

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
MONDAY, NOVEMBER 25, 2024**



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

CALL TO ORDER

Mayor David D. Ortega called to order a Regular Meeting of the Scottsdale City Council at 5:00 P.M. on Monday, November 25, 2024 in the City Hall Kiva Forum.

ROLL CALL

Mayor Ortega asked City Clerk Ben Lane to conduct the roll call.

Present: Mayor David D. Ortega; Vice Mayor Barry Graham (participated electronically); and Councilmembers Tammy Caputi, Tom Durham (participated electronically), Betty Janik, Kathy Littlefield, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Sonia Andrews, Acting City Auditor Lai Cluff, and City Clerk Ben Lane

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Ortega.

MAYOR'S REPORT

Mayor Ortega called attention to the ongoing wars in foreign countries as they fight to protect their democracy and freedom and asked for a moment of silent reflection for these war-torn countries and for the safety of our military personnel.

Mayor Ortega acknowledged the upcoming Thanksgiving holiday and noted that Scottsdale was a very stable city thanks to the efforts of previous Mayors and Councilmembers.

Mayor Ortega noted the importance of Scottsdale's volunteers and recognized Scottsdale resident Louise Lamb with a Certificate of Appreciation for her service on City boards and commissions, on block watches, and as a Scottsdale Ambassador for the last 10 years.

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.

PRESENTATIONS/INFORMATION UPDATES

- **Update on the Pima Road Project (McDowell Road to Via Linda) from the Salt River Pima-Maricopa Indian Community (SRPMIC)**

Presenter(s): Jennifer Jack, Roads Manager and Josh Sciacca, Public Works Director, on behalf of SRPMIC

Note: The Council may make comments or ask questions to the presenter(s); however, no Council action will be taken.

NOTE: Mayor Ortega announced the meeting agenda was amended last week to note the addition of a presentation from the Salt River Pima-Maricopa Indian Community (SRPMIC).

Salt River Pima-Maricopa Indian Community Roads Manager Jennifer Jack and Public Works Director Josh Sciacca gave a PowerPoint presentation (attached) on the update on the Pima Road Project (McDowell Road to Via Linda).

PUBLIC COMMENT – Steve Sutton, Scottsdale resident, discussed the citizen petition that was filed pertaining to signage at Chaparral dog park, made recommendations related to possible future signage at the dog park, and suggested possible revenue sources for the dog park.

CONSENT AGENDA

1. **Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash Construction Phase Services Contract Modification**

Request: Adopt Resolution No. 13262 authorizing Construction Manager at Risk Contract No. 2023-006-COS-A2 with Valley Rain Construction Corporation, in an amount not to exceed \$15,177,170.56, to provide phase three construction services for Bond 2019 Project 23 – Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash, McDowell Road to Roosevelt Street Irrigation System Replacement phase.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

City Engineer Alison Tymkiw gave a presentation on the proposed Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash Construction Phase Services Contract Modification.

2. **Transit Services Intergovernmental Agreement Amendment**

Request: Adopt Resolution No. 13302 to authorize:

1. Agreement No. 2018-126-COS-A7, the seventh amendment to the agreement with the Regional Public Transportation Authority for Fiscal Year 2024/25 fixed route transit operations.
2. The City Manager, or designee, to execute any other documents or take other actions as necessary to carry out the intent of this Resolution and Agreement.

Staff Contact(s): Mark Melnychenko, Transportation and Streets Director, 480-312-7651, mmelnynchenko@scottsdaleaz.gov

3. **Trolley Operation Service Office Revocable License Agreement**

Request: Adopt Resolution No. 13271

1. Agreement No. 2024-187-COS with Dunn Transportation, Inc., for a license to use office space in City-owned property at the North Corporation Yard for a Trolley Operation Service Office.
2. The City Manager, or designee, to execute any other documents or take other actions as necessary to carry out the intent of this Resolution.

Location: 9191 E. San Salvador Drive

Staff Contact(s): Mark Melnychenko, Transportation and Streets Director, 480-312-7651, mmelnynchenko@scottsdaleaz.gov

4. SkySong Ground Lease Agreement Amendment

Request: Adopt **Resolution No. 13296** to authorize:

1. Agreement No. 2004-119-COS-A10, the tenth amendment to the agreement with ASUF Scottsdale, LLC, to consolidate the remaining intervening milestone dates, namely August 1, 2027 and August 1, 2028, into the final milestone date of August 1, 2031.
2. The City Manager, or designee, to execute any other documents or take other actions as necessary to carry out the intent of this Agreement.

Location: Southeast corner of Scottsdale and McDowell Roads

Staff Contact(s): Brent Stockwell, Assistant City Manager, 480-312-7288, bstockwell@scottsdaleaz.gov

5. One Scottsdale Planning Unit II Replat (8-PP-2021#2)

Request: Approve the replat within an existing Mixed-Use Subdivision, comprised of a new Tract and 3 new lots on a ±26.03 acre site.

Location: 19701 N. Scottsdale Road

Staff Contact(s): Erin Perreault, Planning and Development Services Director, 480-312-7093, eperreault@scottsdaleaz.gov

6. Monthly Financial Report

Request: Accept the Fiscal Year 2024/25 Monthly Financial Report as of September 2024.

Staff Contact(s): Ana Lia Johnson, Acting Budget Director, 480-312-7893, anjohnson@scottsdaleaz.gov

PUBLIC COMMENT – CONSENT AGENDA

There was no public comment on the Consent Agenda items.

MOTION AND VOTE – CONSENT AGENDA

Councilwoman Janik requested additional information on Item 1 [Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash Construction Phase Services Contract Modification].

Councilwoman Janik moved to approve Consent Agenda Items 1 through 6. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Graham; and Councilmembers Caputi, Durham, Janik, Littlefield, and Whitehead voting in the affirmative.

REGULAR AGENDA

7. Adaptive Reuse & Development Application Determination Text Amendment (3-TA-2024)

Requests:

1. Adopt **Ordinance No. 4651** for the purposes of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article I, Section 1.206. (Processing Of Development Applications.) and Section 1.305. (Review Of Applications.); Article III, Section 3.100. (Definitions); Article V, Section 5.2102. (Planned Community – P-C, General Provisions)

and Section 5.2605. (Planned Regional Center – PRC, Use Regulations); Article VII. -- General Provisions; Article XI – Land Use Tables; and any associated sections for the purposes of addressing recent State of Arizona Legislation relating to Adaptive Reuse (House Bill 2297) & Development Application Determination (Senate Bill 1162) as provided in Case No 3-TA-2024.

2. Adopt **Resolution No. 13253** declaring the document entitled "*Adaptive Reuse & Development Application Determination Text Amendment – 3-TA-2024*" to be a public record.
3. Adopt **Resolution No. 13254** declaring the documents entitled "*Scottsdale Commercial and Employment Hubs and Essential Areas Table*" and "*Scottsdale Total Allocated Multifamily Conversion Development Projects Allotment*" to be public records.

Presenter(s): Brad Carr, Planning & Development Area Manager

Staff Contact(s): Erin Perreault, Planning and Development Services Director, 480-312-7093, eperreault@scottsdaleaz.gov

Planning & Development Area Manager Brad Carr gave a PowerPoint presentation (attached) on the proposed Adaptive Reuse & Development Application Determination Text Amendment.

PUBLIC COMMENT – ITEM 7

Mayor Ortega opened public comment on this item.

Sonnie Kirtley, with the Coalition of Greater Scottsdale, spoke in support of the Adaptive Reuse & Development Application Determination Text Amendment.

Mayor Ortega closed public comment on this item.

MOTION AND VOTE – EXECUTIVE SESSION

Councilwoman Janik made a motion to recess into Executive Session. Councilwoman Caputi seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Graham; and Councilmembers Caputi, Durham, Janik, Littlefield, and Whitehead voting in the affirmative.

The City Council recessed into Executive Session at 5:40 P.M.

The City Council reconvened the Regular Meeting at 6:17 P.M.

MOTION AND VOTE – ITEM 7

Councilwoman Janik made a motion to:

1. Adopt Ordinance No. 4651 for the purposes of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455).
2. Adopt Resolution No. 13253 declaring as a public record the "Adaptive Reuse & Development Application Determination Text Amendment – 3-TA-2024."
3. Adopt Resolution No. 13254 declaring as a public record the "Scottsdale Commercial and Employment Hubs and Essential Areas Table" and the "Scottsdale Total Allocated Multifamily Conversion Development Projects Allotment."

Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Graham; and Councilmembers Caputi, Durham, Janik, Littlefield, and Whitehead voting in the affirmative.

8. Accessory Dwelling Unit (ADU) Text Amendment (4-TA-2024)

Requests:

1. Adopt **Ordinance No. 4652** for the purposes of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455); Article I., Section 1.206. (Processing Of Development Applications.) and Section 1.1304. (Enlargement, Extension, Reconstruction or Structural Alteration of Nonconforming Use.); Article III., Section 3.100. (Definitions); Article V., Sections 5.010. through 5.556. (Single-Family Residential), Sections 5.600. through 5.606. (Two-Family Residential), Sections 5.700. through 5.707. (Medium Density Residential), Sections 5.800. through 5.807. (Townhouse Residential), Sections 5.900. through 5.907. (Resort/Townhouse Residential), Sections 5.1000. through 5.1007. (Multiple-Family Residential), Sections 5.1100. through 5.1107. (Service Residential), and Sections 5.2000. through 5.2008. (Manufactured Home); Article VI., Section 6.1004. (Property Development Standards.); Article VII., Sections 7.200.A. through 7.200.G. (Additional Area Regulations.), Section 7.203. (Vacation Rentals or Short-Term Rentals.), Section 7.900 (Accessory Dwelling Units), Section 7.901 (Purpose), Section 7.902 (Qualifications), Section 7.903 (Application Requirements), and Section 7.904 (Property Development Standards); Article XI. – Land Use Tables; and any associated sections for the purpose of addressing recent State of Arizona Legislation relating to accessory dwelling units (House Bill 2720) and backyard fowl (House Bill 2325) as provided in Case No. 4-TA-2024.

