

CITY COUNCIL REPORT



Meeting Date: July 1, 2013
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

The Standard at Valley Ho 1-ZN-2004#3

Request to consider the following:

1. Adopt Ordinance No. 4096 to modify previously approved zoning stipulations and amended development standards (case 1-ZN-2004#2) and approval of a new Development Plan for a 135-unit residential development, finding that the Planned Block Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a 4 +/- acre site (Parcel B) located at the southwest corner of Main Street and 69th Street, with Downtown, Residential/Hotel, Type 2, Planned Block Development, Downtown Overlay (D/RH-2 PBD/DO) zoning.
2. Adopt Resolution No. 9437 declaring "The Standard at Valley Ho Development Plan," as a public record.

OWNER

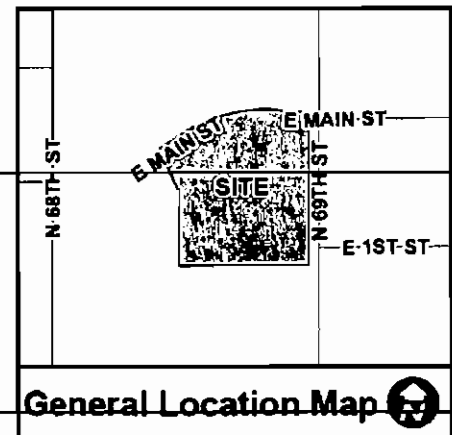
MSR Properties, LLC
480-248-2000

APPLICANT CONTACT

JOHN BERRY
BERRY & DAMORE
480-385-2727

LOCATION

6833 E Main Street



BACKGROUND

General Plan

The General Plan Land Use Element designates the site as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses. Mixed-Use Neighborhoods are also

characterized by being located in areas having multiple modes of transportation available. Downtown Scottsdale is a designated Growth Area that also relies on these factors. The proposed development addresses several of these goals and approaches, as identified in the applicant's narrative (Exhibit 1 to Attachment #2).

Character Area Plan (Downtown Plan)

The Downtown Plan Land Use Plan designates the site as Downtown Multiple Use – Type 2. The proposed Development Plan addresses several goals of the Downtown Plan (see Impact Analysis below).

Zoning

In 2004, the City Council approved Case No. 1-ZN-2004 to rezone the overall 5.31-acre property from C-3 to D/RH-2 PBD DO. The western half of the property was developed with The Mark Condominiums, pursuant to the approved site plan and stipulations of Case 1-ZN-2004. The entire PBD site (Parcels A & B) now includes the existing Mark Condominiums (Parcel A) as well as the vacant parcel to the east (Parcel B), located on the southwest corner of East Main Street and North 69th Street. The site is currently zoned Downtown/Residential Hotel, Type 2/Planned Block Development/Downtown Overlay (D/RH-2, PBD, DO), which provides for residential/hotel development in an attractive, landscaped environment protected from incompatible uses. The purpose of the PBD Overlay District is to allow for development flexibility in the Downtown Area to assist the City in achieving the Downtown Plan, developing more Downtown Area public amenities, and adding land uses that would further promote the Downtown Area as a 24-hour community.

Per the newly adopted Downtown Ordinance, the new nomenclature for the Downtown/Residential Hotel, Type 2 zoning district (D/RH-2) is now Downtown/Multiple Use, Type 2 (D/DMU-2).

Context

The entire PBD site (Parcels A & B) includes the existing Mark Condominiums (Parcel A) as well as the vacant parcel to the east (Parcel B), located on the southwest corner of East Main Street and North 69th Street. The Hotel Valley Ho is north of the site, while existing two-story multi-family residential complexes abut the south border of the site. Small lot commercial properties with one- and two-story buildings are found east of the site.

Adjacent Uses and Zoning

- North Hotel Valley Ho in the Highway Commercial/Historic Preservation/Downtown Overlay (C-3/HP/DO) zoning district, and farther north is Indian School Road.
- South Two-story, multi-family residential complexes in the Downtown/Residential Hotel, Type 2/Downtown Overlay D/RH-2/DO) zoning district and Highway Commercial/Downtown Overlay (C-3/DO) zoning district, and farther south is 2nd Street.
- East Small lot commercial and multi-family residential properties with one- and two-story buildings in the Central Business District/Downtown Overlay (C-2/DO) zoning district and Service Residential/Downtown Overlay (S-R/DO) zoning district, located east of 69th Street.

- West Five-story (65-foot-tall), multi-family residences within the existing PBD (The Mark Condominiums – Parcel A), and single-story, single-family residences in the Single-Family Residential (R1-7) zoning district, located west of 68th Street.

Key Items for Consideration

- Whether the proposed Development plan for the east portion (Parcel B) of the PBD meets the criteria for a PBD Overlay District application in the Type 2 area
- Proposed Development Plan seeks flexibility for proposed residential and all other uses allowed in the D/DMU-2 district
- Planning Commission heard this case on June 12, 2013 and recommended approval with a vote of 6-0.

Other Related Policies, References:

7-AB-2002: Abandoned Main Street from 69th Street to 68th Street

1-ZN-2004: Rezoned from Highway Commercial, Downtown Overlay District (C-3 DO) to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development Overlay, Downtown Overlay (D/RH-2/PBD/DO) to allow residential condominiums on the west portion (Parcel A, Main Street Residences – now The Mark) and condominiums on the east portion (Parcel B, Main Street Mews) of the 5.31-acre overall PBD site.

17-DR-2004: Approved elevations, site & landscape plans for Main Street Mews townhomes on eastern portion of the site (Parcel B, currently vacant).

17-DR-2004#2 Approved elevations, site & landscape plans for Main Street Residences (Parcel A, now The Mark) condominiums on the western portion of the site.

1-ZN-2004#2: Amended zoning stipulations to expand the Hotel Valley Ho onto the southern portion of the site that was previously approved for condominiums

APPLICANTS PROPOSAL

Goal/Purpose of Request

In 2011, the City Council approved Case No. 1-ZN-2004#2 for a hotel expansion on the eastern half of the property (Parcel B); however, the hotel expansion was never constructed. Pursuant to Zoning Ordinance Section 6.1305, the applicant now proposes to amend stipulations of the previously approved zoning case (1-ZN-2004#2), by seeking approval of a new Development Plan to facilitate the alternative option to construct a 135-unit multi-family residential development on the easterly vacant portion of the site (Parcel B), located immediately east of The Mark Condominiums. The Development Plan proposal indicates the intention to incorporate flexibility for other uses allowed in the D/DMU-2 zoning district.

Aligning with 1st Street, a single vehicular access will serve the property from the southeast corner of the site, where automobiles may park at the ground level surface parking lot or continue down the ramp to the single-level subterranean garage. Pedestrian access will be provided to the three

lobbies at the southeast, northeast and northwest corners of building via 8-foot-wide sidewalk on 69th Street and 6-foot-wide sidewalk on the south side of Main Street. A pool and recreation facility will be located between the building and the parking area. Refuse collection will be handled from the alley that bounds the south side of the property, where 8 refuse containers will be contained within 3 trash enclosures equipped with sliding gates that are parallel with the alley. In consideration of the neighboring Los Cuatros residences to the south, the developer has agreed to include a minimum 10-foot-wide landscape buffer and a 6-foot-tall privacy wall between the parking facility and the alley.

Case No. 1-ZN-2004 included 62 townhouses, 36-foot-tall and 182,100 square feet of building area on the vacant property. The allowable building area was subsequently reduced to 150,105 square feet because approximately 31,000 square feet was transferred within the PBD to The Mark Condominiums site. The second zoning case (1-ZN-2004#2) complied with the square footage limitation, and the current application will also comply with the square footage limitation. The proposed residences will be contained within a single, three-story building with a maximum height of 36 feet, including roof mounted equipment.

Development Information:

	<i>Original Zoning Case Main Street Mews 1-ZN-2004</i>	<i>Amended Zoning Case Valley Ho Expansion 1-ZN-2004#2</i>	<i>Proposed Zoning Case Standard at Valley Ho 1-ZN-2004#3</i>
Land Uses	Townhomes	Hotel	Multi-family residences & all other uses allowed in the zoning district
Total site size	3.55 acres gross 3.25 acres net	3.55 acres gross 3.25 acres net	3.55 acres gross 3.25 acres net
Building Size	150,105 square feet	Unspecified	142,251 square feet
Building Height	36 feet	36 feet	36 feet including rooftop appurtenances
Parking Required/Provided	93 required 124 provided	Required = Undetermined Provided = Unspecified	203 required 209 provided
Maximum square footage allowed/proposed on Parcel B per FAR approved for overall PBD	150,105 allowed 150,105 provided	150,105 allowed Provided = Unspecified	150,105 allowed 149,241 provided
Density: dwelling units/gross acre Allowed & Proposed	Allowed = 50 du/ac Provided = 17.46 du/ac	N/A	Allowed = 50 du/ac Provided = 45 du/ac

While a residential use is requested under this application, the proposed the Development Plan intends to leave flexibility to all other uses allowed in the D/DMU-2 district.

IMPACT ANALYSIS

Land Use

The proposed development addresses several goals and policies of the Downtown Plan. The DP Policy Land Use 6.1 and 6.2 encourage development of a variety of housing types, such as apartments, condominiums, lofts, townhomes, patio homes and live/work units, and recognizes the need for large scale housing projects. The proposed Development Plan includes 135 residential units, and also incorporates the flexibility for other uses that are allowed in the D/DMU-2 zoning district.

DP Policy Character & Design 4.1 encourages development of an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between the various Downtown urban neighborhoods. The proposed project seeks to maintain and strengthen the pedestrian link along Main Street corridor area eastward to Old Town and westward to the adjacent residential neighborhoods with wide sidewalks and shady landscaping.

DP Policy Mobility 1.9 encourages increased levels of bicycling, walking, and transit ridership. DP Policy M 5.1 suggests the improvement and enhancement of Downtown Scottsdale's local and regional transit availability and accessibility. The addition of a transit stop at the main entry near 69th Street will provide enhanced opportunities for interconnectivity with other areas of Downtown.

DP Policy Mobility 4.1 encourages development of a "park once environment" Downtown, where users can access multiple destinations without needing to move their private vehicle. The proposed project seeks to accomplish this goal by providing a new parking facility, coupled with an enhanced pedestrian environment and opportunity for public transit.

DP Policy Economic Vitality EV2.2 promotes a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development.

PBD Findings

Zoning Ordinance Section 6.1304.B. establishes that, in addition to the criteria used by the City Council to review a zoning case, the Planning Commission shall make a recommendation to the City Council based on the following applicable criteria:

1. Standard Criteria:

a. The proposed development supports the land use elements of the General Plan and Downtown Plan.

- **The proposed Development Plan addresses several goals and policies of the Downtown**

Plan. The DP Policy Land Use 6.1 and 6.2 encourage development of a variety of housing types, such as apartments, condominiums, lofts, townhomes, patio homes and live/work units, and recognizes the need for large scale housing projects. The proposed Development Plan includes 135 residential units, and also incorporates the flexibility for other uses that are allowed in the D/DMU-2 zoning district.

2. *Criteria to add land uses to Table 5.3005.B. Land Uses for each Sub-district of the Downtown District:*

- a. Each proposed land use helps maintain a balance of land uses in the Downtown Area in accordance with the Downtown Plan.*
- **DP Policy Economic Vitality EV2.2 promotes a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development. The proposed Development Plan includes 135 residential units that will share amenities with the existing resort (Hotel Valley Ho), and also incorporates the flexibility for other uses that are allowed in the D/DMU-2 zoning district.**
 - b. Each proposed land use is compatible with the adjacent development, and strengthens the mix of land use and activities in the Downtown Area.*
- **The proposed development is immediately adjacent to the Hotel Valley Ho and several multi-family residential development. The proposed Development Plan incorporates similar building massing, building scale, building lines, building materials/color and landscape materials. DP Policy Economic Vitality EV2.2 promotes a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development. The proposed Development Plan includes 135 residential units that will share amenities with the existing resort (Hotel Valley Ho), and also incorporates the flexibility for other uses that are allowed in the D/DMU-2 zoning district.**
 - c. Each proposed land use substantially implements the pedestrian oriented, 24-hour downtown community goals of the Downtown Plan.*
- **DP Policy Character & Design 4.1 encourages development of an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between the various Downtown urban neighborhoods. The proposed project seeks to maintain and strengthen the pedestrian link along Main Street corridor area eastward to Old Town and westward to the adjacent residential neighborhoods with wide sidewalks and shady landscaping.**
- **DP Policy Mobility 1.9 encourages increased levels of bicycling, walking, and transit ridership. DP Policy M 5.1 suggests the improvement and enhancement of Downtown Scottsdale's local and regional transit availability and accessibility. The addition of a transit stop at the main entry near 69th Street will provide enhanced opportunities for interconnectivity with other areas of Downtown.**
- **Direct pedestrian access will be available from ground-floor patios to the 69th Street sidewalk.**

- **Pedestrian connection from the residences to the Hotel Valley Ho will be offered via an internal sidewalk from the apartment pool to the Main Street sidewalk.**
 - **To further enhance pedestrian connectivity in the Downtown, the Hotel Valley Ho property owner and development team have agreed to a stipulation for a 6-foot wide concrete sidewalk along the north side of Main Street.**
3. *Criteria to achieve bonus(es):*
- a. *The proposed Development Plan reflects the noteworthy investments to provide public benefits, improve quality of life in the community, and assist in achieving the goals and policies of the General Plan, Downtown Plan and City objectives, primarily in the immediate vicinity of the neighborhood where the development will be located.*
- **The Development Plan does not include a request for any bonuses, and in fact, proposes less building height, gross floor area ratio and density than allowed in this district. Even so, the developer has agreed to provide amenities to benefit the public, such as a trolley stop and a 6-foot wide concrete sidewalk along the north side of Main Street.**

Traffic/Trails

The approval of the proposed Development Plan under the proposed zoning district will generate an estimated 942 trips per day, with approximately 70 trips generated in the a.m. peak hour and 90 trips generated in the p.m. peak hour. This represents an increase of approximately 370 daily trips when compared to the reported trip generation for the development plan that was previously approved under Case 1-ZN-2004 #2, which would have resulted in a 70 guest room expansion of the existing hotel. The proposed mixture of residential, hotel and restaurant land use for the overall site will reduce some of the potential site-generated traffic due to the natural interaction of these land uses. The site location will encourage the use of alternative modes of transportation for those traveling to the site and for those residents who live on the site. The developer has agreed to complete sidewalk improvements along the site's 69th Street frontage, construct a pedestrian path along the north side of Main Street from 69th Street to the hotel, and construct a trolley stop on 69th Street along the site frontage. Site traffic will be distributed primarily to Indian School Road, Goldwater Boulevard, and 68th Street, which are all within an eighth-mile of the site.

Parking and Loading

Parking for the proposed site requires 203 spaces, and 209 spaces are provided on site.

Water/Sewer

The City's Water Resources Department has reviewed the application and finds that there is adequate water and wastewater infrastructure available to provide service to this project. The application will be required to submit, and obtain acceptance of, Basis of Design Reports (Water and Wastewater) prior to submittal of improvement plans to the City's One-Stop Shop and identify any additional infrastructure impacts. Even though it is currently not anticipated, the owner will be responsible for all necessary infrastructure improvements to upgrade the existing water and sewer system (including fire hydrants, etc.) in order to accommodate any increase in capacity that is necessary to accommodate the proposed development.

Stormwater

The Valley Ho received a stormwater storage waiver from the city in 2004; therefore, no new stormwater storage facilities are required.

Public Safety

The Fire Department has reviewed this application and finds that there is adequate ability to provide fire and emergency services. Specific needs will be addressed through the Development Review Board and final plan review processes. The nearest fire station is located at 7522 East Indian School Road, and the nearby police station is located at 3700 North 75th Street.

School District Comments/Review

The School District has reviewed the application and finds that there is adequate ability to serve the proposed apartment development.

Open Space

Even though open space is not required, the development includes a substantial courtyard with a pool as well as perimeter landscaping.

Community Involvement

Surrounding property owners within 750 feet have been notified by the City and the site has been posted. The applicant has notified property owners within 750 feet of the site area and held an open house meeting on February 12, 2013, which was attended by approximately 30 property owners. Also, the applicant has met with several of the adjacent property owners, and has been meeting with other community activities and individuals one-on-one. In response to concerns by the neighboring Los Cuatros condominium residences to the south of the proposed project, the developer has included in the Development Plan a minimum 10-foot wide landscape buffer and a 6-foot tall privacy wall between the parking facility and the alley that separates the two developments. At the time this report was written, staff had received one letter expressing opposition to the proposal, with concerns about increased density, traffic, parking and noise.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on June 12, 2013 and recommended approval with a vote of 6-0.

Development Review Board

The DRB reviewed the proposal on May 16, 2013 and recommends to the Planning Commission that the proposed Development Plan for The Standard at Valley Ho addresses the following eight DRB criteria for PBD Overlay District application in the Type 2 Area as set forth in Zoning Ordinance Section 6.1304.A.2:

1. *The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan.*
 - DP Policy Character & Design 1.1 encourages incorporation, as appropriate, in building and

site design, the distinctive qualities and character of the surrounding and/or evolving context. The proposed building form of the north wing will mirror the curvature of the building form of the existing Hotel Valley Ho located across the street, and building materials and colors will complement adjacent buildings, with exterior metal, stucco, and concrete block cladding that is consistent with the accents of the Hotel Valley Ho.

- DP Policy Character & Design 1.4 promotes Downtown urban and architectural design that is influenced by and responds to the character and climate of the Sonoran desert. Wide and shallow unit orientation will provide ample light and ventilation, while reducing energy requirements for air conditioning. The subterranean parking garage will preserve an attractive streetscape by requiring less surface parking, and reduction of at-grade asphalt will reduce the heat island effect.
- DP Policy Character & Design 1.5 encourages urban and architectural design that addresses human scale, and provides for pedestrian comfort. The proximity of the property to the adjoining hotel amenities and the Downtown Area will reduce reliance on automobile travel.
- DP Policy Character & Design 4.1 encourages development of an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between the various Downtown urban neighborhoods. The proposed project seeks to maintain and strengthen the pedestrian link from the Main Street corridor area east to Old Town and west to the adjacent residential neighborhoods with wide sidewalks and shady landscaping.
- DP Policy Character & Design 4.2 notes that development should demonstrate consideration for the pedestrian by providing access and connections to adjacent developments. Pedestrian connection from the apartments to the Hotel Valley Ho will be offered via an internal sidewalk from the apartment pool to the Main Street sidewalk.

2. *The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines.*

- The proposed site design seeks to orchestrate a relationship with the existing 2-story multi-family residences to the south by providing a 10-foot-wide landscape buffer, 6-foot-tall privacy wall and a surface parking lot between the proposed 3-story building and the existing residences.
- The proposed building form of the north wing will mirror the curvature of the building form of the existing Hotel Valley Ho located across the street.

3. *The building form shall reflect the planned character of development within which the development will be located.*

- The proposed building form of the north wing will mirror the curvature of the building form of the existing Hotel Valley Ho located across the street.
- The proposed maximum three-story, 36-foot-tall building height provides a transition between the existing five-story, 65-foot-tall, Mark Condominiums on the west and existing two-story residences to the south and east.

4. *The Development Plan shall incorporate standards for development within 350 feet of the Downtown Boundary that address appropriate transitions in building heights between the proposed development and the zoning districts abutting or adjacent to the development.*

- The previously approved maximum building height of 36 feet is being maintained with this proposal.
5. *The Development Plan shall incorporate standards for development in the Downtown Regional Use – Type 2 or Downtown Medical – Type 2 Areas, and within 100 feet of the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas, that address appropriate transitions in building heights between the proposed development and the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas.*
- Not applicable, as this property is located within the Downtown Multiple Use – Type 2 Area and is surrounded by the Multiple Use subdistrict.
6. *The Development Plan for development within 100 feet of a Type 1 Area shall incorporate standards that address appropriate landscape materials and transitions to building heights between the proposed development and the Type 1 Area.*
- The property is not located within 100 feet of a Type 1 area.
7. *The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation.*
- The proposed project seeks to maintain and strengthen the pedestrian link from Main Street corridor area eastward to Old Town and westward to the adjacent residential neighborhoods with wide sidewalks and shady landscaping.
 - Direct pedestrian access will be available from ground-floor patios to the 69th Street sidewalk.
 - Pedestrian connection from the apartments to the Hotel Valley Ho will be offered via an internal sidewalk from the apartment pool to the Main Street sidewalk.
 - To further enhance pedestrian connectivity in the Downtown, the Hotel Valley Ho property owner and development team have agreed to a stipulation for a 6-foot-wide concrete sidewalk along the north side of Main Street.
8. *The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network.*
- The addition of a transit stop at the main entry near 69th Street will provide enhanced opportunities for interconnectivity with other areas of Downtown.
 - Pedestrian connection from the apartments to the Hotel Valley Ho will be offered via an internal sidewalk from the apartment pool to the Main Street sidewalk.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4096 to modify previously approved zoning stipulations and amended development standards (case 1-ZN-2004#2) and approval of a new Development Plan for a 135-unit residential development, finding that the Planned Block Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a 4 +/- acre site (Parcel B) located at the southwest corner of Main Street and 69th Street, with Downtown, Residential/Hotel, Type 2, Planned Block Development, Downtown Overlay (D/RH-2 PBD/DO) zoning.
2. Adopt Resolution No. 9437 declaring "The Standard at Valley Ho Development Plan," as a public record.

RESPONSIBLE DEPARTMENT

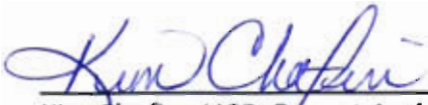
Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

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APPROVED BY



Kim Chafin, AICP, Report Author

6-13-13

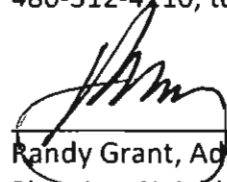
Date



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

6/17/2013

Date



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

6/18/13

Date

ATTACHMENTS

1. Ordinance No. 4096
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
2. Resolution No. 9437
Exhibit 1. The Standard at Valley Ho Development Plan
3. Additional Information
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map (Downtown Plan)
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. Development Review Board Minutes for May 16, 2013
10. Previously Approved Stipulations, Standards and Plan (1-ZN-2004)
11. Previously Approved Stipulations, Standards and Plan (1-ZN-2004#2)
12. June 12, 2013 Planning Commission minutes

ORDINANCE NO. 4096

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, TO MODIFY PREVIOUSLY APPROVED ZONING STIPULATIONS AND AMENDED DEVELOPMENT STANDARDS (CASE 1-ZN-2004#2) AND APPROVAL OF A NEW DEVELOPMENT PLAN FOR A 135-UNIT RESIDENTIAL DEVELOPMENT ON A 4 +/- ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF MAIN STREET AND 69TH STREET, WITH DOWNTOWN, RESIDENTIAL/HOTEL, TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/RH-2 PBD/DO) ZONING.

