

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 12, 2018**



**CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:02 P.M. on Wednesday, December 12, 2018, in the City Hall Kiva.

**ROLL CALL**

Present: Mayor W.J. "Jim" Lane; Vice Mayor Guy Phillips; and Councilmembers Suzanne Klapp, Virginia L. Korte, Kathleen S. Littlefield, Linda Milhaven, and David N. Smith

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Girl Scout Troop 128, Leader Ladawn Bentley

**INVOCATION** – Pastor David Joynt, Valley Presbyterian Church

**MAYOR'S REPORT**

Mayor Lane presented Councilman Smith with a bell in recognition of his service on the Council.

Councilman Smith thanked supporters and City leadership and emphasized the importance of community involvement.

**PRESENTATIONS/INFORMATION UPDATES** – None

**NOTE:** MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

## PUBLIC COMMENT

- Howard Alper presented a citizen petition (attached) asking to have signs prohibiting the use of electric scooters posted on the North canal sidewalk at Soleri Bridge and at the north canal sidewalk at the Marshall Way Bridge.
- Deborah Spielman spoke in support of the citizen petition presented by Mr. Alper.
- Lisa Randall invited the public to attend the Second Annual Old-Fashioned Pancake Breakfast at 9:00 a.m., Saturday, December 15, at the Little Red Schoolhouse, hosted by the City Council and Scottsdale Firefighters.

## CONSENT AGENDA

- 1. Wonderspaces (14-UP-2018)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 11325** approving a Conditional Use Permit for a bar in a gallery space internal to Fashion Square Mall in a 15,987± square-foot suite with Downtown/Downtown Regional Use – Type 2, Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning.  
**Location:** 7014 E. Camelback Road, Suite 584  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 2. Wonderspaces Liquor License (69-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 6 (bar) State liquor license for a new location and owner.  
**Location:** 7014 E. Camelback Road, Suite 584  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 3. Mick Liquor License (77-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for an existing location and owner, new license series.  
**Location:** 9719 N. Hayden Road, Suite B  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 4. Agave Del Mar Liquor License (78-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 8390 E. Via De Ventura, Suite F105  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 5. State 48 Lager House Liquor License (79-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 3 (in-state microbrewery) State liquor license for a new location and owner.  
**Location:** 15600 N. Hayden Road, Building A  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 6. State 48 Lager House Liquor License (80-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 15600 N. Hayden Road, Building A  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 7. Sonesta Suites Scottsdale Liquor License (81-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a person transfer of a Series 6 (bar) State liquor license for an existing location with a new owner.  
**Location:** 7300 E. Gainey Suites Drive  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 8. Little Chicago Pizza (82-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 1645 N. Hayden Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 9. One Mediterranean Liquor License (83-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 4180 N. Drinkwater Boulevard  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 10. 7 Eleven No. 25845M Liquor License (84-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.  
**Location:** 8402 E. McDowell Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 11. West Coasts Petroleum LLC Liquor License (85-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.  
**Location:** 8350 E. McDowell Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 12. Whining Pig Liquor License (86-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for a new location and owner.  
**Location:** 10121 E. Bell Road, Suite 110  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 13. Permanent Extension of Premises for Maui Pasta (9-EX-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a permanent extension of premises for a Series 12 (restaurant) State liquor license for an existing location to expand the patio.  
**Location:** 7704 E. Doubletree Ranch Road, Suite 115  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 14. Permanent Extension of Premises for La Locanda (10-EX-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a permanent extension of premises for a Series 12 (restaurant) State liquor license for an existing location to expand the patio.  
**Location:** 6830 E. 5<sup>th</sup> Avenue, Suites 106, 107, and 108  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 15. Black Rock Coffee Conditional Use Permit (8-UP-2018)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 11328** approving a Conditional Use Permit for a new restaurant with a drive-through on a 0.6-acre site with Industrial Park (I-1) zoning.  
**Location:** 8700 E. Thomas Road  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 16. Simoneau Abandonment (13-AB-2018)**  
**Request:** Adopt **Resolution No. 11327** authorizing the abandonment of the following areas:  
1. The east 8 feet of the west 33 feet of General Land Office Patent Easement (GLOPE) along N. 79<sup>th</sup> Street.  
2. The south 8 feet of the north 33 feet of GLOPE along E. Pinnacle Vista Drive.  
3. The 20-foot wide right-of-way along the south boundary line of a property with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO).  
**Location:** 27301 N. 79<sup>th</sup> Street  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 17. Crossroads East Rezoning and Development Agreement (19-ZN-2002#7 and 2-DA-2018#2)**  
**Requests:**  
1. Adopt **Ordinance No. 4379** approving a zoning district map amendment to amend the Crossroads East Development Plan's Land Use Budget, approved with case 19-ZN-2002#6, to transfer 10 acres from the Commercial Office (C-O) allotment to the Multi-Family Residential (R-5) allotment, with no change in overall residential density.  
2. Adopt **Resolution No. 11329** authorizing Development Agreement No. 2002-141-COS-A4 with the Arizona State Land Department.  
3. Adopt **Resolution No. 11330** declaring the document titled "*Revised Crossroads East Land Use Budget*" to be a public record.  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**18. Pima & Bronco Rezoning (10-ZN-2018)**

**Requests:**

1. Adopt **Ordinance No. 4378** approving a zoning district map amendment from Single-Family Residential Environmentally Sensitive Lands (R1-70 ESL) to Single-Family Residential Planned Residential Development Environmentally Sensitive Lands (R1-43 PR ESL) zoning and a development plan and amended development standards on a 20±-acre site.
2. Adopt **Resolution No. 11331** declaring the document titled "*Pima & Bronco Development Plan*" to be a public record.

**Location:** Southwest corner of N. Pima Road and E. Bronco Trail

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**19. Planned Airpark Core Development (Raintree Redevelopment) Text Amendment (5-TA-2018)**

**Request:** Adopt **Ordinance No. 4376** to amend the City of Scottsdale Zoning Ordinance No. 455 to amend Section 5.4006 Use Regulations to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts.

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**20. Town of Paradise Valley Intergovernmental Agreement**

**Request:** Adopt **Resolution No. 11336** authorizing Contract No. 2018-204-COS with the Town of Paradise Valley to provide the town with plan review, permitting, and inspection services for the underground parking garage serving the Palmeraie mixed-use development by Five Star Development Resort Communities, LLC.

**Location:** Southwest corner of N. Scottsdale and E. Indian Bend roads

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**21. On-Call Electrical Engineering Services Contracts for Capital Improvement and Facilities Projects**

**Request:** Adopt **Resolution No. 11320** authorizing the following on-call electrical engineering services contracts for two years with the option to extend for three additional one-year periods in an amount not to exceed \$1,500,000 for the initial two-year term of each contract:

1. Contract No. 2018-198-COS with Kimley Horn and Associates, Inc.
2. Contract No. 2018-199-COS with LSW Engineers Arizona, Inc.
3. Contract No. 2018-200-COS with Energy Systems Design, Inc.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**22. Scottsdale Artists School, Inc., Lease Agreement**

**Request:** Adopt **Resolution No. 11321** authorizing Agreement No. 1993-027-COS-A3 with Scottsdale Artists School, Inc., for use of the Loloma School building.

**Location:** 3720 N. Marshall Way

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

## **MOTION AND VOTE – CONSENT AGENDA**

Vice Mayor Phillips made a motion to approve Consent Agenda Items 1 through 22. Councilmember Korte seconded the motion which carried 7/0, with Mayor Lane; Vice Mayor Phillips; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Smith voting in the affirmative.

## **REGULAR AGENDA**

### **23. Scottsdale Heritage Connection – Friends of the Library Donation Acceptance**

**Request:** Adopt **Resolution No. 11295** to authorize:

1. Acceptance of a \$101,200 monetary donation from Friends of the Scottsdale Public Library.
2. A FY 2018/19 General Fund Capital Contingency Budget Appropriation Transfer in the amount of \$31,200 to the Civic Center Library Scottsdale Heritage Connection Capital Project (PF03).
3. A FY 2018/19 General Fund Library Operating Budget Transfer in the amount of \$50,000 to the Civic Center Library Scottsdale Heritage Connection Capital Project (PF03) that will be funded by the Operating General Fund.

**Presenter(s):** Bill Murphy, Community Services Director

**Staff Contact(s):** Bill Murphy, Community Services Director, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

Community Services Director Bill Murphy gave a presentation on the Friends of the Library donation.

Friends of the Library representatives Carol Damaso and Doug Sydnor gave a PowerPoint presentation (attached) on the Scottsdale Heritage Connection.

## **MOTION AND VOTE – ITEM 23**

Vice Mayor Phillips made a motion to adopt Resolution No. 11295. Councilman Smith seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Phillips; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Smith voting in the affirmative.

### **24. Papago Plaza Rezoning (6-ZN-2018)**

**Requests:**

1. Adopt **Ordinance No. 4377** approving a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, utilizing the P-C comparable Planned Regional Center (PRC) District, including adopting a development plan and amended PRC development standards, on a ±11-acre site.
2. Adopt **Resolution No. 11326** declaring the document titled "*Papago Plaza Rezoning and Development Plan*" to be a public record.

**Location:** APN 129-12-00Y1 and 129-12-001K, southwest corner of McDowell and Scottsdale roads

**Presenter(s):** Greg Bloemberg, Senior Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Planning and Development Services Director Randy Grant and Senior Planner Greg Bloemberg gave a PowerPoint presentation (attached) on the rezoning request.

Applicant Representative Jason Morris gave a PowerPoint presentation (attached) on the applicant's request.

Mayor Lane opened public testimony.

The following spoke in support of the rezoning request and development plans:

- Sandy Wasserman, Scottsdale resident
- Lindsey Jensen, Scottsdale resident
- Melia Dunn, Scottsdale resident
- Margaret Dunn, Scottsdale resident
- Austin Jack, Scottsdale resident
- Jeff Berghoff, Scottsdale resident

The following spoke in opposition of the proposed development plans:

- Sonnie Kirtley, Coalition of Greater Scottsdale (COGS)
- Grace Gavin, Scottsdale resident
- Christie Lee Kinchen, Scottsdale resident
- Jason Alexander, Scottsdale resident
- Alex McLaren, Scottsdale resident
- John King, Scottsdale resident
- Jon Mann, Scottsdale resident
- Mr. Norgaard, Scottsdale resident
- Andrea Alley, Scottsdale resident

Mayor Lane closed public testimony.

7:48 P.M. Council recessed

7:53 P.M. Council reconvened

#### **MOTION AND VOTE – ITEM 24**

Councilwoman Klapp made a motion to adopt Ordinance No. 4377 and Resolution No. 11326, with the following amendments to the stipulations (Exhibit 1 to Ordinance No. 4377):

1. Strike Stipulation No. 4 and replace it with:  
PROJECT TIMING. Phase I, the retail phase of the development, shall include a minimum of one building of the retail component of the development as depicted in the "Phasing Exhibit" graphic to be included as part of the Development Plan approved by Resolution No. 11326. No part of this stipulation shall be interpreted as to prevent multiple phases from being constructed simultaneously.
2. Add two new stipulations:  
ADDITIONAL OUTREACH. Prior to first Development Review Board hearing, the applicant shall hold two additional public outreach meetings facilitated by city staff, with notification within 1500 feet of the property.  
PUBLIC ART. The applicant shall provide art installations within the retail component of the project as well as at or near the southwest corner of the intersection of Scottsdale and McDowell roads.

Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Phillips; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Smith voting in the affirmative.

**PUBLIC COMMENT – None**

**CITIZEN PETITIONS**

**25. Receipt of Citizen Petitions**

**Request:** Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendaize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

**Staff Contact(s):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

**MOTION AND VOTE – CITIZEN PETITIONS**

Councilman Smith made a motion to direct the City Manager to investigate the citizen petition submitted by Howard Alper asking to have signs prohibiting the use of electric scooters posted on the North canal sidewalk at Soleri Bridge and at the north canal sidewalk at the Marshall Way Bridge and prepare a written response to Council with a copy to the petitioner. Vice Mayor Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Phillips; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Smith voting in the affirmative.

