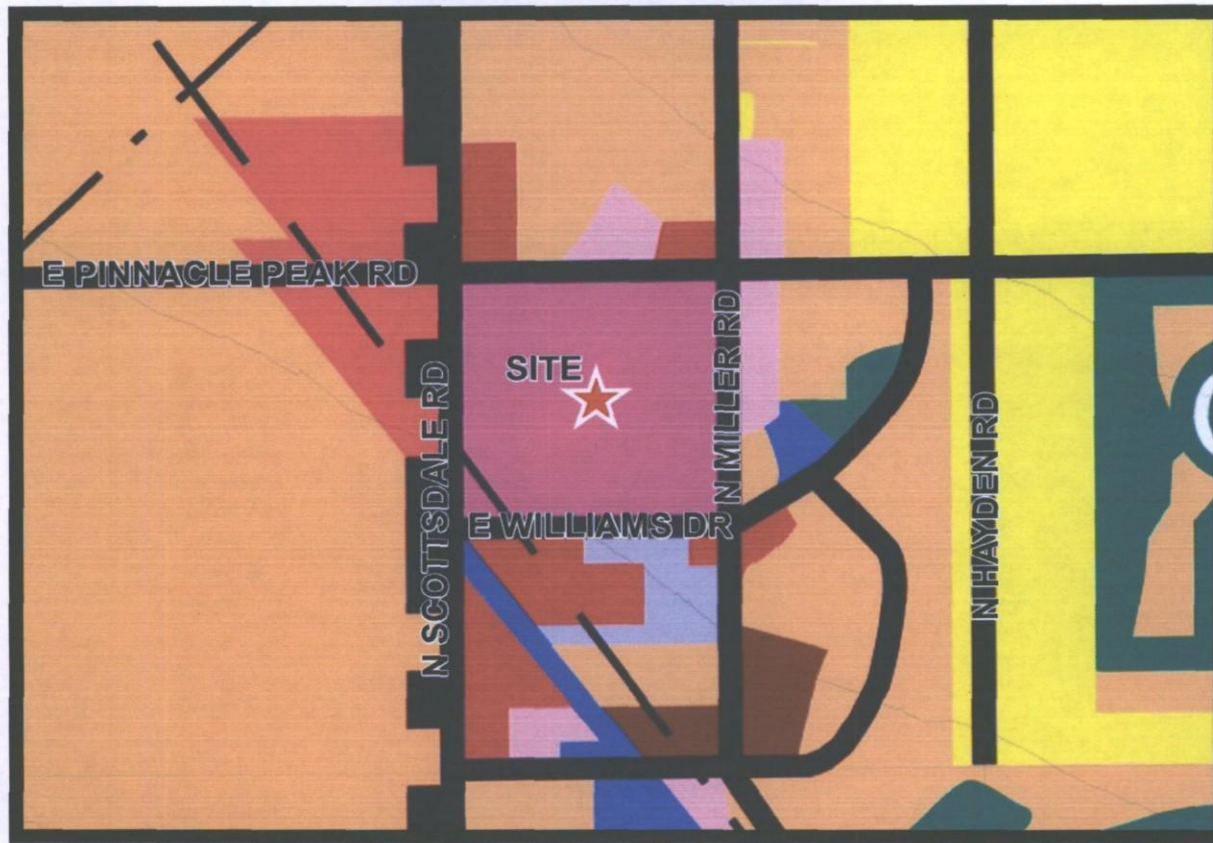


Silverstone Stipulation Amendment

15-ZN-2005#2

ATTACHMENT #3A

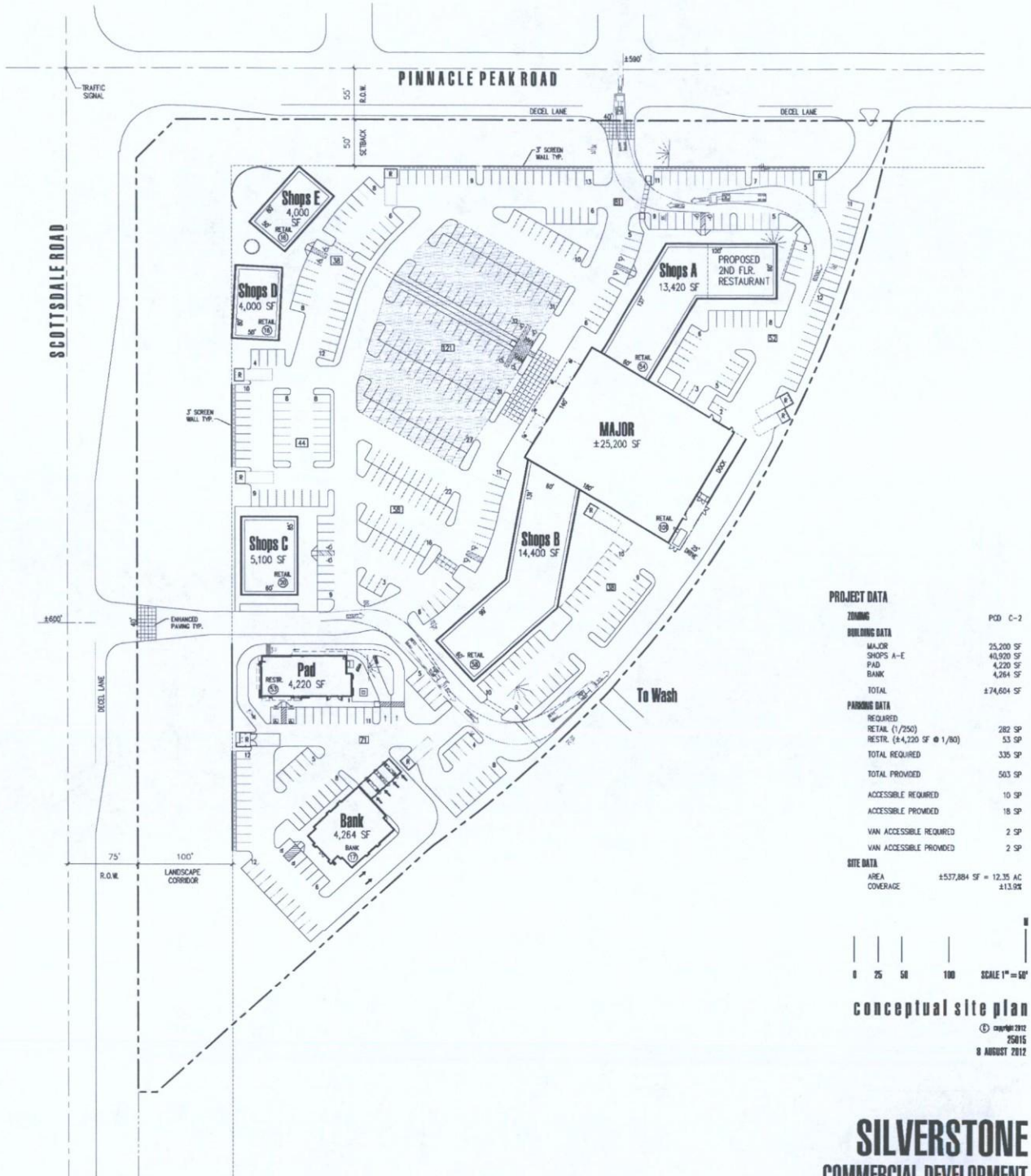
Existing General Plan Land Use Map



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



15-ZN-2005#2
ATTACHMENT #4



PROJECT DATA

ZONING	POD C-2
BUILDING DATA	
MAJOR	25,200 SF
SHOPS A-E	40,920 SF
POD	4,220 SF
BANK	4,264 SF
TOTAL	174,604 SF
PARKING DATA	
REQUIRED	
RETAIL (1/250)	282 SP
RESTR. (4,200 SF @ 1/80)	53 SP
TOTAL REQUIRED	335 SP
TOTAL PROVIDED	503 SP
ACCESSIBLE REQUIRED	10 SP
ACCESSIBLE PROVIDED	18 SP
VAN ACCESSIBLE REQUIRED	2 SP
VAN ACCESSIBLE PROVIDED	2 SP
SITE DATA	
AREA	±577,884 SF = 12.35 AC
COVERAGE	±13.9%



conceptual site plan
 © copyright 2012
 250815
 8 AUGUST 2012

PARCEL "C"

SILVERSTONE
 COMMERCIAL DEVELOPMENT
 SEC SCOTTSDALE ROAD + PINNACLE PEAK ROAD
 for EISENBERG COMPANY

**ELLERMANN,
 SCHICK &
 BRUNO**
 ARCHITECTURE PLANNING

28. TRANSPORTATION IMPACT AND MITIGATION ANALYSIS



Kimley-Horn
and Associates, Inc.

November 12, 2012

■
Suite 300
7740 N. 16th Street
Phoenix, Arizona
85020

Mr. Craig F. Eisenberg
President of Eisenberg Company
As Agent and Developer of Silverstone Retail Center
2390 E. Camelback Road, Suite 202
Phoenix, AZ 85016

Re: SEC Pinnacle Peak Road and Scottsdale Road – Silverstone Commercial
Development – Trip Generation and LOS Analysis

Dear Mr. Eisenberg:

This analysis was completed to support the approval process of the proposed retail development located at the southeast corner of the intersection of Pinnacle Peak Road and Scottsdale Road in Scottsdale, Arizona. The project proposes to develop a 74,604 square foot shopping center project. The site was initially evaluated as part of the Traffic Impact and Mitigation Analysis (TIMA) prepared in December 2005 by Parsons Brinkerhoff for the Silverstone at Pinnacle Peak project. This analysis compares the trip generation potential of the currently proposed retail land uses to the original trip generation of the development, as well as reviewing the anticipated level of service (LOS) at the intersection of Pinnacle Peak Road and Scottsdale Road and the proposed driveways based on the revised building areas and existing traffic conditions.

The site consists of approximately 12.35 acres and is currently undeveloped. The site plan depicts the proposed shopping center development consisting of several buildings totaling 74,604 square feet of shopping center land use. There are two driveways onto Pinnacle Peak Road on the northern edge of the site. The eastern driveway provides right-in/right-out only access to the development from Pinnacle Peak Road. Left turn movements are restricted at this location by a diverter median within the driveway and the existing raised center median. The existing western driveway provides full access to the development from Pinnacle Peak Road and aligns with a full access driveway into the existing development on the north side of Pinnacle Peak Road. Additionally, there is a third driveway that gives access to the site on the west side of the development on Scottsdale Road. This driveway provides full access to and from the development, with no median on Scottsdale Road to inhibit left turns.