WHEREAS, the Development Review Board held a public meeting on May 16, 2013 and made the required recommendations; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2013 and made the required recommendations; and

WHEREAS, the City Council held a hearing on July 1, 2013; and

WHEREAS, the City Council finds that the proposed development meets the Planned Block Development criteria and is in substantial harmony with the General Plan of the City of Scottsdale.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 4 +/- acre parcel located at the southwest corner of Main Street and 69th Street, marked as "Site" (the Property) on the map attached as Exhibit 2, with Downtown, Residential/Hotel, Type 2, Planned Block Development, Downtown Overlay (D/RH-2 PBD/DO) zoning, to modify previously approved zoning stipulations and amended development standards (case 1-ZN-2004#2) and by approving that certain document entitled "The Standard at Valley Ho Development Plan" declared a public record by Resolution No. 9437 and hereby referred to in its entirety and made a part hereof as if fully set out in this ordinance

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

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

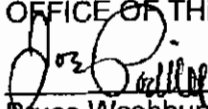
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Joe Padilla, Senior Assistant City Attorney

**Stipulations for the Zoning Application:
The Standard at Valley Ho
Case Number: 1-ZN-2004#3**

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

GOVERNANCE

1. **APPLICABILITY.** Except as revised herein, all stipulations of Case 1-ZN-2004 shall continue to apply. All stipulations of Case 1-ZN-2004#2 are null and void.

SITE DESIGN

2. **CONFORMANCE TO DEVELOPMENT PLAN.** Development of Parcel B of the overall PBD site shall conform with the Development Plan, entitled "The Standard at Valley Ho Development Plan," (with a city staff date of 3-25-13 for Project Narrative and development standards and date of 4-18-13 for plans) which is on file with the City Clerk and made a public record by Resolution No. 9437 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan must also:
 - a. Provide a minimum 10-foot wide landscape buffer between the parking facility and the alley along the south property line, as well as a minimum 6-foot tall solid privacy wall.
 - b. Provide a minimum 6-foot clear width concrete sidewalk along the north side of the main vehicular access from 69th Street to the main hotel entrance.
 - c. Limit the maximum height of any outdoor lighting source, except any light sources for patios and/or balconies to 20 feet above the adjacent finished grade.
 - d. Recognize that light sources that are utilized to illuminate patios and/or balconies that are above 20 feet shall be subject to the approval of the Development Review Board.
3. **CONFORMANCE TO DEVELOPMENT STANDARDS.** Development of Parcel B of the overall PBD site shall conform with the development standards that are included as part of the Development Plan on file with the City Clerk of the City of Scottsdale and public a public recorded entitled "The Standard at Valley Ho Development Plan", by Resolution No. 9437. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.

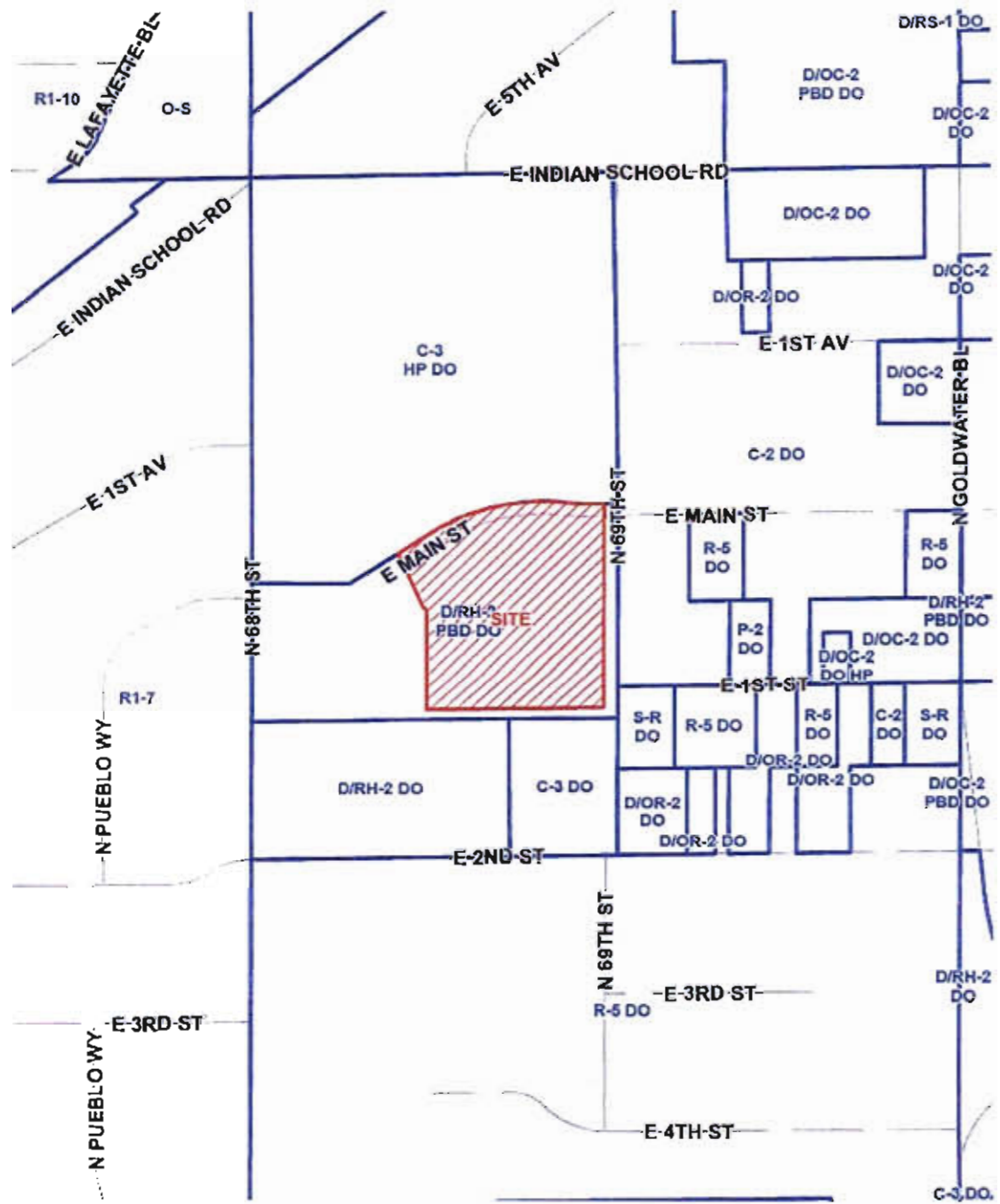
INFRASTRUCTURE AND DEDICATIONS

4. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
69 th Street	Local Collector	25' Half Street Right-of-Way (existing)	Driveway, vertical curb and gutter, sidewalk	a.1., a.2., a.3.
East Main Street	Private	none	Unpaved path	a.4.

- a.1. The owner shall construct a site driveway on 69th Street in general conformance with City of Scottsdale's Supplement to the MAG Standard details, detail# 2256, type CL-1.
- a.2. The owner shall construct a minimum 8 foot wide concrete sidewalk along 69th Street site frontage. The sidewalk shall be located at the back of curb and shall be free of any jogs or notches.
- a.3. The owner shall construct trolley stop facilities on 69th Street south of main hotel entrance at East Main Street. The trolley stop facilities shall include bus, trash can, bicycle rack and shelter, and shall be consistent with the new Scottsdale Standard MD Shelter, double L design, or otherwise approved by City of Scottsdale Transit Manager.
- a.4. The owner shall construct a minimum 8 foot wide unpaved path along the north side East Main Street from 69th street to the main entrance of the hotel.
- b. **VEHICLE NON-ACCESS EASEMENT.** Dedicate a one foot wide vehicular non-access easement on 69th Street except at the approved street entrance.

Zoning Map



1-ZN-2004#3

Exhibit 2
Ordinance No. 4096

RESOLUTION NO. 9437

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "THE STANDARD AT VALLEY HO DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "The Standard at Valley Ho Development Plan," attached as exhibit 1, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of July, 2013.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Joe Padilla, Senior Assistant City Attorney

THE STANDARD AT VALLEY HO DEVELOPMENT PLAN

The Standard at Valley Ho

Project Narrative

1-ZN-2004#3

Prepared by:

Berry, Riddell & Rosensteel
John Berry/ Michele Hammond
6750 E. Camelback Road, Suite 109
Scottsdale, AZ 85251

I. Introduction

This request is for development plan amendment (including site plan and stipulations) for a 3.3+/- gross acre vacant property located at the southwest corner of 69th and Main Streets (the "Property"). The Standard at Valley Ho will be a 135-unit Class A+ urban residential community situated on the vacant land adjacent to the Hotel Valley Ho in Downtown Scottsdale.

In 2004, the overall property (5.31 acres) was rezoned from C-3 to D/RH-2, PBD, DO (Case #1-ZN-2004). This zoning category was intended for residential and hotel developments in the Downtown Overlay area with a Planned Block Development. The western half of the property has been developed in conformance with the approved site plan with the construction of The Mark Residences which opened in 2007.

Subsequently, Westroc Hotels & Resorts purchased this undeveloped Property with the intent to expand the Hotel. Case 1-ZN-2004#2 was approved by City Council in November 2011 for the Hotel expansion. However, the Hotel expansion was never built due to economic conditions.

This request on behalf of P.B. Bell would allow for residential development on the vacant site in keeping with the overall Hotel Valley Ho (the "Hotel") master plan. Westroc has agreed to offer residents of The Standard at Valley Ho access to the Hotel and its amenities, which includes the pool, cabanas, spa, lounge, restaurants, valet parking, room service and concierge services. This amenity package will provide The Standard at Valley Ho an unsurpassed level of service compared to any other rental community in Scottsdale.

The Property will contain residential buildings of approximately 36 feet (including mechanical) in height over a single level below grade parking garage. The community will feature private access entry gates, resort style pool and spa, business center, and incorporate the architectural style of the adjacent Hotel. The property will have high-quality finishes and amenities that will exceed those currently offered in comparable rental communities.

P.B. Bell, founded in 1976, is an Arizona-owned and operated real estate management and development institution that has had a consistent presence in Arizona for over 35 years. Since the completion of its first development project in 1979, P.B. Bell has developed over 2,500 apartment units in 15 communities in the greater Phoenix area. P.B. Bell communities (Gila Springs, High Desert Village, Desert Parks Vista at DC Ranch and Ashton Pointe) have won Arizona multi-housing awards. In addition, the High Desert Village community won the prestigious NAA Paragon award for the best garden style community developed in the nation in 2001 and P.B. Bell's Chuparosas Luxury Apartments development received the City of Chandler's architectural award in 2007.

It is important to understand that the Property is not being rezoned under this request. The existing zoning will remain in place and the maximum building height and building area are not being modified. Rather, the site plan is being revised, which requires review by the Planning Commission and City Council as set forth in the original zoning case (1-ZN-2004 and subsequently 1-ZN-2004#2 – see below). This request also includes a request for the zoning

district to be updated to the new nomenclature of Downtown Multiple Use Type 2, D/DMU-2 PBD DO per the newly adopted Downtown Ordinance (previously known as D/RH-2 PBD DO before the adoption of the new Downtown Ordinance in 2012) . Even though a residential use is being requested under this application, the Development Plan proposed intends to leave flexibility for other uses allowed within the D/DMU-2 district. Stipulation No. 2 from the zoning case 1-ZN-2004# states the following:

2. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN. Development of Parcel B shall conform with the conceptual development plan submitted by Allen Philp Architects and with the city staff date of 10-13-2010, on file with the City Clerk of the City of Scottsdale and made a public record entitled "Hotel Valley Ho Expansion Development Plan" by Resolution No. 8875, which is incorporated herein by reference. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to the additional action and public hearings before the Planning Commission and City Council.[emphasis added]

II. Context

The Property is located on the southwest corner of 69th and Main Streets on a vacant portion of land approximately 3.3+/- gross acres in size. The site was originally part of the Ramada Inn and the original buildings were demolished and removed in 2004. The site is at the western terminus of Main Street. It is located on the south side of the shared entry drive to the Hotel Valley Ho and The Mark Residences.

- o **To the North** is the Hotel Valley Ho. This property is zoned C-3 with Historic Preservation (HP) and Downtown Ordinance (DO) Overlays.
- o **To the East** is Downtown Scottsdale's Main Street art gallery district, restaurants and other small businesses. Zoning categories vary from D, C-2, S-R to R-5 all with a Downtown Overlay (DO).
- o **To the West** is The Mark Residences, a seven-story residential condominium with underground parking and single-family residential neighborhoods to the west of 68th Street. The Mark was part of the original zoning case for this property. The single family neighborhoods west of 68th Street are zoned R1-7.
- o **To the South** are primarily 2-story condominium and apartment buildings. This area is zoned a combination of D and C-3, and R-5 further to the south. All of these areas are all within the Downtown Overlay (DO).

Downtown Plan Context

The site is within the Type 2 Downtown Development Area. The Type 2 development areas were established for residential/hotel and office/residential land uses. The Type 2 areas are intended for intermediate scaled developments that have a strong reliance on auto access versus the more fine-grained pedestrian scale nature of Main Street, Fifth Ave and Old Town areas which are designated as Type 1 areas.

The City of Scottsdale identifies the following Urban Design applicable goals for the site:

- *Development of unified street spaces with consistent design principles for the building setback zone.*
- *Development of pedestrian and vehicular linkages between adjacent large projects.*
- *Consistent planting design principles to achieve visual structure on important arterial streets.*
- *Careful handling of architectural form to reduce the apparent size and bulk of larger buildings.*

In addition to the goals, numerous key development guidelines are identified in the City of Scottsdale's *Downtown Scottsdale Urban Design and Architectural Guidelines*. These development guidelines include:

1. *Relationship of new to the existing development*
 - a. *Active Street Frontages*
 - b. *Courtyards and Passages*
 - c. *Parking Facilities*
 - d. *Building Equipment and Services*
2. *Continuity of Street Spaces*
 - a. *Building Setback Zone*
 - b. *Linkage of Neighboring Developments*
3. *Building Form*
 - a. *Reduction of Apparent Size and Bulk*
 - b. *Covered Walkways*
4. *Architectural Character*
 - a. *Proportion and Scale*
 - b. *Building Materials*
 - c. *Color and Texture*
 - d. *Architectural Detail*
5. *Landscape Character*
 - a. *Streets*
 - b. *Site Spaces*
 - c. *Plant Selection*

The existing Hotel Valley Ho is an important example in the Downtown area of how these guidelines are applied. The proposed development, The Standard at Valley Ho, will be a continued expression of these principles. The application of these principles is outlined in the Project Overview below.

Existing Entitlements

This part of the original zoning case was originally entitled to allow for the construction of 62 residential townhouses up to 36-ft tall and 182,000 s.f. of building area on subject Property. Note that the allowable building area was modified in a subsequent DR submittal for the Mark, it was reduced to 150,105 s.f. (approx. 31,000 s.f. were transferred to the condo portion of the site). The second zoning application to amend this zoning case for a new site plan to allow for the Hotel expansion also complied with this square footage

limitation. This current application for multifamily residential will also comply with the square footage limitation with the proposed 135 units. Even though a residential use is being requested under this application, the Development Plan proposed intends to leave flexibility for other uses allowed within the D/DMU-2 district. This flexibility will enable an effective response to the changing market place and a framework that provides the certainty needed to guide future development.

Allowable Building Area is calculated as follows (note that the allowable building area for this submittal was modified in DR case 17-DR-2004#4):

Allowable Building Area Analysis (per Zoning Case 1-ZN-2004 and 1-ZN-2004#2)

	FAR max Ratio	PBD Parcel Area
Parcel Area (in Acres)		4.30
Parcel Area (in s.f.)		187,682
Basic Allowable	0.8	150,145
Underground Parking Bonus	0.3	56,304
PBD	0.1	18,768
Residential/Hotel Bonus	0.4	75,072
Max. Bonus	1.6	300,289
R.O.W. Dedication Bonus (2)		25,376
Max. Allowable Building Area		325,665 (1)
Constructed Area (The Mark)		175,560 (2)
Max Allowable Building Area for Parcel B		150,105

Notes:

(1) From Zoning Case 1-ZN-2004

(2) From DR Case 17-DR-2004 #4

III. Project Overview

The proposed development will consist of a high-end residential rental community to complement the adjacent Hotel Valley Ho resort. The Property will provide a much needed redevelopment at an underutilized, unique and desirable location in the heart of Scottsdale. The project will include approximately 135+/- market rental residential units, ranging in size from 625 s.f. to 1,279 s.f. The residential community will feature gated access, a fully submerged (subterranean) parking garage, elevator access to units, interior air conditioned building corridors, a fully appointed fitness center and lifestyle amenity spaces, and a resort style pool and amenity area.

The Standard at Valley Ho

March 20, 2013

The residential building along Main Street will provide an attractive streetscape, including a connecting horizontal emphasis that will provide architectural connectivity with the Hotel across the street.

Character Statements

Environmental Response: The development is planned to be and remain a sustainable development within the community. Being energy efficient and environmentally responsive creates a better home atmosphere for residents as well as for hospitality and commerce. Public knowledge has grown exponentially in recent years and being proactive in providing sustainable living and entertainment experiences is essential. Higher density housing with multiple stories minimizes exterior exposure in the desert environment through reduced fewer roof and wall exposure. Each unit maintains a private outdoor open space, as well as well-appointed community open space. The wide and shallow unit orientation provides ample light and ventilation, but further reduces energy requirements for air conditioning. The below-grade parking garage, while providing an attractive streetscape and livable community, requires less surface parking. This reduction of on-grade asphalt helps minimize radiant energy (i.e., heat island effect). The combined residential and hospitality components will help reduce the necessity for vehicular travel; additionally, the overall property location and proximity to downtown serves to reduce travel times to area employment and other service locations.

The residential component of the development plan anticipates achieving a sustainable status. Each unit will also incorporate environmentally sensitive “elements” to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, dual glaze low-e windows, reduced flow toilets and energy rated appliances. Additionally, on-site separate and proactive recycling measures will be implemented throughout the property operations as well as during the construction processes. The proposed design provides for a wide range of on-site amenities allowing residents to enjoy a complete lifestyle at their home, the residential open space provided is nearly 25% of the site.

Design Principles & Architectural Character: The proposed residential buildings are intended to be consistent with the adjoining resort and condominium neighbors as well as the area uses to the east and south of the development.

The entire development will draw from the most successful surrounding resort elements; for example, the building materials and colors are derived from adjacent buildings. The exterior metal, stucco and block cladding is smaller in scale, and desert-toned, which is consistent with the Valley Ho accents. The smooth-textured stucco system relates to both the surrounding residential and commercial developments. The proposed metal accents borrow from the successful Hotel elements.

The creation of an environment that draws future residents, guests and visitors to visit and enjoy property amenities is integral in developing a successful mixed-use property. The proposed architecture for the residential component reinforces the overall massing and height of the entry

and street-side buildings, which helps emphasize the common area as a distinctive and easily recognizable element providing maximum impact.

Site Development Character: The boulevard entry utilizes an existing 50-foot driveway along Main Street for residents and guests to access the development, and utilizes the existing valet service. Additionally, a full access 30-foot driveway is being provided along 69th Street to serve as the primary access drive for the project. This helps to setback all of the building structures from the southern property line. The highly landscaped Main Street also provides a strong image, access, and exit for the Valley Ho.

Existing pedestrian connectivity to adjacent restaurants, stores, galleries and other Downtown events will be encouraged. The sidewalk along 69th Street will be repaired or reconstructed as needed. The existing on-site pedestrian path along the south side of the main entry drive will be maintained. A new pedestrian path will need to be developed between this parcel and the main entrance of the Hotel near the porte cochere.

The site “edge treatments” of the proposed development vary considerably due to the existing nature and content of adjacent parcels, and are treated differently and are described as follows: Main Street is the northern perimeter of the site, and is considered as the residential component’s “public edge.” This is the final multi-family residential development in the master plan area, which reinforces the unique image of the Valley Ho. The proposed location of the building is designed to mirror and reinforce the existing streetscape. As a result of careful planning efforts, the development meets the minimum building setback standard along Main Street.

The “western edge” responds to the The Mark condominiums. The wall and landscape along the western edge buffers the residential development from the seven-story condo structure. Additional attention has been given to the existing valet ramp drive and setting it off with a strong landscape border and visual impact from the west.

The “eastern edge” is the development’s front door on 69th Street. The entry drive has full movement along 69th Street. The drive is flanked by a three story residential building. This pattern is consistent with remaining multi-family residential properties to the south, but differs by bringing the buildings out to the street edge. This orientation places parking away from the street, screening the cars and reinforcing street activity.

Lastly, the “southern edge” is impacted by a ten-foot setback with mature landscaping and a six foot CMU fence, which currently buffers the project from the multi-family building, and alley to the south. There is parking along this setback that will provide privacy and height screening.

Landscape Character: In keeping with the environmental, architectural and design characters already discussed, the proposed landscape character will feature a combined use of softscape (plant) and hardscape materials to create an overall pedestrian-level experience. The plant palette will incorporate historically based indigenous and low water use plant material. Trees and shrubs have been carefully selected and designed to complement the architecture, and landscape palette, blend with the surrounding environment and relate to the adjacent uses.

Many attributes of the project will contribute to water conservation. An efficient irrigation system will be utilized with evapotranspiration calculation technology to automatically adjust the irrigation for regional weather characteristics. Artificial turf will be utilized to further the water conservation efforts. Water efficient features have been located in carefully selected areas as focal points where high vehicular and pedestrian activity occurs. The use of mature canopied trees, as well as overhead hardscape elements will provide shading and encourage pedestrian connectivity within the mixed use development as well as to adjacent properties.

Drainage Plan: Stormwater historically for the Hotel site and for this parcel site was “shed off” onto the abandoned Main Street (now the entry drive) and 69th street. As part of the improvements that were installed at the time of the Hotel’s renovation and the construction of The Mark, the stormwater line was extended north along 69th St to the entry drive and a catch basin installed.

A waiver for on-site stormwater retention was obtained for the previously approved project. The proposed project will be of the same or lesser surface permeability. It is the intent to keep the existing stormwater retention waiver in place.

Cultural Improvements Program: As a result of receiving the floor area increase bonus for the Planned Block Development designation (Case# 1-ZN-2004), the developer was required to contribute towards the City’s Cultural Improvements Program for commercial use building areas, excluding residential uses. However, building areas that occupy residential and hotel uses are now included in the contribution requirement per the new Downtown Ordinance.