**MAYOR AND COUNCIL ITEMS – None**

**ADJOURNMENT**

The Regular City Council Meeting adjourned at 7:59 P.M.

**SUBMITTED BY:**



**Carolyn Jagger  
City Clerk**

Officially approved by the City Council on

January 8, 2019




### CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 12<sup>th</sup> day of December 2018.

I further certify that the meeting was duly called and held, and that a quorum was present.

**DATED** this 8<sup>th</sup> day of January 2019.

  
\_\_\_\_\_  
Carolyn Jagger, City Clerk

## Item 23

### Scottsdale Heritage Connection Project



**Joint venture:** The City of Scottsdale, Friends of Scottsdale Public Library, and the Scottsdale Heritage Connection Committee.

**Contributors:** Friends and SHC Committee fundraised for the project. The City will contribute financially and will provide the technology for the space.

**Presented by:** Community Services Director Bill Murphy, SHC Members Carol Damaso & Doug Sydnor



<https://youtu.be/LTbLz-x1Mo4>



### **City Contributions to Scottsdale Heritage Connection**

- Project Preparation:** City Facility's and CPM teams are working to ensure the gallery space is ready for the DIRTT structure install.
- Technology:** Identified technology within library inventory to use in the Scottsdale Heritage Connection structure.
- Furniture:** Identified library shelving and furniture have been identified to initially furnish the space.
- Staff/Volunteers:** Once complete City staff and volunteers will be available in the space to assist the public.



## **Scottsdale Heritage Connection The People Behind the Project**

### **SHC Committee**

Paul Messinger  
Carol Damaso  
Joan Fudala  
Trey Granger  
Jean Johnson  
Dennis Robbins  
Diana Smith  
Doug Sydnor

### **Friends of Scottsdale Public Library Board**

Trey Granger  
Jennifer Fasolino  
Matt Edwards  
Sheila Nazari  
Adam Maynard

### **City Staff**

Bill Murphy  
Beckie Gallivan Butler  
Joel Martinez-Goodnetter  
Lee Schnoor  
Kira Peters



# Item 24



## Papago Plaza

6-ZN-2018

City Council

12/12/18

Coordinator: Greg Bloemberg

## Papago Plaza



Context Aerial

6-ZN-2018

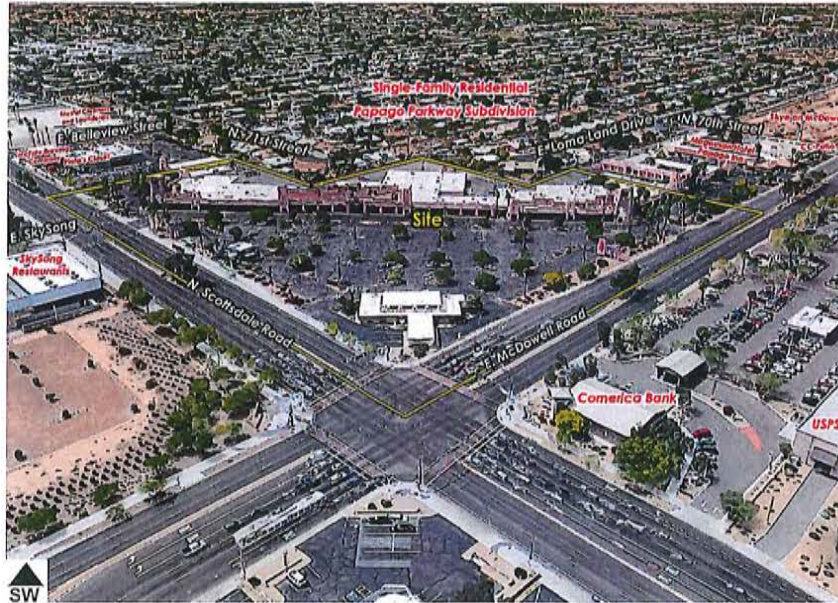
# Papago Plaza



Detail Aerial (facing north)

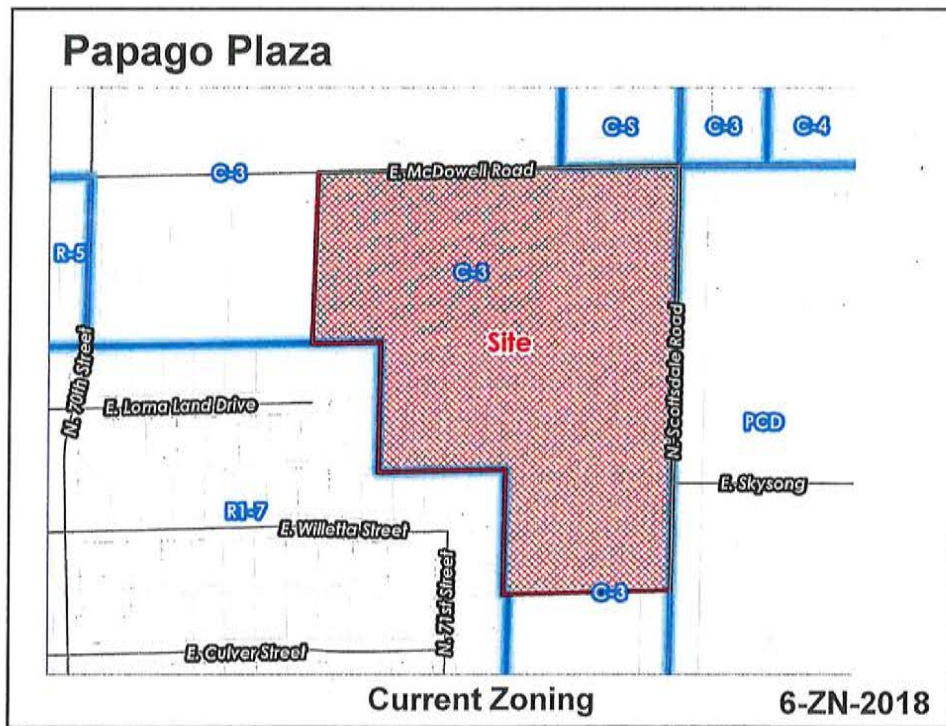
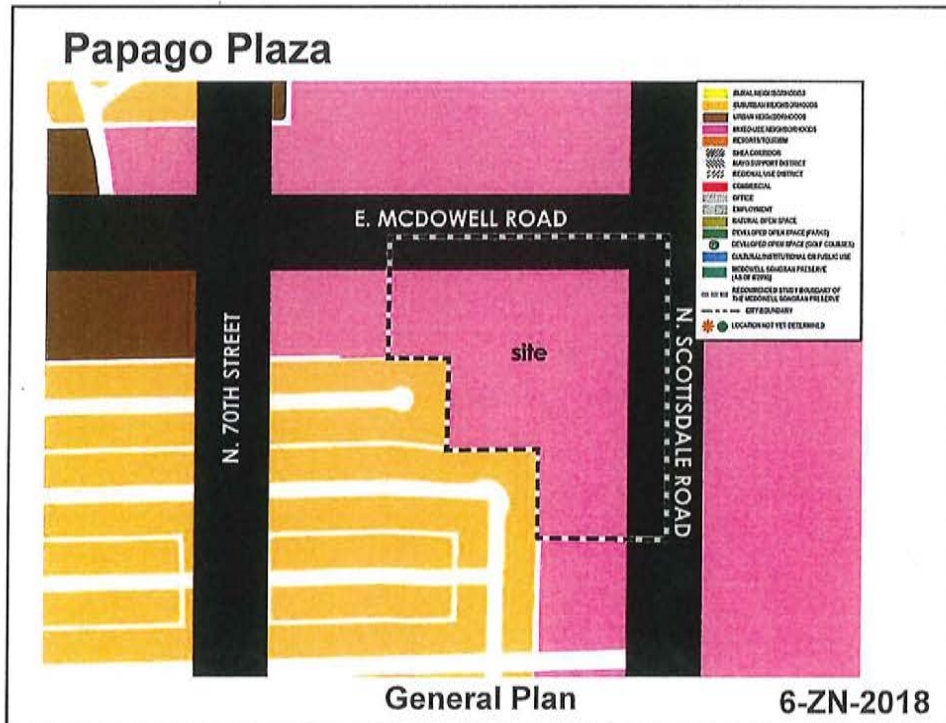
6-ZN-2018

# Papago Plaza

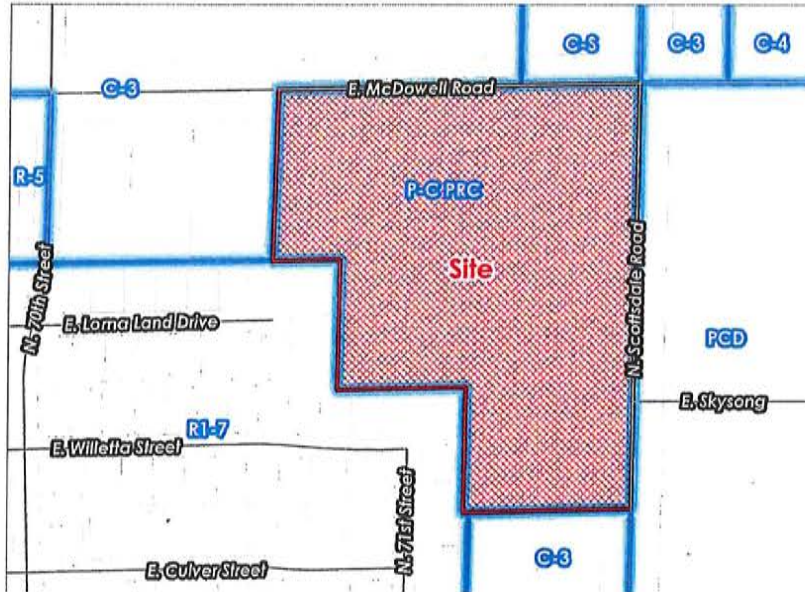


Detail Aerial (facing southwest)

6-ZN-2018



## Papago Plaza



Proposed Zoning

6-ZN-2018

### Background

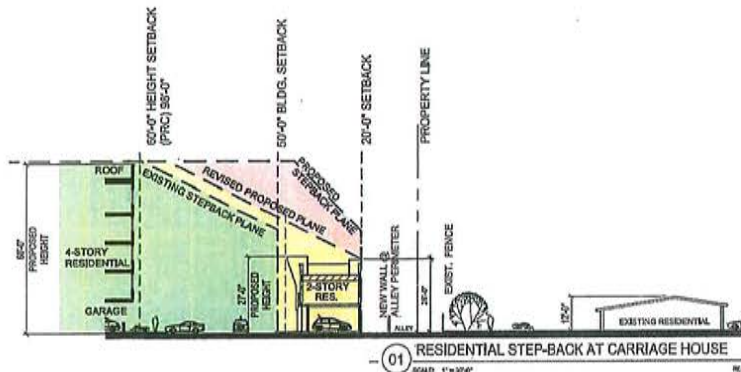
- Rezone from C-3 to P-C, with P-C comparable PRC zoning (C-3 does not allow for proposed use mix)
- Proposal includes amendments to PRC development standards
- Mixed-use project consisting of multi-family residential, retail/restaurant pads, neighborhood grocer and hotel
- Prominent Scottsdale Road and McDowell Road frontage (+/- 1,500 linear feet combined)
- Located in a General Plan-designated Growth Area, as well as a SSCAP-designated Regional Center (Skysong)

## Amended PRC Development Standards

The applicant proposes the following amendments to the PRC development Standards:

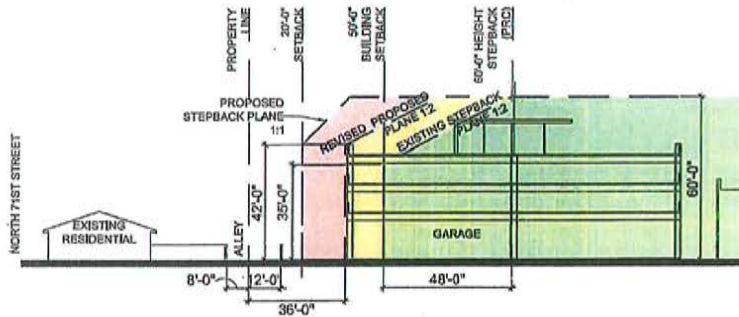
- Increase to allowed floor area for residential:  
allowed: 50% of commercial floor area  
proposed: 275 % of commercial floor area  
Consideration: existing development standard promotes balance of uses
  
- Reduction in frontage open space:  
required: 30 square feet per linear foot of frontage  
proposed: 20 square feet per linear foot of frontage  
Consideration: Allows for buildings closer to street frontages

- Reduction of setback (building envelope) and setback from property line adjacent to residential zoning:



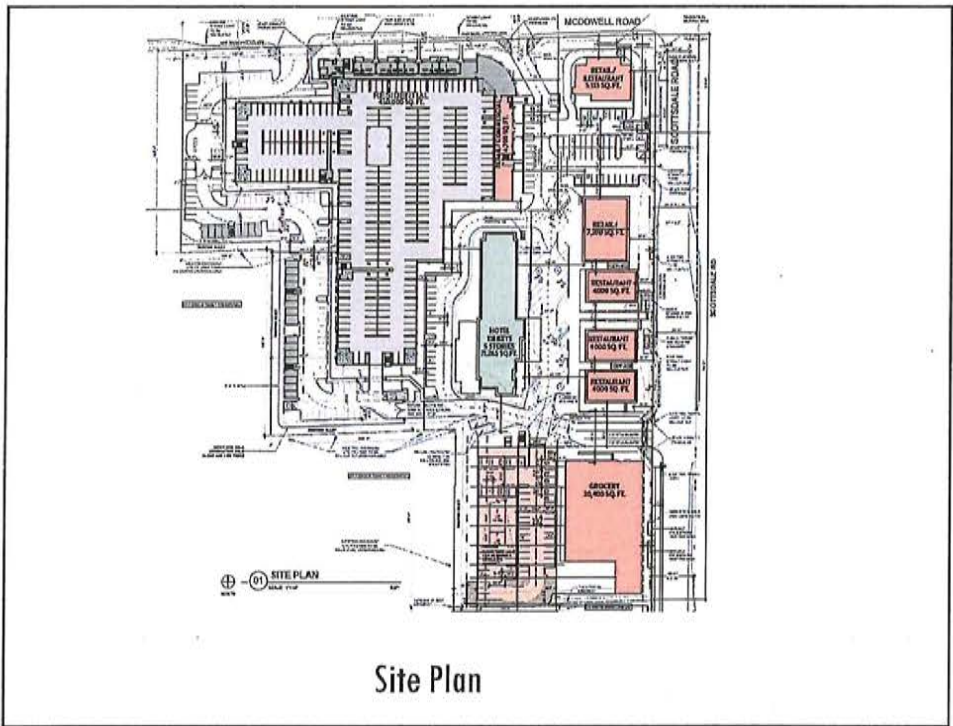


- Reduction of stepback (building envelope) and setbacks from property line adjacent to residential zoning:

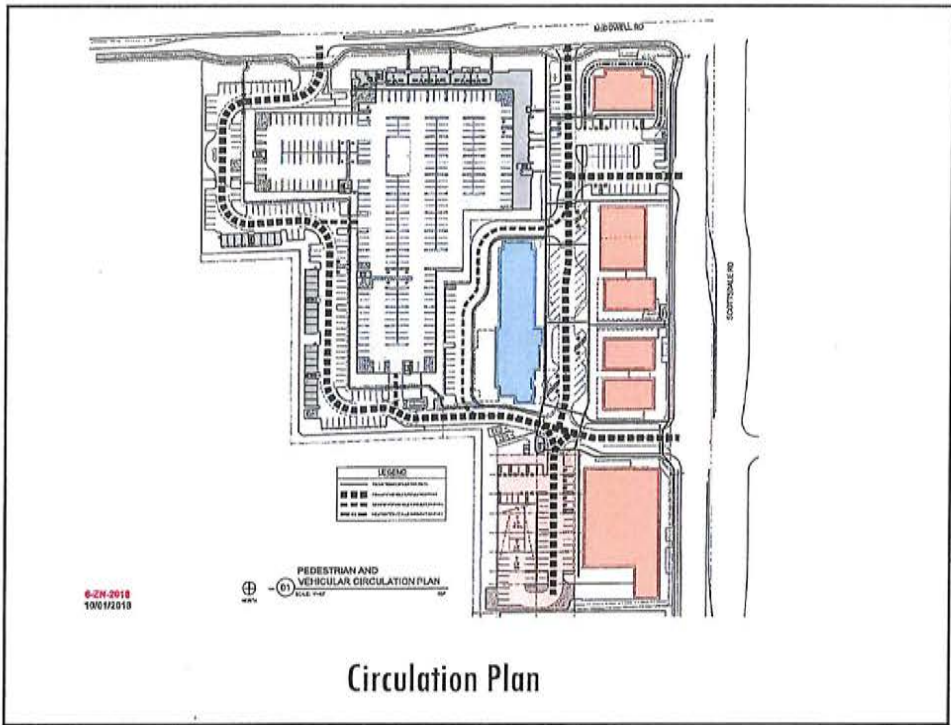


Consideration: Allows for height and massing closer to single-family residential

- Reduction in stepback (building envelope) adjacent to street frontages:
  - required: 1:2 beginning at 36 feet in height
  - proposed: 2:1 beginning at 36 feet in height
- Reduction in stepback adjacent to commercial:
  - required: 2:1 beginning at 36 feet in height
  - proposed: 2:1 beginning at 44 feet in height
  - Consideration: Allows for greater massing closer to property lines
- ❖ No increase in allowed building height for PRC district is proposed



Site Plan



Circulation Plan



— (02) SCOTTSDALE ROAD STREETScape (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



— (01) WEST ELEVATION  
SCALE: 1/4" = 1'-0"

### Building Elevations



— (02) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



— (01) McDOWELL ROAD STREETScape (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

### Building Elevations

Heard as Regular Agenda and Non-Action Item at the 11/1/18 DRB hearing.

Regular Agenda:

- DRB recommended approval (7-0) of amended PRC development standards, with additional direction to refine the Development Plan to demonstrate sensitivity to single-family residential, pedestrian engagement, and quality design

Non-Action: Board provided the following feedback:

- Concern about location of proposed drive-thru lane; proximity to prominent intersection. Recommended applicant revisit design at this corner prior to returning to DRB.

**Development Review Board**

- Enhance west face of proposed garage to minimize visual impact on single-family neighborhood
- Coordinate design of main pedestrian paseo (from Scottsdale Road) with the courtyard to provide a more seamless and inviting pedestrian connection
- Include a more diverse mix of uses that encourage visitors to “stay longer”
- Provide more “robust” landscape buffer adjacent to the single-family neighborhood

**Development Review Board**

- Planning Commission heard this case on 11/14/18 and recommended approval w/ a vote of 5-0
- Added stipulation (#16) restricting hours of delivery to the grocery store

### Planning Commission

### Summary

- Proposed increase in residential floor area from 50% of commercial floor area to 275% of commercial floor area (balance of uses)
- Proposed amendments to setbacks and stepbacks (height and massing closer perimeter property lines)
- Stipulation #4 (Project Timing) seeks to provide reasonable assurance that commercial and residential development will be concurrent
- Proposal responds favorably to the goals and policies of the General Plan and the Southern Scottsdale Character Area Plan

### Summary

- Responds to community needs by proposing destination restaurants and a neighborhood grocer.
- Redevelopment and reinvestment of an underutilized parcel on the McDowell Corridor



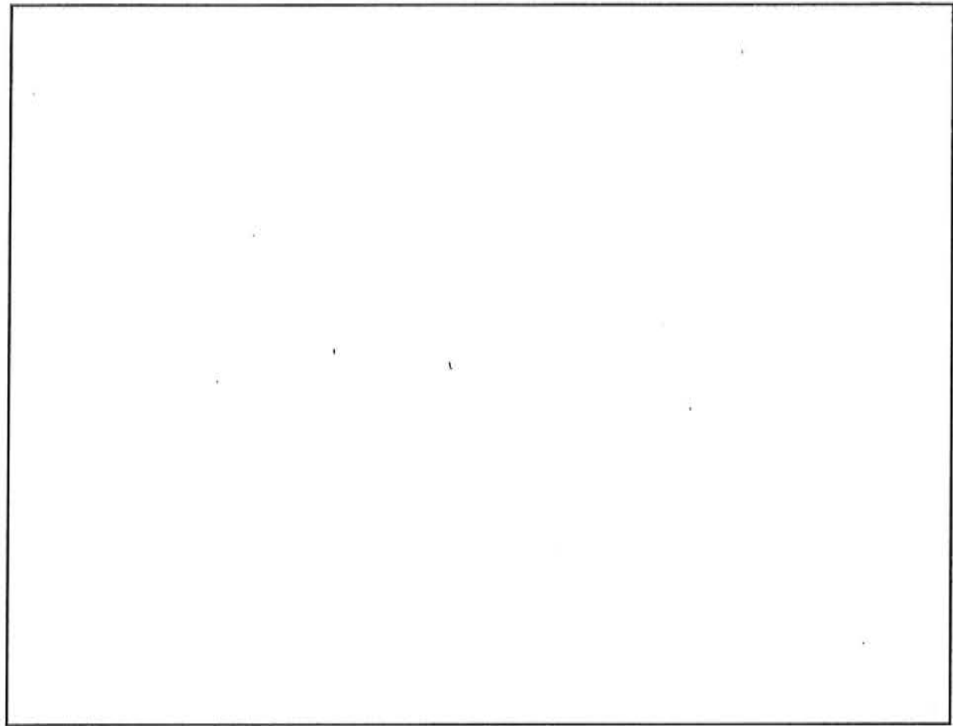
## Papago Plaza

6-ZN-2018

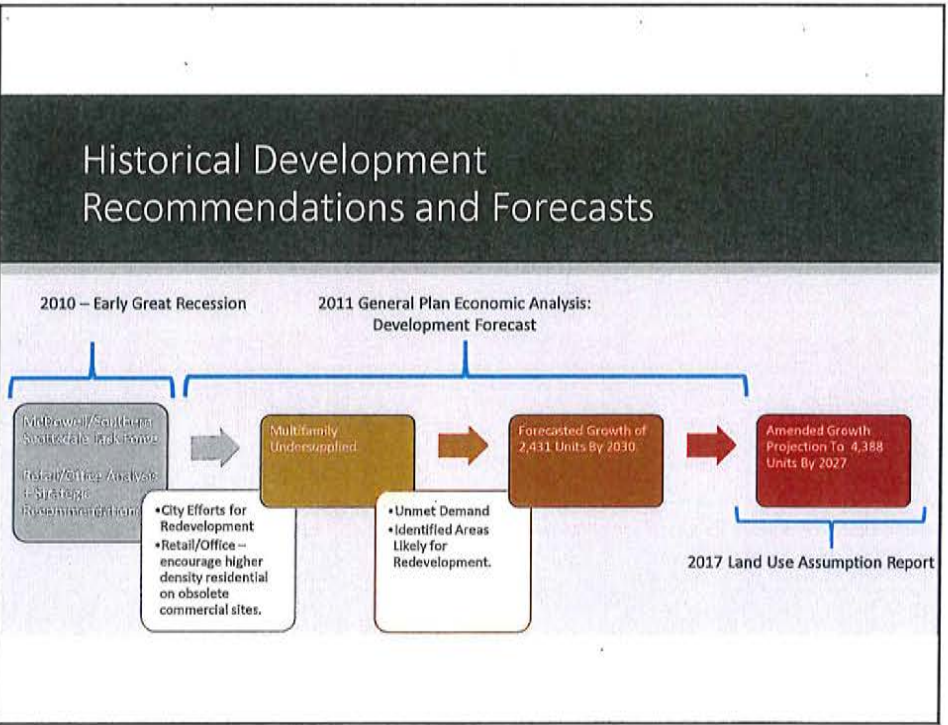
City Council

12/12/18

Coordinator: Greg Bloemberg

A graphic titled "Multi-Family Development" featuring three circular icons with blue, hand-painted borders. The left icon shows a cluster of four buildings of varying heights. The middle icon shows four small house icons arranged in a 2x2 grid. The right icon shows a single tall building with a grid of windows. Below the icons is a blue horizontal bar with the text "Multi-Family Development" in white, and a line of text below that reads "Apartments, Condominiums, Townhomes, Patio Homes".