2. Adopt **Resolution No. 13255** declaring the document entitled "*Accessory Dwelling Unit Text Amendment – 4-TA-2024*" to be a public record

Presenter(s): Brad Carr, Planning & Development Area Manager

Staff Contact(s): Erin Perreault, Planning and Development Services Director, 480-312-7093, eperreault@scottsdaleaz.gov

Planning & Development Area Manager Brad Carr gave a PowerPoint presentation (attached) on the proposed Accessory Dwelling Unit (ADU) Text Amendment.

PUBLIC COMMENT – ITEM 8

There was no public comment on this item.

MOTION AND VOTE – ITEM 8

Councilwoman Whitehead made a motion to:

1. Adopt Ordinance No. 4652 for the purposes of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455).
2. Adopt Resolution No. 13255 declaring as a public record the "Accessory Dwelling Unit Text Amendment – 4-TA-2024."

Mayor Ortega seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Graham; and Councilmembers Caputi, Durham, Janik, Littlefield, and Whitehead voting in the affirmative.

*****9. Scottsdale Community Sustainability Plan**

(Item removed; the item related to the Scottsdale Community Sustainability Plan will be considered by the Council at a December 2024 meeting date)

NOTE: Mayor Ortega announced the agenda was amended last week to note that Item 9 [Scottsdale Community Sustainability Plan] will be considered by the Council in December and has been agendaized for the Tuesday, December 3, 2024 Council meeting.

PUBLIC COMMENT – Brandon Putnam, Scottsdale resident, discussed the importance of the City Council passing the Community Sustainability Plan.

CITIZEN PETITIONS

16. 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): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

No citizen petitions were received.

MOTION AND VOTE – ADJOURNMENT

Councilwoman Whitehead made a motion to adjourn the Regular Meeting. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Graham; and Councilmembers Caputi, Durham, Janik, Littlefield, and Whitehead voting in the affirmative.

ADJOURNMENT

Mayor Ortega adjourned the Regular Meeting at 6:52 P.M.

SUBMITTED BY:



Ben Lane, City Clerk

Officially approved by the City Council on January 14, 2025

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 25th day of November 2024.

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

DATED this 14th day of January 2025.



Ben Lane, City Clerk



PRESENTATION/ INFORMATION UPDATE

PIMA ROAD IMPROVEMENTS

November 25, 2024

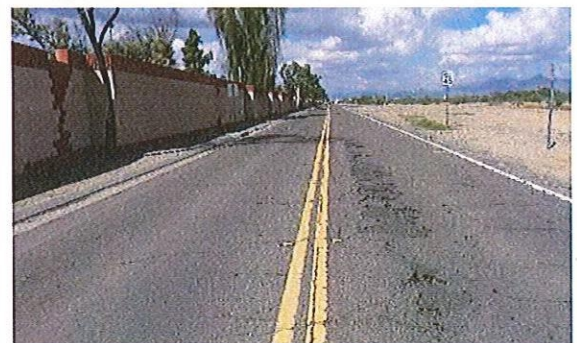
Presented by:

Jennifer Jack and Josh Sciacca
SRPMIC Public Works Department

1

Background

- ❖ Pima Road right of way acquired by ADOT in 1990 with Loop 101
- ❖ Prop 400 funded project 2004
- ❖ Since 2006, COS and SRPMIC have been partnering to improve Pima Road
- ❖ Design concept completed 2009
- ❖ Talking Stick Way to Via de Ventura constructed 2011
- ❖ Bridge over Arizona Canal constructed 2019
- ❖ Community awarded \$49.8M FHWA NSFLTP grant in 2019

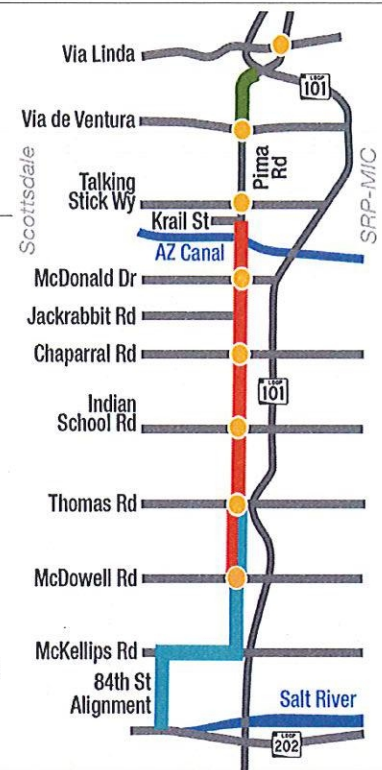


2

Project Overview

- ❖ Pima Road widening from McDowell Rd to Krail St
- ❖ Granite Reef Watershed (GRW) project
- ❖ COS and SRPMIC have an agreement to complete these combined projects as partners
- ❖ Community is leading the project
- ❖ Total Project Cost \$87.5M

- Roadway Widening
- Intersection Improvements
- GRW Storm Drain
- Landscape Improvements



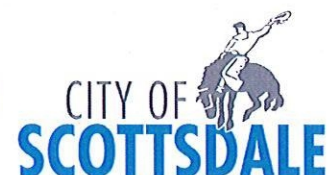
3

Funding Partners

- ❖ \$50M for project from FHWA
- ❖ \$20M for roadway from MAG
- ❖ \$7.5M for drainage from MCFCD

Community and Scottsdale have a 60/40 split

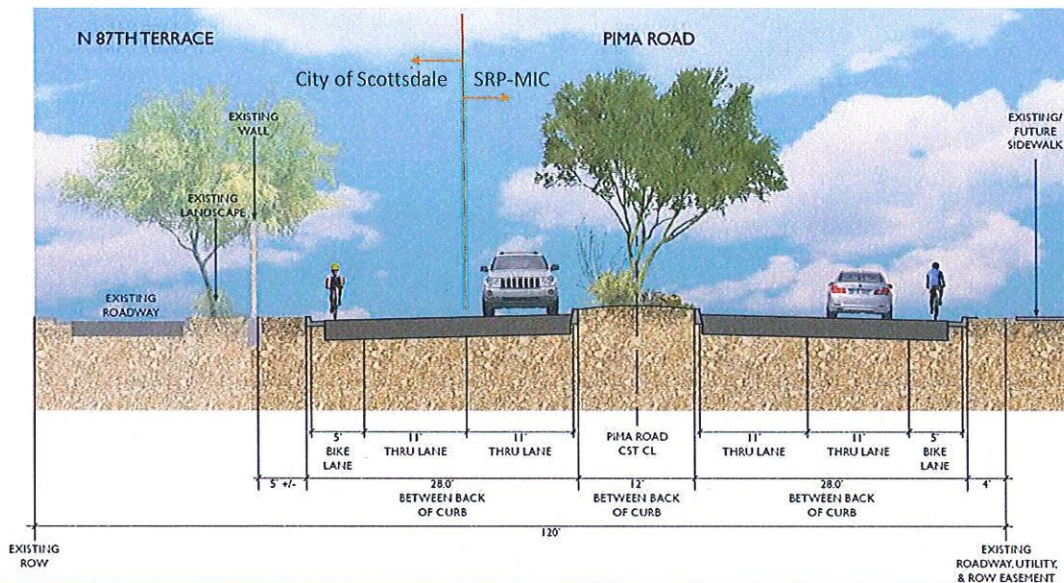
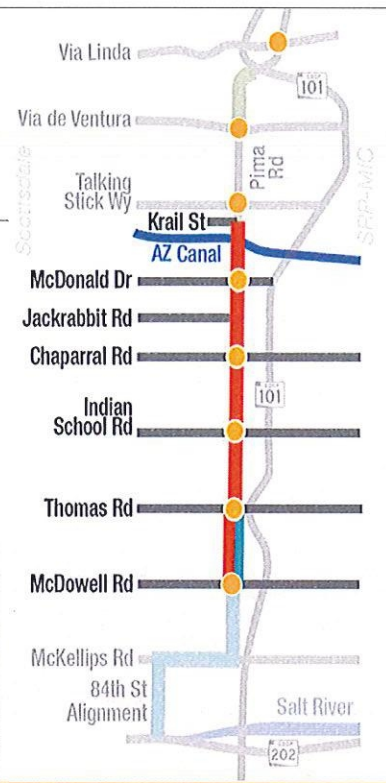
- ❖ SRPMIC \$6M
- ❖ COS \$4M



4

Roadway Improvements

- ❖ Road widening from 2-lane to 4-lane with bike lanes, landscaped median, street lighting, and drainage infrastructure
- ❖ Intersection improvements



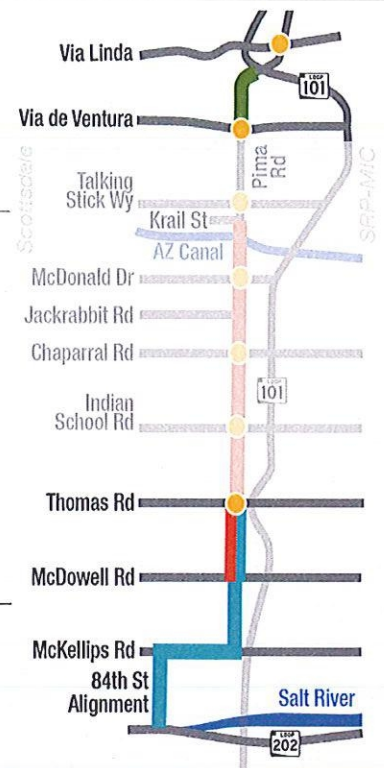
CONCEPTUAL RENDERING
PIMA ROAD – MCDOWELL ROAD TO KRAIL STREET

Landscape Improvements

- ❖ Median landscaping
- ❖ Road widening was completed by developer in 2008

Granite Reef Watershed

- ❖ Regional drainage improvements



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Construction



Pima Road Redevelopment & Expansion	2024	2025				2026	
	Fall	Winter	Spring	Summer	Fall	Winter	Spring
Landscape Improvements		Via de Ventura to the Loop 101 freeway					
Roadway Widening	NB Pima (McDowell to Krail Street)			SB Pima (McDowell to Krail Street)			NB/SB Road Paving
Granite Reef Watershed (GRW)	84th St. Alignment, McKellips to Salt River				McKellips Road, 84th Alignment to Pima Road		
					Pima, McKellips Road to Thomas		
Intersection Improvements	McDowell to Indian School			Chaparral to McDonald		Talking Stick to Via Linda	

8

QUESTIONS?