Contributions to the Cultural Improvements Program include original works of art costing a minimum of 1 percent of the applicable building valuation at the time of permitting. The developer may also elect to provide a portion or all of this requirement as an in-lieu fee to the cultural trust fund to be dispersed in accordance the with public places program. As is required, the developer will determine prior to Development Review Board (DRB) approval of the development project which alternative they will use.

Master Signage Plan: The Standard at Valley Ho will be added to the Master Signage Plan for the Hotel Valley Ho. It is the developer’s intent that complementary design standards be established for the project. Anticipated signage will include new monument sign(s), building sign(s) and pedestrian and vehicular signage.

IV. Planned Block Development Overlay

Per Section 6.1301 of the Zoning Ordinance “*The purpose of the PBD Overlay District is to allow for development flexibility in the Downtown Area to assist the City in achieving the Downtown Plan, developing more Downtown Area public amenities, and adding land uses that would further promote the Downtown Area as a 24-hour community.*” Note the PBD Overlay is existing and the application does not include a request for any bonuses.

Section 6.1304 PBD Overlay District Criteria.

A. Before the first Planning Commission hearing on a PBD Overlay District application, the Development Review Board shall make a recommendation to the Planning Commission regarding the Development Plan based on the following criteria.

2. Criteria for a PBD Overlay District application in the Type 2 Area:

a. The Development Plan shall reflect the goals and policies of the Character & Design Chapter of the Downtown Plan; and

Response: *“As one of Scottsdale’s early resort hotels, the refurbishment and expansion of the historic Valley Ho is a good example of a public/private partnership, the use of innovative zoning practices and a demonstration of the value placed by the community on protecting its historic resources and unique character.” (Downtown Plan Character & Design Chapter).*

The proposed development further protects the Valley Ho as a prominent historic resource, by providing new innovative development that is respectful of the established character and context. Additionally, The Standard at Valley Ho promotes a Downtown urban and architectural design that is influenced by and responsive to the character and climate of the Sonoran Desert and strengthens the pedestrian character of Downtown. See Project Overview above for additional design details.

b. The site development standards and building form shall be in conformance with the Downtown Plan Urban Design & Architectural Guidelines;

Response: The proposed development is in conformance with the Downtown Plan Urban Design & Architectural Guidelines with respect to massing, character, compatible architecture, landscaping and pedestrian connectivity.

c. The building form shall reflect the planned character of the development within which the development will be located;

Response: The proposal offers a sense of continuity between the existing Hotel Valley Ho and the proposed residential community. This is accomplished by using similar building masses, building scale, building lines (curved building design along Main Street), building materials/colors and landscape palette.

d. The Development Plan shall incorporate standards for development within 350 feet of the Downtown Boundary that address appropriate transitions in building heights between the proposed development and the zoning districts abutting or adjacent to the development;

Response: The previously approved maximum building height of 36 feet (inclusive of mechanical equipment) is being maintained with this application.

e. The Development Plan shall incorporate standards for development in the Downtown Regional Use – Type 2 or Downtown Medical – Type 2 Areas, and

within 100 feet of the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas, that address appropriate transitions in building heights between the proposed development and the Downtown Multiple Use – Type 2 or Downtown Civic Center – Type 2 Areas;

Response: Not applicable. This property is located within the Downtown Multiple Use – Type 2 Area and is surrounded by the Multiple Use sub-district.

f. The Development Plan for development within 100 feet of a Type 1 Areas shall incorporate standards that address appropriate landscape materials and transitions in building heights between the proposed development and the Type 1 Area;

Response: Not applicable.

g. The Development Plan shall incorporate standards for development adjacent to public streets that include sidewalks, pedestrian linkages, building forms and architectural features that address human scale and pedestrian orientation; and

Response: The Standard at Valley Ho is designed in a manner that pays homage to the existing Hotel Valley Ho design. The pedestrian experience will be enhanced by maintain the sidewalk along Main Street adjacent to the proposed residential community and repairing/constructing the sidewalk along 69th Street. This will encourage pedestrian movement between the Valley Ho site (including The Mark and The Standard) and Downtown Scottsdale’s Main Street art gallery district, restaurants and other nearby businesses.

h. The pedestrian circulation shall be accessible and easy to navigate, and incorporate open space and pedestrian linkages to the public pedestrian circulation network.

Response: See above.

B. In addition to the criteria used by City Council to review a zoning case, the Planning Commission shall make a recommendation to the City Council, based on the following applicable criteria:

1. Standard criteria:

a. The proposed development supports the land use elements of the General Plan and Downtown Plan.

Response: The proposed development upholds the land use goals and policies established in both the General Plan and Downtown Plan by providing a residential land use near a range of supporting retail and businesses. The combination of land uses that balance one another strengthens the overall economic stability of Downtown Scottsdale.

2. Criteria to add land uses to Table 5.3005. B., Land Uses for each Sub-district of the Downtown District:

a. Each proposed land use helps maintain a balance of land uses in the Downtown Area in accordance with the Downtown Plan.

Response: The addition of a high-end residential rental community that shares amenities with a resort such as the Valley Ho is unique to Downtown and provides additional housing opportunities for the residents of Scottsdale. The collection of land uses on overall Valley Ho site along with the range of uses in the surrounding area are consistent with the Downtown Plan and promote the live, play, work philosophy.

b. Each proposed land use is compatible with the adjacent development, and strengthens the mix of land uses and activities in the Downtown Area.

Response: The proposal offers a sense of continuity between the existing Hotel Valley Ho and the proposed residential community. This is accomplished by using similar building masses, building scale, building lines, building materials/colors and landscape materials.

c. Each proposed land use substantially implements the pedestrian oriented, 24-hour downtown community goals of the Downtown Plan.

Response: The proposed development provides a sense of place (west terminus of Downtown) and strengthens the connectivity from/to the Hotel Valley Ho property (including The Mark and The Standard) by maintaining/enhancing the existing connection to the adjoining mix of Downtown uses.

3. *Criteria to achieve bonus(es):*

a. The proposed Development Plan reflects noteworthy investments to provide public benefits, improve quality of life in the community, and assist in achieving the goals and policies of the General Plan, Downtown Plan and City objectives, primarily in the immediate vicinity of the neighborhood where the development will be located.

Response: The request is not only in line with the previous approval with respect to building height, massing, compatible character, location of parking and landscape design but is a better proposal with underground parking, unique architecture and landscaping placement. The development of this property with high-quality residential will provide certainty on a parcel that has been vacant for a number of years due to changing market conditions. Through this development, the pedestrian realm will be enhanced and a new residential community will be brought to the western edge of Downtown Scottsdale.

C. The City Council may approve, or approve with stipulations, a development application of portion thereof, if it finds the development application meets the criteria of Subsection B above.

D. The burden is on the applicant to address the criteria in this section.

V. Proposed Stipulation Modifications & Property Development Standards

There two stipulations from Zoning Case No. 1-ZN-2004#2 which need to be modified because they are specific to the site plan and development plan that were approved as part of the case. The stipulations needing modification are identified below.

The proposed stipulation modifications are indicated below in **bold** or by ~~strike through~~:

2. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN. Development of Parcel B shall conform with the conceptual development plan submitted by ~~Allen Philp Architects and with the city staff date of 10-13-2010~~ **ORB Architecture** with a **city staff date of _____** on file with the City Clerk of the City of Scottsdale and made a public record entitled "~~Hotel Valley Ho Expansion Development Plan~~" by ~~Resolution No. 8875~~ **"The Standard at Valley Ho Development Plan"** by ~~Resolution No. _____~~ which is incorporated herein by reference. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to the additional action and public hearings before the Planning Commission and City Council. In addition to the provisions of the Development Plan, the site must also:
 - a. Provide a minimum 10-foot wide landscape buffer between the parking facility and the alley along the south property line, as well as a minimum 6-foot tall solid privacy wall.
 - b. ~~Provide a minimum 8-foot wide sidewalk along the north side of the main vehicular access from 69th Street to the main hotel entrance.~~

3. ~~CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development of Parcel B shall be in conformance with the amended development standards, which is part of the development plan on file with the City Clerk of the City of Scottsdale and made a public record entitled "Hotel Valley Ho Expansion Development Plan" by Resolution No. 8875. Any change to the amended development standards shall be subject to additional public hearings before the Planning Commission and City Council. In addition to the provisions of the Amended Development Standards in the Development Plan, the site shall also comply with the following additional development standards:~~
 - a. ~~SPACING BETWEEN BUILDINGS. The minimum spacing between buildings shall be 15 feet.~~
 - b. ~~LARGE WALLS HORIZONTAL DIMENSION OFFSET. Curved building facades along Main Street with a length of 200 feet or more shall meet the intent of the standard provided that the proposed curved wall shall result in an equal amount of open space as the large walls horizontal dimension maximum requirement.~~

3. CONFORMANCE TO PROPERTY DEVELOPMENT STANDARDS.
Development of Parcel B shall be in conformance with the Development Plan Development Standards, which are part of the Development Plan on file with the City Clerk on the City of the City of Scottsdale and made a public record entitled "The Standard at Valley Ho Development Plan" by Resolution No. _____. Any proposed significant change to the Development Plan Development Standards shall be subject to additional public hearings before the Planning Commission and City Council.

The new Downtown Ordinance was approved by City Council on November 14th, 2012. Changes to the method on how Property Development Standards (aka: Amended Development Standards) are handled occurred as a result of the new Downtown Ordinance. In the PBD overlay, the Property Development Standards are identified as part of the Development Plan. The proposed standards are outlined below utilizing the Downtown Ordinance as a guideline.

The Standard at Valley Ho - Development Plan Development Standards.

A. *Maximums for building height, GFAR and density, are shown on Table A.1.*

Table A.1 Building Height, Gross Floor Area Ratio (GFAR), Density Maximums			
Sub-district and Development Type	Building Height Maximum⁽¹⁾	GFAR Maximum	Density Maximum per acre of gross lot area
Downtown Multiple Use – Type 2	36 feet	1.4	45 dwelling units
Note: 1. Includes rooftop appurtenances			

B. *Setbacks from public streets, except alleys.*

1. The minimum setback from public streets (except alleys) is shown in Table B.1. The setback is measured from the back of curb.

Table B.1. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
All other public streets and public street segments in the Type 2 Area	20 feet

2. The adjustment of front yard requirements in Article VII. does not apply.

C. *Building location.*

1. A building adjacent to a public street (except alleys) shall be located as follows:

a. In a Type 2 Area, at least 25 percent of the:

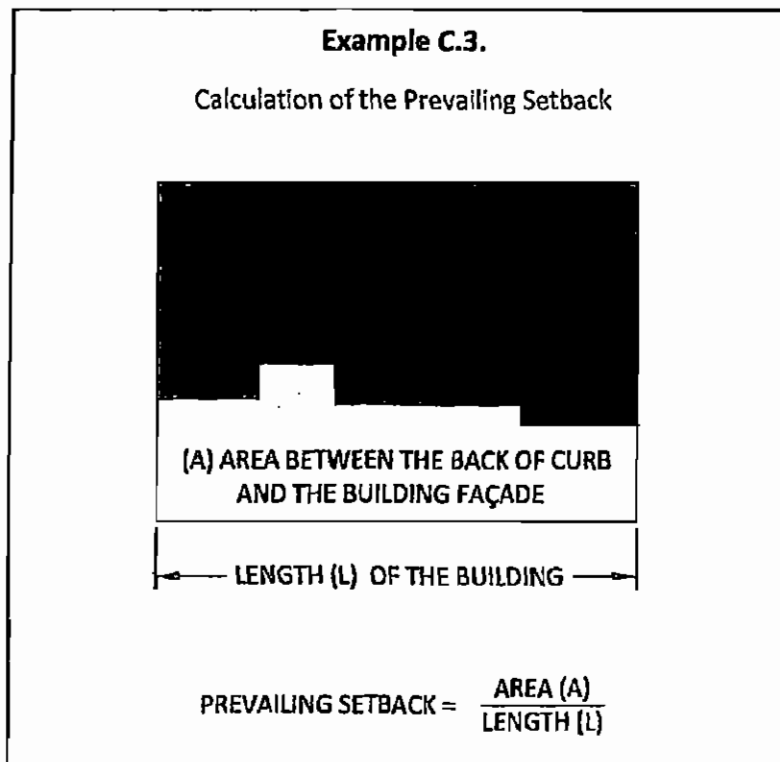
- i. Length of the building façade shall be located at the minimum setback;
- ii. Length of a building façade at grade and up to a height of 30 feet shall be set back at least 10 additional feet; and

iii. Area of the building façade at grade and up to a height of 30 feet shall be located at the minimum setback.

2. In a Type 2 Area, a building with a building façade length of 200 feet or more shall be located to achieve a prevailing setback shown in Table C.2. The building façades on a corner lot are calculated separately, and not added together.

Table C.2. Prevailing Setbacks for Buildings Adjacent to a Public Street (except alleys)	
Street	Prevailing Setback
All public street and public street segments	Between 20 and 25 Feet

3. The prevailing setback is equal to the area between the back of curb and the building facade, divided by the length of the building, as shown in Example C.3.



D. Stepbacks.

1. Downtown Multiple Use – Type 2 Areas: The stepback plane shall incline at a ratio of 1:1, beginning 32 (thirty-two) feet above (i) the minimum setback from the public street

(except alleys), and (ii) all other property lines, to 45 feet; and beginning at 45 feet, incline at a ratio of 2:1.

E. Exceptions to setback, prevailing setback and stepback standards.

1. Except as provided in Subsection D.9. below, certain exceptions to setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.
2. Subject to design approval by the Development Review Board, the following exceptions to setback and stepback standards are allowed:
 - a. A maximum of five feet for cornices, eaves, parapets and fireplaces.
 - b. A maximum of seven feet for canopies and other covers over sidewalks, balconies and terraces.
 - c. Balcony walls and railings with a maximum inside height of 45 inches.
 - d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum 15 feet exception to stepback and setback standards above the first floor (not specified in D.2. above), is allowed for projections that:
 - a. Are less than 50 percent of the length of the segment of the building facade where the projections occur; and
 - b. Are less than 33 percent of the surface area of the segment of the building facade where the projections occur.
4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.
5. Exceptions to setback or stepback standards are not allowed:
 - a. To cross a property line; however, exceptions that encroach into the public street may be allowed, subject to the Scottsdale Revised Code.
 - b. To increase the maximum building height.

THE STANDARD

3471 W 49TH STREET AND 69TH STREET
SCOTTSDALE, ARIZONA



MAILBOX@ORMA.COM

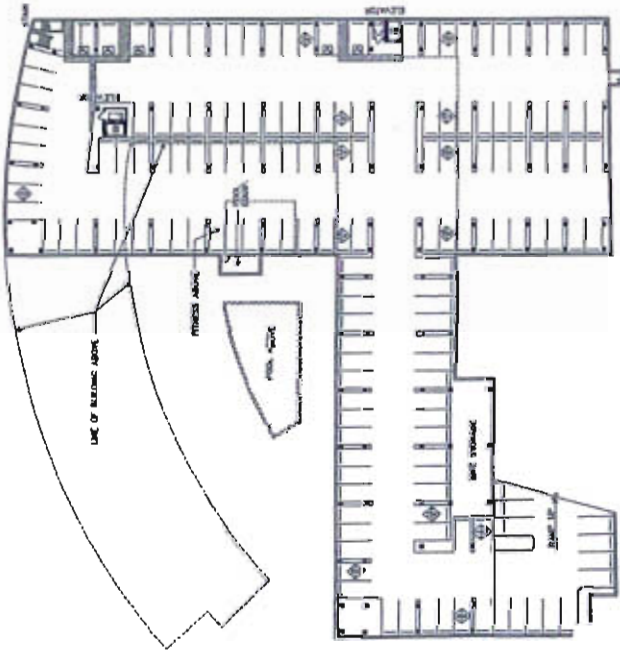
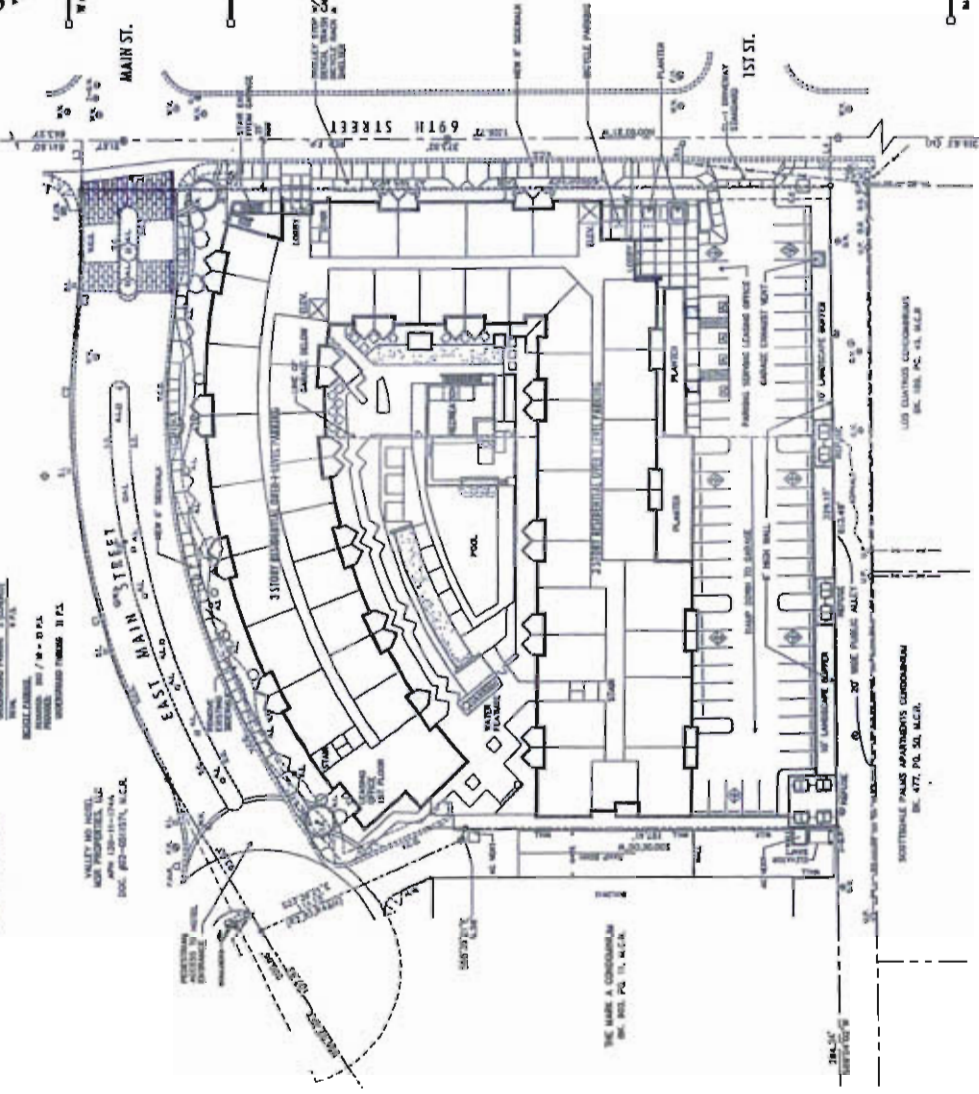


DATE: APRIL 12, 2013 08:00 10:00

A1.10
SITE PLAN
PRELIMINARY

DEVELOPMENT DATA

LOT AREA:	PAVING:
NET AREA: 348,000 SQ FT	ASPHALT: 100,000 SQ FT
NET COVERED AREA: 1,100,000 SQ FT	CONCRETE: 100,000 SQ FT
NET PAVED AREA: 1,100,000 SQ FT	GRASS: 100,000 SQ FT
NET UNPAVED AREA: 1,100,000 SQ FT	LANDSCAPE: 100,000 SQ FT
NET TOTAL AREA: 1,100,000 SQ FT	LANDSCAPE: 100,000 SQ FT
NET COVERED AREA: 1,100,000 SQ FT	LANDSCAPE: 100,000 SQ FT
NET UNPAVED AREA: 1,100,000 SQ FT	LANDSCAPE: 100,000 SQ FT
NET TOTAL AREA: 1,100,000 SQ FT	LANDSCAPE: 100,000 SQ FT