■
TEL 602 944 5500
FAX 602 944 7423

15-ZN-2005 #2
2/12/2013



Silverstone Commercial Development Land Use Trip Generation Potential

The original site plan was analyzed based on the land uses and existing building sizes identified in the original Silverstone at Pinnacle Peak project consisting of 95,000 square feet of shopping center. Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 8th Edition*, the anticipated number of trips generated by the original development at full occupancy is shown in **Table 1**.

Table 1 – Silverstone Commercial Development Trip Generation Potential

Land Use	ITE Code	Quantity	Units	Daily			AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	95,000	SF	6,568	91	58	149	301	314	615		

Shopping Center (ITE 8th Edition)

Daily (ITE 820)

$$\text{Ln}(T) = 0.65 \times \text{Ln}(1000\text{'s of SF}) + 5.83$$

50% In 50% Out

AM Peak Hour (ITE 820)

$$\text{Ln}(T) = 0.59 \times \text{Ln}(1000\text{'s of SF}) + 2.32$$

61% In 39% Out

PM Peak Hour (ITE 820)

$$\text{Ln}(T) = 0.67 \times \text{Ln}(1000\text{'s of SF}) + 3.37$$

49% In 51% Out

As shown in **Table 1**, the original land use at full occupancy has the potential to generate 6,568 daily trips, with 149 trips occurring during the AM peak hour, and 615 trips occurring during the PM peak hour.

Proposed Site Trip Generation

The proposed site plan consists of 74,604 square feet of shopping center (ITE 820) land use. Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 8th Edition*, the anticipated number of trips generated by the proposed development at full occupancy is shown in **Table 2**.

Table 2 – Proposed Development Trip Generation

Land Use	ITE Code	Quantity	Units	Daily			AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	74,604	SF	5,613	79	51	130	256	267	523		
Shopping Center Pass By				2,385	0	0	0	109	113	222		
New Trips				3,228	79	51	130	147	154	301		
Total Trip Generation				7,998	79	51	130	365	380	745		
Total Pass By Trips				2,385	0	0	0	109	113	222		
Total New Trips				3,228	79	51	130	147	154	301		

Shopping Center (ITE 8th Edition)

Daily (ITE 820)

$$\text{Ln}(T) = 0.65 \times \text{Ln}(1000\text{'s of SF}) + 5.83$$

50% In 50% Out

AM Peak Hour (ITE 820)

$$\text{Ln}(T) = 0.59 \times \text{Ln}(1000\text{'s of SF}) + 2.32$$

61% In 39% Out

PM Peak Hour (ITE 820)

$$\text{Ln}(T) = 0.67 \times \text{Ln}(1000\text{'s of SF}) + 3.37$$

49% In 51% Out

Pass By Daily (ITE 820)

$$\text{Ln}(T) = -0.29 \text{Ln}(X) + 5 \quad 42.5 \%$$

Table 2 shows that if developed with the proposed land uses the site would generate a total of 5,613 daily trips with 130 of these trips occurring in the AM peak hour and 523 occurring in the PM peak hour.