**Multi-Family Development**  
Apartments, Condominiums, Townhomes, Patio Homes





## Great Recession Recovery



High Occupancy  
Rate = High  
Demand



# of Units Converted to  
Condominiums = Less  
Supply



Lifestyle Preferences



Favorable Lending  
Environment for Multi-  
Family Development

## Southern Scottsdale Multi-Family Development Activity (Excluding Downtown)

Since 2003,

1,159 Apartment  
Units Have Been  
Converted To  
Condominiums

1,898 Apartment  
Units Have Been  
Developed

2,320 Units Are  
in The  
Development  
Pipeline

4,218 Units Built  
and in Pipeline

4,388 Units  
Projected

## Free Market Influences

RENTAL RATES  
YEAR-OVER-YEAR CHANGE VERSUS MARKET

**\$1,433**

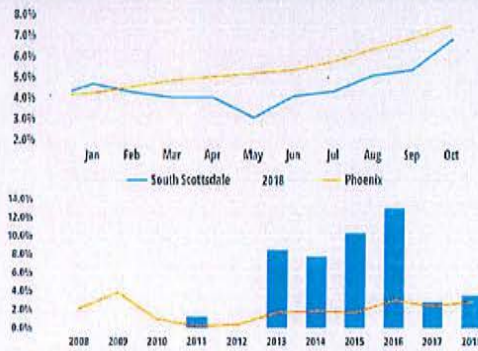
Average Rental Rate

INVENTORY GROWTH  
COMPLETIONS AS A % OF PRIOR INVENTORY

**94.7%**

Occupancy Rate

Source: Yardi Matrix, October 2018

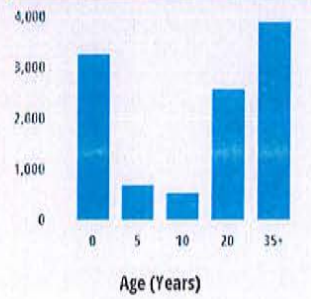


## State of Multi-Family Development In Southern Scottsdale

For Multi-family Developments With Greater Than 20 Units, Southern Scottsdale Is Expected To Meet And Quickly Exceed Its Current Development Forecast.

## Free Market Influences

PROPERTY AGE BY UNITS

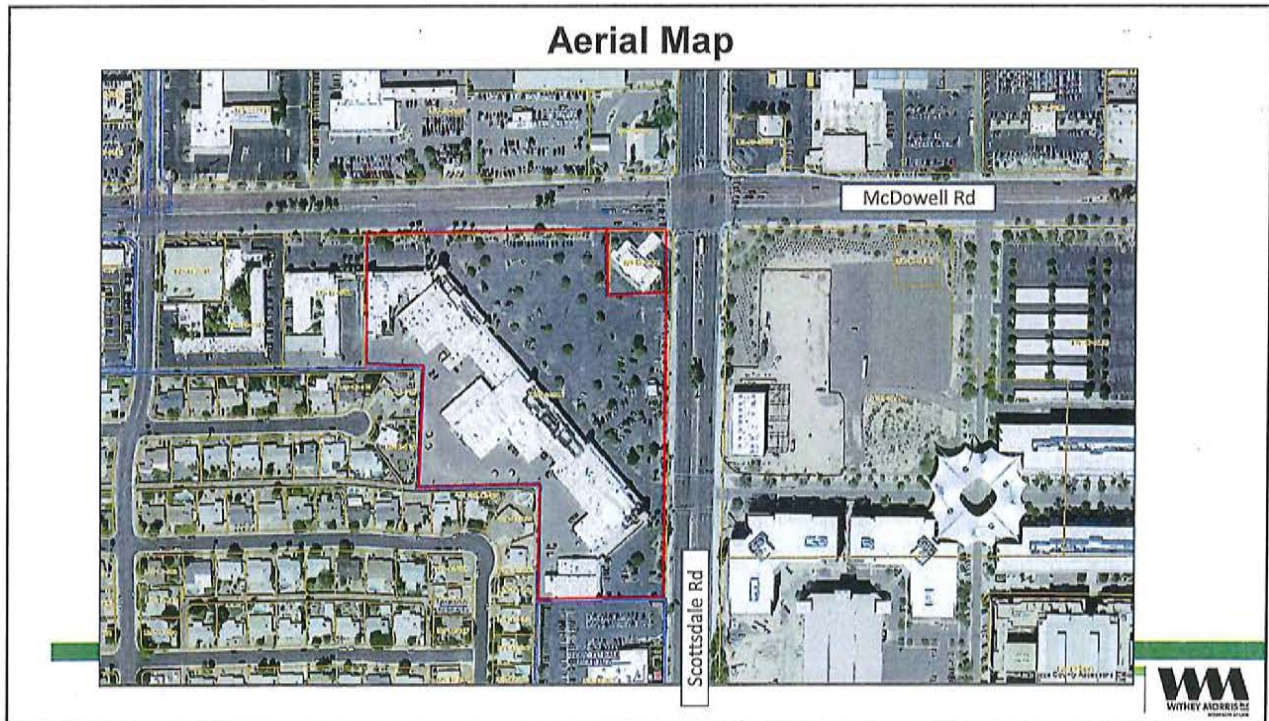
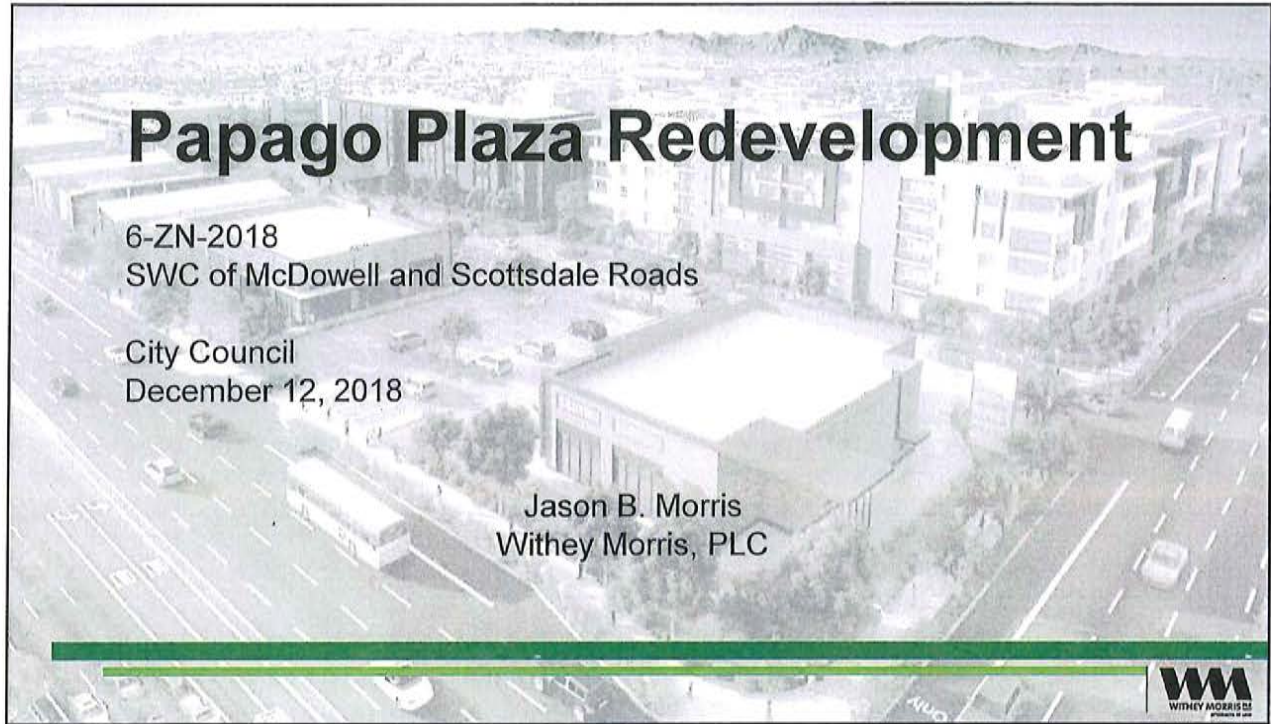


Source: Yardi Matrix, October 2018

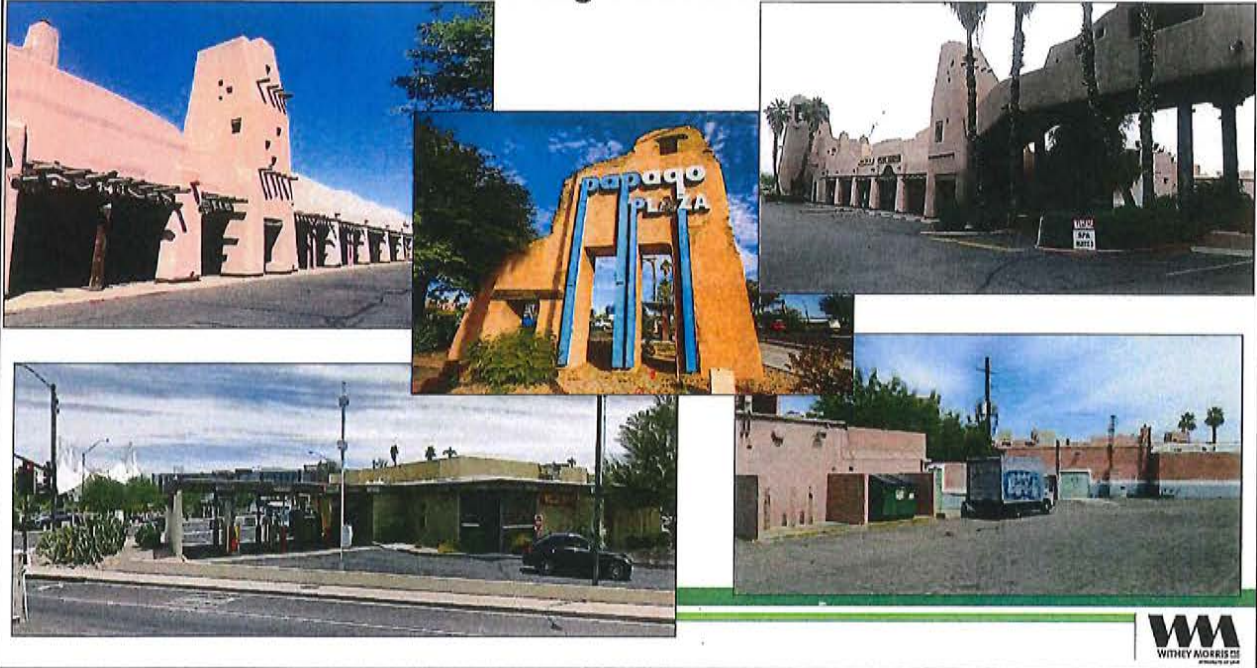
## 2001 General Plan & The South Scottsdale Character Area Plan



Neighborhood Type	Percentage
Rural Neighborhoods	2%
Suburban Neighborhoods	73%
Urban Neighborhoods	15%
Mixed Use Neighborhoods	10%