PRELIMINARY SITE PLAN

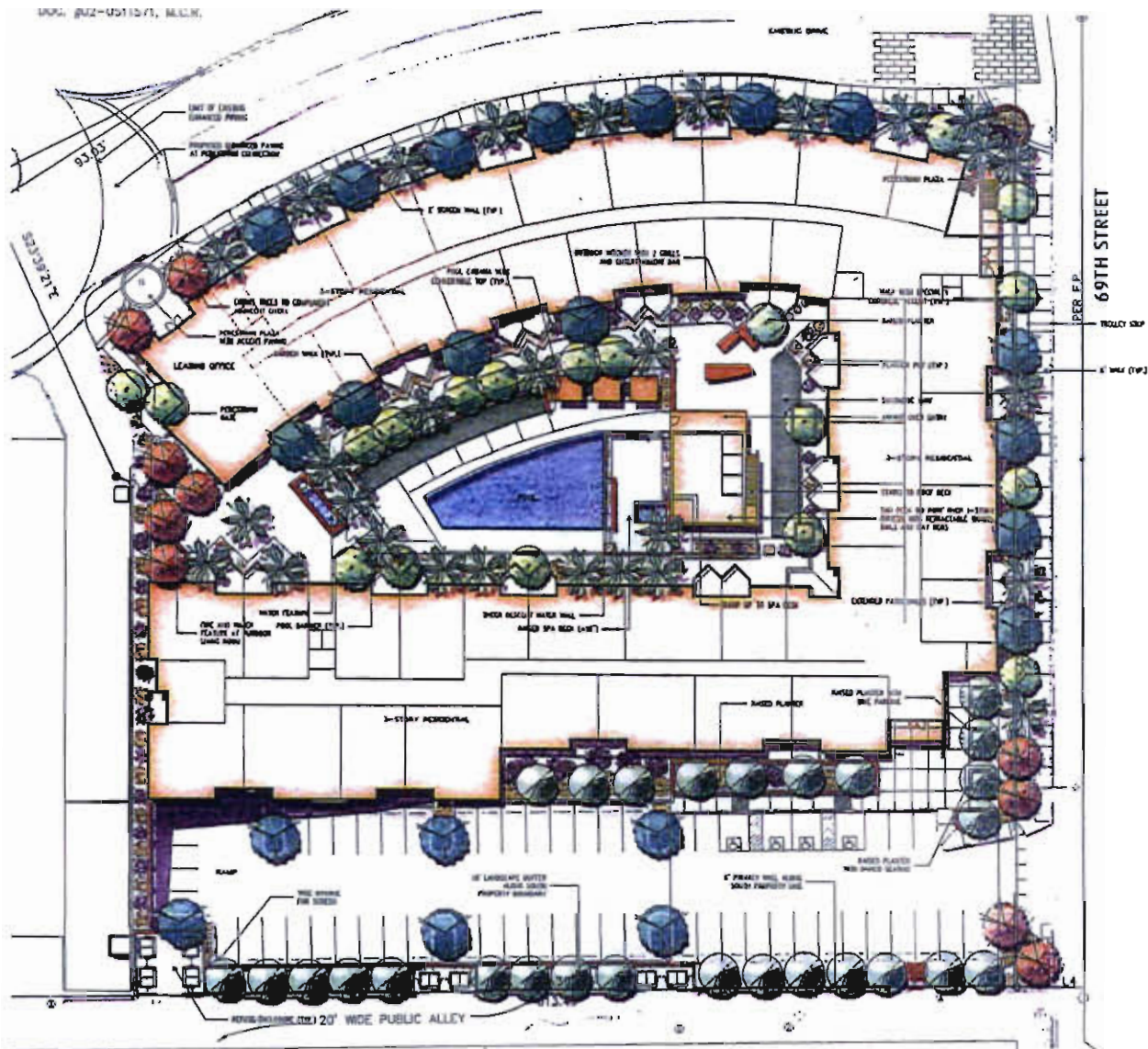


PRELIMINARY GARAGE PLAN



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME
TREES	
<i>Asclepias tuberosa</i>	Milkweed
<i>Ceanothus texensis</i>	Ceanothus
<i>Callerya speciosa</i>	Sliver
<i>Ficus microcarpa</i>	Column Fig
<i>Cycas americana</i>	Saw Palmetto
<i>Platanus occidentalis</i>	Silver Plane
<i>Prunus pennsylvanica</i>	Purple Leaf Plum
<i>Salix torreyana</i>	Broadleaf Willow
<i>Yucca filamentosa</i>	Spine Palm
<i>Quercus virginiana</i>	Southern Live Oak
<i>Viburnum acerifolium</i>	Cherry Tree
ACCENTS	
<i>Handkerchief Tree</i>	Golden Cinders
<i>Yucca filamentosa</i>	Yucca Filamentosa
<i>Yucca filamentosa</i>	Sage Palm
<i>Yucca filamentosa</i>	Green Spine
<i>Yucca filamentosa</i>	Butterfly Spine
<i>Yucca filamentosa</i>	Tortoise Spine
<i>Yucca filamentosa</i>	Carolina Jasmine
<i>Yucca filamentosa</i>	Red Yucca
<i>Yucca filamentosa</i>	Gold Yucca
<i>Yucca filamentosa</i>	Regal Palm
<i>Yucca filamentosa</i>	Pinyon Date Palm
<i>Yucca filamentosa</i>	Blue Elf Palm
<i>Yucca filamentosa</i>	Medieval Palm
<i>Yucca filamentosa</i>	Mini Bird of Paradise
<i>Yucca filamentosa</i>	Tropical Bird of Paradise
<i>Yucca filamentosa</i>	Lady Slipper Plant
<i>Yucca filamentosa</i>	High Blowing Grass
SHRUBS	
<i>Ceanothus texensis</i>	Red Bird of Paradise
<i>Ceanothus texensis</i>	Yucca Bush
<i>Ceanothus texensis</i>	Orange Hibiscus
<i>Ceanothus texensis</i>	Green Good Neighbor
<i>Ceanothus texensis</i>	Small Spine
<i>Ceanothus texensis</i>	Little Red Cactus
<i>Ceanothus texensis</i>	Purple Pigeon Bush
<i>Ceanothus texensis</i>	Cape Plum
<i>Ceanothus texensis</i>	Indian Hawthorn
<i>Ceanothus texensis</i>	Big Shrub
<i>Ceanothus texensis</i>	Orange Ailanthus
GROUND COVERS/VIKES	
<i>Ceanothus texensis</i>	Dominic
<i>Ceanothus texensis</i>	Blue Morning Glory
<i>Ceanothus texensis</i>	Purple Tasting Lantana
<i>Ceanothus texensis</i>	New Gold Lantana
<i>Ceanothus texensis</i>	Dark Red Lantana
<i>Ceanothus texensis</i>	White Lily Bush
<i>Ceanothus texensis</i>	White
<i>Ceanothus texensis</i>	Red's Honeysuckle
<i>Ceanothus texensis</i>	Black Shrub
<i>Ceanothus texensis</i>	White Shrub
<i>Ceanothus texensis</i>	Second Annual
MISCELLANEOUS	
<i>Ceanothus texensis</i>	Decomposed Granite - (Size: 1/2" Screened - Color: To be selected during Construction Document) 2" depth in all parking areas (1st)



THE STANDARD
S.W.C. OF 69TH STREET AND MAIN STREET
SCOTTSDALE, ARIZONA



- ### CONCEPTUAL NOTES
1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAINAGE ACTUAL LOCAL CONDITIONS, SITES, AND SPECIES SHALL BE DETERMINED AND SHALL BE FOR CITY GUIDES.
 2. ALL TREES USED WITHIN THIS PROJECT SHALL BE SUBJECT GROWN OR SALICATED FROM 0.50. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
 3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
 4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL, INSTALLED WITHIN RIGHT DISTANCE, TRUCKS SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
 5. ALL NEW-SURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
 6. THE VEGETATION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL DRAINAGE AND DRAINAGE COORDINATIONS.
 7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM STRUCTURES AND STRUCTURES.
 8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

Contractor must verify all dimensions at project before proceeding with this work. The contractor shall be responsible for all utility work and shall coordinate with the utility companies. The contractor shall be responsible for all tree removal and shall coordinate with the city. The contractor shall be responsible for all site work and shall coordinate with the city. The contractor shall be responsible for all site work and shall coordinate with the city.

REVISIONS

△	
△	
△	
△	
△	

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.
SUITE 103
SCOTTSDALE, ARIZONA 85231
OFFICE: 480-347-0390
FAX: 480-676-6012

MAY 16, 2013 09:47:23
L1.10
LANDSCAPE PLAN
PRELIMINARY

Exhibit 1
Resolution No. 9437
Page 19 of 25

1-ZN-2004#3

THE STANDARD

S.W.C. OF 6TH STREET AND MAIN STREET
SCOTTSDALE, ARIZONA

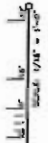
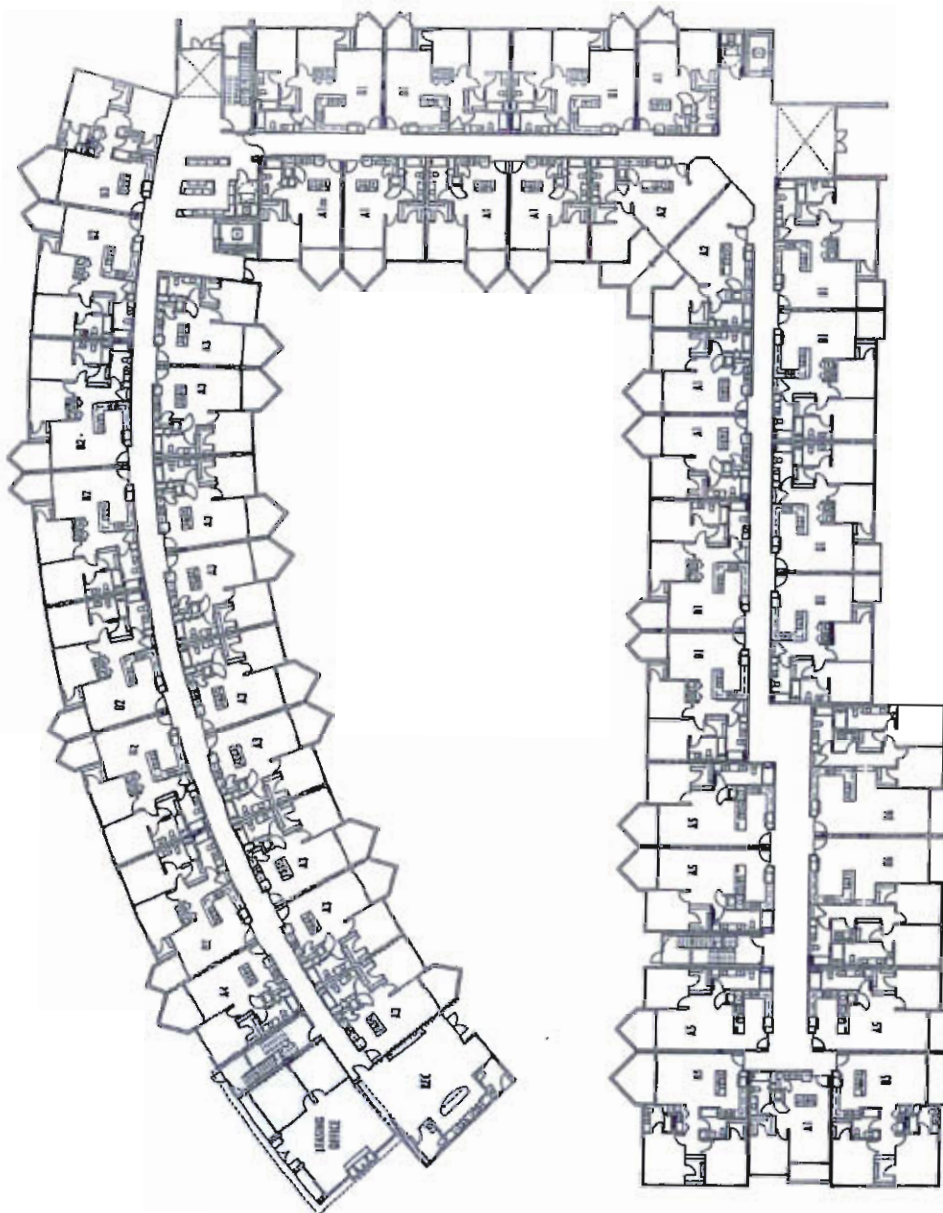
Office of Rich Barber Architects, LLC
RBA



DATE: APRIL 17, 2013 DRAWING NO: 13-010

A3.11

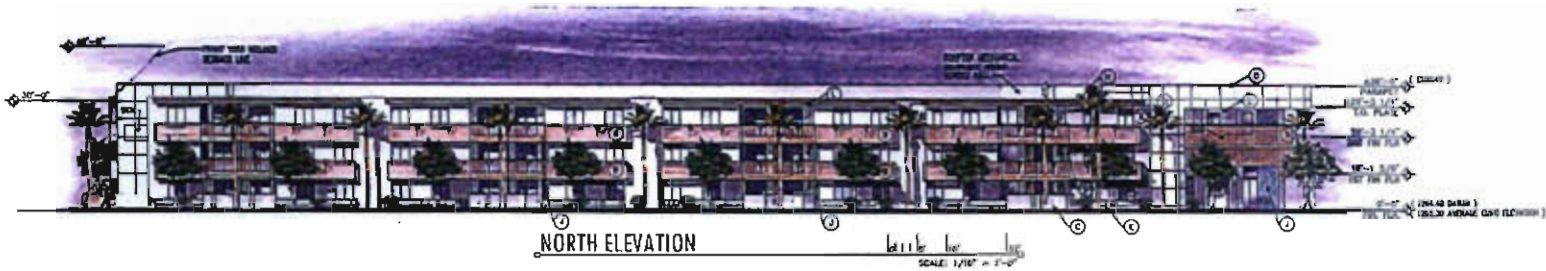
BUILDING 1ST FLOOR PLAN
PRELIMINARY



BUILDING 1ST FLOOR PLAN

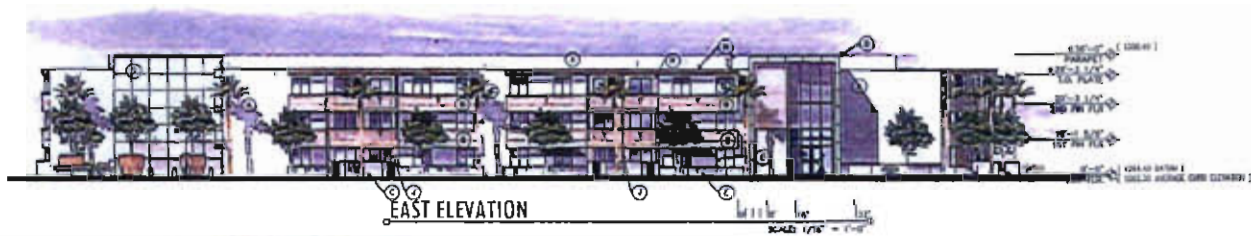
THE STANDARD

S.W.C. OF 4TH STREET AND MAIN STREET
SCOTTSDALE, ARIZONA



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

- MATERIAL/COLOR KEY NOTES**
- ① STAINED FINISH
SOLID BROWN
 - ② PERFORATED METAL (MESH)
MAJOR VERTICAL HIGHLIGHTING ELEMENT
 - ③ PERFORATED METAL (MESH)
MATCH STAINED FINISH
 - ④ METAL PANELS WHITE
MATCH STAINED FINISH
 - ⑤ WHITE STAINED BLOCK
NATURAL GRAY
 - ⑥ EXPOSED CONCRETE
NATURAL GRAY
 - ⑦ NATURAL GRAY ALUMINUM
AND CLEAR GLASS
 - ⑧ METAL FABRIC TO MATCH
FIRST TWO METALS
 - ⑨ PALETTE - DECORATIVE TEMPLATES
MESH CORNER (SEE SEE BLUE
GREEN AND RED PATTERN CORNER)
BLUE PATTERN (SEE SOLID)
DARK WATERFALL + DISEMPT BEE
GREEN PATTERN (SEE CORNER)
DARK CORNER + DISEMPT BEE
RED PATTERN (SEE CORNER)
DARK CORNER + DISEMPT BEE
DARK CORNER + DISEMPT BEE
 - ⑩ STAINED FINISH ACCENT
SOLID BROWN UPSTREAM
 - ⑪ STAINED FINISH ACCENT
HEAVY PITCHING SEE FINISH

DATE: APRIL 17, 2013 SHEET # 12.010

A3.15

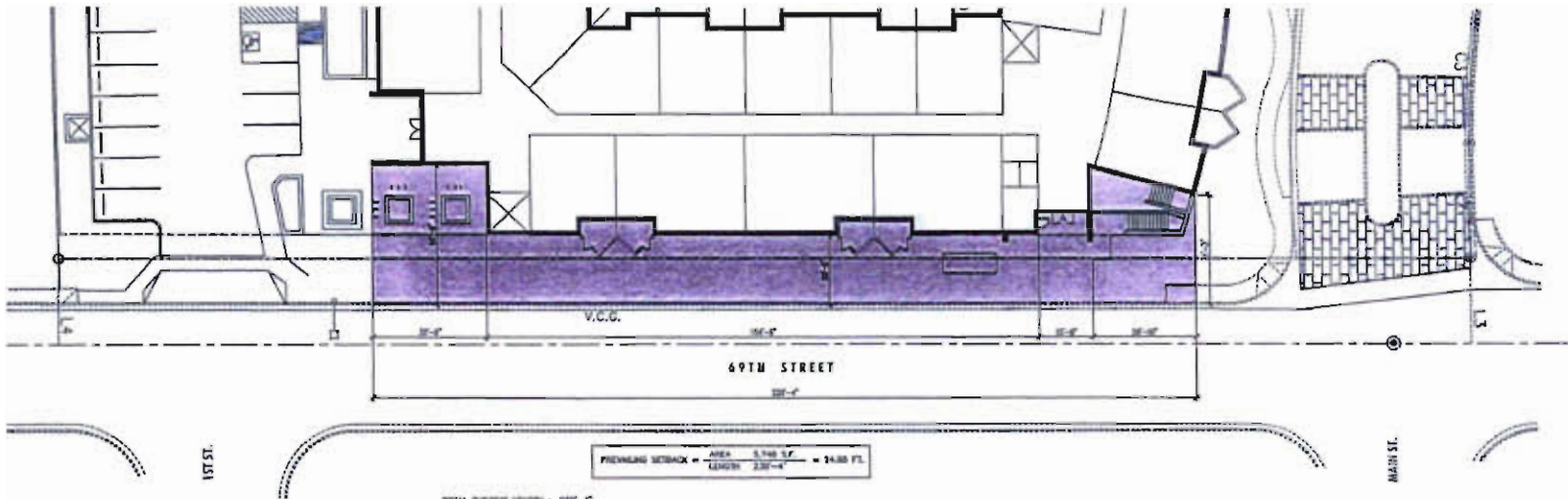
PRELIMINARY
ELEVATIONS

THE STANDARD

S.W.C. OF 69TH STREET AND MAIN STREET
SCOTTSDALE, ARIZONA



www.orbarch.com



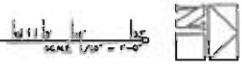
PREVAILING SETBACK - AREA: 5,740 S.F. - LENGTH: 230'-0" - 24.00 FT.

TOTAL BUILDING LENGTH = 230'-0"

DEVELOPMENT STARTING REQUIREMENTS:

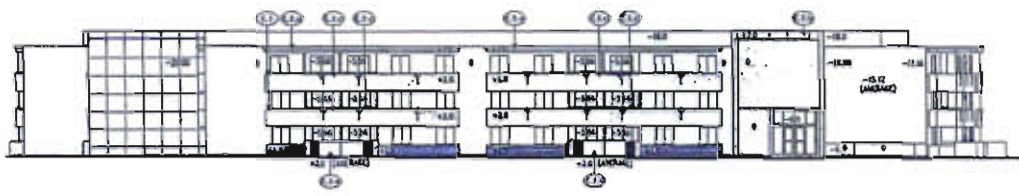
SECTION	REQUIREMENT	PROVIDED
C.E.1	30% BUILD LENGTH LOCATED AT MIN. SETBACK	104'-0" - 45.22%
C.L.1.A	30% BUILD LENGTH SETBACK AT LEAST 10 ADDITIONAL FEET	107'-0" - 46.52%
C.L.1.B	30% AREA OF BUILD FOOTING LOCATED AT MIN. SETBACK	24.00
C.L.2 TABLE	PREVAILING SETBACK BETWEEN 20 AND 25 FEET	24.00 FEET

SETBACK EXHIBIT - SITE PLAN



EXCEPTIONS TO SETBACK

- E.1.A A MINIMUM OF ONE FEET FOR CORNERS, CANALS, PARAPETS AND PROJECTIONS
- E.2.A A MINIMUM OF 20 FEET FOR CORNERS AND OTHER CORNERS OVER TERRACES, BALCONIES AND TERRACES
- E.3.A BALCONY WELLS AND RAILINGS WITH A MINIMUM HEIGHT OF 42 INCHES
- E.4.A OVERHUNG BALCONIES, OVERHUNG TERRACES AND PORCHES AT AND BELOW GRADE



GRADE OF BUILDING FACADE

OFFSET FROM SETBACK	% TOTAL
+0.00	10.00
+0.00	6.51
+0.10	11.55
+0.0	3.00
+0.00	6.00
0	30.00
+0.0	3.00
+0.0	20.00
	100.00

SETBACK EXHIBIT - EAST ELEVATION

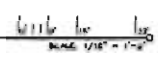


Exhibit 1
Resolution No. 9437
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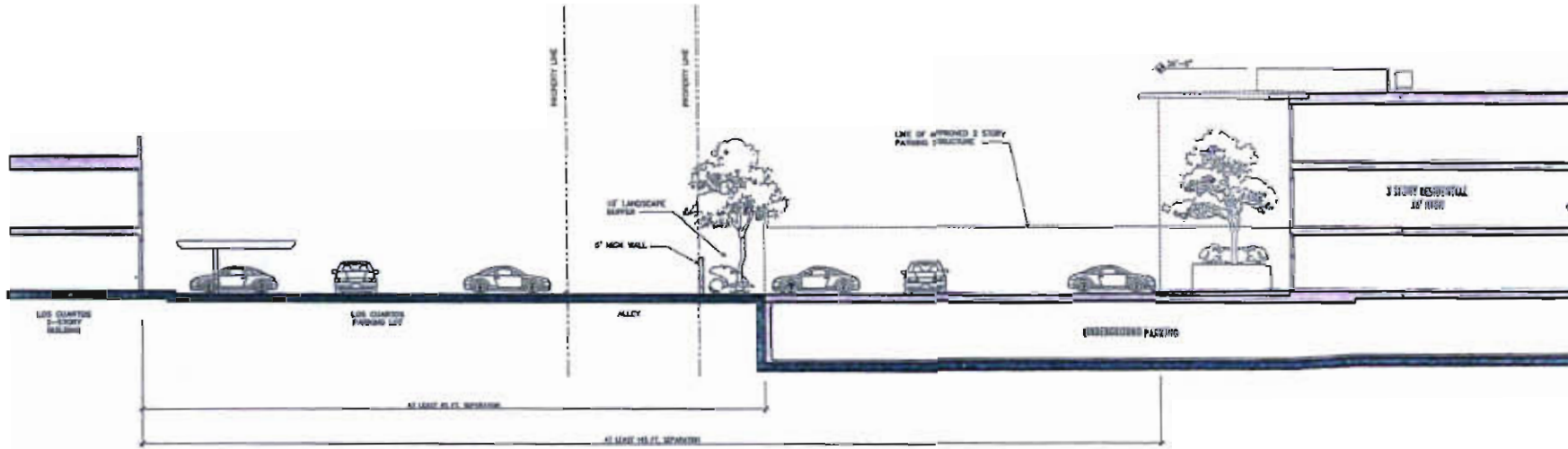
1-ZN-2004#3
4/18/13

THE STANDARD

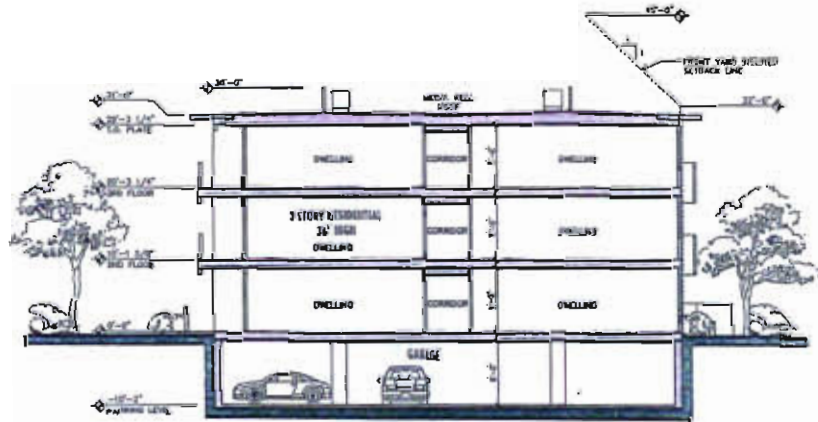
S.W.C. OF 4TH STREET AND MAIN STREET
SCOTTSDALE, ARIZONA



www.rbaarch.com



PARTIAL SITE SECTION THRU SOUTHERN EDGE SCALE 1/8" = 1'-0"



TYPICAL BUILDING SECTION SCALE 1/8" = 1'-0"

DATE: APRIL 17, 2013 OCT 17 11:21A

A4.10

BUILDING SECTIONS
PRELIMINARY

THE STANDARD

S.W.C. OF ARTS STREET AND MAIN STREET
SCOTTSDALE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



NORTHEAST ENTRY

DATE: APRIL 12, 2013 SHEET # 12-118

A3.16

PRELIMINARY
VIEWS

Exhibit 1
Resolution No. 9437
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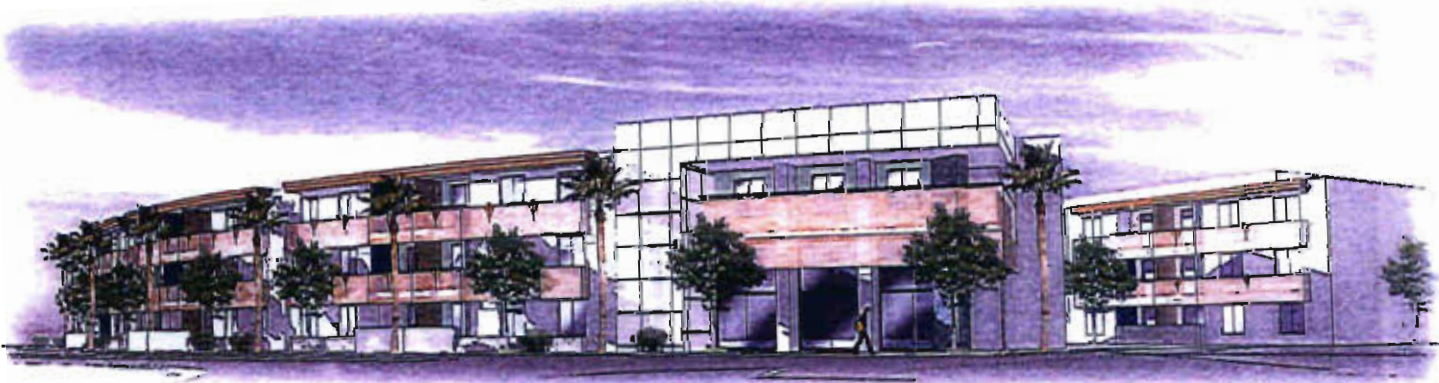
1-ZN-2004#3

4/18/13

and all other laws, rules, regulations, orders, and resolutions of the City of Scottsdale, Arizona, and all other laws, rules, regulations, orders, and resolutions of the State of Arizona, and all other laws, rules, regulations, orders, and resolutions of the United States of America.



