

Section 1. That the Zoning Ordinance of the City of Scottsdale, Article V. District Regulations is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

Sec. 5.4000. Planned Airpark Core Development (PCP).

Sec. 5.4001. Purpose.

The purpose of the PCP District is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area. The PCP District should:

- A. Accommodate mixed-use commerce and employment centers.
- B. Provide a dynamic complement to employment cores with support retail, service, tourism, cultural, and residential uses.
- C. Promote an efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.
- D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.
- E. Protect adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP District.
- F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.
- G. Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.

Sec. 5.4002. Applicability.

The PCP District is only applicable to properties within the Greater Airpark Character Area Plan.

Sec. 5.4003. Application requirements.

- A. *Development Plan size requirement.* Minimum: 2¹/₄ acres of gross lot area.
- B. *Zoning District Map Amendment Applications.* An application for PCP zoning shall be accompanied by a Development Plan as required in Article VII.
- C. *Development Master Plans.* Developments within the PCP District that are developed in more than one phase shall submit Development Master Plans, as required in Article VII.

Sec. 5.4004. Reserved.

Sec. 5.4005. Conformance to approved plans.

- A. A PCP District shall be developed in conformance with the approved Development Plan and other required Development Master Plans as provided in Article VII.

Sec. 5.4006. Use Regulations.

- A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:
1. Airpark Mixed Use Residential (AMU-R)
 2. Airpark Mixed Use (AMU)
 3. Employment (EMP)
 4. Aviation (AV), and
 5. Regional Tourism (RT).
- B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-AMU, PCP-AV and PCP-RT sub-districts.

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
(P is a Permitted use.)	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)
10. Health and fitness studio	P	P	P		P
11. Light manufacturing		P	P	P	
12. Live entertainment	P	P			P
13. Medical and diagnostic laboratory	P	P	P		
14. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
15. Multimedia production without communication tower	P (4)	P	P		P
16. Municipal use	P	P	P	P	P
17. Office	P (4)	P (4)	P		P

18. Personal care service	P	P	P (1)		P
19. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
20. Recreation facility					P
21. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
22. Restaurant	P	P	P (1)		P
23. Retail	P	P			P
24. Scientific research and development		P (4)	P	P	
25. Sports arena		P (1, 2)	P (1, 2)		P (2)
26. Theater	P (2, 6)	P (2, 6)			P (2, 6)
27. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
28. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
29. Veterinary and pet care service	P	P			P
30. Wholesale, warehousing and distribution			P	P	
31. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
32. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxilane or taxiway.
- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.

Sec. 5.4007. Development standards.

- A. Floor area ratio. Maximum: 0.8 for the Development Plan.
- B. Building height (including all rooftop appurtenances).

1. Maximum:
 - a. 54 feet if the Development Plan area is between 2.001.00 and 5.00 acres,
 - b. 62 feet if the Development Plan area is between 5.01 and 10.00 acres, and
 - c. 84 feet if the Development Plan area is more than 10.00 acres, except as provided below.
2. Maximum near single family residential:
 - a. 42 feet within 300 feet of any single-family residential districts shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.
3. Rooftop appurtenances. These structures including the screening of them shall not cover more than 35 percent of the roof area of the building(s) in the Development Plan.

C. Density.

1. Dwelling units (excluding residential health care facilities). Maximum density shall not exceed fifty (50) dwelling units per acre of gross lot area of the Development Plan.

GD. Required open space.

1. Total open space.
 - a. Minimum: 25 percent of net lot area of the Development Plan.
2. Private outdoor living space.
 - a. Minimum: A private outdoor living space shall be provided for each residential unit and shall be at least six (6) feet deep and sixty (60) square feet in area.
 - b. The private outdoor living space shall be located adjacent to the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
23. Parking areas and parking lot landscaping are not included in the required open space.

DE. Building setbacks.