Project Managers

Pamela Tracy
SRPMIC

Elaine Mercado
COS



pimaroadimprovements.com



(480) 442-1087

Adaptive Reuse & Development Application Determination Text Amendment (3-TA-2024)

City Council
November 25, 2024



Purpose of Proposed Text Amendment

- Codify City's approach to meet the requirements of new State Laws, as provided in Case No. **3-TA-2024**
 - Adaptive reuse (HB2297),
 - Development application determination (SB1162)

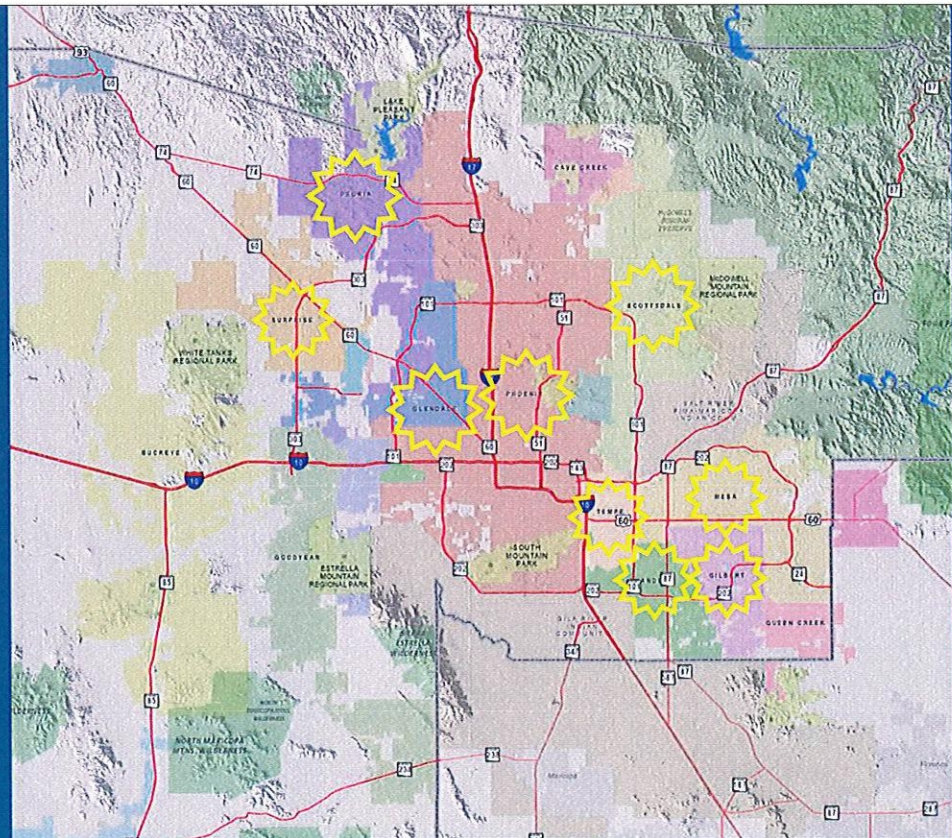
HB2297 – Background

- State of Arizona grants cities and towns with local authority the ability to set zoning/land use regulations subject to State Law
- HB2297 was introduced/passed by the State Legislature and signed by the Governor in April 2024 to allow for the adaptive reuse of existing commercial, office and mixed-use buildings and sites
- *Adaptive Reuse* generally means the converting of an existing building/site from the use it was constructed to a multifamily residential use
- The City must comply with State Law (January 1, 2025)
 - With compliance the City intends to minimize the negative impacts of this law on the community

3

MAG Planning Area Total: 4,974,380 (July 1, 2023 Estimate)

Jurisdiction	Population Estimate July 1, 2022	Population Estimate July 1, 2023	Population Growth (2022-2023)
Apache Junction	39,251	39,453	0.5%
Avondale	92,324	94,830	2.7%
Buckeye	106,916	109,729	3.2%
Cave Creek	3,721	3,723	0.1%
Cave Creek	5,173	5,239	1.3%
Chandler	282,891	285,231	0.8%
El Mirage	36,275	36,536	0.7%
Florence	25,207	23,594	-5.2%
Fort McDowell	1,153	1,153	0.0%
Fountain Hills	23,972	24,075	0.4%
Gila Bend	1,893	1,893	0.0%
Gila River	14,057	14,057	0.0%
Gilbert	277,485	280,391	1.0%
Glendale	254,005	257,542	1.4%
Goodyear	107,002	111,508	4.2%
Guadalupe	5,333	5,329	-0.1%
Litchfield Park	7,012	7,023	0.2%
Maricopa	64,742	69,175	6.8%
Mesa	516,429	521,074	0.9%
Paradise Valley	12,700	12,749	0.4%
Peoria	159,424	202,193	1.4%
Phoenix	1,650,555	1,682,053	1.9%
Queen Creek	70,955	76,752	8.2%
Salt River	6,391	6,388	0.3%
Scottsdale	244,559	248,542	1.5%
Surprise	155,381	160,273	3.1%
Tempe	192,062	194,205	1.1%
Tolleson	7,315	7,322	0.1%
Wickenburg	8,034	8,316	3.5%
Youngtown	7,060	7,060	0.0%
Unincorporated Maricopa County	317,653	323,279	1.8%
Unincorporated Pinal County*	151,632	152,993	0.9%
Maricopa County	4,592,600	4,665,020	1.5%
Pinal County	453,924	467,459	3.0%



4

What Does State Law Dictate to the City?

The City CANNOT:

- Require a public hearing for adaptive reuse proposals – including rezoning, conditional use permits or Development Review Board action
- Establish setback, density, parking & building height that is any greater than the requirements set forth in State Law

The City CAN REQUIRE:

- Site plan review and approval process
- Compliance with building/fire codes
- Adequate public sewer and water service
- Public utility review
- Existing buildings to be economically or functionally obsolete
- Exclusions – account for specific exclusions as outlined in State Law
- A minimum of 10% of the total new multifamily units be set aside for either moderate-income, or low-income housing for at least 20 years

Approach – Adaptive Reuse

- Establish new **Multifamily Conversion** land use
- Exclusions – **account for specific exclusions** as outlined in State Law
- Eligibility – determine the percentage of **existing buildings that are eligible**
- Eligibility – maximum conversion set to **1%** of existing commercial, office, or mixed-use areas of city
- Location – must have **existing buildings prior to 12/31/2024**
- Location – must be between **1 acre and 20 acres in size**
- Infrastructure – must demonstrate **adequate water and sewer**
- Economically or functionally obsolete for **at least six (6) consecutive months**
- **10%** of a Multifamily Conversion project must be moderate or low income housing

What Buildings are Included?

- New State Law enables the adaptive reuse of:
 - Existing commercial/office/mixed-use buildings and sites
 - Located on land between 1 and 20 acres in size
 - Buildings that are in a state of disrepair or have at least a 50% vacancy
- A municipality can permit the adaptive reuse of not more than 10% of the total existing buildings/floor area presently in the municipality

8 A. ON OR BEFORE JANUARY 1, 2025, THE GOVERNING BODY OF A
9 MUNICIPALITY WITH A POPULATION OF ONE HUNDRED FIFTY THOUSAND OR MORE
10 PERSONS SHALL ESTABLISH OBJECTIVE STANDARDS TO ALLOW MULTIFAMILY
11 RESIDENTIAL DEVELOPMENT OR ADAPTIVE REUSE ON NOT MORE THAN TEN PERCENT OF
12 THE TOTAL EXISTING COMMERCIAL, OFFICE OR MIXED USE BUILDINGS WITHIN THE
13 MUNICIPALITY WITHOUT REQUIRING A CONDITIONAL USE PERMIT, A PLANNED UNIT
14 DEVELOPMENT OR REZONING APPLICATION OR ANY OTHER APPLICATION THAT WOULD
15 REQUIRE A PUBLIC HEARING. THE GOVERNING BODY OF THE MUNICIPALITY MAY
16 MODIFY THE PERCENTAGE OF EXISTING COMMERCIAL, OFFICE OR MIXED USE
17 BUILDINGS WITHIN THE MUNICIPALITY AVAILABLE FOR MULTIFAMILY RESIDENTIAL
18 DEVELOPMENT OR ADAPTIVE REUSE EVERY TEN YEARS.

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Exclusions

- Legislation allows municipalities to designate commercial/employment hubs where adaptive reuse provisions are not permitted
- Legislation excludes buildings/sites in the vicinity of an airport
- Buildings designated as historic are excluded

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Commercial / Employment Hubs Exclusion

- State Law allows **up to 10%** of existing buildings to be designated as commercial/employment hubs
- City will utilize full 10% exclusion
- 10 sites chosen throughout city

Scottsdale Commercial and Employment Hubs and Essential Areas Table

Commercial and Employment Hubs ID	APN	Address	Number of Buildings	Building Square Footage
1	173-75-004L	8449 E MCDONALD DR	9	111,826
2	173-25-993B	7920 E CHAPARRAL RD	3	57,974
3	174-64-007 174-64-006N 174-64-006M 174-64-006L 174-64-006K 174-64-006F	6300 N SCOTTSDALE RD 6378 N SCOTTSDALE RD 6310 N SCOTTSDALE RD 7141 E LINCOLN DR 7165 E LINCOLN DR 7175 E LINCOLN DR	24	187,856
4	217-28-737	11227 E VIA LINDA	3	26,510
5	217-28-009X	11475 E VIA LINDA	2	58,846
6	216-81-383 216-81-382 216-81-380 216-81-379	10959 E DYNAMITE BLVD 10929 E DYNAMITE BLVD 28150 N ALMA SCHOOL PKWY 10989 E DYNAMITE BLVD	8	65,565
7	216-66-806	31313 N SCOTTSDALE RD	4	67,251
8	216-51-090B	32531 N SCOTTSDALE RD	14	170,405
9	216-48-500	34505 N SCOTTSDALE RD	5	82,195
10	216-49-003Q 216-49-003P	34442 N SCOTTSDALE RD 34422 N SCOTTSDALE RD	9	106,133
Total			81	934,561