NORTHEAST ENTRY



NORTH ENTRY

THE STANDARD

1100 N. GILBERT STREET AND MAIN STREET
SCOTTSDALE, ARIZONA



World Wide Web: www.orba.com



**Additional Information for:
The Standard at Valley Ho.
Case: 1-ZN-2004#3**

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

DRAINAGE AND FLOOD CONTROL

5. **DRAINAGE REPORT.** In the required drainage report, the owner shall address:
 - a. A copy of the previously approved storm water storage waiver shall be provided along with DRB submittal.

VERIFICATION OF COMPLIANCE

6. **REQUIRED SPECIAL INSPECTONS.** Before the approval of the improvement plans, the Planning and Development Services Department staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2.109 of the Design Standards and Policies Manual for more information on this process.

7. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.

8. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

9. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

10. **BASIS OF DESIGN REPORT S (WATER and WASTEWATER).** Basis of Design Reports for water and wastewater shall be submitted for review and acceptance by City of Scottsdale Water Resources prior to submittal of improvement plans.

11. **NEW WATER FACILITIES.** Before issuance of Letters of Acceptance by the Inspection Services Division, the developer, at its expense, shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

12. **WATERLINE EASEMENTS.** Before any building permit for the site is issued, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

13. **NEW WASTEWATER FACILITIES.** Before issuance of Letters of Acceptance by the Inspection Services Division, the Developer, at its expense, shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
14. **SANITARY SEWER EASEMENTS.** Before any building permit for the site is issued, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

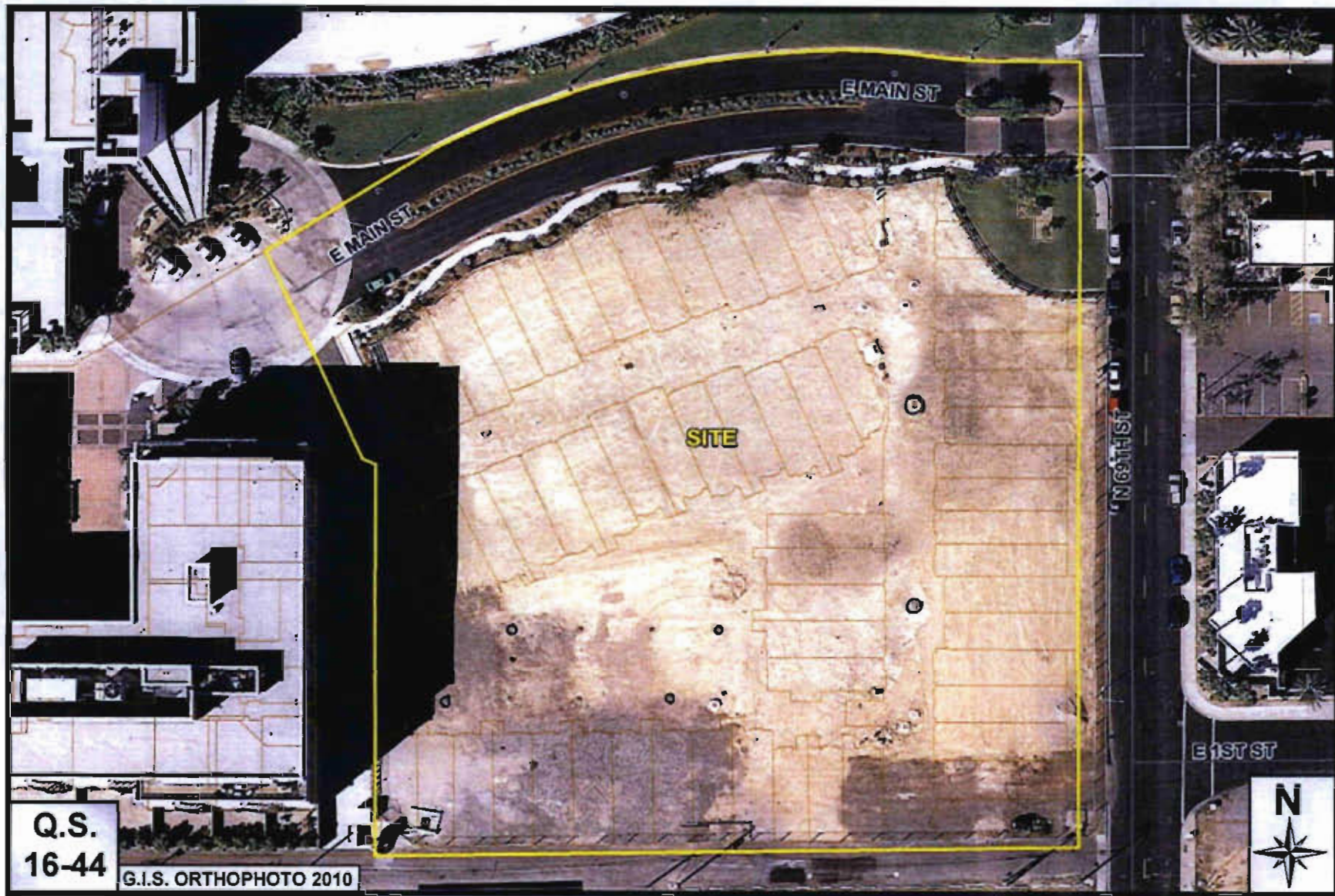
15. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county (602)-507-6727 for fees and application information.
16. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and Design Standards and Policy Manual.
17. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by separate instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policy Manual.
18. **CONSTRUCTION COMPLETED.** Before any CERTIFICATE OF OCCUPANCY is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and stipulations of Case 1-ZN-2004#3, in conformance with the Design Standards and Policies Manual and other applicable standards.
19. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
20. **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS.** The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:

- a. Before approval of final improvement plans by the Planning and Development Services Department, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.
21. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
22. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
23. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
24. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



The Standard at Valley Ho

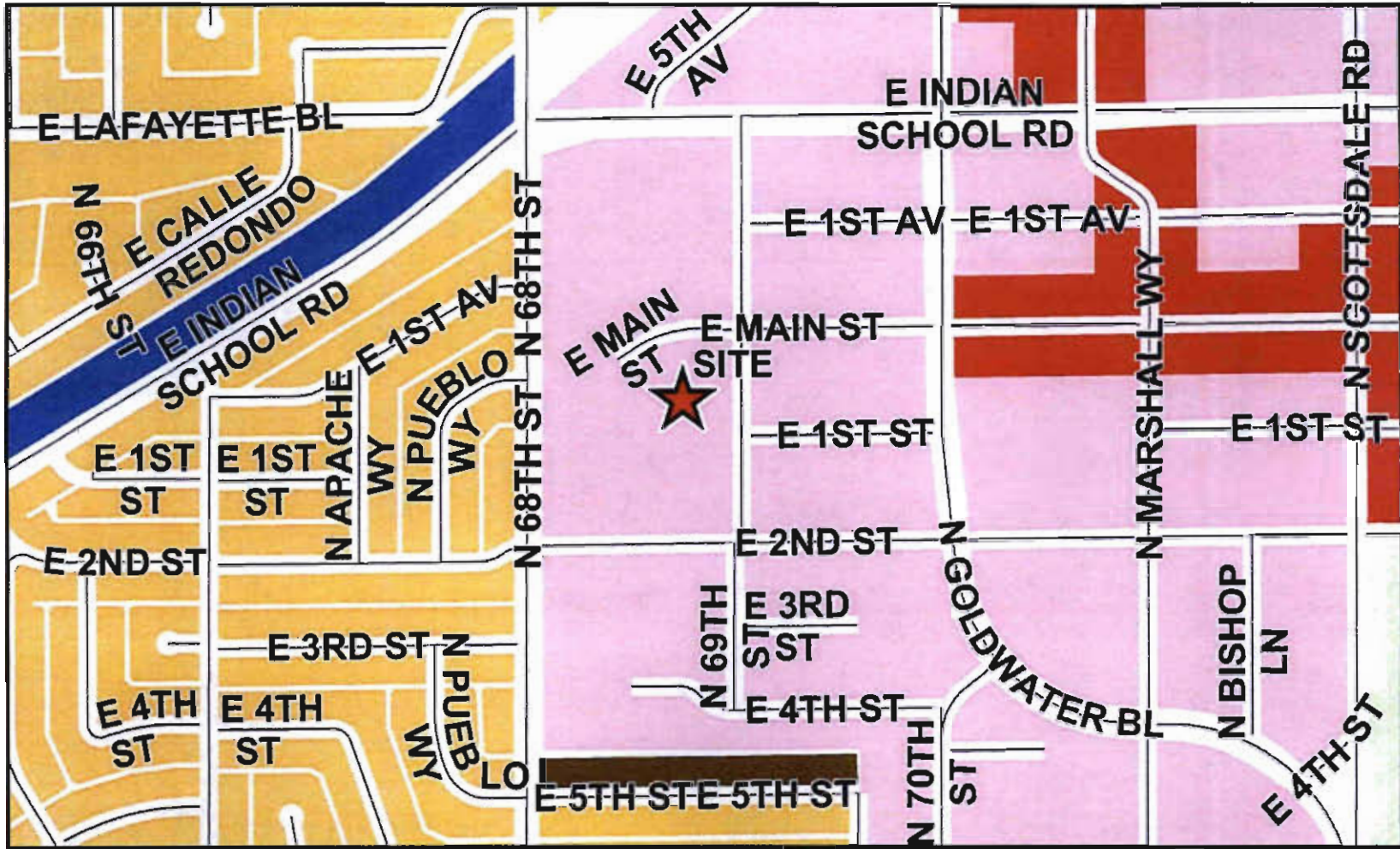
1-ZN-2004#3



The Standard at Valley Ho

1-ZN-2004#3

ATTACHMENT #4A



Land Use Designations

- Cultural/Institutional or Public
- Suburban Neighborhoods
- Urban Neighborhoods

- Downtown Civic Center - Type 2
- Downtown Core - Type 1
- Downtown Medical - Type 2

- Downtown Multiple Use - Type 2

1-ZN-2004#3

ATTACHMENT #5



February 4, 2013

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

Mr. Todd Gosselink
PBB-TRG Acquisition Co., LLC
8434 North 90th St., Ste. 100
Scottsdale, AZ 85260

Re: Valley Ho South – SWC 69th Street & Main Street – Scottsdale, AZ
Traffic Statement

Dear Mr. Gosselink:

This letter outlines our findings regarding the traffic generation of the currently proposed 135 unit apartment site plan for the Valley Ho South development located near the southeast corner of the intersection of 68th Street and Indian School Road in Scottsdale, Arizona. This letter compares the trip generation of the apartment plan with the trip generation calculations from the previous cases, 1-ZN-2004 and 1-ZN 2004-1. The change in land use consists of replacing the land use that has variously been approved for 64 residential condominiums and for a 70 hotel guest room expansion of the existing hotel, with a 135 unit apartment plan. The other uses within the Hotel Valley Ho development are anticipated to be unchanged.

Using trip rates provided in the Institute of Transportation Engineers' Trip Generation, 8th Edition (2008 Update), the number of trips generated by the various site plans were calculated. These calculations are shown in the attached summary.

As shown in the summary, the current plan for 135 apartment units will generate 942 daily trips with 70 AM peak hour trips and 90 PM peak hour trips. The daily trip generation for the proposed land use under the previous 70 room hotel expansion plan was 572 daily trips with 39 AM peak hour trips and 42 PM peak hour trips. The daily trip generation for the proposed land use under the 64 residential condominium plan was 436 daily trips with 36 AM peak hour trips and 42 PM peak hour trips. The AM peak hour trips and the PM peak hour trips under the proposed apartment plan would result in less than 1 additional trip per minute during the peak hours and would increase the daily trip generation by approximately 500 trips.

Based on these calculations, the currently proposed land use will generate a modest increase in the number of daily and peak hour trips when compared to the number of trips generated under original 64 unit condominium land use plan.



Kimley-Horn
and Associates, Inc.

Mr. Todd Gosselink, February 4, 2013, Page 2

Therefore, it is not anticipated that the original analysis and traffic recommendations for the site will be significantly impacted by the proposed change in land use.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles R. Wright, P.E.

Enclosures

cc: Michele Hammond



Valley Ho South Trip Generation Comparison

(Prepared by Kimley-Horn Associates, Inc. - February 1, 2013)

Trip Generation Potential as Previously Proposed (1-ZN-2004)

Land Use	ITE Land Use Code	Quantity	Units	Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Condominium/Townhomes	230	64	DU	436	6	30	36	28	14	42

Alternative Trip Generation Potential as Proposed (1-ZN-2004-1)

Land Use	ITE Land Use Code	Quantity	Units	Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Hotel Rooms	310	70*	DU	572	24	15	39	23	19	42

* Incremental difference between 194 existing rooms and up to 70 room expansion (264 total).

Alternative Trip Generation Potential as Proposed (1-ZN-2004-2)

Land Use	ITE Land Use Code	Quantity	Units	Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Apartment	220	135	DU	942	14	56	70	60	32	92

Chafin, Kim

From: William McNichols <wrmcnic@cox.net>
Sent: Wednesday, May 15, 2013 3:43 PM
To: Chafin, Kim
Cc: 'Segal,Lois'
Subject: The Standard at Valley Ho

Kim,

Per our brief conversation, I want to make you and all involved parties aware that I am opposed to the proposal to rezone, and the current plan to build a 138-unit apartment complex called the Standard at Valley Ho. The development is proposed for a site that now is only 80% of its original size. At its original size the lot was zoned to accommodate up to 62 Townhouse units. This proposal calls for 138 household units. This is well over double the density for which it was zoned. I believe this density exceeds the Scottsdale downtown development guidelines. Additionally:

- The planned complex will effectively triple the resident density abutting Main St. between 69th and 68th St.
- Auto traffic is already a problem. On a cul-de-sac with limited access, additional auto and foot traffic would be a problem.
- Parking is very limited in this area. Not only are there restaurants on Main St. with heavy traffic on the weekends, but vendors and guests already have few places to park, especially during business hours. Adding 138 households whose guests and vendors would try to park here is implausible. To my knowledge there is no plan to add any additional parking beyond the garage (for residents) to accommodate this related traffic.
- The Mark property is not at maximum occupancy, as it grows, so will grow problems with traffic and parking.
- Noise will increase as will foot traffic between the Standard and the Valley Ho hotel.

I am not opposed to the development of this plat, only the current plan. I do have other reservations about the current plan that don't apply directly to the zoning density, which I will try to voice at the appropriate approval stage. I believe density beyond the current 62 approved households can only mean trouble for the current residents. **I believe that the plan should be modified, and zoning changes not approved.**

Thank you for allowing me this opportunity to raise this issue. Feel free to share my concerns with all interested parties and please keep me informed of future hearings.

- bill

Bill McNichols
6803 E Main St Unit 2214
Scottsdale AZ 85251
480.632.1557 H
480.427.6775 M

ATTACHMENT #7



January 31, 2013

Via First Class U.S. Mail

***Re: The Standard Valley Ho - Neighborhood Open House, 6850 E. Main,
Scottsdale, AZ***

Dear Neighboring Property Owner:

We wanted to make you aware of our application to modify the existing zoning stipulations and amended development standards of a previously approved zoning case 1-ZN-2004#2 for a 4.3 +/- acre vacant site located at the southwest corner of Main and 69th Streets.

As you may recall, Westroc Hotels & Resorts purchased this undeveloped Property with the intent to expand the hotel. Case 1-ZN-2004#2 was approved by City Council in November 2011 for the hotel expansion, which was never developed due to market conditions. Our development proposal, The Standard at Valley Ho, will be a 135-unit Class A+ urban rental community situated on the vacant land adjacent to the Hotel Valley Ho.

Our request would allow for residential development on the vacant site in keeping with the overall hotel master plan. Westroc has agreed to offer residents of The Standard at Valley Ho access to the hotel and its amenities, which includes the pool, cabanas, spa, lounge, restaurants, valet parking, room service and concierge services. This amenity package will provide The Standard at Valley Ho an unsurpassed level of service compared to any other rental community in Scottsdale.

We are pleased to invite you to a neighborhood open house meeting to be held at the Hotel Valley Ho Sahara Room, 6850 East Main Street, on Tuesday, February 12th, from 5:00 to 6:00 p.m., to share your comments, observations and opinions as we process the development application through the City. We will have representatives from the architectural team and from the City's planning staff in attendance to answer your questions and facilitate your comments.

In the event that you are unable to attend the meeting, please feel free to contact me Todd Gosselink by telephone at (480) 624-5036 or by email at tgosselink@pbbell.com or Kim Chafin at the City by telephone at (480) 312-7734 or email at kchafin@scottsdaleaz.gov to discuss any questions you may have about the proposed expansion project at the Hotel Valley Ho.

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

Very truly yours,

Todd Gosselink

Chafin, Kim

From: SKH Destin <skhdestin@aol.com>
Sent: Tuesday, February 19, 2013 10:38 PM
To: Chafin, Kim
Subject: The Standard - 6833 E Main Street

Ms. Chafin,

Thank you for organizing the meeting at the Valley Ho on February 12 in order to apprise neighbors of the development plans for the apartment complex, The Standard. While the meeting was well conducted by the Developer and was very informative, there are a number of concerns relative to this project. One that stands out for us (and possibly others) is the resulting vehicular traffic that will result from placing the Leasing Office adjacent to The Mark on the northwest corner of the new building.

In addition to adding considerable traffic to the dead end of Main Street (an already excessively busy street resulting from Valley Ho and The Mark traffic), there simply is no parking available there! While we were told that potential renters would simply "valet" park their car at the Valley Ho in order to visit the building, we believe that is just not realistic. Individuals wishing to spend just a few minutes seeking rental information are not going to want to spend the time (or the money) to valet park their car to visit the leasing office.

We at The Mark already have considerable issues with unwanted parking in front of our building by those not even associated with The Mark, who "just need to run in somewhere for a minute." This is a continual problem for owners at The Mark, even before an additional onslaught of cars with visitors who are looking for leasing information for The Standard apartment complex.

We have observed a situation similar to this in a totally different scenario; the solution was to hire a full time towing service to be on site to address this issue. This should not be the way we at The Mark solve this problem as it will only result in a continuous battle and a highly contentious relationship with our new neighbors.

We believe that the solution would be to re-position the leasing office at one of the other building entrances: perhaps the northeast corner of the building or even the southeast corner? Has this been considered and has there been any discussion of this issue? Has there been any suggested alternative solution?

Thanks for considering this request. We look forward to your response.

Sincerely,
Steve and Kim Higgins
Unit 4411, The Mark

Chafin, Kim

From: Bonnie Marshall <bonstergal@aol.com>
Sent: Tuesday, March 26, 2013 4:37 PM
To: Chafin, Kim
Subject: Re: The Standard - 6833 E Main Street

Thank you so much for your quick reply. I'm sorry I missed the information in your earlier email. My oversight.

I'm pleased that the sales office will be relocated. I can safely say that all of The Mark residents are very relieved.

Bonnie Marshall

Be well, do good work, and keep in touch. ~ Garrison Keillor

On Mar 26, 2013, at 4:31 PM, "Chafin, Kim" <KChafin@Scottsdaleaz.gov> wrote:

Good afternoon, Mrs. Marshall

Thanks for contacting us regarding your concerns.