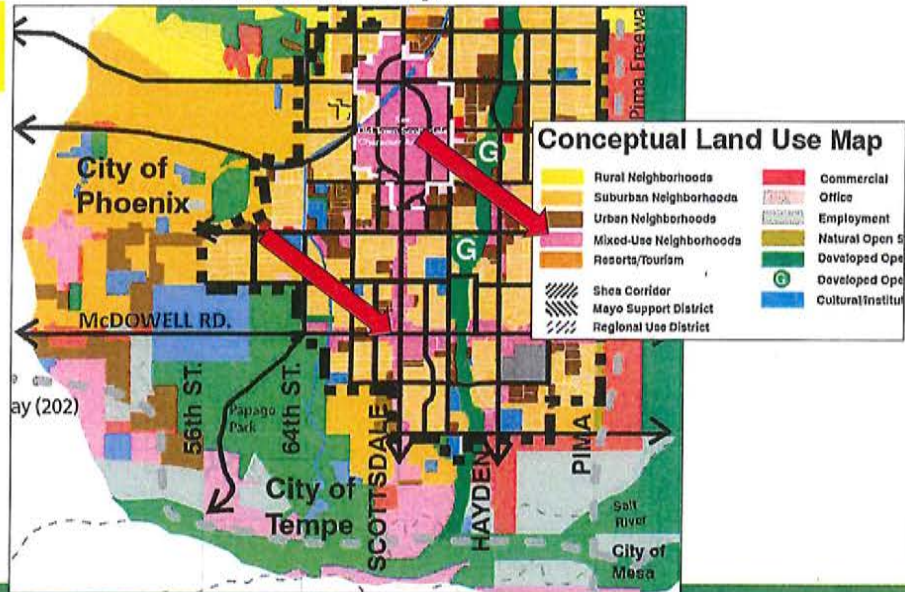
## Existing Conditions



## General Plan Map

### Mixed-Use Neighborhood Designation

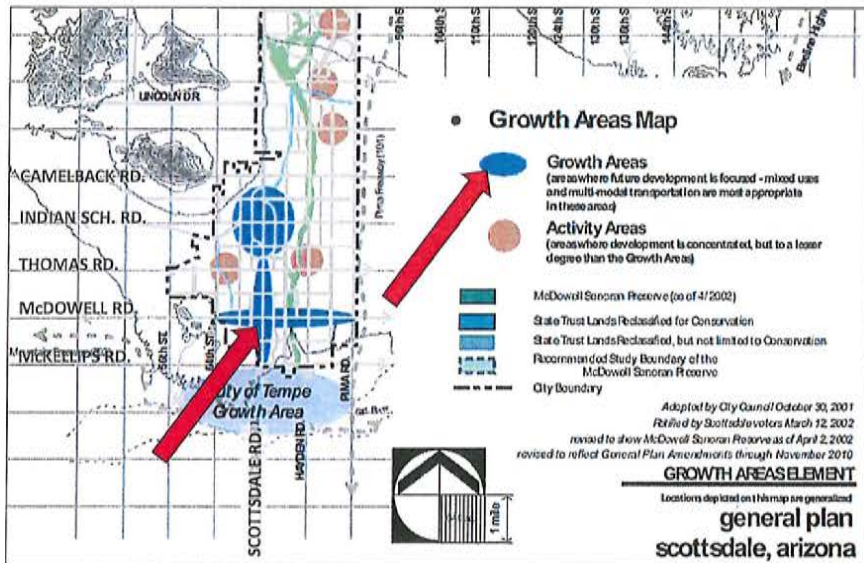
- "Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods"
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips..."



## Growth Area Map

### Growth Area Designation

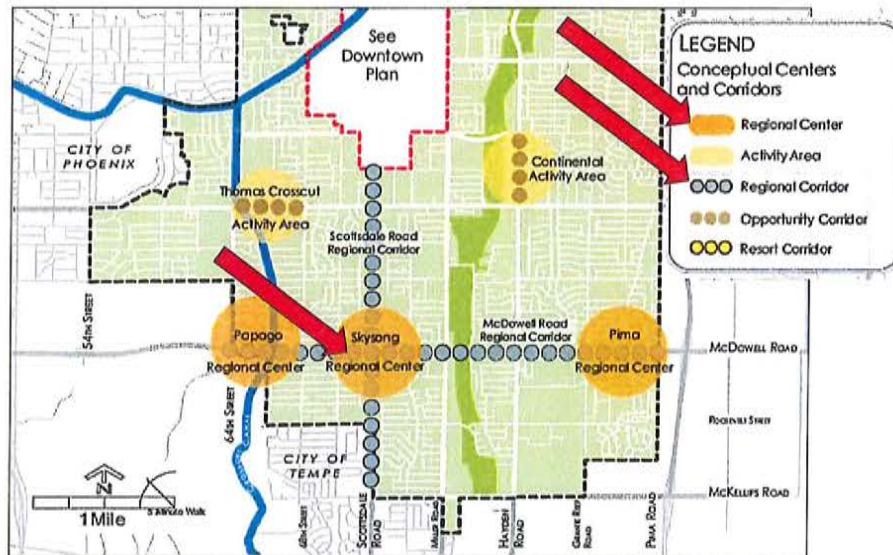
- "In the 'growth areas' the city can concentrate on improvements that will support planned concentration of a variety of uses (mixed uses), such as residential, office, commercial, tourism, and industrial uses."
- "Growth areas are intended to discourage sprawl by focusing new development into targeted areas... accommodating a variety of land uses, and oriented to multi-modal (transit, pedestrian, bicycling, as well as autos, etc.) activity."
- "Ensure development approval is related to commitments for the construction of primary water, wastewater, and circulation systems."



## Southern Scottsdale Character Area Plan

### Regional Center & Corridor Designation

- "Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas."
- "Contain vertical and horizontal mixed-use development; and support greater residential density to complement Regional Center land uses."
- "Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors."



## Redevelopment Context



## Aerial Map

- 11-acre (net) site
- Intense zoning designation of Highway Commercial (C-3)
- General Plan designation of Mixed-use Neighborhood
- Located within a designated Growth Area
- SSCAP designation of Regional Center and located along a Regional Corridor
- McDowell Road and Scottsdale Road Frontages



# Concept Plan

- Breathe new life into a long struggling commercial center
- True, mixed-use development with first-class design and high-quality architecture and materials
- 20K SF boutique grocer long sought for the area
- 25K+ SF of new retail and restaurant space
- 270 high-end residential units for the critical mass of on-site activity
- 118 room hotel to add to the mix of uses
- High-design hardscape and landscaped gathering areas









## Schematic Concepts for Gathering Areas



**NELSEN PARTNERS** | **PIVOT DEVELOPMENT**

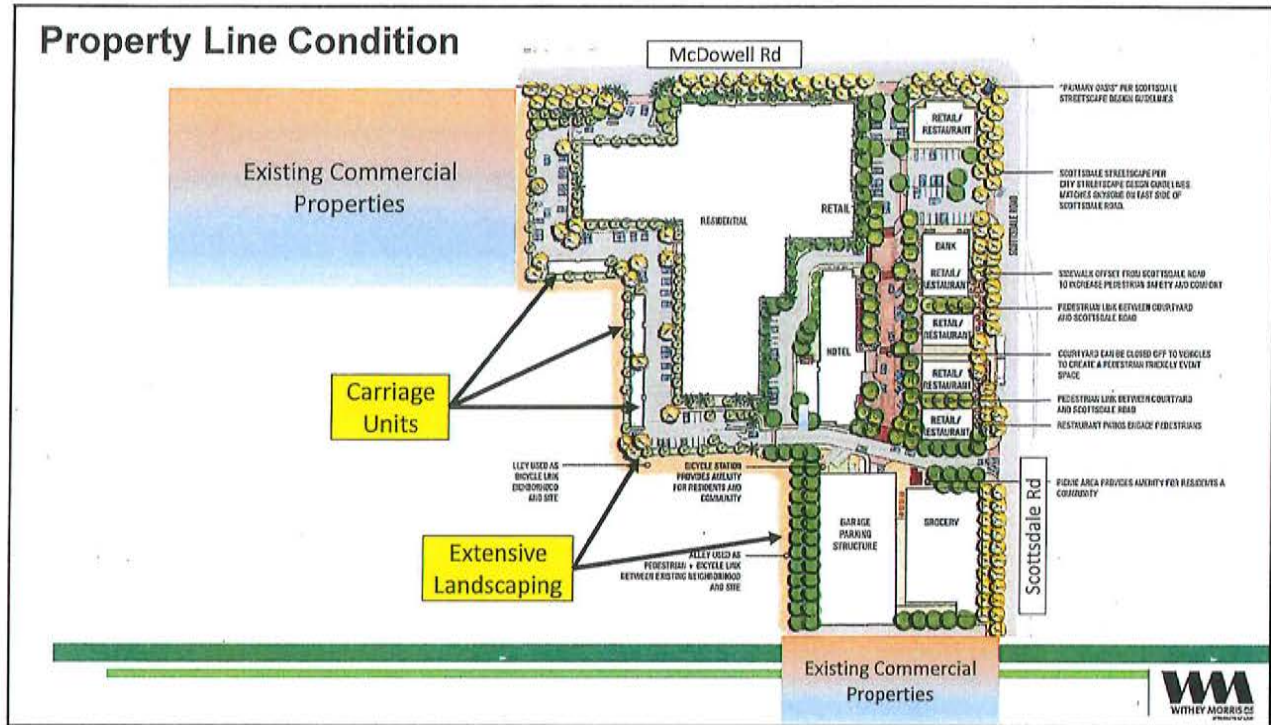
SCOTTSDALE & MCDOWELL  
SCHEMATIC DESIGN  
SCOTTSDALE, AZ | 817143 | SEPTEMBER 14, 2018  
© Taliesin Partners, Inc. 2018