Net Change in Trip Generation

Changes to the proposed development's total square footage have resulted in changes to the development's trip generation. **Table 3** summarizes the net change in trip generation.

Table 3 – Net Change in Trip Generation

Land Use	ITE	Quantity	Units	Daily	AM Peak			PM Peak		
	Code			Total	In	Out	Total	In	Out	Total
Shopping Center	820	95,000	SF	6,568	91	58	149	301	314	615
Shopping Center	820	74,604	SF	5,613	79	51	130	256	267	523
Net Change				955	12	7	19	45	47	92

These calculations indicate that the proposed development is expected to generate approximately 955 fewer trips on a daily basis than the previous land use assumptions. During the AM peak hour, the proposed development will generate approximately 19 fewer trips and, during the PM peak hour, it will generate approximately 92 fewer trips than the previous land use assumptions would generate.

Level of Service Analysis – Existing Plus Proposed Development

Approach counts at the intersection of Pinnacle Peak Road and Scottsdale Road collected in April of 2011 were provided by the City of Scottsdale. A copy of the counts is attached in the **Appendix**. The peak hour turn percentages presented in the TIMA analysis for the approaches to the intersection of Pinnacle Peak Road and Scottsdale Road were used to estimate current peak hour turning volumes. These volumes are shown in **Figure 1** along with the geometry at each of the intersections adjacent to the site.

The LOS at the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the turning movements and geometry shown in **Figure 1**. The LOS for the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the *2010 Highway Capacity Manual* methodology for signalized intersections. The results of this analysis are shown in **Table 4**.

Table 4 – Existing Level of Service

Intersection	NB			SB			EB			WB		
	L	T	R	L	T	R	L	T	R	L	T	R
<i>Scottsdale and Pinnacle Peak</i>												
AM Peak	B	B	A	C	E	-	D	F	C	F	D	A
PM Peak	D	D	A	E	C	-	D	D	A	C	D	B

The AM Peak hour operates at a poor level of service during the AM peak hour. This is due to the existing significant volumes on the streets adjacent to the site.

Level of Service Analysis – Build Out Conditions

The new site generated trips (identified in **Table 2**) were assigned to the site driveways, existing and proposed, based on the directional distribution presented in the original TIMA analysis and are presented in **Figure 2**. The pass-by trips,



trips that are not new to the adjacent street volumes, were assigned separately and are shown in **Figure 3**. The resulting total site traffic volumes are shown in **Figure 4**. The total site traffic volumes were added to the existing volumes from **Figure 1** and are presented in **Figure 5**.

The LOS at the site driveways and the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the total traffic volume from **Figure 5** and geometry shown in **Figure 1**. The LOS for the three sight driveways were evaluated using the *2010 Highway Capacity Manual* methodology for unsignalized intersections. The LOS for the intersection of Pinnacle Peak Road and Scottsdale Road was evaluated using the *2010 Highway Capacity Manual* methodology for signalized intersections. The results of this analysis are shown in **Table 5**.

Table 5 – Build Out Level of Service

Intersection	NB			SB			EB			WB		
	L	T	R	L	T	R	L	T	R	L	T	R
<i>Pinnacle Peak and West Driveway</i>												
AM Peak	-	-	B	-	-	A	A	-	-	A	-	-
PM Peak	-	-	B	-	-	B	A	-	-	A	-	-
<i>Pinnacle Peak and East Driveway</i>												
AM Peak	-	-	B	-	-	-	-	-	-	-	-	-
PM Peak	-	-	B	-	-	-	-	-	-	-	-	-
<i>Scottsdale and site Driveway</i>												
AM Peak	-	-	-	A	-	-	-	-	-	F	-	B
PM Peak	-	-	-	C	-	-	-	-	-	F	-	D
<i>Scottsdale and Pinnacle Peak</i>												
AM Peak	B	B	A	C	D	-	D	F	C	E	E	A
PM Peak	D	D	B	E	C	-	D	D	A	D	D	C

The AM Peak hour continues to operate at a poor level of service during the AM peak hour. The relatively small increase in volume in the AM peak hour generated by the proposed development, less than 1%, does not materially change the level of service. Additionally, there will likely be a period of time before the total occupancy of the site is completed and additional capacity improvements on Scottsdale Road could potentially be completed by the City during this time period. Left turn movements at the unsignalized site driveways experience delays typical of unsignalized access points on arterial streets. Most of these movements can be avoided by selecting alternate routes to and from the site which allow for left turns to be made at the signalized intersection of Pinnacle Peak Road and Scottsdale Road.

Based on the results of the analysis, the traffic generated by the proposed Silverstone Commercial Development will not significantly impact the operation of the existing intersection of Pinnacle Peak Road and Scottsdale Road, and the proposed driveways are anticipated to operate at levels consistent with typical arterial street access points.



Kimley-Horn
and Associates, Inc.

Mr. Craig F. Eisenberg, November 12, 2012, Page 5

If you have any questions, feel free to call me at (602) 944-5500.