As indicated in my email of February 21, 2013, the City also noticed the issue regarding the parking for the leasing office, and requested that the development team provide a different location for it. The development plans provided revised plans yesterday, and is now designating within their on-site parking lot parking spaces to serve the leasing office. For your convenience, here is a link to the website which was updated when the developer provided revised plans:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=42112>

Thanks, Mrs. Marshall

Kim Chafin, AICP, LEED-AP
Senior Planner
City of Scottsdale
Ph: 480-312-7734
Fax: 480-312-7088
email: kchafin@ScottsdaleAZ.gov

From: Bonnie Marshall [<mailto:bonstergal@aol.com>]
Sent: Tuesday, March 26, 2013 2:32 PM
To: Chafin, Kim
Cc: artiamin@gmail.com; kalize.bauer@gmail.com; jb@jessebradley.com; dbcandham@aol.com; Leslie Canham; brian_carlin@ml.com; Rick_Coleman@fml.com; Braddonaldson@att.net; sleisenberg@cox.net; nme426@cox.net; curt@predictivegroup.com; jenbrooke@gmail.com; RJH3800@aol.com; skhdestin@aol.com; momhom88@aol.com; sandy.itkowitz@gmail.com; dan@jamescpas.com; klein.lindsey07@gmail.com; pdevin@sundt.com; stewart.levine29@gmail.com; sharon Levine; mmargrave@mclawfirm.com; Al - ICE Marshall; wrmcnic@cox.net; dgmollison@gmail.com; Robin & Dave Mollison; Duke.moseley@Intusurg.com; shinanp@gmail.com; todd@rhtlrc.com; tdogg2212@aol.com; captainschulte@hotmail.com; alexis.suarez@gmail.com; al@advanced-mechanical.com; pattiathomas@yahoo.com; brendan_trossen@ml.com; kodyw74@gmail.com; bryanmartin@hsmove.com;

ocean@lava.net; Tom@grouppresources.com; Adrian Larson
Subject: Re: The Standard - 6833 E Main Street

Hello Kim-

My husband and I feel we must add our concerns about the location of the Sales Office for The Standard to those already expressed.

Visitor and sales parking continues to be an issue at The Mark and we feel it will only be exacerbated by the currently proposed location of The Standard sales office. We do not want our courtyard to look like a parking lot. I fear that is likely given the proposed location. The traffic in and out of The Mark and Hotel Vally Ho along Main Street will also be impacted. It gets busy enough now with cars and pedestrians; I fear an increase will turn into an accident waiting to happen.

As expressed by another resident, most people who want to run in for a brochure or quick question will want to "briefly" park their car close by. Valet parking will not be an option in the mind of those people. Instant congestion.

I urge serious reconsideration of the location of the sales office - one that will be more beneficial for The Mark, Hotel Valley Ho, and The Standard.

Thank you-

Bonnie Marshall
#6609

On Mar 18, 2013, at 4:17 PM, Adrian Larson wrote:

All,

With the plans for The Standard being finalized, Steve forwarded me his email exchange with the City Planner about his concern about the increased traffic and potential parking in The Mark's courtyard if the leasing office was built on the Northwest corner of the development. The response from the City Planner is below, so it appears they are open to hearing our opinions on this issue. I do think it would be great if we could get a number of us on this list to raise the question about traffic as Steve did so we can hopefully get them to build the leasing office away from our courtyard.

From: SKH Destin [<mailto:skhdestin@aol.com>]
Sent: Saturday, February 23, 2013 11:40 AM
To: Adrian Larson
Subject: The Standard - 6833 E Main Street

Adrian,

We did not copy the list of The Mark owners, but wanted you to know that we did send the letter below to the City of Scottsdale expressing one of our concerns relative to the development of the apartment complex, The Standard. Given their response, it appears they are open to hearing neighbors' concerns. Others may wish to write letters as well.

Thanks,

Steve and Kim Higgins
#4411

To: Steve_Higgins@hotmail.com
Subject: The Standard - 6833 E Main Street
From: skhdestin@aol.com
Date: Thu, 21 Feb 2013 12:46:39 -0500

-----Original Message-----

From: Chafin, Kim <KChafin@Scottsdaleaz.gov>
To: 'SKH Destin' <skhdestin@aol.com>
Cc: Michele Hammond (mh@brrlawaz.com) <mh@brrlawaz.com>; Rich A. Barber (rab@orbarch.com) <rab@orbarch.com>; 'TGosselink@pbbell.cm' <TGosselink@pbbell.cm>
Sent: Thu, Feb 21, 2013 11:35 am
Subject: RE: The Standard - 6833 E Main Street

Good morning, Mr. & Mrs. Higgins!

Thanks for contacting us regarding your concerns about the proposed development called The Standard at Valley Ho.

The City review team is currently performing a thorough review of the development proposal, and also noticed the issue regarding parking for the leasing office. Once the City Review Team completes its review, we will contact the development team with all our comments/concerns, and then will await the development team to make revisions to the plans and bring them into the City. Once the City receives revised plans, we will post them on the City website, and conduct a thorough review of the revised plans as well. For your convenience, here is a link to the website, which will be updated once the developer provides revised plans:http://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProInfo_1_ZN_2004_3.pdf You may also come to the City offices to review the plans (7447 E Indian School Road).

FYI, I forwarded your email to the development team so that they are also aware of your concerns.

Thanks again for contacting us!

Kim Chafin, AICP, LEED-AP

Senior Planner

City of Scottsdale

Ph: 480-312-7734

Fax: 480-312-7088

email: kchafin@ScottsdaleAZ.gov

From: SKH Destin [<mailto:skhdestin@aol.com>]

Sent: Tuesday, February 19, 2013 10:38 PM

To: Chafin, Kim

Subject: The Standard - 6833 E Main Street

Ms. Chafin,

Thank you for organizing the meeting at the Valley Ho on February 12 in order to apprise neighbors of the development plans for the apartment complex, The Standard. While the meeting was well conducted by the Developer and was very informative, there are a number of concerns relative to this project. One that stands out for us (and possibly others) is the resulting vehicular traffic that will result from placing the Leasing Office adjacent to The Mark on the northwest corner of the new building.

In addition to adding considerable traffic to the dead end of Main Street (an already excessively busy street resulting from Valley Ho and The Mark traffic), there simply is no parking available there! While we were told that potential renters would simply "valet" park their car at the Valley Ho in order to visit the building, we believe that is just not realistic. Individuals wishing to spend just a few minutes seeking rental information are not going to want to spend the time (or the money) to valet park their car to visit the leasing office.

We at The Mark already have considerable issues with unwanted parking in front of our building by those

not even associated with The Mark, who "just need to run in somewhere for a minute." This is a continual problem for owners at The Mark, even before an additional onslaught of cars with visitors who are looking for leasing information for The Standard apartment complex.

We have observed a situation similar to this in a totally different scenario; the solution was to hire a full time towing service to be on site to address this issue. This should not be the way we at The Mark solve this problem as it will only result in a continuous battle and a highly contentious relationship with our new neighbors.

We believe that the solution would be to re-position the leasing office at one of the other building entrances: perhaps the northeast corner of the building or even the southeast corner? Has this been considered and has there been any discussion of this issue? Has there been any suggested alternative solution?

Thanks for considering this request. We look forward to your response.

Sincerely,
Steve and Kim Higgins
Unit 4411, The Mark

Be well, do good work, and keep in touch. ~ Garrison Kiellor

**The Standard at Valley Ho
Neighborhood Involvement Report**

1-ZN-2004#3

March 20, 2013

Prepared by:
Berry, Riddell & Rosensteel
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Project Information:

Property Location: SWC of Main & 69th Street

Property Size: 4.3 +/- acres (entire PBD site); 3.3 +/- acres (subject vacant property)

Existing Zoning: D/DMU-2 PBD DO (Previously referred to as D-RH-2, PBD, DO)

Application Filing Date: 2/4/2013

Application Request: Modification to Site Plan, Zoning Stipulations & Amended Development Standards approved by case 1-ZN-2004#2 to allow for residential development.

Purpose:

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

Background:

This Neighborhood Involvement Report is being submitted as part of a request for modifications to the existing zoning entitlements approved under case 1-ZN-2004#2 for the property located at the southwest corner of Main and 69th Street (the "Property").

To summarize the request, the Property was originally planned for residential development. Subsequently, Westroc Hotels & Resorts purchased this undeveloped Property with the intent to expand the hotel. Case 1-ZN-2004#2 was approved by City Council in November 2011 for the hotel expansion. Westroc Hotels & Resorts purchased this undeveloped property with the intent to expand the hotel, which due to economic conditions was never built.

It is important to understand that the Property is not being rezoned under this request. The existing zoning will remain in place and the maximum building height and building area are not being modified. Rather, the site plan is being revised, which requires review by the Planning Commission and City Council as set forth in the original zoning case (1-ZN-2004 and subsequently 1-ZN-2004#2). Neighborhood involvement is a required component of this process.

This request would allow for residential development on the vacant site in keeping with the overall hotel master plan. Westroc has agreed to offer residents of The Standard at Valley Ho access to the hotel and its amenities, which includes the pool, cabanas, spa, lounge, restaurants, valet parking, room service and concierge services. This amenity package will provide The Standard at Valley Ho an unsurpassed level of service compared to any other rental community in Scottsdale.

Outreach Efforts:

February 1, 2013: Neighborhood Notification Mailing sent to Property Owners within 750' with Open House date, time and location.

February 1, 2013: Project Under Consideration Sign posted on site with Open House date, time and location.

February 12, 2013: Neighborhood Open House Meeting held at Valley Ho, Sahara Room.

Approximately 30+/- property owners attended the Open House meeting on February 12th. Most of the property owners live in The Mark and were somewhat concerned about views (of the proposed roof top mechanical from their dwelling unit) as well as parking and vehicular circulation. The general questions about the proposal and development plan were answered by development team and no one spoke in opposition to the proposal. No calls or emails have been received subsequent to the Open House meeting.

Attachments:

- Open House Sign-in Sheets
- Comment Card (one card in support)
- 750' Neighborhood Letter
- 750' Mailing List
- Site Posting Affidavit and Photo

The Standard at Valley Ho – Neighborhood Meeting
February 12, 2013
Sign-in Sheet

Print Name	Address	Phone	Email	Source
Sharon Levine	6803 E. Main	480 907-7960	Brainyjane27@gmail.com	
NATALIE EISENBERG	"	480-419-0908	NME5TE@cox.net	
Robin Morrison	"	480-699-0585	morrisonrva@sbcglobal.net	
Rakesh Patel	6803 " Main		Rakesh910@hotmail.com	
Lindsay Bishop	" #1111	623 680 6593	Lrbishop33@gmail.com	
CAROL GAREY	3621 N. 68 th ST	(480) 970-1449	CGAREY41@GMAIL.COM	
REBECCA SETHER	3705 N. 68 th ST	602 616 5529	Rebecca.Sether@aol.net	
BOB HERKEAT	6803 E MAIN	480 350 7676	RJH3800@aol.com?	
LEE NEWMAN		480-551-4588	LNEWMAN@ROSSMAN.COM	
Louann Morissette	6840 E. 2nd St	927-946 0479	LOUANNMORISSETTE@HOTMAIL.COM	
JEAN HARNEY	6846 E. 2 nd ST	480-924-7066	Jharney3@cox.net	
STEPH HARLEY	6803 E MAIN ST	602 573 1432	STEPHLEH@SUNBELT.COM	
JOHN BRYANT	6824 E 2nd St	937-604-6056	—	—
HOWARD CALVERT	6803 E. MAIN ST. #2206	520-975-2802	HWCALVERT@MEI.COM	
Joe Bushong			Joe.Bushong@Russhym.com	
Dave Canham	6803 E Main St Unit 5509	480.209.6997	dbcannham@aol.com	

Comment Card

The Standard at Valley Ho

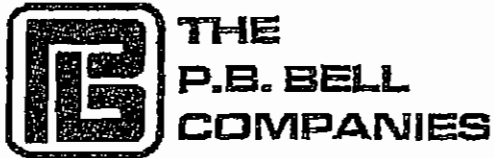
Name Chris Catalano
Phone 602.714.9833
Address 6824 SANDST #204 SCOTTSDALE AZ
Email 85251

Comments:

THANK YOU YOU ARE SUCH A WELCOME
TO ME + MY HUSBAND WE LIVE AT THE
SCOTTSDALE PALMS. IF WE CAN HELP YOU
I DON'T KNOW WHAT THAT WOULD BE - BUT ANYTHING
EITHER ONE OF US CAN DO TO HELP PLEASE CALL US.
MY HUSBAND IS A CAB DRIVER + PEOPLE ARE ALWAYS
ASKING HIM WHERE A GOOD PLACE TO RENT WOULD
BE NOW HE CAN SOON REFER PEOPLE TO YOUR PROPERTY.
I WANT TO ALSO SAY THANK YOU PAUL FOR TREATING ME
KIND, I USED TO CLEAN FOR A DEVELOPER IN BLENDALE SO KEEP
ME IN MIND IF YOU NEED A CLEANER IN THE FUTURE. THANK YOU 😊

WHERE I LIVE 2 BEDROOM UNITS ARE RENTED
MONTHLY FOR \$2,640.00 IT WAS \$3000.00 A MONTH
OR \$1,640.00 - MY HUSBAND TOLD ME BUT NOW

I FORGET. YOU CAN SEE WHY PEOPLE ARE BEING SO
PISS - IE, WE OWN OUR CONDO + LIVE IN IT, THERE ARE
30 CONDOS AT SCOTTSDALE PALMS, THERE ARE ONLY
3 FULL TIME OWNERS OUT OF 30 ^{LIVING THERE}. SO 27 OF SCOTTSDALE
PALMS CONDOS ARE BEING RENTED. IT HAS CREATED
A LOT OF PROBLEMS FOR ME + MY HUSBAND.



January 31, 2013

Via First Class U.S. Mail

*Re: The Standard Valley Ho - Neighborhood Open House, 6850 E. Main,
Scottsdale, AZ*

Dear Neighboring Property Owner:

We wanted to make you aware of our application to modify the existing zoning stipulations and amended development standards of a previously approved zoning case 1-ZN-2004#2 for a 4.3 +/- acre vacant site located at the southwest corner of Main and 69th Streets.

As you may recall, Westroc Hotels & Resorts purchased this undeveloped Property with the intent to expand the hotel. Case 1-ZN-2004#2 was approved by City Council in November 2011 for the hotel expansion, which was never developed due to market conditions. Our development proposal, The Standard at Valley Ho, will be a 135-unit Class A+ urban rental community situated on the vacant land adjacent to the Hotel Valley Ho.

Our request would allow for residential development on the vacant site in keeping with the overall hotel master plan. Westroc has agreed to offer residents of The Standard at Valley Ho access to the hotel and its amenities, which includes the pool, cabanas, spa, lounge, restaurants, valet parking, room service and concierge services. This amenity package will provide The Standard at Valley Ho an unsurpassed level of service compared to any other rental community in Scottsdale.

We are pleased to invite you to a neighborhood open house meeting to be held at the Hotel Valley Ho Sahara Room, 6850 East Main Street, on Tuesday, February 12th, from 5:00 to 6:30 p.m., to share your comments, observations and opinions as we process the development application through the City. We will have representatives from the architectural team and from the City's planning staff in attendance to answer your questions and facilitate your comments.

In the event that you are unable to attend the meeting, please feel free to contact me Todd Gosselink by telephone at (480) 624-5036 or by email at tgosselink@pbbell.com or Kim Chafin at the City by telephone at (480) 312-7734 or email at kchafin@scottsdaleaz.gov to discuss any questions you may have about the proposed expansion project at the Hotel Valley Ho.

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

Very truly yours,

Todd Gosselink



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 785-PA-2012

Project Name: Valley Ho

Location: 6833 E. Main St.

Site Posting Date: 2/1/13

Applicant Name: Berry Riddell & Rosensteel, LLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

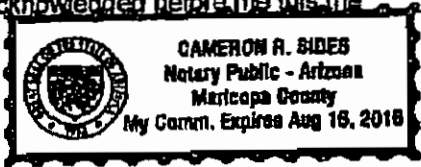
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swynn
Applicant Signature

2-1-13
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 1 day of FEB 2013



Cameron R. Sides
Notary Public

My commission expires: 08/15/16

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 106, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: February 12, 2013
Time: 5pm - 6:30pm
Location: Hotel Valley Ho - Sahara Room

Site Address: 6833 East Main St. (SWC of Main and 69th St.)

Project Overview:

- Description of Request: Modification to existing zoning stipulations and amended development standards (Case 1-ZN-2004#2) for a new site plan which will allow for multi-family development on 4.3 +/- acres located at the SWC of Main and 69th Street
- Description of Project and Proposed Use: Multi-family
- Site Acreage: 4.3 +/- acres
- Site Zoning: D/DMU-2 PBD DO

Applicant Contact:

John Berry / Michele Hammond
Berry, Riddell & Rosensteel
480-385-2727
mh@brrlawaz.com

City Staff Contact:

Kim Chafin, AICP
City of Scottsdale
480-312-7734
kchafin@scottsdaleaz.gov

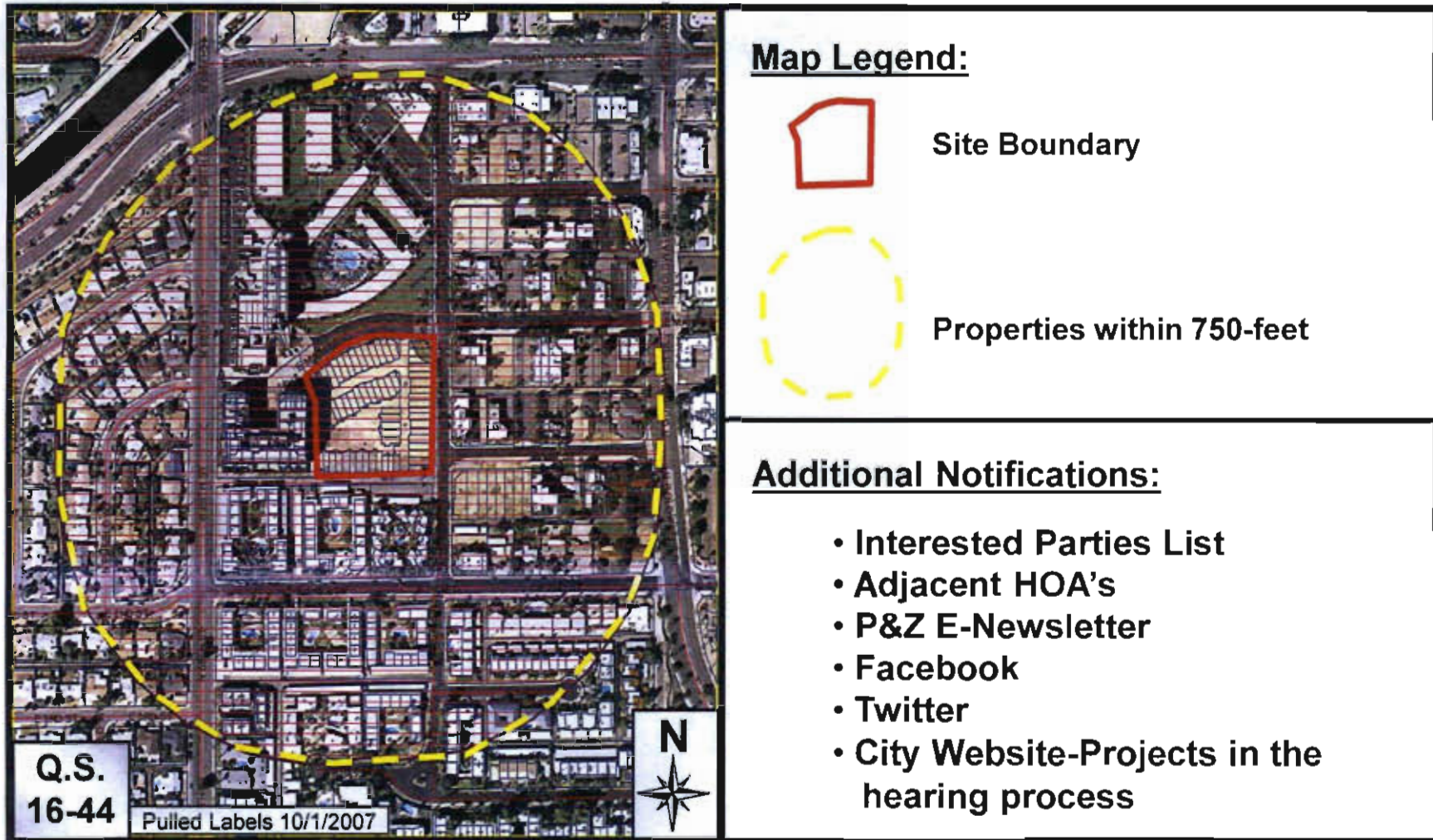
Pre-Application #: 785-PA-2012 Available at City of Scottsdale: 480-312-7000

After submittal, project information is available at:
www.scottsdaleaz.gov/projects/ProjectsInProgress

Posting Date:
2/1/13

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

City Notifications – Mailing List Selection Map



The Standard at Valley Ho

1-ZN-2004#3

ATTACHMENT #8



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, May 16, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Council Member
Matt Cody, Planning Commissioner
Chris Jones, Vice Chair
Eric Gerster, Development Member
Ali Fakh, Design Member
David Gulino, Development Member
Kevin Bollinger, Design Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Brad Carr
Kim Chafin
Dan Symer
Steve Perone

CALL TO ORDER

Councilman Phillips called the meeting of the Scottsdale Development Review Board to order at 1:00 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to the May 16, 2013 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of May 2, 2013 Development Review Board Meeting Minutes
COMMISSIONER CODY MOVED TO APPROVE THE MAY 2, 2013 DEVELOPMENT REVIEW BOARD MEETING MINUTES, SECONDED BY BOARD MEMBER FAKIH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 1-ZN-2004#3 The Standard at Valley Ho
BOARD MEMBER GERSTER MOVED TO APPROVE 1-ZN-2004#3 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).
4. 61-DR-2012 Alta Scottsdale
BOARD MEMBER GERSTER MOVED TO APPROVE 61-DR-2012 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).
5. 10-DR-2013 Jade Palace Restaurant
A CONTINUANCE WAS REQUESTED BY THE APPLICANT TO A DATE TO BE DETERMINED. BOARD MEMBER JONES MOVED TO CONTINUE 10-DR-2013 SECONDED BY BOARD MEMBER GERSTER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:05 P.M.