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Approach – Adaptive Reuse

Limit conversion to **1%** of existing commercial, mixed-use, or office uses

- Existing commercial, mixed-use, and employment land uses make up **~ 0.8%** of existing land area (outside of airport exemption areas)
- **Goal:** maintain existing balance of land use mixture throughout city
- Maximum conversion set to 1% of existing commercial, mixed-use and employment areas of city
- Legislation allows for the review and possible update of chosen percentage every 10 years

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	32.5%	24,444	48.9%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	15.9%	11,936	
	Urban Neighborhoods	8 or more dwelling units per acre	0.5%	345	
Mixed Uses	Mixed-Use Neighborhoods		0.1%	123	2.4%
	Resorts/Tourism		2.3%	1,719	
Non-Residential	Cultural/Institutional or Public Use		1.3%	1,000	1.9%
	Commercial		0.4%	325	
	Employment		0.2%	122	
Open Space	Developed Open Space		5.7%	4,262	46.8%
	Natural Open Space		6.9%	5,168	
	McDowell Sonoran Preserve		34.2%	25,701	

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Approach – Adaptive Reuse

Economically or functionally obsolete for **at least six (6) consecutive months**

The state statute mentions adaptive reuse for a building with at least 50% vacancy but the statute is loosely written and does not identify how long such vacancy should exist – *as written one day at 50% vacancy would qualify.*

Consequently, to provide clarity to a poorly written bill and future applicants that may apply for such, along with consistency to other, similar, sections or our Zoning Ordinance, planning recommended the 6-month timeline for said 50% vacancy. The 6 months most closely aligns with the vacancy of a non-conforming structure or use of land in our ordinance – “A nonconforming structure or use of land discontinued for a period of six (6) months or longer is presumed abandoned.” [Sec. 1.1303]

SB1162 – Background

- SB1162 is related to the processing of Zoning District Map Amendment applications, and requires that the City adopt an ordinance to:
 - Determine whether a zoning application is administratively complete within 30 days of receipt of the application
 - Approve or deny a zoning application within 180 days after the application has been determined to be administratively complete
- The City can:
 - Grant a one-time extension of not more than 30 days for extenuating circumstances
 - Grant a 30-day extension for each applicant-initiated extension request

Approach – Development Applications

- Set Administrative Review process to **30 days for 1st review** per new state law
- Set Administrative Review process to **15 days for 2nd review** per new state law
- Update parameters of incomplete applications (*clean up*)
- Define specific time frames for Zoning District Map Amendments (**180 days**)
- **All other review time frames to remain the same** as published by the City

Timeline & Next Steps

- ✓ Planning Commission Initiation (July 10, 2024)
- ✓ Two public outreach and open house meetings were provided
 - September 19 and 20, 2024
- ✓ Planning Commission
 - Non-Action Discussion Item (October 9, 2024)
 - Recommendation Hearing (October 23, 2024) – *Recommendation of Approval (6-1)*
- ✓ City Council Hearing
- Future General Plan Amendments (2025)

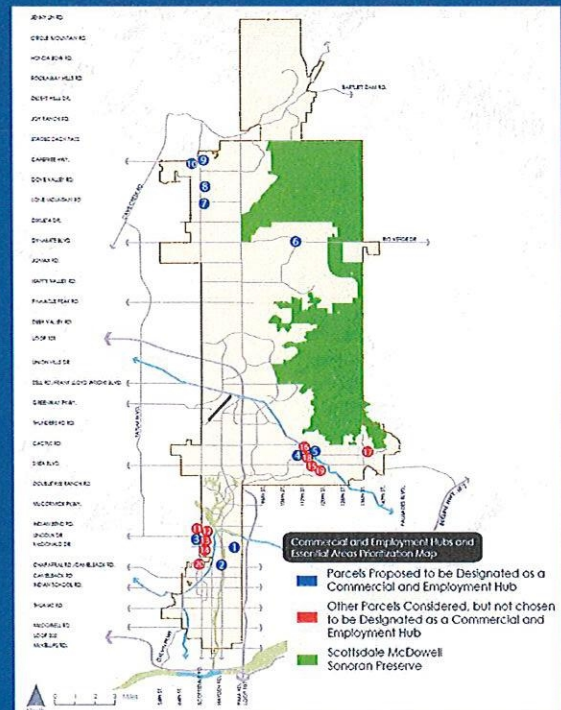
Request

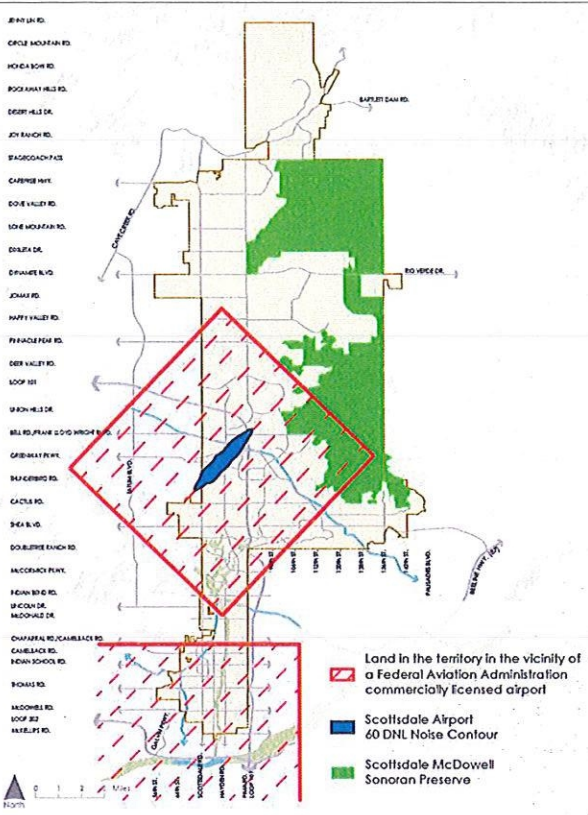
Request to consider the following:

- **Adopt Ordinance No. 4651** for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455)
- **Adopt Resolution No. 13253** declaring as a public record the “Adaptive Reuse & Development Application Determination Text Amendment – 3-TA-2024”
- **Adopt Resolution No. 13254** declaring as a public record the “Scottsdale Commercial and Employment Hubs and Essential Areas Table” and the “Scottsdale Total Allocated Multifamily Conversion Development Projects Allotment”

Employment Hub (TPA)

Scottsdale Commercial and Employment Hubs and Essential Areas Prioritization Table												
Parcels Proposed to be Designated as a Commercial and Employment Hub						Key Factors for Prioritization						
Hub ID	APN	Address	Number of Lots/Units	Existing Square Footage	Current Name / Location	Neighborhood	Adjacent to Major Freeway	Adjacent to Major Transit	Adjacent to Transit	Proximity to Major Employment Center	Proximity to Major Retail Center	Score
1	175-75-004	8401 E McDOWELL DR	8	111,026	P&H Supermarket / 22 Corner of McDowell & McDowell	McDowell						4
2	175-75-006	2910 E McDOWELL DR	8	87,474	Cherokee Plaza / 22 Corner of McDowell & McDowell	McDowell						3
3	175-64-001 175-64-002 175-64-003 175-64-004 175-64-005 175-64-006 175-64-007 175-64-008	6000 E McDOWELL DR 6020 E McDOWELL DR 6040 E McDOWELL DR 6060 E McDOWELL DR 6080 E McDOWELL DR 6100 E McDOWELL DR 6120 E McDOWELL DR 6140 E McDOWELL DR	24	187,870	Lincoln Village Plaza / 22 Corner of McDowell & McDowell	McDowell						5
4	175-75-007	2910 E McDOWELL DR	8	26,310	Lincoln Village Plaza / 22 Corner of McDowell & McDowell	McDowell						4
5	175-75-008	2910 E McDOWELL DR	8	26,310	Lincoln Village Plaza / 22 Corner of McDowell & McDowell	McDowell						4
6	175-75-009	2910 E McDOWELL DR	8	26,310	Lincoln Village Plaza / 22 Corner of McDowell & McDowell	McDowell						3
7	175-64-009 175-64-010 175-64-011 175-64-012 175-64-013 175-64-014 175-64-015 175-64-016 175-64-017 175-64-018 175-64-019 175-64-020 175-64-021 175-64-022 175-64-023 175-64-024 175-64-025 175-64-026 175-64-027 175-64-028 175-64-029 175-64-030 175-64-031 175-64-032 175-64-033 175-64-034 175-64-035 175-64-036 175-64-037 175-64-038 175-64-039 175-64-040 175-64-041 175-64-042 175-64-043 175-64-044 175-64-045 175-64-046 175-64-047 175-64-048 175-64-049 175-64-050 175-64-051 175-64-052 175-64-053 175-64-054 175-64-055 175-64-056 175-64-057 175-64-058 175-64-059 175-64-060 175-64-061 175-64-062 175-64-063 175-64-064 175-64-065 175-64-066 175-64-067 175-64-068 175-64-069 175-64-070 175-64-071 175-64-072 175-64-073 175-64-074 175-64-075 175-64-076 175-64-077 175-64-078 175-64-079 175-64-080 175-64-081 175-64-082 175-64-083 175-64-084 175-64-085 175-64-086 175-64-087 175-64-088 175-64-089 175-64-090 175-64-091 175-64-092 175-64-093 175-64-094 175-64-095 175-64-096 175-64-097 175-64-098 175-64-099 175-64-100	3-375 N McDOWELL DR 3-375 N McDOWELL DR										





40 6. A SET ASIDE OF TEN PERCENT OF THE TOTAL DWELLING UNITS FOR
 41 EITHER MODERATE-INCOME HOUSING OR LOW-INCOME HOUSING OR ANY COMBINATION OF
 42 THE TWO FOR AT LEAST TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE
 43 PROPOSED DEVELOPMENT. THE DEVELOPER MAY SET ASIDE MORE THAN TEN PERCENT
 44 AT THE DEVELOPER'S SOLE DISCRETION.