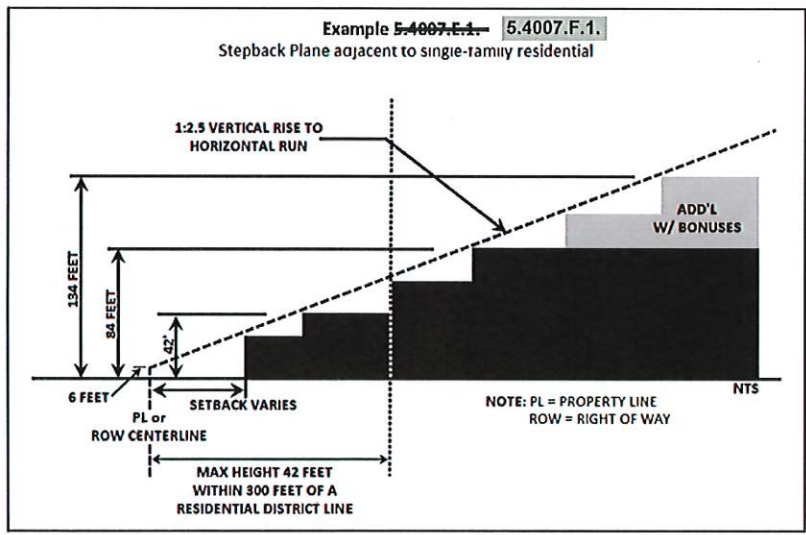
1. Front setback.
 - a. Minimum: 25 feet along arterial and major collector streets.
 - b. Minimum: 30 feet along minor collector and local streets.
2. Measuring setbacks along streets. All setbacks shall be measured from the curb line along streets.
3. Signature intersections. At the intersection of two streets, when both streets are classified as a major collector or arterial, there shall be a building setback triangle. The two equal sides of the triangle shall be 70 feet, starting from the point of intersection of the extension of the property lines at the corner. Within the triangle at least 50 percent of the area shall be shaded by structural or landscape materials.
4. Side and rear setbacks.
 - a. Abutting residential districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the

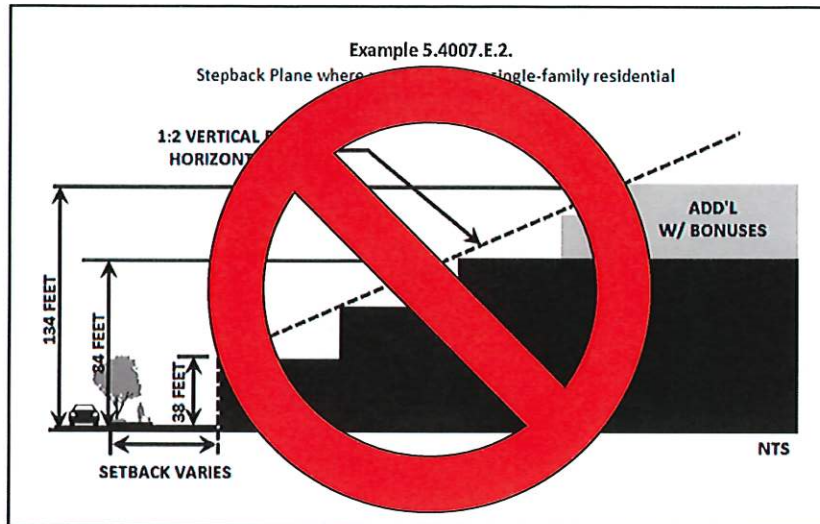
residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District). (See Example 5.4007.E.1.5.4007.F.1.)

- i. Minimum: 60 feet from any single-family residential district, and
 - ii. Minimum: 30 feet from all other residential districts.
- b. Abutting nonresidential districts. (See Example 5.4007.E.2.5.4007.F.2.)
- i. Minimum: 15 feet.

EF. Stepback plane:

1. Abutting single family districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District).
 - a. Vertical to horizontal ratio: 1:2.5, beginning 6 feet above the PCP District boundary. (See Example 5.4007.E.1.5.4007.F.1.)
2. Other locations.
 - a. Vertical to horizontal ratio: 4:21:1, beginning 38 feet above the setback line. (See Example 5.4007.E.2.5.4007.F.2.)





EG. *Screening.* All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

Sec. 5.4008. Bonus development standards provisions.