**STIPULATIONS FOR CASE 1-ZN-2004
PLANNING COMMISSION CHANGES IN BOLD**

PLANNING/ DEVELOPMENT

1. **ZONING ORDINANCE REFERENCES.** Any reference herein to a section of the City of Scottsdale Zoning Ordinance shall pertain to the requirements of that section existing on the date of the subject Zoning Case approval.
2. **UTILITY LINES:** The City Council shall consider a funding mechanism to help underground the existing above ground power lines found in the alley south of the site.
3. **CULTURAL IMPROVEMENT PROGRAM – IN-LIEU FEE.** Prior to the issuance of any building permit for the condominium building, the Developer shall pay an In-lieu fee into the Cultural Trust Fund equivalent to 1% of the building valuation, as defined in Section 5.3083.B.4, City of Scottsdale Zoning Ordinance.
4. **CONFORMANCE TO STIPULATIONS OF THE MAIN STREET ABANDONMENT.** Prior to the issuance of any building permits for the townhomes or condominium buildings, the developer shall demonstrate compliance with the stipulations of Abandonment case 7-AB-2002, to the satisfaction of City Staff.
5. **CONFORMANCE TO THE PBD ADDENDUM SITE PLAN.** Development shall conform to the site plan submitted by H&S International LLC with a revision date of 3/22/2004. The stipulations herein take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
6. **APPLICABILITY OF DEVELOPMENT STANDARDS.** Except for the development standards specifically modified herein, all improvements on the subject site shall comply with the development standards of the City of Scottsdale Zoning Ordinance..
7. **FLOOR AREA RATIO – APPLICATION.** For the purpose of the subject zoning case only, floor area ratios, including qualified bonuses, shall only be granted for and applied to the *net site area*, being all privately held land, within the subject zoning district, regardless of future subdivision activity. Similarly, the distribution of permitted floor areas between parcels shall not be constrained by future subdivision activity. However, nothing in this stipulation shall be construed to permit a significant change in the proposal as shown on the above referenced site plan.
8. **FLOOR AREA RATIO -- BONUSES.** Except as otherwise specified herein, and subject to the establishment and maintenance of qualifying facilities and uses, the subject site is granted floor area ratio bonuses for underground parking (0.3), Planned Block Development (0.1), and residential use (0.4).
9. **UNDERGROUND PARKING F.A.R. BONUS – RESTRICTION.** The subject site shall only receive and benefit from the underground parking floor area ratio bonus when the construction of the proposed underground parking facility is complete. No permit for construction shall be issued for any structure relying on this bonus until construction of the underground parking facility is complete, to the satisfaction of City Staff.
10. **SETBACK EXCEPTIONS.** Exterior entry stairways for townhome buildings shall be permitted to encroach the required setback by not more than 8 feet where the building face is required to be on the setback line.

APPROVED

5/17/04 DM
DATE INITIALS

Approved by Planning Commission 4/14/04

ATTACHMENT #10

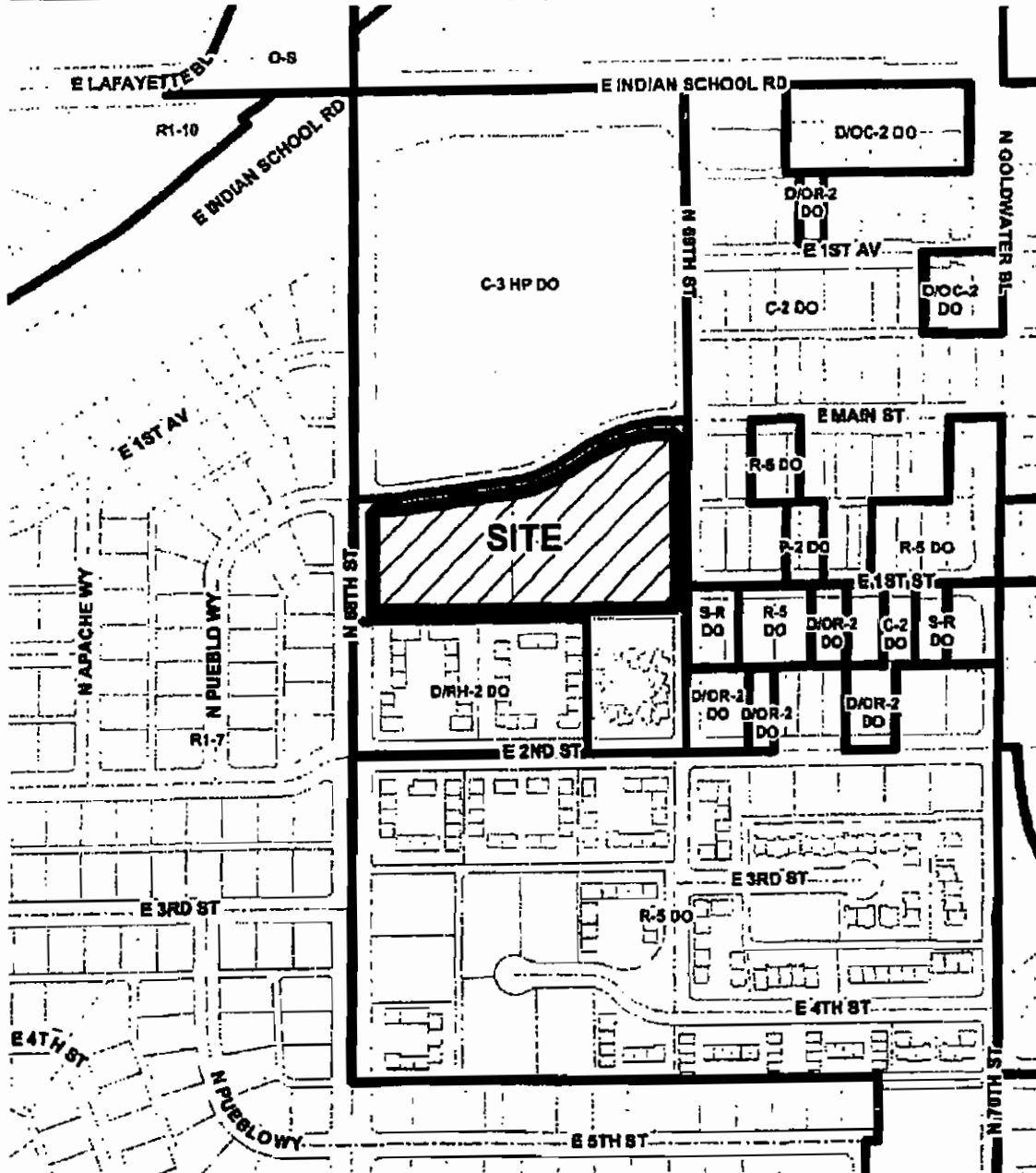
11. **BUILDING SIZE MAXIMUM - LENGTH.** The maximum length of a building side above 38-feet in height shall be 225 feet.
12. **SPACING BETWEEN BUILDINGS.** The minimum spacing between buildings shall be 15 feet.
13. **LARGE WALLS – VERTICAL DIMENSION – ADDITIONAL SETBACK.** No additional setback shall be required for buildings over 38 feet in height.
14. **LARGE WALLS – HORIZONTAL DIMENSION – OFFSET.** The minimum modified recess or offset for the buildings shown on the above referenced PBD Addendum Site Plan shall be as follows:

Building	Offset	Offset Length Percentage
A	5 Feet	Not Modified
B	5 Feet	Not Modified
C	5 Feet	Not Modified
F	0 Feet	Not Modified
G, West Elevation	15 Feet	22%
G, South Elevation	10 Feet	Not Modified

15. **BUILDING ENVELOPE.** No portion of the west elevation of the condominium building shall encroach the building envelope starting at 28 feet above the setback line, and sloping towards the building at 2:1 (rise : run).
16. **ENCROACHMENTS BEYOND INCLINED STEPBACK PLANE – PERCENTAGE LENGTH.** The parapet wall of Building C, located as shown on the above referenced PBD Addendum Site Plan, shall be permitted to encroach the inclined stepback plane for 100% of the building length to a maximum of 5 feet in height.
17. **BUILDING LINES.** For Building C, a minimum of 24% of the area of the building face below 26 feet in height shall be at the building setback line. At first level, a minimum of 25% of the width of the projected street elevation for Building C, located as shown on the above referenced PBD Addendum Site Plan, shall be a minimum of 5 feet behind the front building setback. Exterior entryway stairs are excluded from these requirements. All other building line requirements for Building C, as specified in the City of Scottsdale Zoning Ordinance, remain in effect.
18. **PERMITTED USES.** Accessory Parking, Separate, shall be permitted only in an underground parking garage beneath the proposed condominium building.
19. **ZONING DISTRICT BOUNDARY –** The developer shall submit a legal description of the proposed zoning district boundary which shall be consistent with the proposed boundary as shown on the above referenced PBD Addendum Site Plan. The legal description shall be signed and sealed by a surveyor licensed to practice in the State of Arizona.

APPROVED
 5/17/14 DM
 INITIALS

Rezone from Highway Commercial, Downtown Overlay District (C-3 DO) to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development Overlay, Downtown Overlay (D-RH-2 PBD DO) with amended development standards.



1-ZN-2004

EXHIBIT 2



PBD ADDENDUM
PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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FLOOR AREA RATIO CALCULATIONS

SITE AREA: 187,682 S.F. OR 4.3 ACS

F.A.R., TYPE 2 AREA:

BASIC F.A.R.	0.8	150,145 S.F.
UNDERGROUND PARKING	0.3	56,304 S.F.
P.B.D.	0.1	18,768 S.F.
RESIDENTIAL/HOTEL	0.4	75,072 S.F.
TOTAL	1.6	300,289 S.F.
R.O.W. DEDICATION CREDIT		25,376 S.F.
TOTAL ALLOWABLE BUILDING AREA:		325,665 S.F.
TOTAL BLDG AREAS PROPOSED:		321,000 S.F.

PROPOSED MODIFICATIONS TO THE SITE DEVELOPMENT STANDARDS

A. MAXIMUM BUILDING LENGTH ABOVE 38 FT.

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length

REQUEST A MODIFICATION TO THE MAXIMUM BUILDING LENGTH FOR PORTIONS ABOVE 38 FT.

The request is to amend this requirement to allow a maximum length of 225 ft for portions of the building above 38 ft. for the Condominium Building (Building G).

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is the fourth and fifth floors of the south façade of the condominium building fronting on the alley. The ordinance requires walls longer than 200 ft to be offset by no less than 20 ft. The proposed design has several 10 ft. wall offset at the fourth and fifth floors. Although not literally following the standard, the intent of the standard to "break-up" the wall surface into smaller pieces has been met.

B. MINIMUM DISTANCE BETWEEN BUILDINGS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides

REQUEST A MODIFICATION TO THE MINIMUM SEPARATION BETWEEN BUILDINGS.

The request is to amend this requirement to a minimum of 15 ft. for separation between the buildings.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area affected by this standard are primarily the driveways providing access to the garages for the townhomes (Buildings A, B, C, D and F). Most of the provided building separations are within a few feet of the required. The reason to modify this standard is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

The distance between the Townhomes and Condominium buildings is as required by the standard.

C. ADDITIONAL SETBACK FOR WALLS MORE THAN 38 FT TALL

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft

REQUEST A MODIFICATION TO WAIVE THE REQUIREMENT FOR ADDITIONAL SETBACK

The request is to waive the requirement to increase the setback of tall walls.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is a small portion of the western wall of the Condominium building (Building G). This wall is approximately 22% of the length of the total wall length, is approximately a 48 ft tall wall and is set back 15 ft from the setback line. The fifth floor wall although it is setback from this wall (total height of approx. 65 ft) would also be affected by this standard. The standard would require that these walls be set back an additional 5 ft. Also, the south wall of Building G which is approx. 65 ft tall, would be affected by this standard. Less than 1/3 of the wall length is this tall. The majority is "fronted" by lower terraced walls. This standard would require that the wall be set at least another 20 ft. negatively impacting the proposed design.

D. MAXIMUM WALL LENGTHS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

REQUEST A MODIFICATION TO THE MAXIMUM WALL LENGTHS WITHOUT A "BREAK"

- BUILDING A, B, AND C ELEVATION, REQUIRES 20 FT OFFSET; REQUESTING 5 FT.
- BUILDING F ELEVATION REQUIRES 20 FT OFFSET, REQUESTING 0 FT.
- BUILDING G, WEST ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 15 FT.

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PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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- BUILDING G, SOUTH ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 10 FT.

The request is to modify the standard as described above.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The areas primarily affected by this request are the townhomes. The proposed townhome buildings vary in length from 217 ft (Bldg F) to 325 ft (bldg C). None of the buildings have a single 20 ft offset. All of the individual buildings have multiple offsets of 5 ft and 10 ft along their length. Building A has additive offsets totaling 20 ft. Building B (an interior building), and Building C have additive offset of 15 ft. Building F, which backs into the alley has no offset on the alley side.

In addition, the Condominium building (Building G) has a 15 ft setback along 68th street and is included in this request. Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided. If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would need to be increased, reducing the amount of landscape and amenity area for the residents.

E. BUILDING ENVELOPE

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district

REQUEST A MODIFICATION TO THE BUILDING ENVELOPE INCLINED PLANE

The request is to modify the required inclined stepback to start at 28 ft above the building setback line and slope at 2:1

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

A stepback plane is required to start at a height of 10 ft above the setback line on the west side of the Condominium building, Building G. See attached 3D Illustrations for impacted areas of the building.

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The intent of this standard is to transition from taller buildings to lower scale single family residences. The condominium building, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th street providing more than 100 ft of separation between the homes to the west and the condominiums. If the two uses shared a property line this standard would be important to transition the scales and to minimize negative impacts on the single family residents. But with the 100 ft of separation by the busy 68th street separation, much of the impact has been mitigated. The stepback/inclined plane in conjunction with the proposed design, terraces away from the street to help reduce the apparent scale of the structure as intended by the standard.

F. VERTICAL ENCROACHMENT

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. Encroachment of 15' max. is permitted for 25% of Vertical Encroachment length of Elevation

REQUEST A MODIFICATION TO THE MAXIMUM ALLOWABLE INCLINED STEPBACK ENCROACHMENT

The request is to modify the encroachment requirement to allow 100% of the building parapet length to encroach.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

This request is primarily for the Townhome, Building C. Less than 25% of the building encroaches the inclined plane, but because most of the length of the building is less than 10 ft. behind the setback line, the majority of the length of the building is considered to be on the same plane, and therefore is considered to encroach the inclined plane. However, the intent of the standard is met, that the majority of a building is contained within the inclined plane.

G. BUILDING LINES

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines Min. of 25% of area of front face below 26 ft shall be at front bldg setback line at first level 25% width of projected elevation must be at least 10 ft behind front bldg setback

REQUEST TO MODIFY THE SETBACK REQUIREMENT

The request is to modify the percentage of building that must be at the stepback line and at least 10 ft behind the setback line.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area mostly affected by this standard is the Townhome Building C. 24% of the building length is "on" the building setback line, 10% is more than 10 ft behind the setback line and 66% is 5 ft behind the setback line.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would be increased, reducing the amount of landscape and amenity area for the residents.

This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G. The proposed site plan shows approximately 22% of the wall length to be behind the setback line at ground level. Additional setbacks are provided on the second and third floors which increases the perceived setback to 40% of the wall surface. Also, Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided (south property line). If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

H. ALLOWABLE USES

1. SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate

REQUEST TO ALLOW ACCESSORY PARKING

The request is to modify the Land Use Regulation to allow Parking for adjacent property.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

In addition to the underground parking being provided for the Condominium building residents, 175 parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. Although available for self parking by hotel guests, it anticipated that most of the parking will be valet.

Negative impacts on the surrounding properties should be minimal because all of the access is internal between the properties (Valley Ho and the Residence on Main) and because it will be underground the parking will be screened from adjacent properties. Previous site plan studies proposed surface parking or a 2 level above grade parking structure.0343

ADDITIONAL INFORMATION FOR CASE 1-ZN-2004

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the location, type, height, design, and intensity of buildings, site walls, and other structures,
 - b. the relationship of the site and building design to adjacent, developed sites,
 - c. pedestrian connections,
 - d. the location, type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - e. the location, type, design, and intensity of landscaping,
 - f. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

TRIP GENERATION COMPARISON

Residences on Main Street & Main Street Mews

Revised 3-17-04

**Valley Ho – campus south of south of Main Street, between 68th St. and 69th St. only
110 hotel rooms, 15,000 sq.ft. of conference space**

**Land Use: 310 Hotel (Trip Generation: trip generation rates, plots, and equations. -- 6th
Edition, Volume 1 of 3 [1997] -- Institute of Transportation Engineers)**

**310 Hotel defined as lodging that provides sleeping accommodations, restaurants,
cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and
service shops. Average occupancy rate 83%. Employees per room: 0.9**

Average Vehicle Trips/weekday/ room: 823 (905)

Total Weekday Trips: 905

A.M. Peak: 62; P.M. Peak 67

**Residences on Main Street & Main Street Mews – south of Main Street, between 68th
Street and 69th Street**

162 residential condominiums/townhouses

**230 Residential Condominium/Townhouse (Trip Generation: trip generation rates, plots,
and equations. -- 6th Edition, Volume 1 of 3 -- Institute of Transportation Engineers)**

**Residential Condominium/Townhouse defined as ownership units, undifferentiated
between low rise/high rise (Trip Generation: trip generation rates, plots, and equations. --
6th Edition, Volume 1 of 3 [1997] -- Institute of Transportation Engineers)**

Average Vehicle Trips/weekday/dwelling unit: 5.86

Total Weekday trips: 949.3

A.M. Peak: 71; P.M. Peak 87

Source: Trip Generation, 6th Edition, Volume 1 of 3 (1997) – Institute of Transportation Engineers

Staff Summarization of the Planned Block Development Standards

BUILDING SIZE MAXIMUM

This standard is designed to assure that Downtown buildings do not appear to be too long, especially walls above 38 ft. in height. The applicant is requesting amended standards on the south elevation of Building G (main condominium building) along the alley. The request is to allow a maximum length of 225 ft. for one portion of the building above 38 ft. in height. The place where the amendment is being sought faces the alley on the south side of the site; the existing buildings along the alley will block most of the view of that side of the structure.

SPACING BETWEEN BUILDINGS

The standard was created to break up building masses by providing open space areas between buildings. The applicant proposes to create an urban environment by constructing six 3-story (36 ft. high) buildings on the east side of the site. The ordinance requires that the spacing between each building shall not be less than 10% of the two longest sides of the building. The request is to reduce the distances between the buildings by 12 ft. to 14 ft., depending on the buildings. A majority of the building separations are primarily the driveways providing access to the garages for the townhomes. The applicant goal is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

LARGE WALLS-VERTICAL

Large wall dimensions are limited in the Zoning Ordinance to avoid the use of high, flat, vertical walls. This standard requires that upper levels of buildings be stepped back, away from the roadway, 2 ft. for every foot above 38 ft. The applicant is seeking to amend this standard on a small portion of the wall on the west elevation of Building G (main condominium building). This wall is approximately 22% of the length of the total wall length, is approximately 48 ft tall and is set back 15 ft from the setback line. The standard would require that the wall be set back an additional 5 ft. Also, the south wall of Building G, less than 1/3 of the wall length would be affected by this standard.

LARGE WALLS-HORIZONTAL

This standard requires building breaks, which can consist of recesses or offsets measuring at least 20 ft. in depth on walls longer than 200 ft. The applicant is requesting a 5 ft. offset, instead of the 20 ft. offset, on Building A, B, and C elevations (townhome buildings). On Building F (townhome building), the request is for 0 ft. offset along the southern elevation adjacent to the alley. On Building G, the applicant is requesting a 15 ft. offset on the west elevation and a 10 ft. offset on the south elevation. The townhome buildings follow the intent of the standard, by varying the building lines along the street frontage with 5 ft and 10 ft setbacks. A majority of the offset reductions occur on the interior facades of the site or along the alley, except for the east elevation of Building C and west elevation of Building G (main condominium building).

BUILDING ENVELOPE

This standard is designed to assure that taller Downtown buildings do not dominate the streetscape, instead step back from the street and help the transition from the smaller surrounding buildings. The standard requires the building to have a 1:1 slope starting at a height of 26 ft. above the building setback to 38 ft., then a 2:1 slope thereafter. The request is to modify the required inclined stepback to start at 28 ft. above the building setback line with a 2:1 slope (See Attachment #6 for details) for the west elevation of Building G (main condominium building). Building G, although adjacent to a single-family district (R1-7) is separated by the four laned and

mediated 68th Street providing more than 100 ft of separation between the homes to the west and the condominiums. Along with the separation, the setback/inclined plane in conjunction with the proposed design, terraces away from the street help reduce the apparent scale of the structure.

ENCROACHMENTS BEYOND INCLINED STEPBACK PLAN

The standard was created to help reduce the apparent size and bulk of the building façade along the street. The standard allows a maximum vertical encroachment of 15 ft. for 25% of the length of the building. The request is to allow 100% of the building parapet wall, which is 5 ft. tall, to be within the incline setback plane for the east elevation of Building C (townhome building). The drive behind Building C would be greatly reduced if the standard were met.

BUILDING LINES

It is required that a certain percentage of each building-face be located at the front setback. The purpose of this standard is to pull portions of buildings close to the street, and then to mandate that a portion be set back to avoid a tunnel effect. The applicant has requested to modify the percentage of building that must be at the setback line and at least 10 ft behind the setback line on the east elevation of Building C (townhome building) and the west elevation of Building G (main condominium building). The area mostly affected by this standard is on Building C (townhome building) where 24% of the building length is "on" the building setback line, 10% is more than 10 ft. behind the setback line and 66% is 5 ft. behind the setback line. This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G (main condominium building). The facades of Building C (townhome building) have building offsets to add more detail and interest to the street fronts. The building also have front door steps for each unit that are counted as part of the building and further reduce the setback, otherwise 24% would not be on the setback line.

ALLOWABLE USES

The land use list was developed to limit certain types of uses to certain areas of the downtown to help separate uses and create districts. The request is to modify the Land Use Regulation to allow an accessory parking lot for the adjacent hotel.

In addition to the underground parking being provided for the Condominium building residents, parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. The previous plan was to have surface parking or a two floor above grade parking structure.

FLOOR AREA RATIO ANALYSIS

The site consists of 4.3 acres (net) or 187,682 sq. ft. In a Type 2 area within the Downtown, the zoning ordinance allows for a number of bonuses to calculate the Floor Area Ratio (FAR) for the allowable building area. In this case, the applicant receives the basic 0.8, 0.3 for building underground parking, 0.1 for applying the Planned Block Development to the site, and 0.4 for building residential on the site. The dedication of right-of-way adjacent to a site that occurred before 1987 also received building area credit. In this case 68th Street and 69th Place were dedicated. Therefore the developer has a total of 1.6 FAR on the site plus an additional right-of-way dedication. The calculations for this site are in the following chart:

F.A.R., TYPE 2 AREA:

BASIC F.A.R.	0.8	150,145 S.F.
UNDERGROUND PARKING	0.3	56,304 S.F.
P.B.D.	0.1	18,768 S.F.
RESIDENTIAL/HOTEL	<u>0.4</u>	<u>75,072 S.F.</u>
TOTAL	1.6	300,289 S.F.
R.O.W. DEDICATION CREDIT		25,376 S.F.
TOTAL ALLOWABLE BUILDING AREA:		325,665 S.F.
TOTAL BLDG AREAS PROPOSED:		321,000 S.F.