23 4. "LOW-INCOME HOUSING" MEANS HOUSING:
 24 (a) FOR A PERSON OR PERSONS WHOSE HOUSEHOLD INCOME DOES NOT EXCEED
 25 EIGHTY PERCENT OF THE AREA MEDIAN INCOME.
 26 (b) FOR WHICH THE OCCUPANT PAYS NOT MORE THAN THIRTY PERCENT OF THE
 27 OCCUPANT'S GROSS INCOME FOR THE OCCUPANT'S RENT OR MORTGAGE, AS DETERMINED
 28 BY THE ARIZONA DEPARTMENT OF HOUSING AND ADJUSTED FOR HOUSEHOLD SIZE BASED
 29 ON THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 30 5. "MODERATE-INCOME HOUSING" MEANS HOUSING:
 31 (a) FOR A PERSON OR PERSONS WHOSE HOUSEHOLD INCOME DOES NOT EXCEED
 32 ONE HUNDRED TWENTY PERCENT OF THE AREA MEDIAN INCOME.
 33 (b) FOR WHICH THE OCCUPANT PAYS NOT MORE THAN THIRTY PERCENT OF THE
 34 OCCUPANT'S GROSS INCOME FOR THE OCCUPANT'S RENT OR MORTGAGE, AS DETERMINED
 35 BY THE ARIZONA DEPARTMENT OF HOUSING AND ADJUSTED FOR HOUSEHOLD SIZE BASED
 36 ON THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits HHS Income Limits HUD LITIC Database

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Phoenix-Mesa-Scottsdale, AZ MSA	\$101,300	Very Low (50%) Income Limits (\$) Click for More Detail	35,000	41,100	46,300	51,400	55,550	59,650	63,750	67,850
		Extremely Low Income Limits (\$)* Click for More Detail	21,600	24,700	27,800	31,200	36,500	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	57,600	65,600	74,050	82,250	88,850	95,450	102,000	108,600

NOTE: Maricopa County is part of the Phoenix-Mesa-Scottsdale, AZ MSA, so all information presented here applies to all of the Phoenix-Mesa-Scottsdale, AZ MSA.

The Phoenix-Mesa-Scottsdale, AZ MSA contains the following areas: Maricopa County, AZ; and Pinal County, AZ.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

[FY2023 Median Family Income and Income Limits for Phoenix-Mesa-Scottsdale, AZ MSA](#)

Scottsdale's Future Land Uses are distributed as follows:

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	26%	30,955	51%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	23%	27,181	
	Urban Neighborhoods	8 or more dwelling units per acre	2%	2,545	
Mixed Uses	Mixed-Use Neighborhoods		3%	4,087	5%
	Resorts/Tourism		2%	1,870	
Non-Residential	Cultural/Institutional or Public Use		3%	3,254	7%
	Commercial		1%	1,311	
	Employment		3%	3,193	
Open Space	Developed Open Space		7%	8,430	37%
	Natural Open Space		5%	5,410	
	McDowell Sonoran Preserve		25%	29,862	

*ACREAGE IS APPROXIMATE

To maintain a healthy economic base and provide services for Scottsdale's residents, businesses, and visitors, the community should provide a diversity of land uses¹ and supporting infrastructure. The Land Use Element and its map indicate the general distribution, location, type, and relationship of all land uses¹. The Zoning Ordinance carries out the goals and policies of the Land Use Element by establishing the legal parameters for the development of a parcel of land.

Under Arizona Revised Statute 9-461.05 C1(g), the city must identify any sources of aggregates from state agency maps. No aggregates have been identified in Scottsdale, and therefore, no policies related to aggregates have been included in the Land Use Element.¹

The goals and policies of the Land Use Element reflect careful consideration for the locations of defined land uses and delineate the criteria that should be carefully considered when contemplating a change in Land Use Category.

[1 = State required]

Land Use Element

45

Planned Approach

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	32.5%	24,444	49.9%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	15.9%	11,936	
	Urban Neighborhoods	8 or more dwelling units per acre	0.5%	345	
Mixed Uses	Mixed-Use Neighborhoods		0.1%	123	2.4%
	Resorts/Tourism		2.3%	1,719	
Non-Residential	Cultural/Institutional or Public Use		1.3%	1,000	1.9%
	Commercial		0.4%	325	
	Employment		0.2%	122	
Open Space	Developed Open Space		5.7%	4,262	46.8%
	Natural Open Space		6.9%	5,168	
	McDowell Sonoran Preserve		34.2%	25,701	

City Council authorizes the redevelopment of existing commercial, office, or mixed-use buildings to Multifamily Conversion, as adopted in Ordinance No. 4651. The number of buildings and/or building area redeveloped shall be limited by the following, whichever occurs first:

94,972 square feet

10 buildings

Source: Maricopa County Assessor's Office, 2024

Airport Exclusion (TPA) - Impact

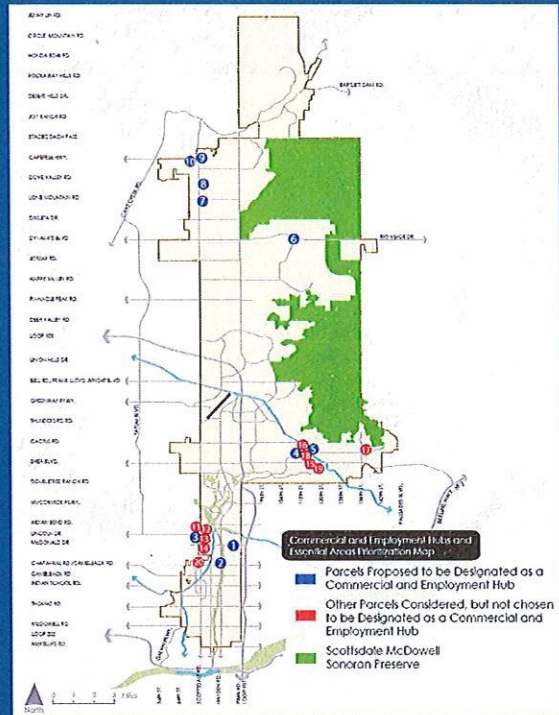
	Existing Building Floor Area	GP Impact Area	Applied Impact (Floor Area)	Permitted Employment Hub Allocation (Floor Area)	Provided Employment Hub Allocation (Floor Area)
Planned Approach (With TPA @ 1%)	9,497,274	1%	94,972	949,727	934,561
Alternative Approach 1 (With TPA @ 10%)	9,497,274	10%	949,727	949,727	934,561
Alternative Approach 2 (Without TPA @ 5.6%)	88,609,714	5.6%	4,962,144	8,860,971	8,828,557
Alternative Approach 3 (Without TPA @ 10%)	88,609,714	10%	8,860,971	8,860,971	8,828,557

Employment Hub (TPA)

Scottsdale Commercial and Employment Hubs and Essential Areas Prioritization Table

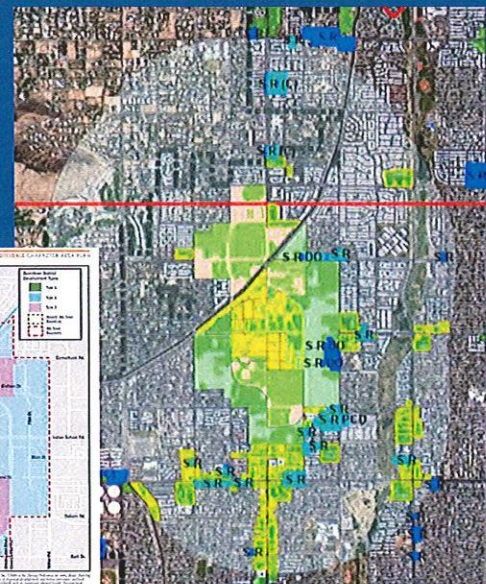
Parcels Proposed to be Designated as a Commercial and Employment Hub				Key Factors for Prioritization							Total Key Factors
Lot #	APN	Address	Number of Buildings	Building Square Footage	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	
1	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
2	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3
3	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	5
4	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
5	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3
6	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
7	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3
8	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
9	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
10	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	4
TOTAL				81	934,561						
Other Parcels Considered, but not chosen to be Designated as a Commercial and Employment Hub				Key Factors for Prioritization							Total Key Factors
Lot #	APN	Address	Number of Buildings	Building Square Footage	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	
11	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3
12	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	2
13	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3
14	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	1
15	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	1
16	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	2
17	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	2
18	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	1
19	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	1
20	175-15-046	1440 E McDOWELL DR	1	113,326	Proximity to Transit	Proximity to Employment	Proximity to Housing	Proximity to Retail	Proximity to Services	Proximity to Transportation	3

Source: Scottsdale County Assessment Office, 2018



Employment Hub Alternative (Without TPA)

- Inside Couplets (Type 1, Type 2) and South Bank Canal Frontage
- Buffer 1-Mile from Type 3
- Future Legislative Impact of Middle Housing, and ADU Bills
- Old Town Updates Outreach



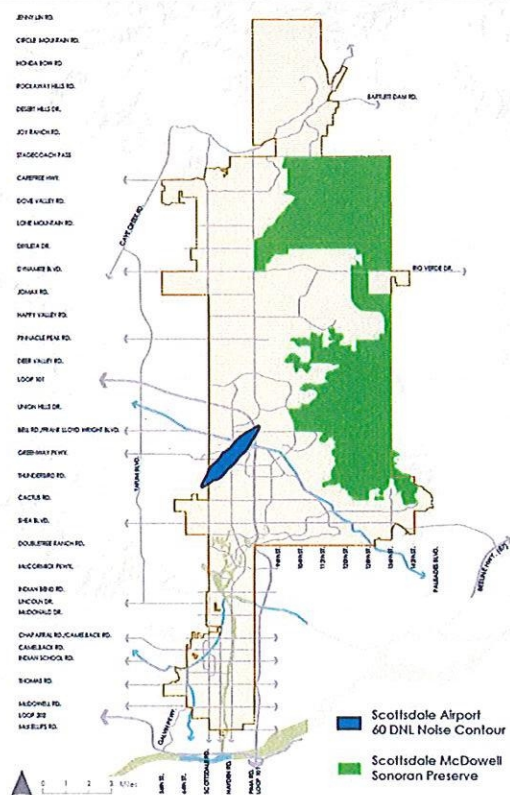
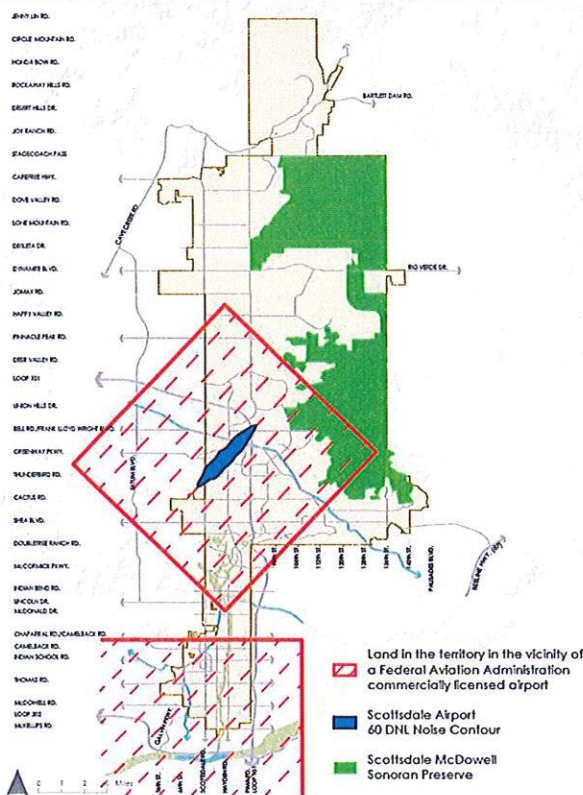
Alternative Approach – Adaptive Reuse