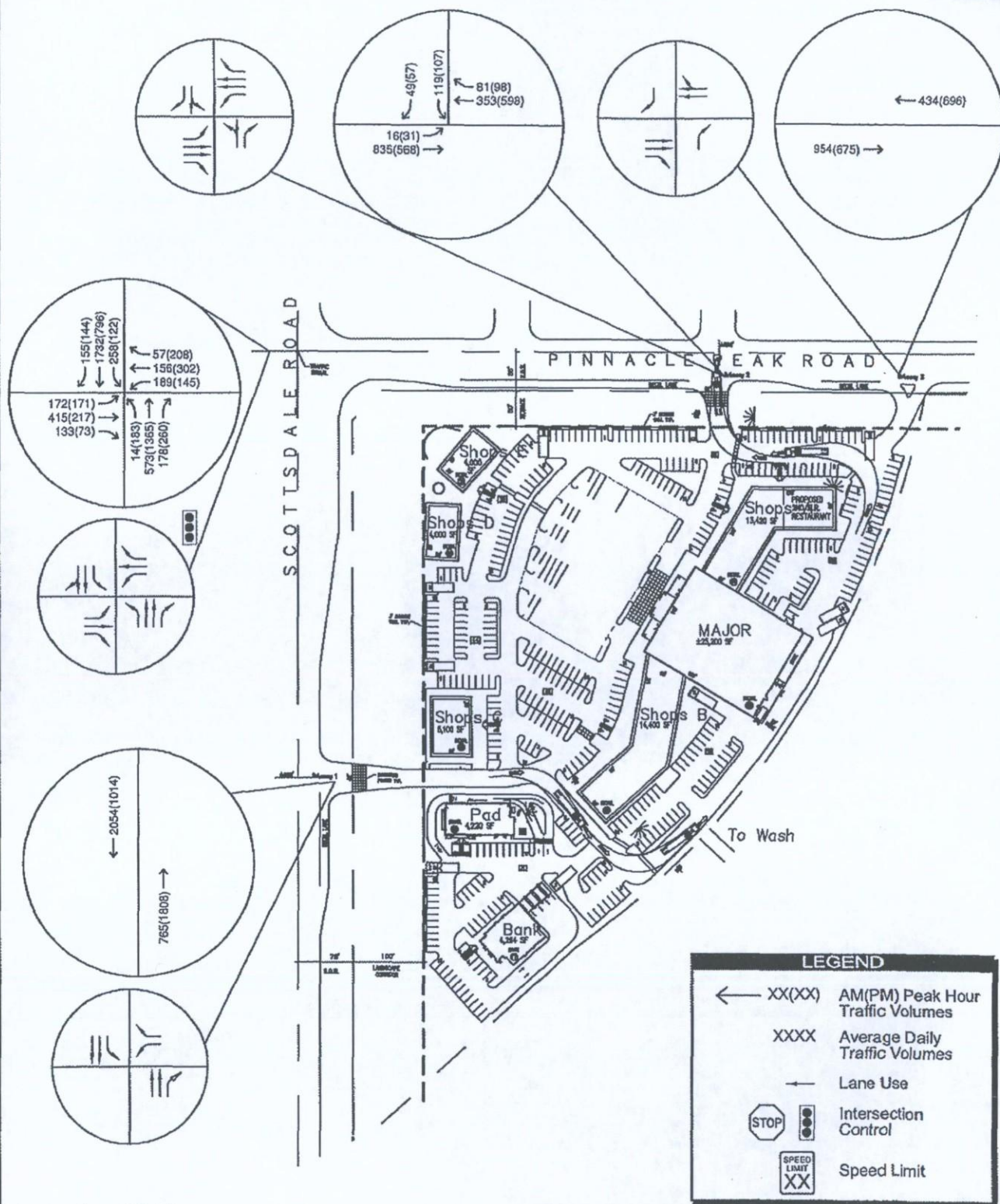
Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles R. Wright, P.E.
Traffic Engineer

Enclosed: Figures 1 – 5
Appendix

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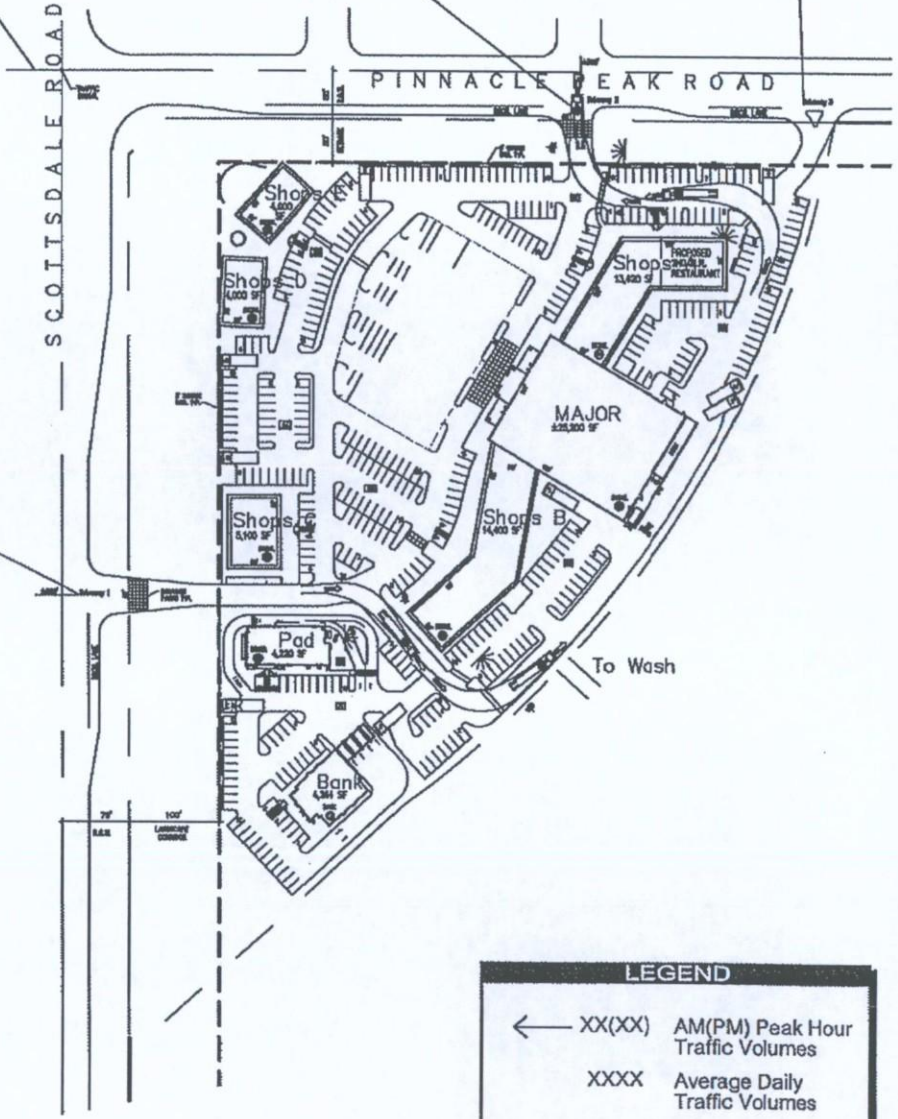
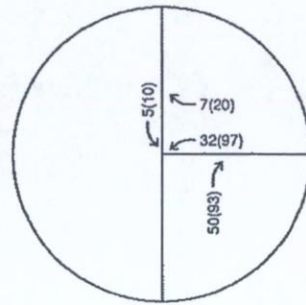
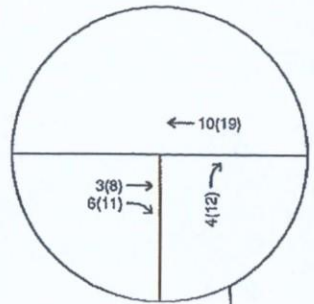
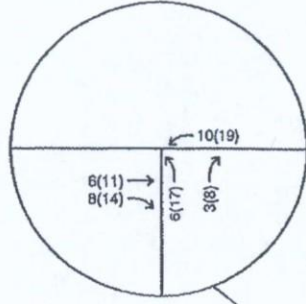
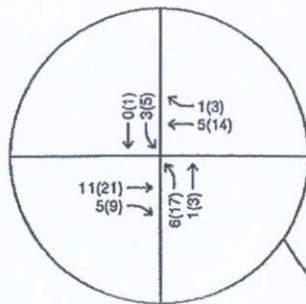