A. *Qualifying sites Applicability.* Upon recommendation by the Planning Commission, the City Council may approve bonus development standards for additional building height and floor area on a Development Plan property zoned PCP upon demonstration of noteworthy investments in sustainable, high-quality design and other features that provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Greater Airport Character Area Plan, and City objectives, subject to the following criteria:

1. Minimum Development Plan area: 4.003.00 acres of gross lot area.

2. Limitations:

ia. Bonus development standards cannot be applied to any portion of a PCP District Development Plan that is less than 300 feet from a single-family district (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District).

ib. Bonus development standards cannot be applied to any portion of a PCP District Development Plan that is within the AC-3 area shown on Figure 1, Airport Influence Area, in the Scottsdale Revised Code, Chapter 5—Aviation, as amended.

B. *Bonus development standards allowances.* Subject to the maximum bonus development standards as provided below, the City Council may approve an increase of the floor area ratio (FAR), and/or an increase of the building height, an increase in the density, modifications to building setbacks, and/or modifications to the stepback plane based upon the property owner providing any of the Special Public Improvements as identified below and/or any other community benefit(s) approved by City Council as part of a Development Plan.

- C. ~~Maximum~~ ~~b~~ *Bonus development standards*: The following development standards apply to those development projects utilizing the bonus provisions.
1. ~~Floor area ratio~~.
 - a. ~~Maximum FAR: 1.62.0 for the Development Plan~~.
 2. ~~Maximum~~ ~~b~~ *Building height: (inclusive of all rooftop appurtenances)*.
 - a. ~~Maximum~~:
 - i. Development Plan area of 4.00 ~~3.00~~ to 5.00 acres of gross lot area: 92 feet.
 - ii. Development Plan area of 5.01 to 10.00 acres of gross lot area: 104 feet.
 - iii. Development Plan area of 10.01 to 15.99 acres of gross lot area: 116 feet.
 - iv. Development Plan area of 16.00 acres or more of gross lot area: 134 feet.
 - v. The total floor area(s) of any single floor above building heights greater than 92 feet shall not exceed 20% of the total ground floor building area of the Development Plan.
 - b. ~~Maximum near single-family residential. Maximum building height shall be 42 feet within 300 feet of any single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) district.~~
 3. ~~Density~~.
 - a. ~~Maximum density: Density shall not exceed the density set forth in the Development Plan.~~
 4. ~~Required open space~~.
 - a. ~~Total open space. Minimum: 28 percent of the net lot area of the Development Plan.~~
 - b. ~~Private outdoor living space~~.
 - i. ~~Minimum: A private outdoor living space shall be provided for each residential unit and shall be at least six (6) feet deep and sixty (60) square feet in area.~~
 - ii. ~~The private outdoor living space shall be located adjacent to the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.~~
 - c. ~~Parking areas and parking lot landscaping are not included in the required open space.~~
 5. ~~Building setbacks~~.
 - a. ~~All buildings shall be set back in accordance with the approved Development Plan, subject to the following:~~
 - i. ~~All setbacks shall be measured from the curb line along streets.~~
 - ii. ~~Signature intersections. At the intersection of two streets, when both streets are classified as a major collector or arterial, there shall be a building setback triangle. The two equal sides of the triangle shall be 70 feet, starting from the point of intersection of the extension of the property lines at the corner. Within~~

the triangle at least 50 percent of the area shall be shaded by structural or landscape materials.

- iii. Setbacks abutting residential districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District). (See Example 5.4007.F.1.)

(1) Minimum: 60 feet from any single-family residential district, and

(2) Minimum: 30 feet from all other residential districts.

6. Stepback plane.

- a. All building setbacks shall be in accordance with the approved Development Plan, subject to the following:

- i. Setbacks abutting single-family residential districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District).

(1) Vertical to horizontal ratio: 1:2.5, beginning 6 feet above the PCP District boundary. (See example 5.4007.F.1.)