Limit conversion to **5.6%** of existing commercial, mixed-use, or office uses

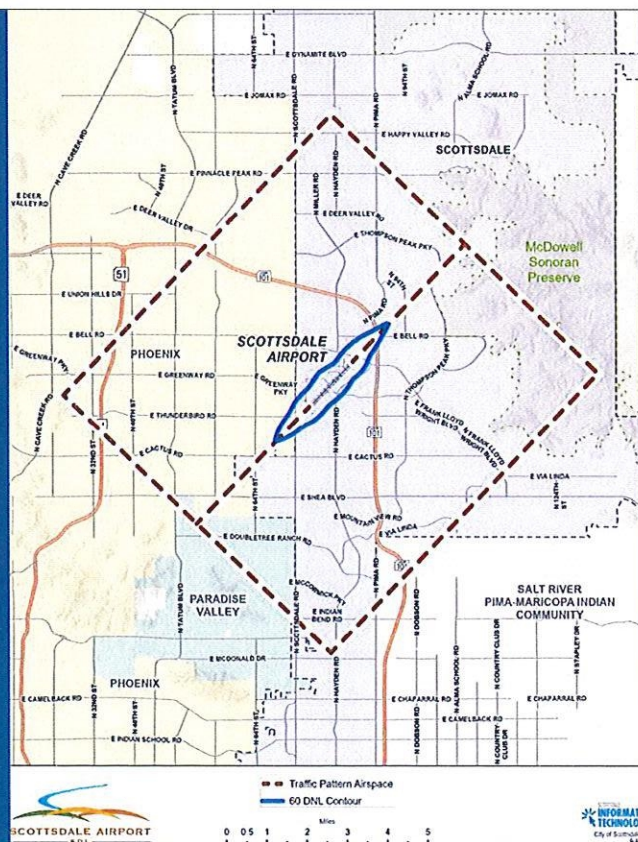
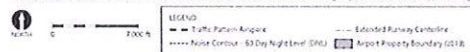
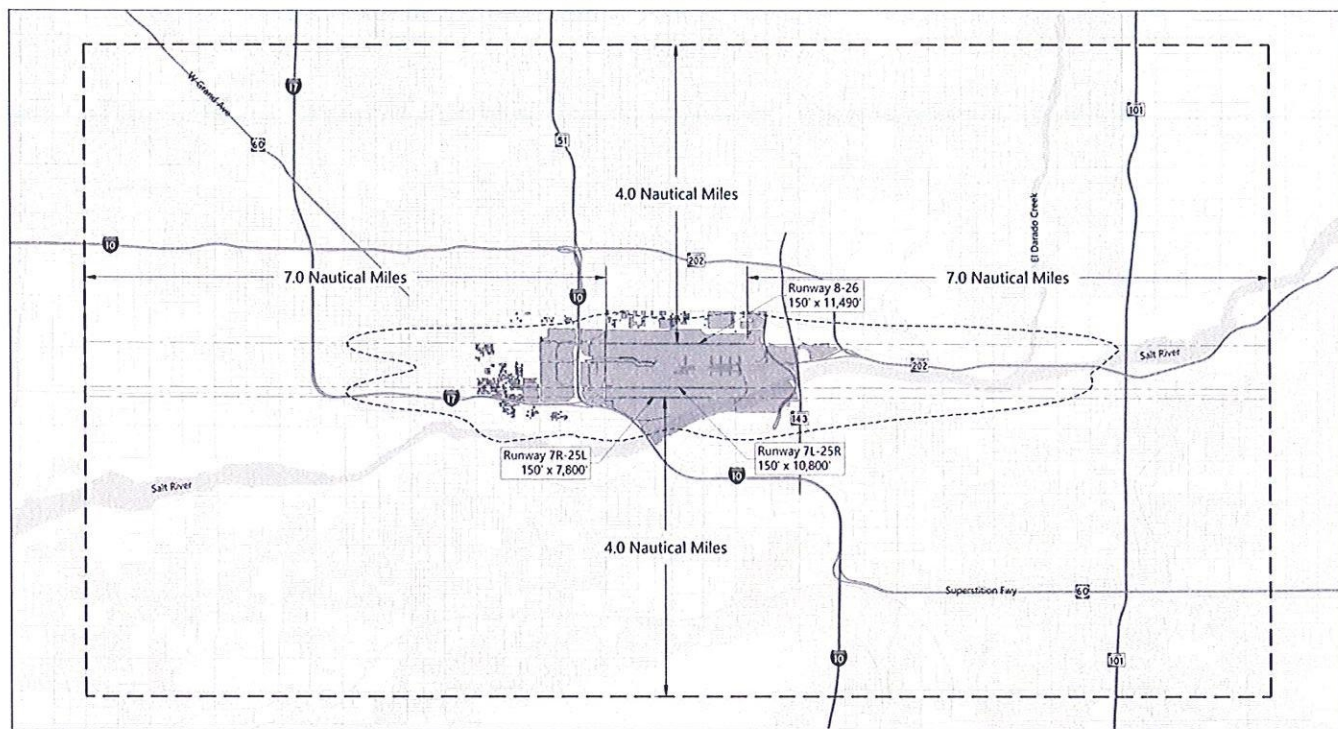
- Existing commercial, mixed-use, and employment land uses make up **~5.6%** of existing land area (outside of airport exemption areas)
- Goal:** maintain existing balance of land use mixture throughout city
- Maximum conversion set to **5.6%** of existing commercial, mixed-use and employment areas of city
- Legislation allows for the review and possible update of chosen percentage every 10 years

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	26.7%	30,955	52
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	23.4%	27,180	
	Urban Neighborhoods	8 or more dwelling units per acre	2.2%	2,544	
Mixed Uses	Mixed-Use Neighborhoods		3.3%	3,859	5%
	Resorts/Tourism		1.6%	1,869	
	Cultural/Institutional or Public Use		2.5%	2,923	
Non-Residential	Commercial		1.1%	1,313	4%
	Employment		1.2%	1,711	
	Developed Open Space		7.3%	8,426	39%
Open Space	Natural Open Space		4.7%	5,409	
	McDowell Sonoran Preserve		25.9%	30,062	

25



26



Eligibility

- State Law requires that a municipality permit up to 10% of the municipality's existing commercial, office, or mixed-use buildings/sites to be eligible for multifamily adaptive reuse
- City has chosen an overall allotment for eligible conversion of **1%**
- Eligibility will be tracked as Multifamily Conversion projects develop

Scottsdale Total Allocated Multifamily Conversion Development Projects Allotment

City Council authorizes the redevelopment of existing commercial, office, or mixed-use buildings to Multifamily Conversion, as adopted in Ordinance No. 4651. The number of buildings and/or building area redeveloped shall be limited by the following, whichever occurs first:

94,972 square feet	10 buildings
--------------------	--------------

Source: Maricopa County Assessor's Office, 2024

Multifamily Conversion Project	APN	Address	Multifamily Conversion Buildings	Multifamily Conversion Building Square Footage
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

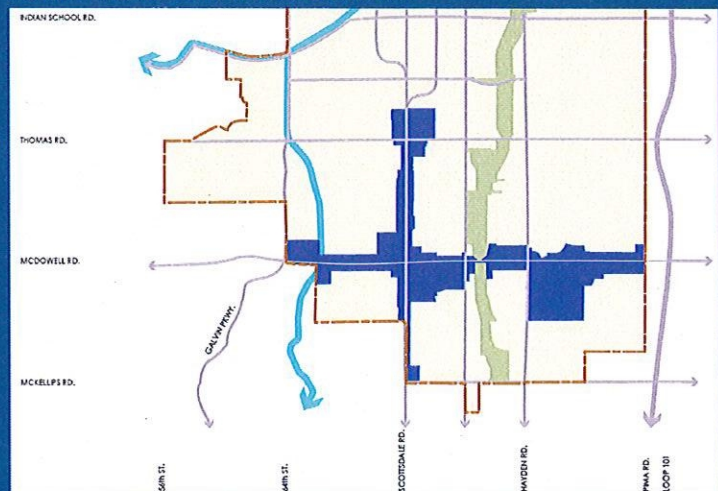
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Additional Amendments

On September 10, 2024, City Council adopted Resolution 13232, which accomplished the following:

- Repealed Resolution No. 8356, which previously established the McDowell & Scottsdale Corridor Single Central Business District.
- Initiated a text amendment to the City of Scottsdale Zoning Ordinance (No. 455) to update the size requirements for the Planned Community (P-C) District.
- **Updates to the Zoning Ordinance** that will preserve existing zoning entitlements for properties with **P-C district** zoning as well as those properties of 10 acres or more in land area **by using the McDowell Road/Scottsdale Road Growth Area Boundary** as the policy framework

McDowell Road and Scottsdale Road Growth Area



Accessory Dwelling Unit (ADU) Text Amendment (4-TA-2024)