November 2012

Existing Traffic Volumes and Geometry

Traffic Impact Analysis

Figure 1



LEGEND

← XX(XX) AM(PM) Peak Hour Traffic Volumes

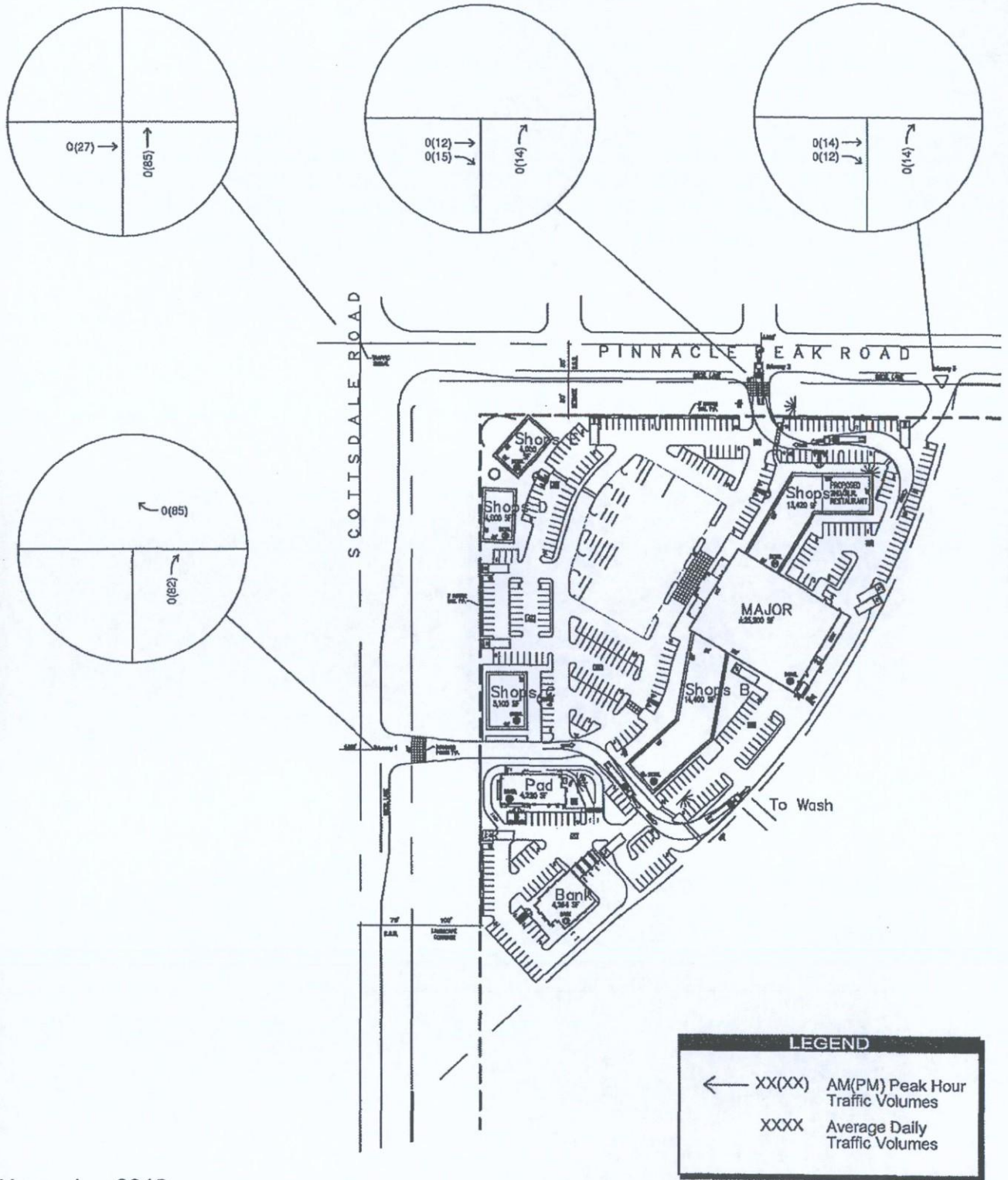
XXXX Average Daily Traffic Volumes

November 2012

New Site Traffic Volumes

Traffic Impact Analysis

Figure 2

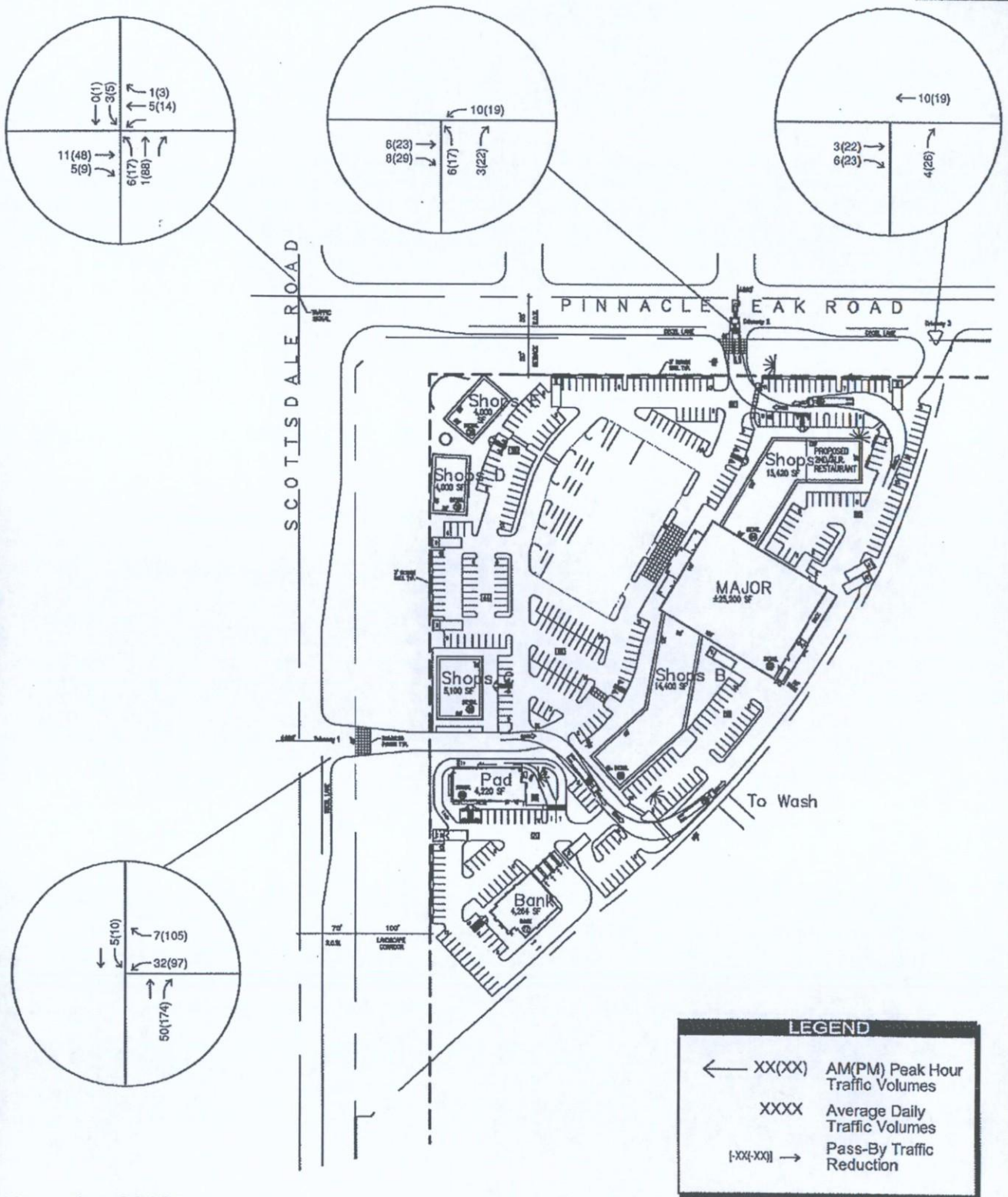


November 2012

Pass-By Site Traffic Volumes

Traffic Impact Analysis

Figure 3

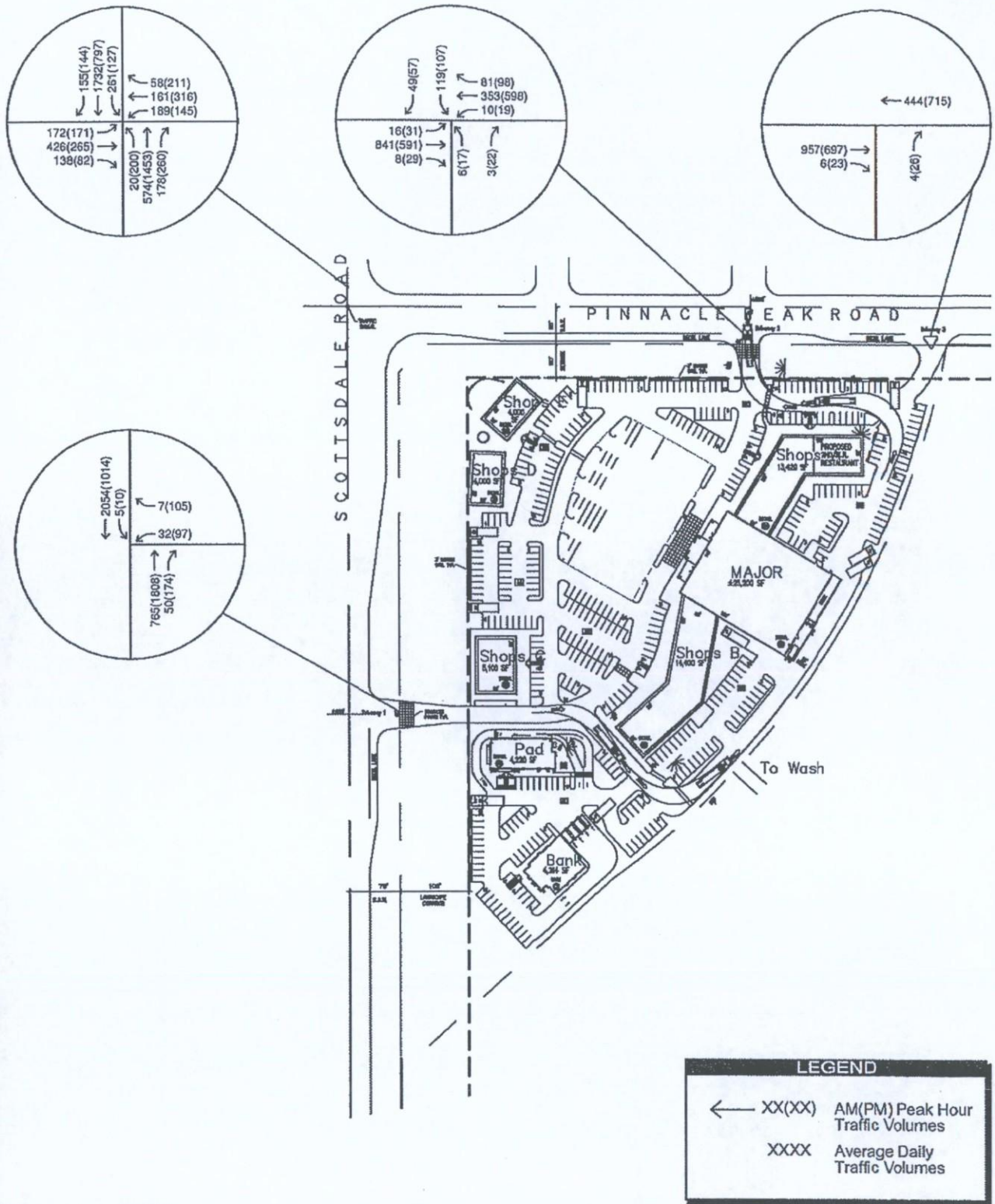


November 2012

Total Site Traffic Volumes

Traffic Impact Analysis

Figure 4



November 2012

Total Traffic Volumes

Traffic Impact Analysis

Figure 5

Murillo, Jesus

From: jason@eisenbergcompany.com
Sent: Thursday, April 11, 2013 11:25 AM
To: Murillo, Jesus
Subject: FW: 15-ZN-2005 #2

Jesus,

Below is a letter from Linda Whitehead and Bob Vairo with COPP that we would like to submit in support of the project. Please confirm receipt.