7. Special conditions.

- a. Building materials. Reflective materials, such as glass or polished metal, are limited to 60 percent of the building wall area for portions of a building located above a building height of 104 feet.
- b. Rooftop appurtenances. These structures, including screening of them, shall not cover more than 35 percent of the roof area of the building(s) in the Development Plan.
- c. Screening. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

D. ~~Bonus formulas.~~ The amount of increase in FAR or building height shall be determined by the cost and/or value of the Special Improvement(s) using the following:

1. ~~Floor Area Bonus Formula: $SQBA = [TCE \text{ divided by } (1.035 \text{ (CY-2013) })] \text{ times } 0.1$~~
2. ~~Building Height Bonus Formula: $FBH = [TCE \text{ divided by } (1.035 \text{ (CY-2013) })] \text{ times } 0.0001$~~
3. ~~Factors used in the formulas above:~~
 - i. ~~SQBA = Square feet of gross floor area bonus.~~
 - ii. ~~TCE = Total Construction Cost Estimate of the proposed Special Improvement~~
 - iii. ~~CY = Current Year~~
 - iv. ~~FBH = Feet of building height bonus.~~
4. ~~The TCE may be distributed in whole or in part to the SQBA or to the FBH, but the sum of the distribution shall never exceed the TCE.~~
5. ~~TCE limitations.~~

- a. ~~The TCE excludes all costs reimbursed in any way by the City or other persons, including grants, public paybacks, oversizing agreements, incentives or standard requirements.~~
 - b. ~~The TCE excludes the cost of public improvements required for the development and standard right-of-way dedications.~~
 - c. ~~The TCE for a bonus shall include the fair market value of any dedicated land or easement included in the land area where the Special Improvement is located. (See example in Section 6.1310.E.)~~
- ~~ED. Allocation of bonuses development standards: The Development Plan shall show identify the specific allocation of bonus development standards and is subject to City Council approval. (floor area and/or building height).~~
- ~~FE. Special Public Improvements requirements. The following are Special Improvements that achieve public benefits and qualify a Development Plan for bonus development standards consideration. Specific limitations apply to each Special Improvement as indicated below. The TCE shall be prepared by a professional consultant and subject to the approval of the Zoning Administrator and City Engineer. Development projects utilizing Special Public Improvements and/or any other community benefit(s) to achieve bonus development standards shall comply with the Special Public Improvements requirements as outlined in Section 7.1200.~~
- ~~1. Exceptional right-of-way dedication.

 - i. ~~The amount of right-of-way dedication that may qualify shall be any right-of-way dedication area that is greater than 35% of the gross lot area of the Development Plan.~~
 - ii. ~~The TCE shall be the fair market value. This shall be determined by a minimum of two independent appraisals submitted by the property owner.~~~~
 - ~~2. Major infrastructure improvements not included in the Development Plan.

 - i. ~~These may include additions, new extensions or upsizing of streets, water systems, sewer systems, drainage systems, transit facilities, pedestrian facilities, trail facilities, bicycling facilities, streetscaping facilities or other such infrastructure improvements as approved by the Zoning Administrator and City Engineer.~~
 - ii. ~~These improvements shall be located in or abutting the Greater Airpark Character Area.~~
 - iii. ~~These improvements shall be consistent in type and scope with the City's approved infrastructure master plans, if applicable.~~
 - iv. ~~In-lieu contributions may be accepted as approved by the Zoning Administrator and City Engineer.~~~~
 - ~~3. Public parking areas within the Development Plan.

 - i. ~~These parking areas shall serve the needs of a public facility or recurring municipal-sponsored public events.~~
 - ii. ~~The public parking area shall be within an easement granted to the City.~~
 - iii. ~~Minimum number of spaces provided to the City: 200.~~
 - iv. ~~These parking spaces shall be in excess of those required for the Development Plan land uses.~~~~