City Council
November 25, 2024



Purpose of Proposed Text Amendment

- Codify City's approach to meet the requirements of new State Laws, as provided in Case No. **4-TA-2024**
 - Accessory Dwelling Units (HB2720),
 - Backyard Fowl (HB2325)

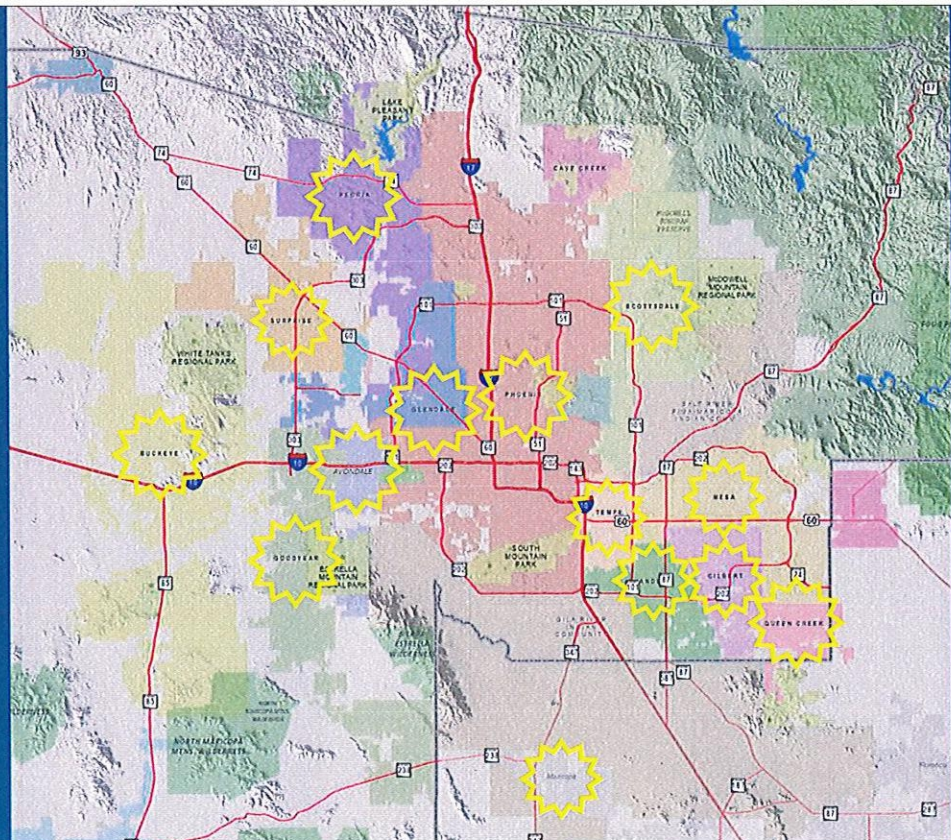
HB2720 – Background

- HB2720 was introduced/passed by the State Legislature and signed by the Governor in April 2024 to allow for the development of accessory dwelling units on single-family residential properties
- The City must comply with State Law (January 1, 2025)
 - With compliance the City intends to minimize the negative impacts of this law on the community
- If the City does not comply by January 1, 2025, HB2720 state that “accessory dwelling units shall be allowed on all lots or parcels zoned for residential use in the municipality without limits.”

3

MAG Planning Area Total: 4,974,380 (July 1, 2023 Estimate)

Jurisdiction	Population Estimate July 1, 2022	Population Estimate July 1, 2023	Population Growth (2022-2023)
Apache Junction	30,251	39,453	0.5%
Avondale	92,324	94,830	2.7%
Buckeye	106,316	109,719	3.2%
Carefree	3,721	3,723	0.1%
Cave Creek	5,173	5,239	1.3%
Chandler	282,891	285,231	0.8%
El Mirage	36,275	36,536	0.7%
Florence	25,207	23,894	-5.2%
Fort McDowell	1,153	1,153	0.0%
Fountain Hills	23,972	24,075	0.4%
Gila Bend	1,893	1,893	0.0%
Gila River	14,057	14,057	0.0%
Gilbert	277,486	280,331	1.0%
Glendale	254,005	257,562	1.4%
Goodyear	107,002	111,908	4.2%
Guadalupe	5,333	5,329	-0.1%
Litchfield Park	7,012	7,023	0.2%
Maricopa	64,742	69,175	6.8%
Mesa	516,429	521,074	0.9%
Paradise Valley	12,700	12,749	0.4%
Peoria	199,424	202,183	1.4%
Phoenix	1,660,555	1,667,053	1.3%
Queen Creek	70,156	76,782	8.2%
Salt River	6,371	6,388	0.3%
Scottsdale	244,559	248,542	1.5%
Surprise	155,384	160,273	3.1%
Tempe	192,062	194,205	1.1%
Tolleson	7,315	7,322	0.1%
Wickenburg	8,034	8,316	3.5%
Youngtown	7,060	7,060	0.0%
Unincorporated Maricopa County	317,653	323,279	1.8%
Unincorporated Pinal County*	151,632	152,933	0.9%
Maricopa County	4,565,600	4,665,020	1.5%
Pinal County	453,924	467,459	3.0%

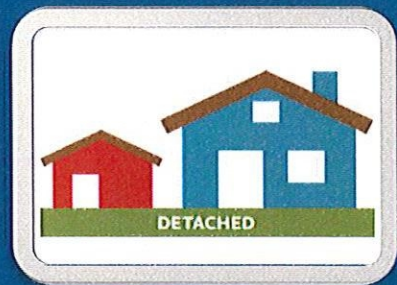


4

What is an Accessory Dwelling Unit (ADU)?

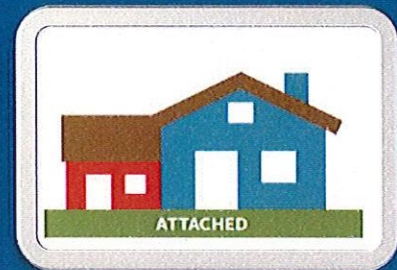
An ADU:

- Is a subordinate, self-contained dwelling unit that is on the same lot as a main single-family residential dwelling
- Is designed for living purposes, and includes its own sleeping facilities, kitchen facilities, and sanitary facilities
- Can be attached or detached from the single-family dwelling



ADUs come in many shapes/styles – most common:

- A self-contained living unit built as a detached structure, separate from the single-family home
- A self-contained living unit built as an attached extension off the single-family home (ex. either on the ground floor or 2nd level addition)



What does State Law Dictate to the City?

The City MUST:

- Allow **one attached** and **one detached** ADU per single-family property
- Allow a **third detached** ADU for parcels that are 1 acre in size or greater, if at least 1 of the ADUs is an affordable housing unit
- Allow the size of an ADU to be 75% of the gross floor area of the single-family home or up to a maximum 1,000 sq. ft. – whichever is less

The City CANNOT:

- Prohibit the short- or long-term lease of an ADU
- Require familial relationship between the owner of the main home & ADU occupant(s)
- Require on site parking for an ADU (or fees for parking)
- Require an ADU to have an exterior design like that of the single-family home
- Require more than 5 feet of distance from the rear or side of the ADU to the property line
- Require improvements to the public street as a condition of allowing the ADU
- Require permits, licenses or conditions between private parties for use of the ADU
- Require an ADU to contain a fire sprinkler system

Does Scottsdale Allow ADUs Now?

Scottsdale currently only allows Guest Houses on single-family properties



A Guest House is an accessory building used to accommodate guests of the occupants of the main building/house

- Must be $\frac{1}{2}$ the size or less of the main building/house
- Guest house connected to water meter of main dwelling
- Not rented separately from main building/house

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What is the Difference Between a Guest House & an ADU in Scottsdale?

Guest House in Scottsdale 

- **Maximum can be $\frac{1}{2}$ size of main house**
 - Example: a 3,000 square foot home may have a guest house that is 1,500 sq.ft. maximum
- **Cannot** be rented separately from main house

ADU in Scottsdale



- **Maximum can be 75% of the size of main house or max of 1,000 square feet, whichever is less.**
 - Example: an 1,800 square foot home may have an ADU that is 1,000 sq.ft. maximum (75% = 1,350 sq.ft.)
- **Can** be rented separately from the main house

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Exclusions – ADUs

- Legislation excludes properties in the vicinity of an airport
- **HOA neighborhoods can privately restrict ADUs**

Approach – ADUs

Establish qualifications for new land use – Accessory Dwelling Unit

- Location – An ADU must be located on a single-family residential lot
- Utilities – An ADU must have separately-metered utilities
- Ownership – An ADU cannot be sold separately from the main residence
- Renting – An owner of an ADU that is used as vacation or short-term rental is required to reside on property
- Subdivision – A property cannot be subdivided to create a lot for an ADU
- Infrastructure – ensure sufficient water supply and sewer capacity

Approach – ADUs

Establish objective development standards for Accessory Dwelling Units

- Density – 1 attached ADU; 1 detached ADU; 1 restricted-affordable ADU for lots one acre or larger
- Size – 1 ADU on lot can be up to 75% of main residence or 1,000 square feet, whichever is less; all other ADUs on lot are limited to 500 square feet or less
- Occupancy – the total occupancy of the main residence and any ADUs on the lot cannot exceed 6 adults (A familial, marital, employment, or other preexisting relationship between the owner or occupant of the main single-family residential dwelling and the occupant of an Accessory Dwelling Unit located on the same lot **is not** required.)
- Parking – property must maintain code-minimum parking required for main residence at all times

Approach – ADUs

Establish objective development standards for Accessory Dwelling Units

- Private outdoor living space – each ADU must provide a private outdoor living space at least 50 square feet in size
- Building height – maximum is the same as underlying zoning district
- Building setbacks – generally the same as underlying zoning district, except that ADU in rear yard can be located up to 5 feet from property lines
- Access – each ADU shall provide a separate exterior entrance from that serving the main residence and a path of travel to a street
- Addressing – each ADU shall provide a unique address and display address in a way that is visible to main street frontage

HB2325 – Backyard Fowl

Arizona legislation now requires fowl to be kept in an enclosure located in the rear or side yard of the property at least twenty feet from a neighboring property and restrict the size of the enclosure to a maximum of two hundred square feet with a maximum height of eight feet.