Concept  
Site President: Ingrid

5

**WVW**  
WILHELM MORRIS & ASSOCIATES

## Property Line Condition

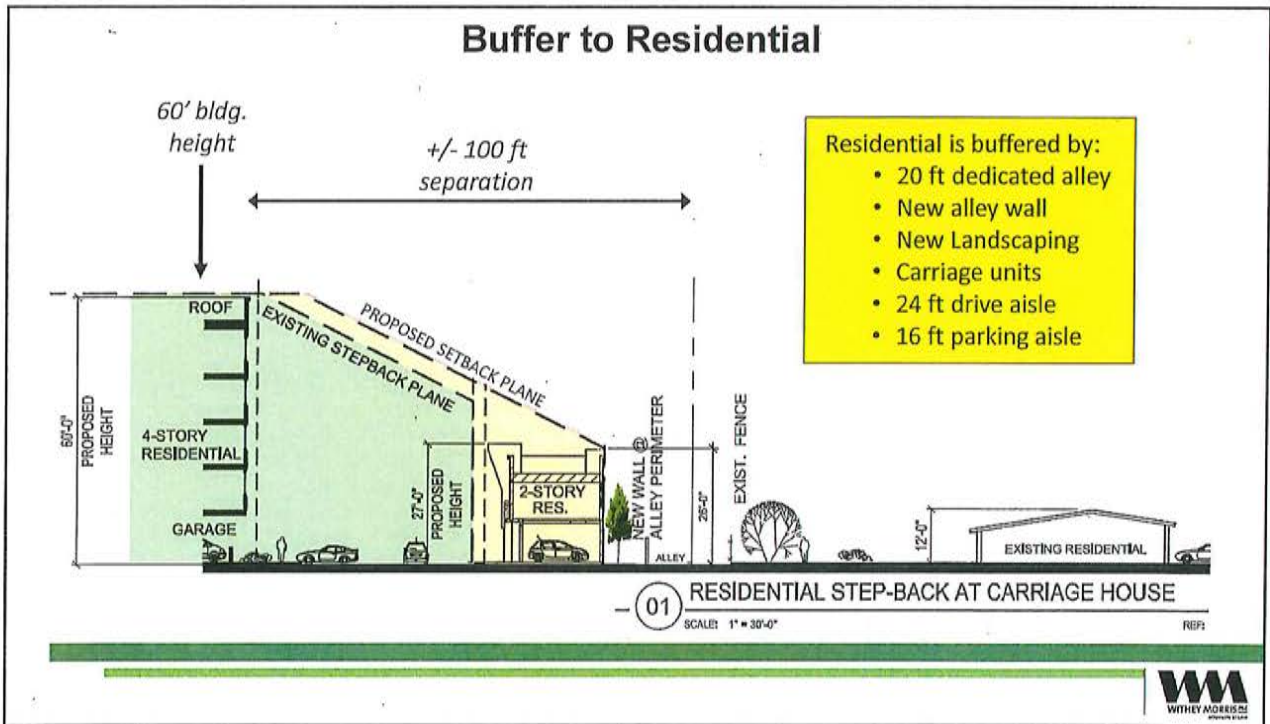
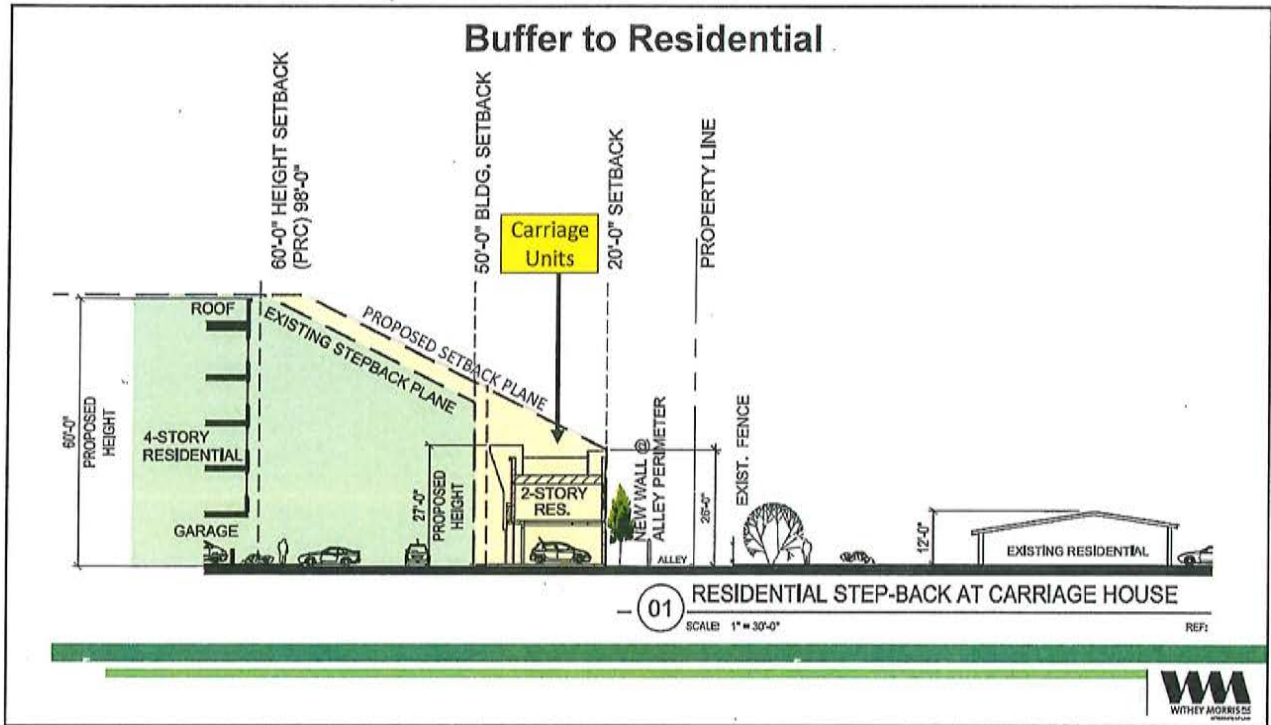


## Existing Conditions



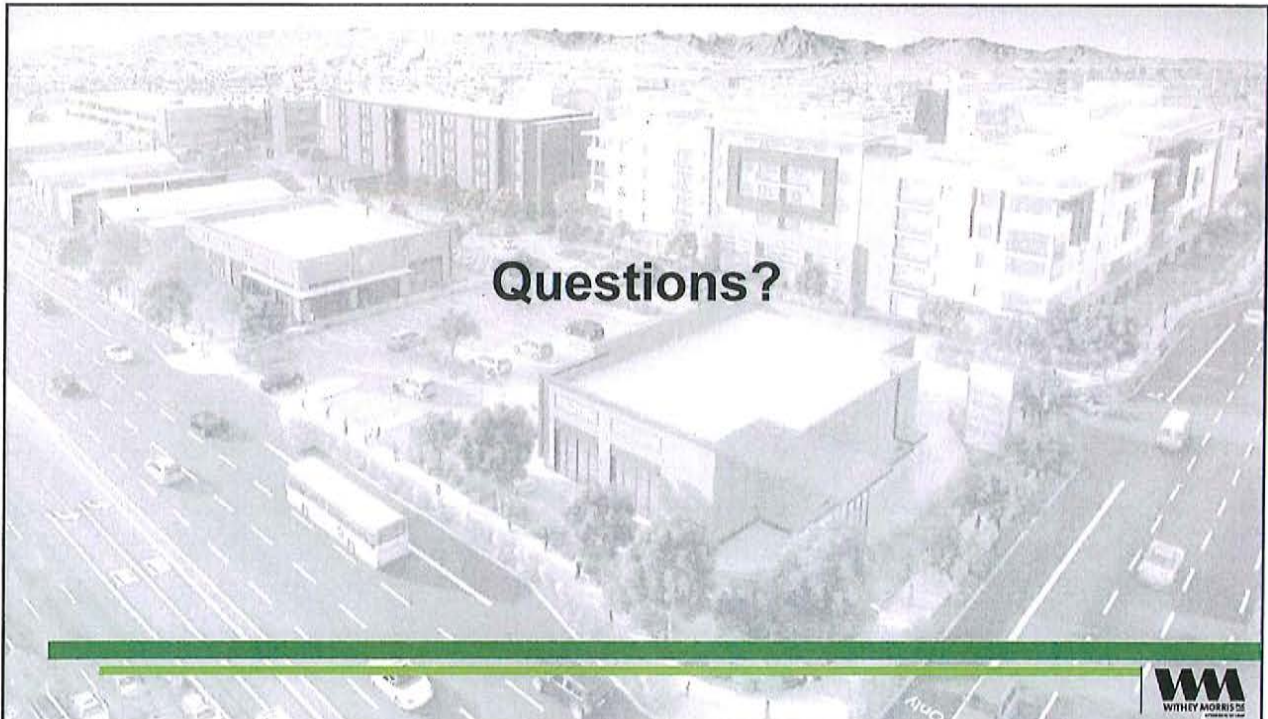
- Alley is currently only 8ft wide.
- An additional 12 ft dedication to be made (20 ft total).
- Building a new alley wall along commercial property line.
- Undergrounding of existing overhead utility lines.

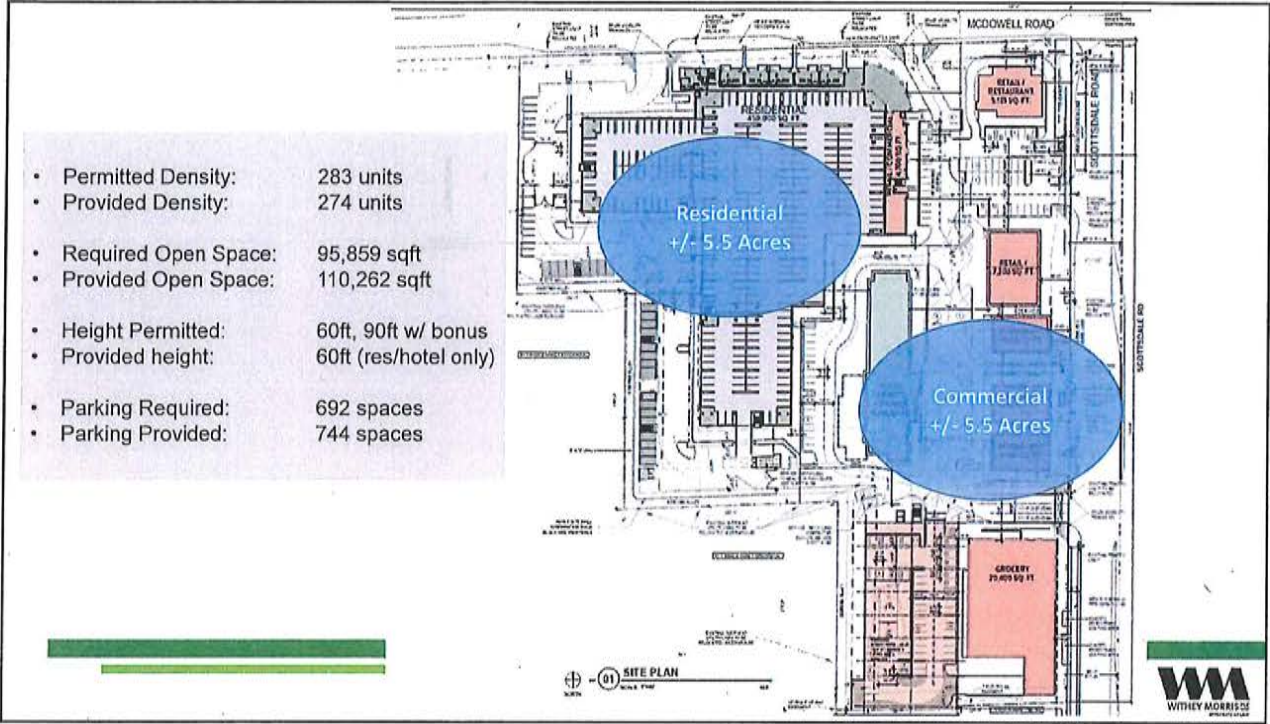




## Project Highlights

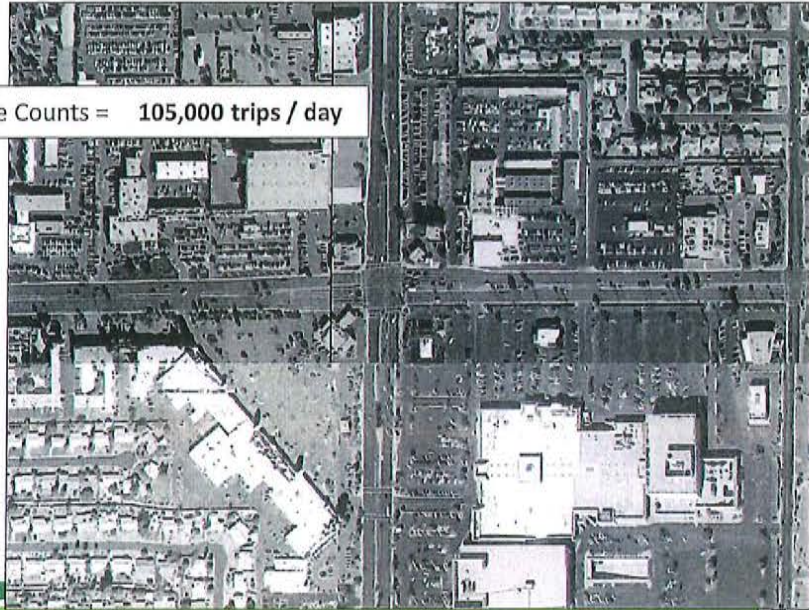
- In conformance with General Plan, Growth Area and Southern Scottsdale Character Area Plan (SSCAP) designations.
- Redevelops an obsolete and underutilized key commercial corner.
- Delivers a grocer long sought after in the area.
- A true, mixed-use development in a compact and walkable environment.
- Local development entities with a history of successful projects in Scottsdale.
- Staff recommendation of support, subject to stipulations.
- Unanimous recommendation of approval for Amended Development Standards by the Development Review Board.
- Unanimous recommendation of approval by the Planning Commission.