- v. ~~Minimum available times of public access to the parking areas: 6:00 a.m. to 12:00 a.m.~~
- vi. ~~Lighting and signing of the parking areas as public access parking is required.~~
- vii. ~~These parking areas shall be maintained in good condition by the property owner.~~
- 4. ~~Public gathering space or plaza improvements within the Development Plan.~~
 - i. ~~Minimum area: 18,000 square feet or 5% of the net lot area of the Development Plan, whichever is greater.~~
 - ii. ~~This area shall be accessible by and visible to the public from public rights-of-way. Public access shall be secured through the use of an easement.~~
- 5. ~~Public art.~~
 - i. ~~Public art shall be located in an area accessible by and visible to the public and exterior to any building.~~
 - ii. ~~Public art shall be placed within the Greater Airpark Character Area.~~
- 6. ~~Enhanced transit amenities within the Development Plan.~~
 - i. ~~These shall be upgrades of the City standard for transit stops including additional seating, shade structures, pedestrian lighting, and other such enhancements.~~
 - ii. ~~These shall be designed to be integrated with the architectural character of the adjacent buildings or of an approved streetscape character.~~
 - iii. ~~These shall be maintained by the property owner.~~
- 7. ~~Pedestrian amenities within the Development Plan.~~
 - i. ~~These may include sidewalk shade covers, benches and other forms of seating, sidewalk lighting, and other such improvements that enhance the public sidewalks for pedestrian use.~~
 - ii. ~~These shall be maintained by the property owner.~~
- 8. ~~Solar energy collection systems within the Development Plan.~~
 - i. ~~These shall either be screened from view off-site of the Development Plan or integrated into the architectural character of the buildings.~~
 - ii. ~~The property owner shall maintain these in good working condition for a minimum of 15 years.~~
- 9. ~~Landscape water conservation systems within the Development Plan.~~
 - i. ~~These may include rainwater harvesting, gray water re-use, air conditioning condensation recycling, roof gardens and other such systems that use non-domestic water for landscaping purposes.~~
- 10. ~~Electric vehicle charging stations.~~
 - i. ~~Minimum number of stations: 5 stations or 5% of the total number of required spaces within the Development Plan, whichever is greater.~~
- 11. ~~Compliance with Scottsdale's Green Construction Code. Subject to the maximum development standards with bonuses, if the entire development of the property within the Development Plan complies with Scottsdale's Green Construction Code an FAR~~

bonus of 0.1 times the gross lot area of the Development Plan or a building height bonus equivalent to 15 feet, as approved by the City Council, shall apply.

F. Bonus development standards procedures.

1. Any application of bonus development standards, or amendment to application of bonus development standards, shall be subject to City Council approval through a zoning district map amendment with a Development Plan. A development agreement is required with the utilization of Special Public Improvements and/or any other proposed community benefit(s).
 - a. The Development Plan shall include a development project narrative that:
 - i. Describes, in addition to other project narrative requirements, the bonus development standards sought, specifying the proposed floor area ratio, building height, density, building setbacks, and stepback planes, as applicable, and
 - ii. Identifies how the development project will comply with the Special Public Improvements requirements and/or any other proposed community benefit(s), as applicable, and
 - iii. Provides the method and calculations for determining the Total Construction Cost Estimate, as outlined in Section 7.1200, as applicable.
2. The development agreement shall be in a form satisfactory to the City Attorney and include, but not be limited to, the requirements outlined in Section 7.1200.

F. Special conditions.

1. Building materials: Reflective materials, such as glass or polished metal located above a building height of 104 feet are limited to 60 percent of the building wall area located above a building height of 104 feet.
2. Open Space. Minimum: 28 percent of the net lot area of the Development Plan receiving a bonus.

G. Application for bonus development standards. Include a narrative:

1. Describing the bonus development standards sought, specifying the proposed floor area ratio and building height,
2. Identifying the Special Improvements to be provided, and
3. Providing the method and calculations for determining the TCE.

H. Development Agreement required. All proposals to provide Special Improvements are subject to City Council approval of a Development Agreement that specifies:

1. The Special Improvements to be provided and other conditions to be met by the property owner,
2. The means and timetable for achieving the Special Improvements and other conditions,
3. The applicable bonus development standards, and
4. The consequences of failure to provide the Special Improvements and meet other conditions.

Sec. 5.4009. General Provisions.

Except as otherwise provided, the provisions of Article VII apply.

Sec 5.4010. Sign Requirements.

The provisions of Article VIII apply. In lieu of using the PCP sign standards of Article VII, the property owner may choose to use signs allowed in the Planned Regional Center (PRC) District in the PCP District.

Sec. 5.4011. Parking and Loading Requirements.

The provisions of Article IX apply.

Sec. 5.4012. Landscaping Requirements.

The provisions of Article X apply.

Section 2. That the Zoning Ordinance of the City of Scottsdale, Article VII. General Provisions is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 7.1200. Special Public Improvements – requirements for bonus development standards.