Sincerely,

Jason R. Eisenberg

Eisenberg Company

2390 E. Camelback Road
Suite 202
Phoenix, AZ 85016
Tel: 602-468-6133
Cell: 602-708-3137
www.eisenbergcompany.com

From: Linda Whitehead [<mailto:lwhitehead@cox.net>]
Sent: Tuesday, April 09, 2013 1:00 PM
To: Pacheco, Mike
Subject: 15-ZN-2005 #2



Coalition Of Pinnacle Peak
8912 East Pinnacle Peak Road, PMB 275
Scottsdale, AZ 85255

April 9, 2012
Mike:

We are writing to confirm our support for your request to amend the stipulations of Case 15-ZN-2005 to allow you to proceed with the Sprouts Grocery anchored neighborhood shopping center on Parcel C of the Silverstone Project.

You have already completed the extensive, agreed-upon onsite and offsite improvements including dry and wet utilities, a bridge, roadways landscaping and Stormwater handling improvements. The remaining improvement, the Rawhide Wash channel, cannot be completed the city completes the Scottsdale Road bridge construction later this year.

We believe it is reasonable to amend the stipulations to allow you to proceed with this phase of the Silverstone project.

Sincerely,

Bob Vairo and Linda Whitehead
(for) The Coalition of Pinnacle Peak

Eisenberg Company

Full service commercial real estate

February 8, 2013

RE: SILVERSTONE RETAIL CENTER / 15-ZN-2005#2

Dear Neighbor/Property Owner:

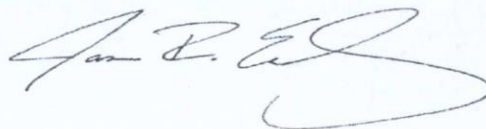
The purpose of this letter is to inform you of an application we are making to the City of Scottsdale for stipulation modifications in connection with the approved retail development on the southeast corner of Scottsdale and Pinnacle Peak Roads (case 15-ZN-2005#2). We are not requesting modification to the existing Planned Community District zoning. Rather, this is only a request to modify the existing zoning stipulations.

We are pleased to invite you to a neighborhood open house meeting to be held at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255 on February 25, 2013, from 6:00 to 7:30 p.m., to share your comments, observations and opinions as we process the stipulation modification application through the City. We will have representatives from the development team in attendance to listen to your comments and answer any questions.

In the event that you are unable to attend the neighborhood meeting, please feel free to contact me at 602-468-6100 or by email at jason@eisenbergcompany.com or you can contact our City Planner, Jesus Murillo at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov to discuss any questions you may have about the proposed request.

If you are planning to attend, we look forward to seeing you there.

Very truly yours,



Jason R. Eisenberg

Eisenberg Company

Full service commercial real estate

February 7, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

RE: **CASE NUMBER: 15-ZN-2005#2**
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING
NOTIFICATION AND MAILING LISTS

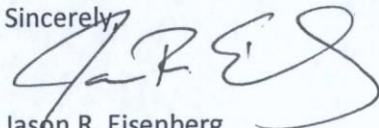
Rezoning Development Application Checklist # 14 Citizen and Neighborhood Involvement Process Requirements

City of Scottsdale Meeting was held January 29, 2013 from 6:00 pm – 7:30 pm at the Appaloosa Library

1. Mailing List- We were provided a list of interested parties by Jesus Murillo with the City of Scottsdale (attached)
2. Mailing List- We also visited the Maricopa County Assessor Website and obtained a list of residents whom live within a 750 square foot boundary around the property (map is attached)
3. We mailed by First Class USPS the notification letter (attached)
4. Sign in Sheet (attached)
5. Comments to the meeting (letter from Jason Eisenberg attached)
6. Appaloosa Library contract (attached)

We believe this should satisfy the requirement for # 14 on the Rezoning Development Application Checklist. Please let us know if you have any further questions regarding the meeting.

Sincerely,



Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

Eisenberg Company

Full service commercial real estate

January 2, 2013

RE: SILVERSTONE RETAIL CENTER / 15-ZN-2005#2

Dear Neighbor/Property Owner:

The purpose of this letter is to inform you of an application we are making to the City of Scottsdale for stipulation modifications in connection with the approved retail development on the southeast corner of Scottsdale and Pinnacle Peak Roads (case 15-ZN-2005#2). We are not requesting modification to the existing Planned Community District zoning. Rather, this is only a request to modify the existing zoning stipulations.

We are pleased to invite you to a neighborhood open house meeting to be held at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255 on January 29, 2013, from 6:00 to 7:30 p.m., to share your comments, observations and opinions as we process the stipulation modification application through the City. We will have representatives from the development team in attendance to listen to your comments and answer any questions.

In the event that you are unable to attend the neighborhood meeting, please feel free to contact me at 602-468-6100 or by email at jason@eisenbergcompany.com or you can contact our City Planner, Jesus Murillo at 480-312-7849 or by email at jmurillo@scottsdaleaz.gov to discuss any questions you may have about the proposed request.

If you are planning to attend, we look forward to seeing you there.

Very truly yours,



Jason R. Eisenberg

Reason for Application: Applicant is requesting site plan approval for approximately 12 acres on the Southeast corner of Scottsdale road and Pinnacle Peak for grocery anchored retail development. Zoning for proposed use is already in place and design review and landscape submittals to follow.

History: Silverstone at Pinnacle Peak ("Silverstone") is a 160 (gross) acre Master Planned Community located at the southeast corner of Scottsdale & Pinnacle Peak Roads. The Silverstone community master plan was officially approved by the City of Scottsdale City Council on January 10, 2006 (Case 15-ZN-2005). The zoning district boundaries for Silverstone are approved for Planned Community District (PC) with comparable underlying zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5). Silverstone's developer completed extensive onsite and offsite infrastructure improvements including dry and wet utilities, a bridge, roadways, landscaping and stormwater handling improvements. These improvements were completed on or before Summer 2009, except for the Rawhide Wash channel, which cannot be completed until a bridge is constructed by the City where Rawhide Wash crosses Scottsdale Road at approximately the midpoint of Silverstone's frontage along Scottsdale Road. The Scottsdale Road bridge construction commenced in September of 2012, and is anticipated to be completed mid-2013. This will allow Silverstone's developer to complete the Rawhide Wash channel and would provide the opportunity for development of the C-2 parcel at the northwest corner of Silverstone. As of today, two owners enjoy use of their properties within the Silverstone project. The City of Scottsdale operates Appaloosa Public Library on land that was gifted to the City by the Developer. And Vi at Silverstone operates a Continuing Care Retirement Community.