## Intersection of Scottsdale & McDowell

1996 Intersection Vehicle Counts = 105,000 trips / day



## Intersection of Scottsdale & McDowell

1996 Intersection Vehicle Counts = 105,000 trips / day

2016 Intersection Vehicle Counts = 70,000 trips / day



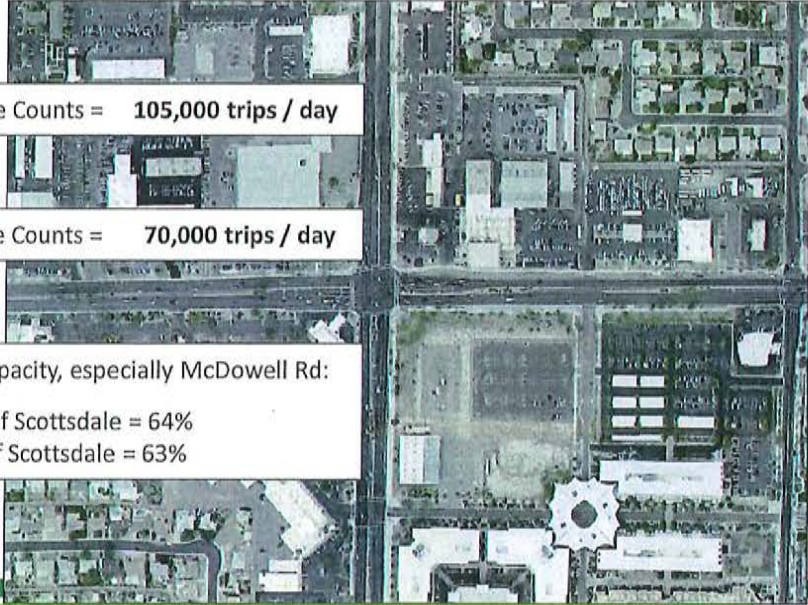
## Intersection of Scottsdale & McDowell

1996 Intersection Vehicle Counts = **105,000 trips / day**

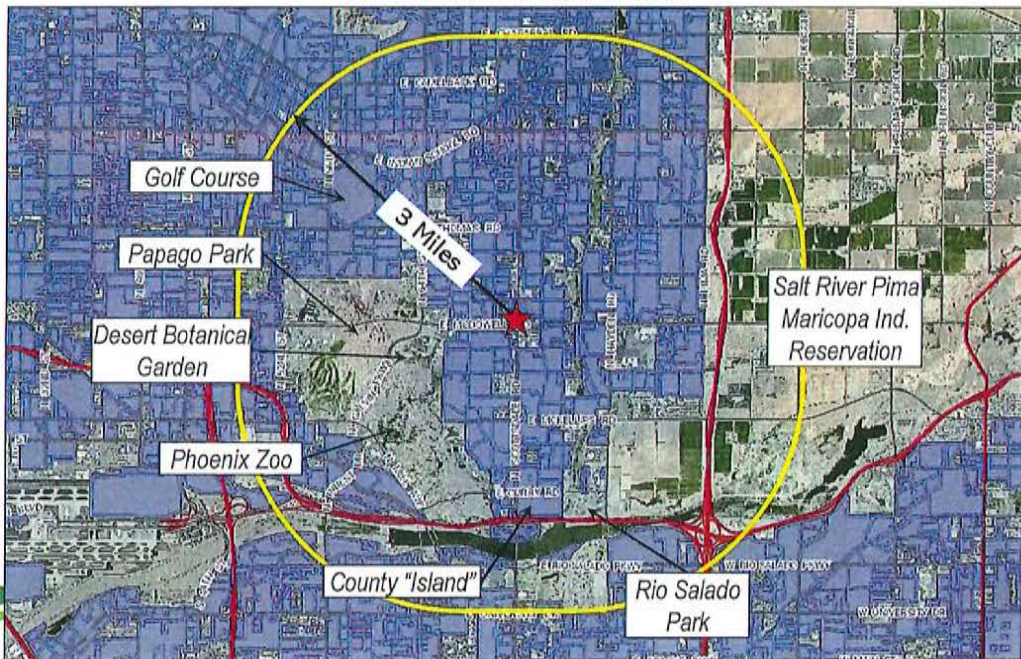
2016 Intersection Vehicle Counts = **70,000 trips / day**

Both Roads are below capacity, especially McDowell Rd:

- McDowell west of Scottsdale = 64%
- McDowell east of Scottsdale = 63%

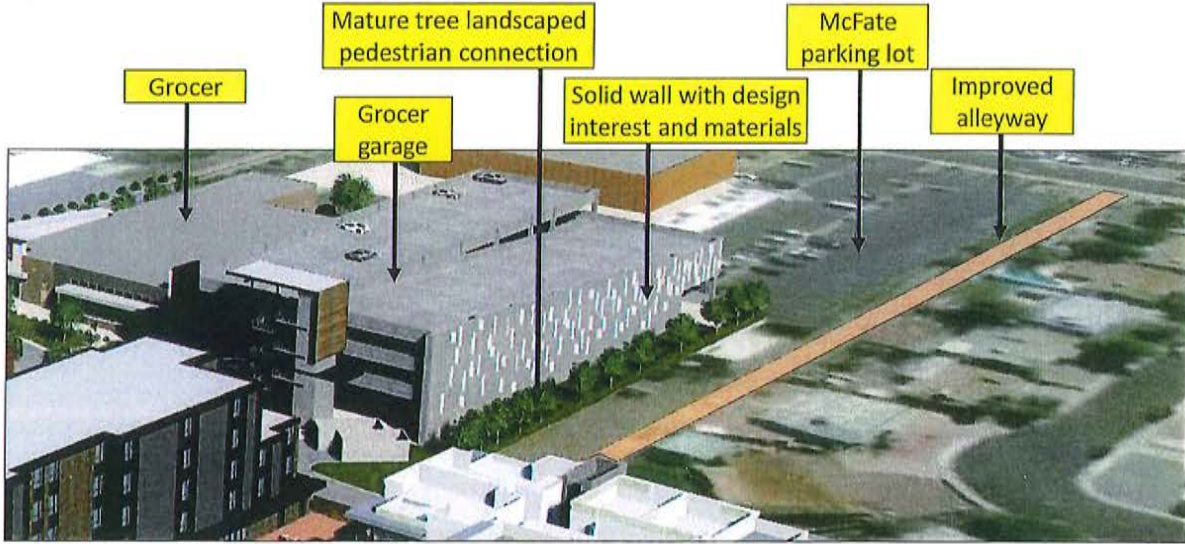


## 3 - Mile Trade Area

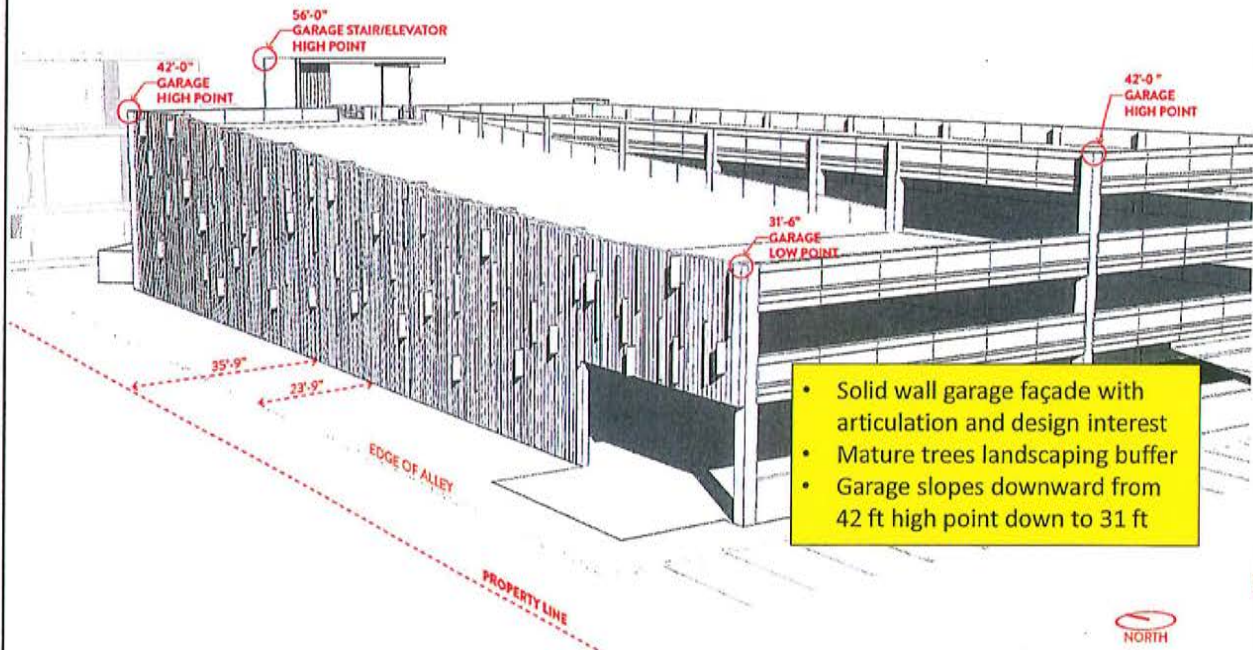




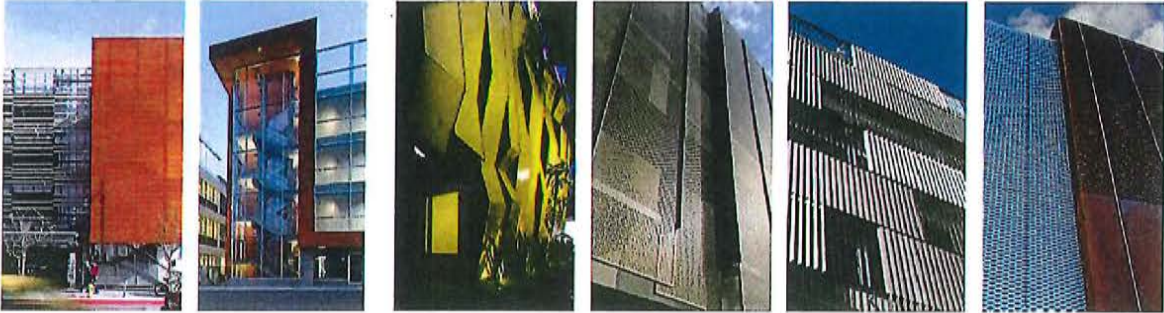
## Garage Treatment – Looking Southeast



## Garage Treatment – Looking Northeast



## Schematic Garage Design Concepts



**NELSEN PARTNERS** | **PIVOT DEVELOPMENT**

SCOTTSDALE & MCDOWELL  
SCHEMATIC DESIGN  
SCOTTSDALE, AZ | 81743 | SEPTEMBER 14, 2013  
© NelsenPartners, Inc. 2013

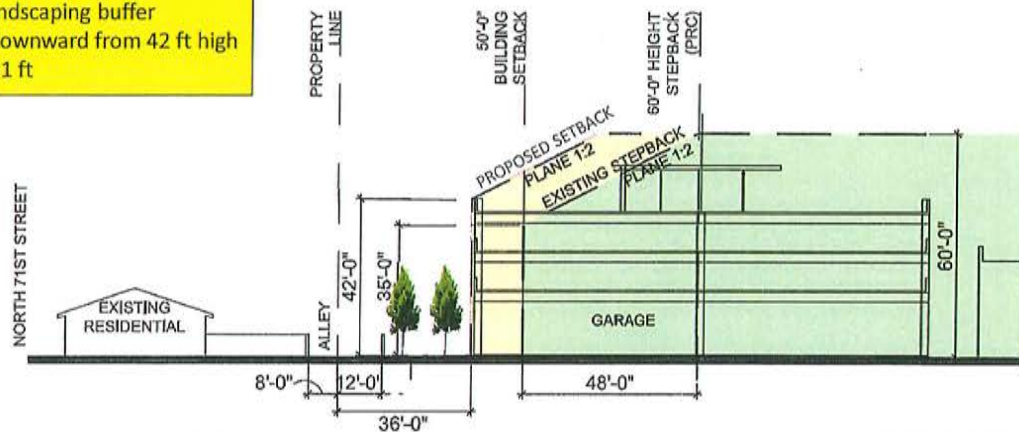
Concept  
Parking Garage Precedent Imagery