A. Applicability.

1. The Special Public Improvements provisions are applicable to property zoned Planned Block Development (PBD) Overlay District or Planned Airpark Core Development (PCP) that utilize Special Public Improvements and/or any other community benefit(s) to obtain bonus development standards.

B. Qualifying improvements.

1. The City Council shall define qualifying special public improvements to the Downtown Area and the Greater Airpark Area through adoption of a specific resolution for each area that qualifies and prioritizes special public improvements in each respective area. In qualifying and prioritizing special public improvements for each area, the City Council shall review, but not be limited to, the following considerations:
 - a. The special public improvement(s) promotes the goals and policies of the General Plan and applicable Character Area Plan.
 - b. The special public improvement(s) provide a benefit to the community.
 - c. The special public improvement(s) help mitigate impacts by a proposed development project.

C. Special Public Improvements procedures and limitations.

1. As part of an application for a zoning district map amendment, the property owner shall identify the specific bonus development standards being requested and calculate the required Contribution Cost based on the rubric outlined below.
2. The bonus development standards request shall be reviewed and approved by the Zoning Administrator. The Zoning Administrator shall not approve any bonus development standards in excess of the property owner's contributions.

3. The City Council shall direct the property owner to implement a special public improvement from the adopted priority list. The City Council may, at their discretion, hold a public hearing to discuss and seek community input regarding any special public improvement determination.
4. A professional consultant shall provide a Total Construction Cost Estimate (TCE) of the determined special public improvement(s) mechanism in accordance with the rules established by the Zoning Administrator.
5. The TCE shall be subject to the review and approval of the Zoning Administrator and City Engineer prior to the first public hearing before the Planning Commission.
6. An associated development agreement in a form satisfactory to the City Attorney shall be prepared and include, but not be limited to, the following requirements:
 - a. The Special Public Improvements to be provided and other conditions to be met by the property owner,
 - b. The means and timetable for achieving the Special Public Improvements and other conditions,
 - c. The applicable bonus development standards, and
 - d. The consequences upon failure to provide the Special Public Improvements or meet other conditions of the development agreement.
7. Any amendment to existing City Council approved bonus development standards is subject to further City Council review and approval.
8. Any in lieu cash payments for bonus development standards in the PBD Overlay District shall be deposited in the Downtown Special Improvement Trust Fund (DSITF). The DSITF funds shall be used exclusively for public improvements in the Downtown Area.
9. Any in lieu cash payments for bonus development standards in the PCP zoning district shall be deposited in the <<Greater Airpark>> Special Improvement Trust Fund (GASITF). The GASITF funds shall be used exclusively for public improvements in the Greater Airpark Area.
10. If the property owner proposes to dedicate property or an easement to the City for a Special Public Improvement, the Zoning Administrator may, at the property owner's expense, order one or more appraisals of the property or easement to determine the fair market value. The property owner shall reimburse the City for the appraisal(s) before the first public hearing before the Planning Commission.
11. Improvements that result in a Special Public Improvement bonus are ineligible for payback agreements.

D. Rubric for determining bonus development standards.

1. The following formulas shall be utilized to determine contribution cost for bonus development standards:
 - a. Bonus floor area contribution cost: $CC = (BSF \text{ times } 10) \text{ times } (1.035^{(CY - 2013)})$
 - b. Bonus building height contribution cost: $CC = (BH \text{ times } 10,000) \text{ times } (1.035^{(CY - 2013)})$
 - c. Bonus density contribution cost: $CC = (BD \text{ times } 10,000) \text{ times } (1.035^{(CY - 2013)})$

2. Factors used in formulas above:

- a. CC = Contribution Cost
- b. CY = Current Year
- c. BSF = Gross square footage of bonus floor area
- d. BH = Feet of bonus building height
- e. BD = Bonus dwelling units

3. The CC may be distributed in whole or in part to the BSF, the BH, or to the BD, but the sum of the distribution shall never exceed the CC.

E. *TCE requirements and limitations.*

- 1. The TCE excludes all costs reimbursed in any way by the City or other persons, including grants, public paybacks, oversizing agreements, incentives or standard requirements.
- 2. The TCE excludes the cost of public improvements required for the development project and standard right-of-way dedications.
- 3. The TCE of a special public improvement may include the fair market value of any dedicated land or easement included in the land area where the special public improvement is located.