Eisenberg Company

Full service commercial real estate

February 7, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

RE: CASE NUMBER: 15-ZN-2005#2
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING
NOTIFICATION AND MAILING LISTS

Rezoning Development Application Checklist **# 14 Citizen and Neighborhood Involvement Process Requirements**

City of Scottsdale Meeting was held January 29, 2013 from 6:00 pm – 7:30 pm at the Appaloosa Library

1. Mailing List- We were provided a list of interested parties by Jesus Murillo with the City of Scottsdale (attached)
2. Mailing List- We also visited the Maricopa County Assessor Website and obtained a list of residents whom live within a 750 square foot boundary around the property (map is attached)
3. We mailed by First Class USPS the notification letter (attached)
4. Sign in Sheet (attached)
5. Comments to the meeting (letter from Jason Eisenberg attached)
6. Appaloosa Library contract (attached)

We believe this should satisfy the requirement for # 14 on the Rezoning Development Application Checklist. Please let us know if you have any further questions regarding the meeting.

Sincerely,

Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

Eisenberg Company

Full service commercial real estate

February 6, 2013

City of Scottsdale
Planning & Development Services Department
7447 E Indian School Road, Suite 100
Scottsdale, AZ 85251

**RE: CASE NUMBER: 15-ZN-2005#2
SILVERTONE RETAIL CENTER, SEC OF SCOTTSDALE RD AND PINNACLE PEAK RD
CITY OF SCOTTSDALE NEIGHBORHOOD MEETING**

Dear Jesus,

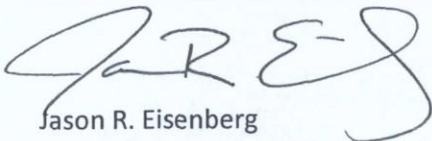
On January 29, 2013 per the City of Scottsdale requirements for stipulation changes, we held a neighborhood meeting at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, Arizona, 85255, from 6:00 to 7:30 pm.

Project attendees at the meeting:

Mike Pacheco, Director for Silverstone Development & RHVT Limited Partnership
John Berry, Attorney for RHVT Limited Partnership
Craig F. Eisenberg, Master Developer for Silverstone Retail Center, President of Eisenberg Company
Jason R. Eisenberg, Vice President of Development & Acquisitions for Eisenberg Company
Larry Ellermann, Architect for Silverstone Retail Center

We had one guest show up for the neighborhood meeting, Linda Whitehead, who supported the project and the stipulation change. We had no other attendees/guests at the meeting. We believe this should satisfy the requirement for the city, and please let us know if you have any further questions regarding the meeting.

Sincerely,



Jason R. Eisenberg
Vice President of Development & Acquisitions
Eisenberg Company

2390 E. Camelback Road, Suite 202 • Phoenix, Arizona 85016 • (602) 468-6100 Fax (602) 468-6103
www.eisenbergcompany.com

**15-ZN-2005 #2
2/12/2013**

Silverstone at Pinnacle Peak

January 29, 2013

6:00 pm

City of Scottsdale Neighborhood Meeting

SIGN IN SHEET

Name

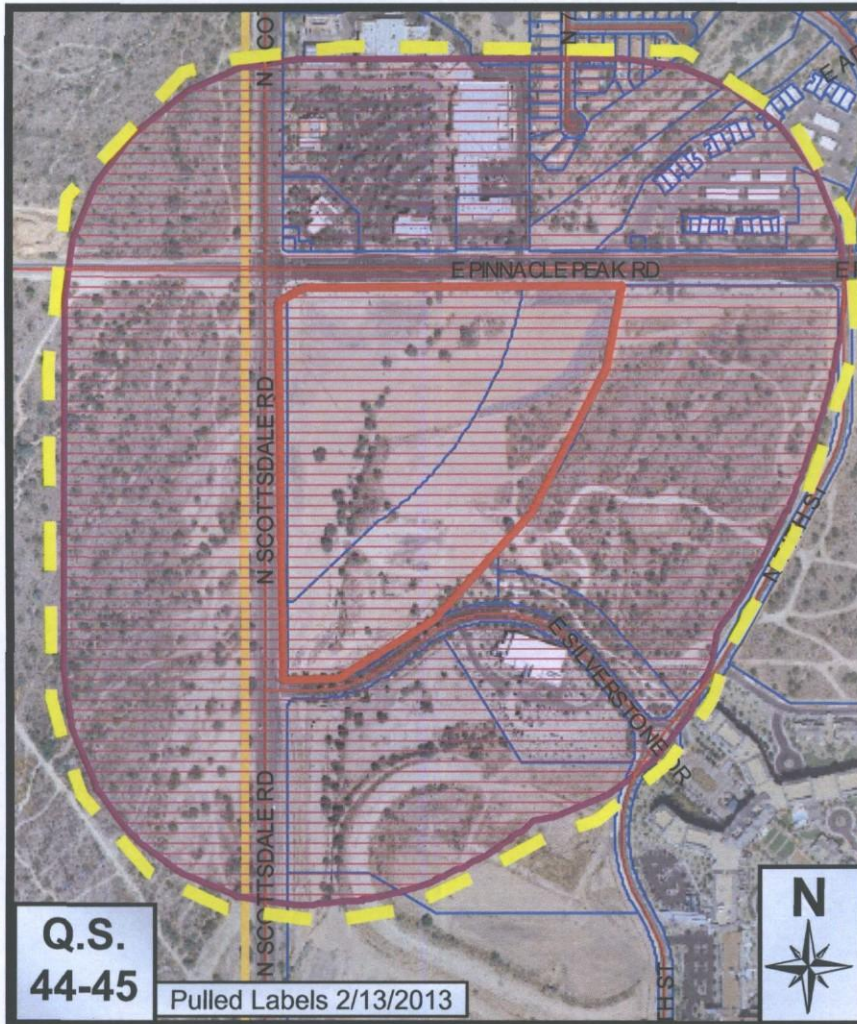
Email address / address:

Name	Email address / address:
Linda Whitehead	COP 8912 E PINNACLE PEAK, SCOTTSDALE 85255



15-ZN-2005 #2
2/12/2013

City Notifications – Mailing List Selection Map



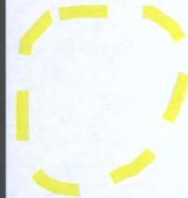
Q.S.
44-45

Pulled Labels 2/13/2013

Map Legend:



Site Boundary



Properties within 750-foot

Additional Notifications:

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

15-ZN-2005#2

Silverstone