42

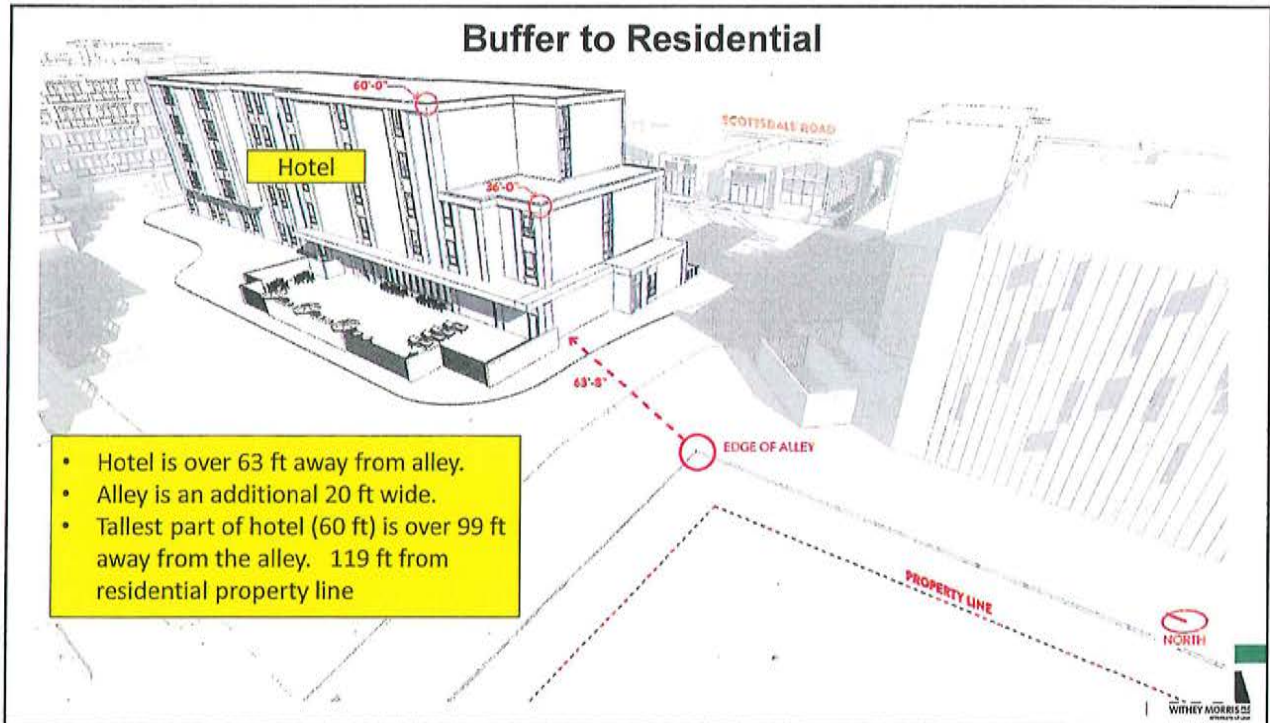


## Buffer to Residential

- Maintain required stepback plane (1:2)
- Solid wall garage façade with articulation and design interest
- Mature trees landscaping buffer
- Garage slopes downward from 42 ft high point down to 31 ft



## Buffer to Residential



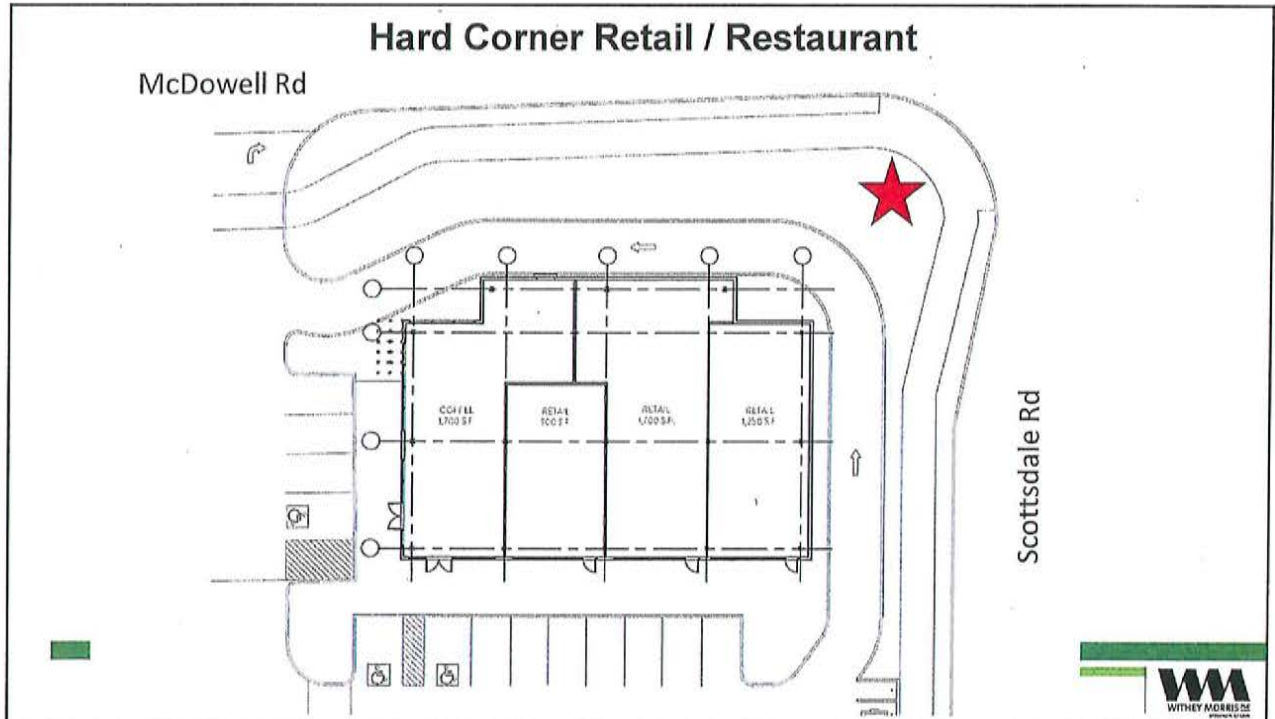
## Hard Corner Retail / Restaurant



### Hard Corner Retail / Restaurant



### Hard Corner Retail / Restaurant





# PETITION

PETITION

Dec. 10, 2018

Electric Scooters use walkways in front of WaterFront Condominiums, located at 7175 & 7181 E. Camelback Road, Scottsdale AZ, along the North bank of the Arizona Canal, between Scottsdale Road and Marshall Way. These devices pose significant public safety risks of injury to both Senior citizens living along Canal, and children playing in the area.

These sidewalks were never designed to be "public thoroughfares" for motorized transportation. Portions are narrow, curved and interrupted with a large fountain, with some pedestrian benches adjoining.

The sidewalk on the South side of the Canal is clear and wide. It would make sense to direct the scooter traffic to the south side of the canal.

The Undersigned request prohibition signs ("Use by Electric Scooters Prohibited") be posted on the North canal sidewalk - at Solari Bridge and at the north canal sidewalk at the Marshall Way bridge.

Respectfully, Scottsdale Waterfront Residents:

SIGNATURES	UNIT NUMBER	7175 or 7181
<i>Kelly Reading</i>	100	X 1
<i>Roy Whitten</i>	407	X 2
<i>Roy Whitten</i>	407	X 2
<i>Deborah Spiel</i>	106	7175
<i>Stacy Fornara</i>	807	7175
<i>Rishleen</i>	1101	7175
<i>Robert</i>	1101	7175
<i>Denise McGee</i>	801	7175
<i>Gene Monroe</i>	1201	7175

By *Howie Alper*  
480-502-2020 HowieAlper@aol.com

Address 7181 E. Camelback  
Date: 12-12-18

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Respectfully, Scottsdale Waterfront Residents:

SIGNATURES	UNIT NUMBER	7175 or 7181
<i>Howard Alper</i>	805	✓
<i>R.A. Shelley</i> SHELLEY	603	✓
<i>Elaine Bernick</i> Elaine Bernick	610	✓
<i>Joel Bernick</i> Joel Bernick	610	X
<i>George Green</i> George Green	906	X
<i>Judy Shelley</i> Judy Shelley	603	X
<i>David Steer</i> David Steer	902	✓
<i>Fete Palmer</i> Fete Palmer	410	7181
<i>Sarah Palmer</i> Sarah Palmer	410	7181
<i>Krishna Mallik</i> Krishna Mallik	303	7181

By *Howard Alper*  
480-502-2020 HowieAlper@aol.com

Address *7181 E. Camelback Rd*  
Date: \_\_\_\_\_


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SIGNATURES	UNIT NUMBER	7175 or 7181
	1002	12-13-2018

By Raef Hamaed Address 7181 E Camelback Rd Unit 1002

480-502-2020 HowieAlper@aol.com Date: 11-13-18

 7181 E Camelback #805




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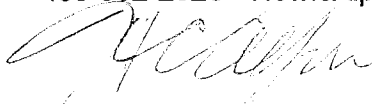
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Respectfully, Scottsdale Waterfront Residents:

SIGNATURES	UNIT NUMBER	7175 or 7181
	406	1 7181

By JOE Di VITO Address 7181 E. CAMELBACK RD. UNIT 406  
SCOTTSDALE, AZ 85251

480-502-2020 HowieAlper@aol.com Date: \_\_\_\_\_

 7181 E Camelback 12-11-2018  
12-11-18 #805

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Respectfully, Scottsdale Waterfront Residents:

SIGNATURES

UNIT NUMBER

7175 or 7181

*[Handwritten signature]*

*406*

*7181*

*Jinger*

*Di Vito*

By JINGER Di VITO

Address 7181 E. CAMELBACK RD. UNIT 406  
SCOTTSDALE, AZ 85251

480-502-2020 HowieAlper@aol.com

Date: \_\_\_\_\_

*[Handwritten signature]*

*12-11-2018*

*7181 E. Camelback #805-1*







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SIGNATURES

UNIT NUMBER

7175 or ~~7181~~

804

Ron Starkman

By

 Howie Alper

Address

7175 E Camelback Rd - 804

480-502-2020 HowieAlper@aol.com

Date:

12/11/18



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SIGNATURES

UNIT NUMBER

7175 or ~~7181~~

804

SSM - Susan Starkman 804

By SSM Howie Alper

Address 7181 E Camelback  
804-7175 E Camelback

480-502-2020 HowieAlper@aol.com

Date: 12/11/18

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Respectfully, Scottsdale Waterfront Residents:

SIGNATURES

UNIT NUMBER

7175 or 7181

<i>Stacy Fornara</i>	<i>207</i>	<i>7175</i>
----------------------	------------	-------------

*Stacy Fornara*

By *[Signature]* Address *7181 E. Camelback*  
 480-502-2020 HowieAlper@aol.com Date: *12-12-18*



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Respectfully, Scottsdale Waterfront Residents:

SIGNATURES	UNIT NUMBER	7175 or 7181
* Dorothy Kilburg	1007	X
+ Greg Novarro	303	X

* Dorothy Kilburg	1007	X
+ Greg Novarro	303	X

\* Dorothy Kilburg  
+ Greg Novarro

By Howie Alper Address 7181 E. Camelback  
480-502-2020 HowieAlper@aol.com Date: 12-12-18







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SIGNATURES

UNIT NUMBER

7175 or 7181

<i>Sharon C. Gentile</i>	<i>706 # 101</i>	<i>✓</i>
<i>Richard B. Gentile</i>	<i>706 # 101</i>	<i>✓</i>

*Gentile*

By *Howie Alper*  
480-502-2020 HowieAlper@ aol.com

Address *7181 E. Camelback*  
Date: *12-12-18*