Approach – Backyard Fowl

- Establish enclosure requirements, including setbacks and height
- Existing parameters of keeping of domestic animals continue to apply

3. Backyard fowl. This section applies only to single-family residential lots.

a. The keeping of fowl in the rear yard is a permitted accessory use to a main single-family dwelling. The keeping of backyard fowl is subject to the requirements of SRC Chapter 4, Article II., and the following requirements:

i. The keeping of fowl shall not be permitted in a required front or side yard.

ii. Fowl shall be kept in an enclosure located in the rear yard of the property. The enclosure shall be set back at least twenty (20) feet from a property line. The enclosure shall be limited to a maximum size of two hundred (200) square feet. The enclosure shall be limited to a maximum height of eight (8) feet, or the maximum wall or fence height allowed in the zoning district where the property is located, whichever is less. These enclosure requirements shall not apply to an enclosure constructed prior to December 31, 2024.

Additional Amendments to Text

Improve the administration and usability of the Zoning Ordinance:

- Non-Conforming Structures – Single-family Residential Dwellings
- Accessory Buildings and Structures
- Residential Recreation Areas
- Guest Houses
- Manufactured Home (M-H) Regulations
- Foothills Overlay (FO) Regulations
- Clarify existing Zoning Ordinance language, correct typographical errors, or restructure text for usability

Timeline & Next Steps

- ✓ Planning Commission Initiation (July 10, 2024)
- ✓ Two public outreach and open house meetings were provided
 - September 19 and 20, 2024
- ✓ Planning Commission
 - Non-Action Discussion Item (October 9, 2024)
 - Recommendation Hearing (October 23, 2024) – *Recommendation of Approval (7-0)*
- ✓ City Council Hearing
- Future General Plan Amendments (2025)

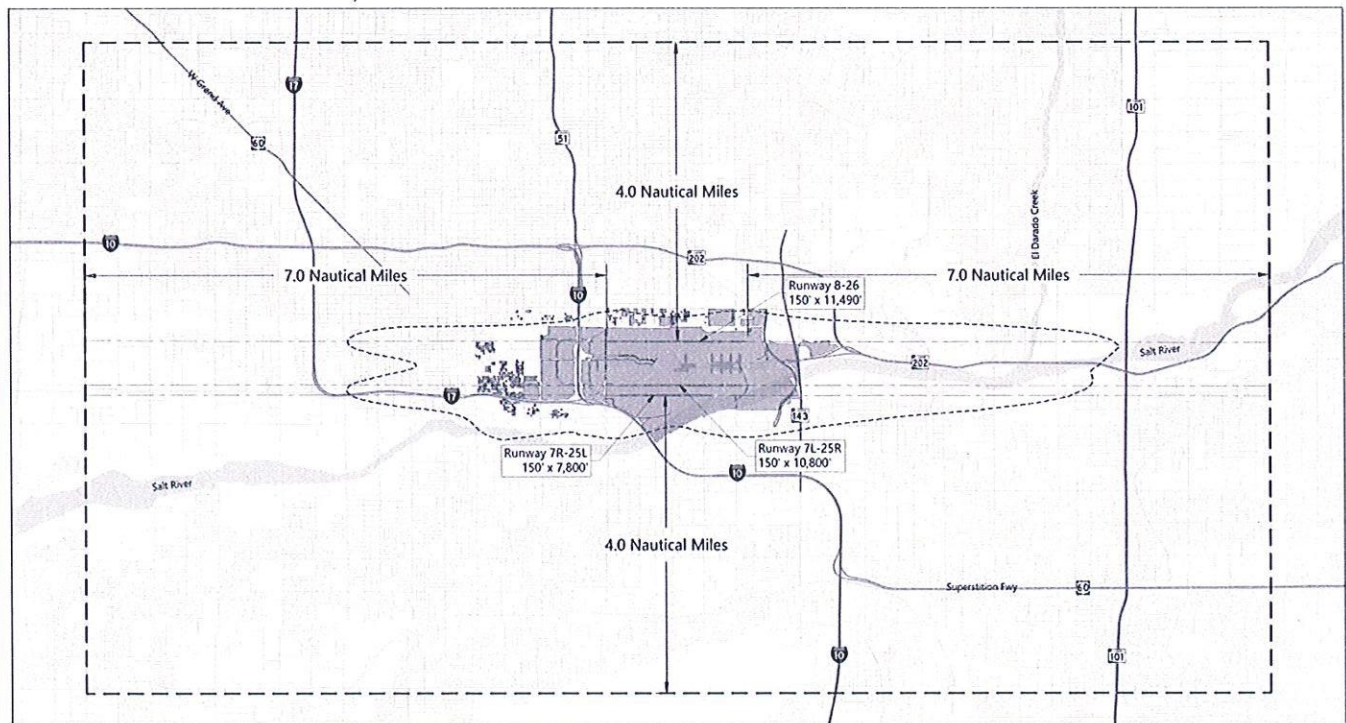
17

Request

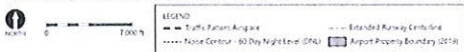
Request to consider the following:

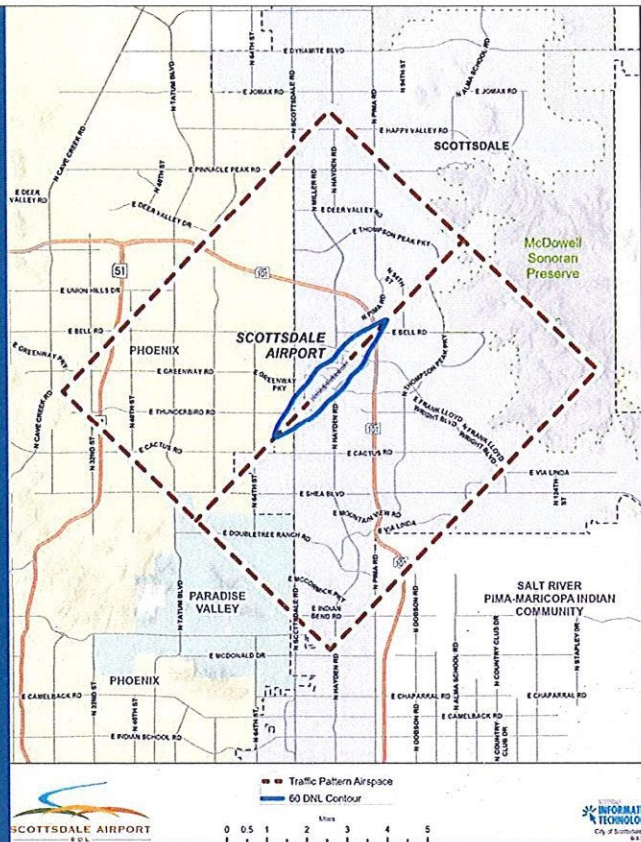
- Adopt Ordinance No. 4652 for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455)
- Adopt Resolution No. 13255 declaring as a public record the “Accessory Dwelling Unit Text Amendment – 4-TA-2024”

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This Map has been prepared in accordance with AAS 10-0000 and FAA 10-1000 (Procedures for Handling Airport Noise Contours and Approach Category D aircraft in the built pattern).

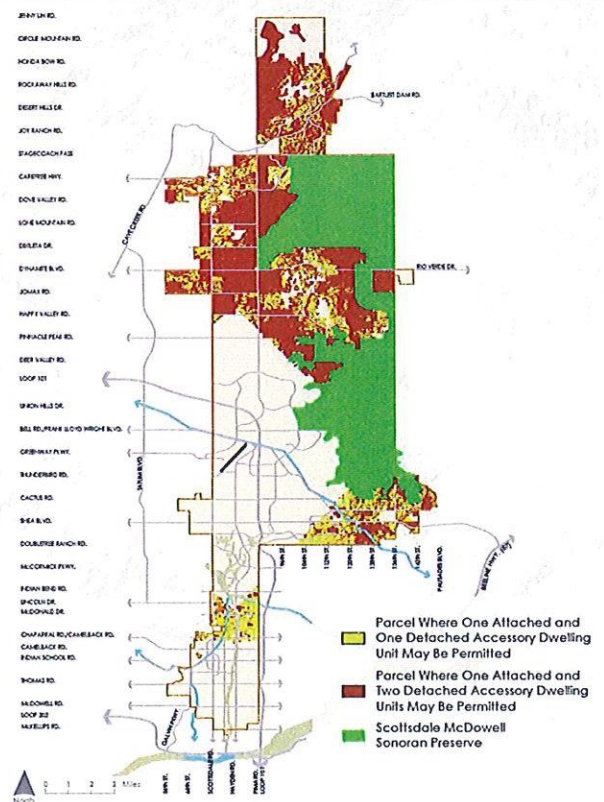




APPROACH – ADUs

Exempt within the vicinity of airports

- Total number of qualifying lots under 1 acre in size: 33,302
- Total number of qualifying lots 1 acre or larger in size: 8,468



6. "RESTRICTED-AFFORDABLE DWELLING UNIT" MEANS A DWELLING UNIT THAT, EITHER THROUGH A DEED RESTRICTION OR A DEVELOPMENT AGREEMENT WITH THE MUNICIPALITY, SHALL BE RENTED TO HOUSEHOLDS EARNING UP TO EIGHTY PERCENT OF AREA MEDIAN INCOME.



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents Section 8 Income Limits](#) [HHS Income Limits](#) [HUD Income Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Phoenix-Mesa-Scottsdale, AZ MSA	\$101,300	Very Low (50%) Income Limits (\$)	36,000	41,100	46,300	51,400	55,550	59,650	63,750	67,850
		Click for More Detail								
		Extremely Low Income Limits (\$)*	21,600	24,700	27,600	31,200	36,500	41,960	47,340	52,720
		Click for More Detail								
		Low (60%) Income Limits (\$)	57,600	65,600	74,050	82,250	88,850	95,450	102,000	108,600
		Click for More Detail								

NOTE: Maricopa County is part of the Phoenix-Mesa-Scottsdale, AZ MSA, so all information presented here applies to all of the Phoenix-Mesa-Scottsdale, AZ MSA.

The Phoenix-Mesa-Scottsdale, AZ MSA contains the following areas: Maricopa County, AZ; and Pinal County, AZ.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

[FY2023 Median Family Income and Income Limits for Phoenix-Mesa-Scottsdale, AZ MSA](#)