PBD ADDENDUM
PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
1-ZN-2004

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FLOOR AREA RATIO CALCULATIONS

SITE AREA: 187,682 S.F. OR 4.3 ACS

F.A.R., TYPE 2 AREA:

BASIC F.A.R.	0.8	150,145 S.F.
UNDERGROUND PARKING	0.3	56,304 S.F.
P.B.D.	0.1	18,768 S.F.
RESIDENTIAL/HOTEL	0.4	75,072 S.F.
TOTAL	1.6	300,289 S.F.
R.O.W. DEDICATION CREDIT		25,376 S.F.
TOTAL ALLOWABLE BUILDING AREA:		325,665 S.F.
TOTAL BLDG AREAS PROPOSED:		321,000 S.F.

PROPOSED MODIFICATIONS TO THE SITE DEVELOPMENT STANDARDS

A. MAXIMUM BUILDING LENGTH ABOVE 38 FT.

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length

REQUEST A MODIFICATION TO THE MAXIMUM BUILDING LENGTH FOR PORTIONS ABOVE 38 FT.

The request is to amend this requirement to allow a maximum length of 225 ft for portions of the building above 38 ft. for the Condominium Building (Building G).

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is the fourth and fifth floors of the south façade of the condominium building fronting on the alley. The ordinance requires walls longer than 200 ft to be offset by no less than 20 ft. The proposed design has several 10 ft. wall offset at the fourth and fifth floors. Although not literally following the standard, the intent of the standard to "break-up" the wall surface into smaller pieces has been met.

B. MINIMUM DISTANCE BETWEEN BUILDINGS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides

REQUEST A MODIFICATION TO THE MINIMUM SEPARATION BETWEEN BUILDINGS.

The request is to amend this requirement to a minimum of 15 ft. for separation between the buildings.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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The area affected by this standard are primarily the driveways providing access to the garages for the townhomes (Buildings A, B, C, D and F). Most of the provided building separations are within a few feet of the required. The reason to modify this standard is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

The distance between the Townhomes and Condominium buildings is as required by the standard.

C. ADDITIONAL SETBACK FOR WALLS MORE THAN 38 FT TALL

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft

REQUEST A MODIFICATION TO WAIVE THE REQUIREMENT FOR ADDITIONAL SETBACK

The request is to waive the requirement to increase the setback of tall walls.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is a small portion of the western wall of the Condominium building (Building G). This wall is approximately 22% of the length of the total wall length, is approximately a 48 ft tall wall and is set back 15 ft from the setback line. The fifth floor wall although it is setback from this wall (total height of approx. 65 ft) would also be affected by this standard. The standard would require that these walls be set back an additional 5 ft. Also, the south wall of Building G which is approx. 65 ft tall, would be affected by this standard. Less than 1/3 of the wall length is this tall. The majority is "fronted" by lower terraced walls. This standard would require that the wall be set at least another 20 ft. negatively impacting the proposed design.

D. MAXIMUM WALL LENGTHS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

REQUEST A MODIFICATION TO THE MAXIMUM WALL LENGTHS WITHOUT A "BREAK"

- BUILDING A, B, AND C ELEVATION, REQUIRES 20 FT OFFSET; REQUESTING 5 FT.
- BUILDING F ELEVATION REQUIRES 20 FT OFFSET, REQUESTING 0 FT.
- BUILDING G, WEST ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 15 FT.

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PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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- BUILDING G, SOUTH ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 10 FT.

The request is to modify the standard as described above.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The areas primarily affected by this request are the townhomes. The proposed townhome buildings vary in length from 217 ft (Bldg F) to 325 ft (bldg C). None of the buildings have a single 20 ft offset. All of the individual buildings have multiple offsets of 5 ft and 10 ft along their length. Building A has additive offsets totaling 20 ft. Building B (an interior building), and Building C have additive offset of 15 ft. Building F, which backs into the alley has no offset on the alley side.

In addition, the Condominium building (Building G) has a 15 ft setback along 68th street and is included in this request. Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided. If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would need to be increased, reducing the amount of landscape and amenity area for the residents.

E. BUILDING ENVELOPE

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district

REQUEST A MODIFICATION TO THE BUILDING ENVELOPE INCLINED PLANE

The request is to modify the required inclined stepback to start at 28 ft above the building setback line and slope at 2:1

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

A stepback plane is required to start at a height of 10 ft above the setback line on the west side of the Condominium building, Building G. See attached 3D Illustrations for impacted areas of the building.

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PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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The intent of this standard is to transition from taller buildings to lower scale single family residences. The condominium building, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th street providing more than 100 ft of separation between the homes to the west and the condominiums. If the two uses shared a property line this standard would be important to transition the scales and to minimize negative impacts on the single family residents. But with the 100 ft of separation by the busy 68th street separation, much of the impact has been mitigated. The stepback/inclined plane in conjunction with the proposed design, terraces away from the street to help reduce the apparent scale of the structure as intended by the standard.

F. VERTICAL ENCROACHMENT

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. Encroachment of 15' max. is permitted for 25% of Vertical Encroachment length of Elevation

REQUEST A MODIFICATION TO THE MAXIMUM ALLOWABLE INCLINED STEPBACK ENCROACHMENT

The request is to modify the encroachment requirement to allow 100% of the building parapet length to encroach.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

This request is primarily for the Townhome, Building C. Less than 25% of the building encroaches the inclined plane, but because most of the length of the building is less than 10 ft. behind the setback line, the majority of the length of the building is considered to be on the same plane, and therefore is considered to encroach the inclined plane. However, the intent of the standard is met, that the majority of a building is contained within the inclined plane.

G. BUILDING LINES

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines Min. of 25% of area of front face below 26 ft shall be at front bldg setback line at first level 25% width of projected elevation must be at least 10 ft behind front bldg setback

REQUEST TO MODIFY THE SETBACK REQUIREMENT

The request is to modify the percentage of building that must be at the stepback line and at least 10 ft behind the setback line.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area mostly affected by this standard is the Townhome Building C. 24% of the building length is "on" the building setback line, 10% is more than 10 ft behind the setback line and 66% is 5 ft behind the setback line.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would be increased, reducing the amount of landscape and amenity area for the residents.

This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G. The proposed site plan shows approximately 22% of the wall length to be behind the setback line at ground level. Additional setbacks are provided on the second and third floors which increases the perceived setback to 40% of the wall surface. Also, Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided (south property line). If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

H. ALLOWABLE USES

1. SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate

REQUEST TO ALLOW ACCESSORY PARKING

The request is to modify the Land Use Regulation to allow Parking for adjacent property.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

In addition to the underground parking being provided for the Condominium building residents, 175 parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. Although available for self parking by hotel guests, it anticipated that most of the parking will be valet.

Negative impacts on the surrounding properties should be minimal because all of the access is internal between the properties (Valley Ho and the Residence on Main) and because it will be underground the parking will be screened from adjacent properties. Previous site plan studies proposed surface parking or a 2 level above grade parking structure.0343

CULTURAL IMPROVEMENTS PROGRAM

1-ZN-2004

MARCH 15, 2004

In keeping with the cultural improvements program requirements, and as part of a Planned Block Development, the project developer will include original works of art costing a minimum of 1 percent of the applicable building valuation or may elect to provide an in-lieu fee to the cultural trust fund to be dispersed in accordance with the public places program.

The applicable portion of this project is only the 3,000 s.f. of retail space located in the ground floor of the Condominium building (Building G). Because of this the project developer has elected to provide an *in-lieu fee* to the Cultural Trust Fund.

Stipulations for the Zoning Application:

Valley Ho Expansion

Case Number: 1-ZN-2004#2

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff. ***BOLD ITALIC TEXTS AND STRIKE-OUTS ARE MODIFICATIONS MADE AFTER THE PLANNING COMMISSION.***

GOVERNANCE

1. **APPLICABILITY.** Except as revised herein, all stipulations of Case 1-ZN-2004 shall continue to apply.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN.** Development of Parcel B shall conform with the conceptual development plan submitted by Allen Philp Architects and with the city staff date of 10-13-2010, on file with the City Clerk of the City of Scottsdale and made a public record entitled "Hotel Valley Ho Expansion Development Plan" by Resolution No. 8875, ***which is incorporated herein by reference.*** Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. ***In addition to the provisions of the Development Plan, the site must also:***
 - a. Provide a minimum 10-foot wide landscape buffer between the parking facility and the alley along the south property line, as well as a minimum 6-foot tall solid privacy wall.
 - b. Provide a minimum 8-foot wide sidewalk along the north side of the main vehicular access from 69th Street to the main hotel entrance.
 - c. ~~Building height shall not exceed 36 feet.~~
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development of Parcel B shall be in conformance with the amended development standards, ***which is part of the development plan*** on file with the City Clerk of the City of Scottsdale and made a public record entitled "Hotel Valley Ho Expansion Development Plan" by Resolution No. 8875. Any change to the amended development standards shall be subject to additional public hearings before the Planning Commission and City Council. ***In addition to the provisions of the Amended Development Standards in the Development Plan, the site shall also comply with the following additional development standards:***
 - a. **SPACING BETWEEN BUILDINGS.** The minimum spacing between buildings shall be 15 feet.
 - b. **LARGE WALLS-HORIZONTAL DIMENSION-OFFSET.** Curved building façades along Main Street with a length of 200 feet or more shall meet the intent of the standard provided

that the proposed curved wall shall result in an equal amount of open space as the large-walls-horizontal dimension maximum requirement.

c. Building height shall not exceed 36 feet.

INFRASTRUCTURE AND DEDICATIONS

4. VEHICLE NON-ACCESS EASEMENT. Maintain a one foot wide vehicular non-access easement on 69th Street except at the approved street entrance(s). No vehicular access shall be provided to Parcel B from the alley which abuts Parcel B's south property line.
5. TRANSIT FACILITIES. Before any certificate of occupancy is issued for the site, the owner shall construct at the northeast corner of Parcel B a trolley stop facility including bench, trash can, bike rack and shade structure.

PROJECT INFORMATION

Parcel Area (acs.)*	4.6972 acs.	
Parcel Area (s.f.)	204,610 s.f.	
Max Allowable Building Area	150,145 s.f.	(1)
Proposed Maximum Building Height	36 ft	
Front Yard Setback (69th St)	20 ft	(2)
Side Yard Setback (alley)	0 ft	
Side Yard Setback (entry drive)	varies	(3)
Rear Yard Setback	0	
Parking Required/Provided		(4)

Notes

(1) Max. Allowable Building Area is based on 1-ZN-2004 DR#4 adjustments made to the allowable building area. Approximately 30,000 s.f. of Building Area was transferred from this parcel to the Mark parcel in that DR case.

(2) From planned curb

(3) 15 - 30 ft from b/c of entry drive

(4) Parking will be per ordinance

* See Wood Patel letter dated Nov. 17, 2010

HOTEL VALLEY HO EXPANSION DEVELOPMENT PLAN

Project Description

The primary goal of the Hotel Valley Ho Expansion Development Plan is to provide a framework for future hotel development. The framework needs to allow for certainty and flexibility that is necessary to enable the vision laid out in this document.

The plan objectives are:

- a. Develop a sense of continuity between the existing Hotel Valley Ho and this parcel. This should be accomplished by using similar building masses, building scale, building materials and landscape materials.
- b. Develop flexibility within the development plan that enables an effective response to the changing hotel market place and a framework that provides the certainty needed to guide the future development.
- c. Develop a sense of connectivity to the Hotel Valley Ho and maintain the existing connection to the adjoining residential neighborhoods.

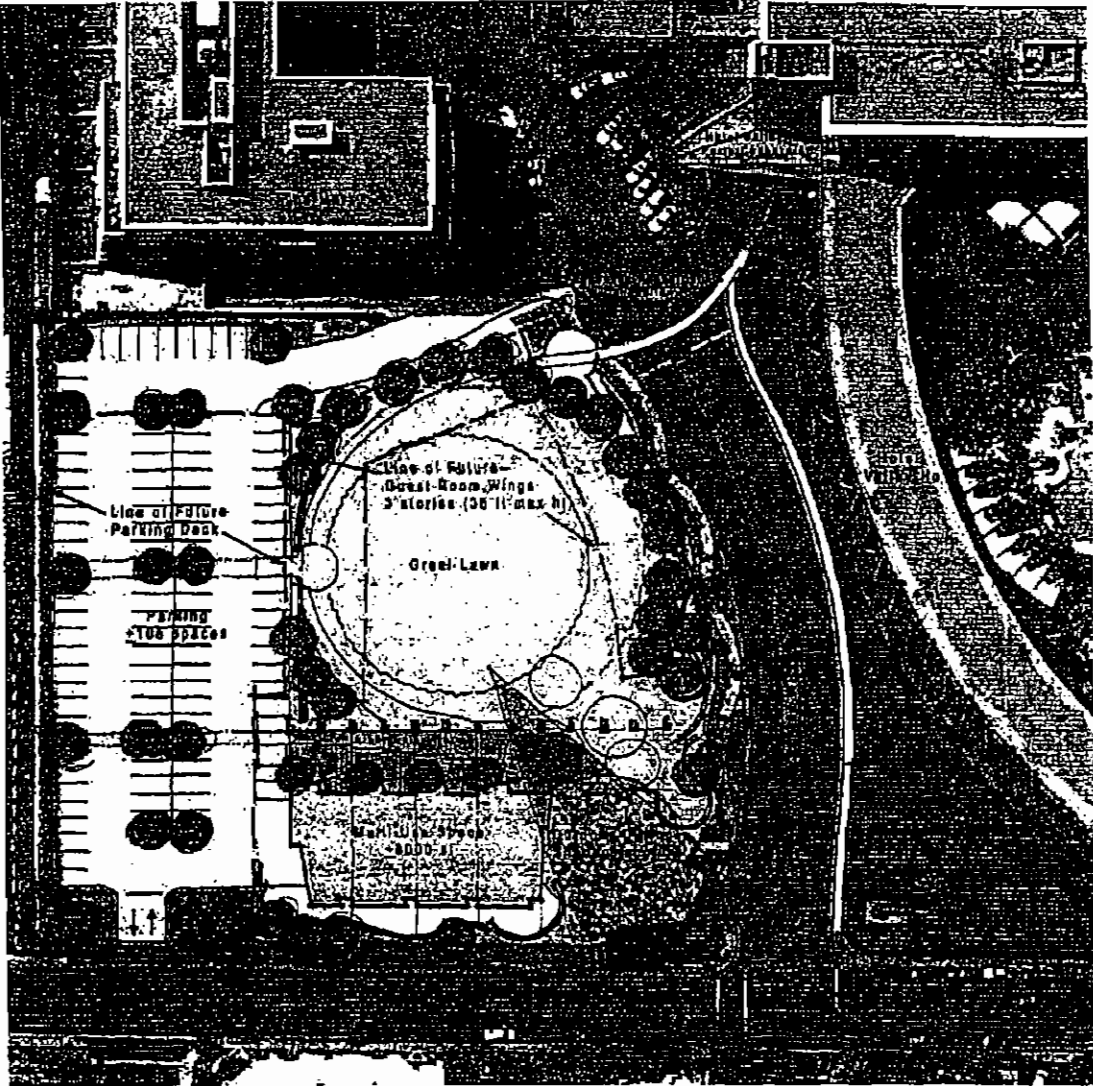
The development plan builds largely on the existing Hotel Valley Ho configuration using the existing development pattern and circulation infrastructure to guide development on this site. The development plan is divided into 2 distinct areas. The northern area, approximately 2/3 of the site, will contain the hotel expansion-guest rooms, ballroom and meeting room and the southern area, approximately 1/3 of the site, will be primarily parking and service access for the expansion. This places the planned building expansion near the hotel, along the existing pedestrian and automobile circulation and the parking areas adjacent to the alley and existing off-site parking.

The development plan recognizes its role in enhancing an important tourist destination for the downtown area (and the valley) and as an anchor to downtown.

Development Guidelines:

- a. Building frontages along the Hotel's existing entry drive should enhance the existing Hotel's building massing character and setbacks
- b. Building setbacks along 69th St should reflect the existing Hotel's buildings massing character and setbacks
- c. Perimeter walls which are not integrated with the building should be discouraged unless they are screening parking or service areas.
- d. Setbacks along the entry drive and 69th St should have consistent landscape treatment with the existing hotel.





Conceptual Phasing Plan

Phasing

The current thinking is that the Hotel Valley Ho Expansion will be constructed in two (2) phases. However, flexibility is needed if it is determined that market conditions require a different approach. This might result in phasing the construction of the more "public" areas (such as the multi-use spaces or any dining or meeting rooms) separately from the guest rooms. At a minimum, parking will be constructed as required for each phase. Sidewalks between the hotel, the driveway and 69th Street would be constructed to facilitate pedestrian linkages.

Parking Plan

It is the intent that the Hotel Valley Ho Expansion "self park" per the City of Scottsdale's parking ordinance on the parcel. This will be accomplished either by a surface parking lot or by an elevated parking deck (currently anticipated as 1 level above grade). No parking reductions requests are anticipated at this time.

Parking requirements will vary depending on what is finally constructed. Parking could range from approximately 100 on-grade spaces and/or 250 parking spaces in a one level parking structure or some combination thereof.

Circulation Plan

a. Auto Circulation

Public Roadway circulation is primarily from 69th St and Main St. 69th St is a 2 lane road with public on-street parking. Main Street is the primary link to the downtown area whether by driving, walking or riding

transit. The main entry drive to the Hotel and the Mark begins at the Intersection of Main and 69th Streets. The existing main driveway entrance will remain and will not need to be modified for this project. What is anticipated to be a secondary access from 69th St aligning with 1st street will be constructed.

Internal automobile circulation will remain as is. Only the addition of a drive access from the existing drive to the new parking area will be necessary. After discussions and meetings with the neighbors, there will be no vehicular access to the alley along the southern property line.

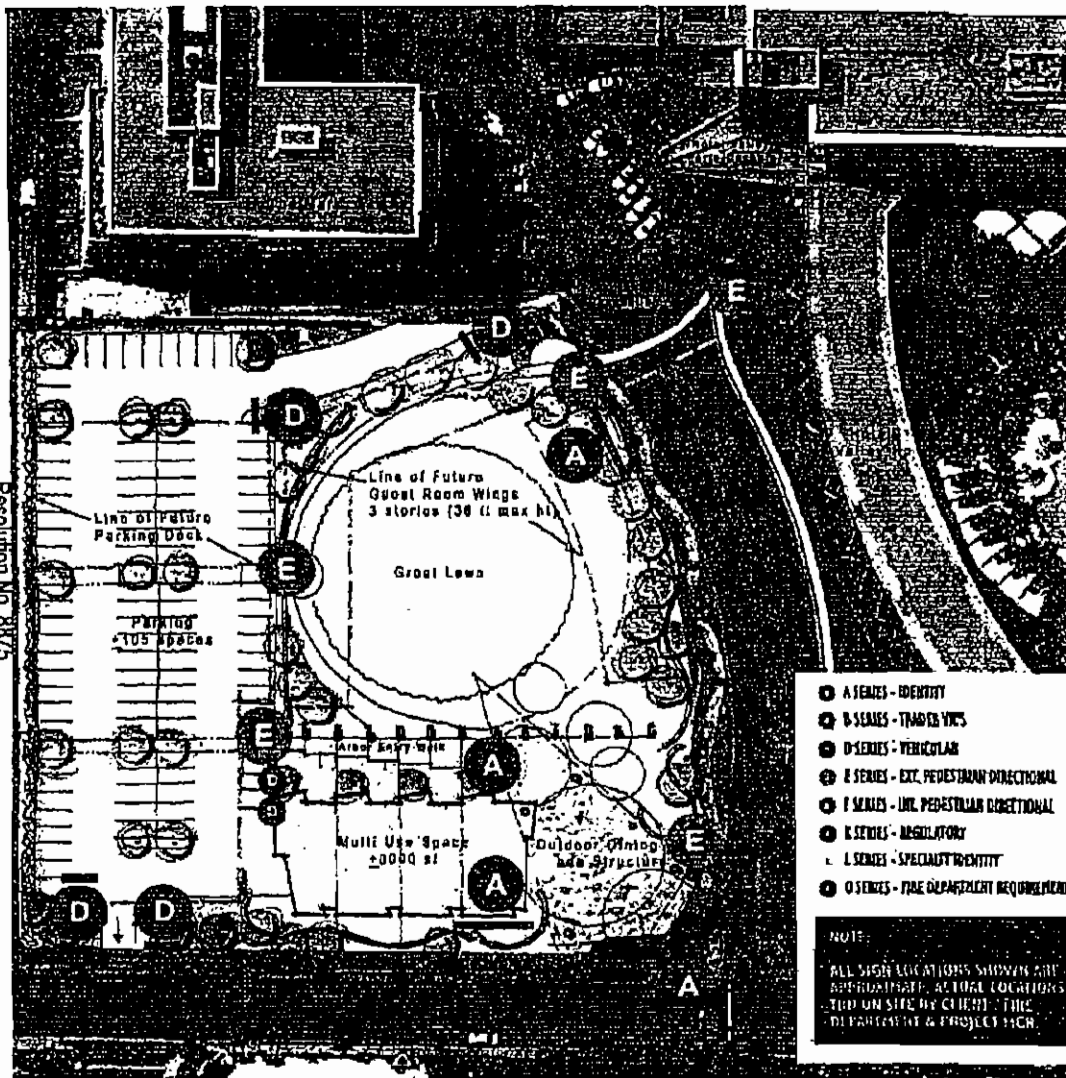
In addition to the new driveway entrance, only minor curb and gutter repair work is needed along 69th St to remove an old abandoned driveway location. This project will not require any additional improvements needing to be done to the roadways.

b. Pedestrian Circulation

Existing Pedestrian circulation to off-site locations (adjacent restaurants, stores, galleries and other downtown events) will remain and will not need to be modified. The sidewalk along 69th St will be repaired or reconstructed as needed. The existing on-site pedestrian path along the south side of the main entry drive will remain and will not need to be modified. A new pedestrian path will need to be developed between this parcel and the Hotel near the porte cochere.

c. Bicycle Circulation

Existing bicycle circulation to off-site locations (adjacent restaurants, stores, galleries and other downtown events) will remain and will



Conceptual Master Signage Plan

c. Bicycle Circulation

Existing bicycle circulation to off-site locations (adjacent restaurants, stores, galleries and other downtown events) will remain and will not need to be modified. The existing on-site bicycle way along the main entry drive will remain and will not need to be modified.

d. Transit

The existing Trolley stop is on the northeast corner of 69th St and Main. This stop will remain and will not need to be modified.

Drainage Plan

Storm water historically for the hotel site and for this parcel site was "shed off" onto the abandoned Main Street (now the entry drive) and 69th street. As part of the improvements that were installed at the time of the hotel's renovation and the construction of The Mark, the storm water line was extended north along 69th St to the entry drive and a catch basin installed.

A waiver for on-site storm water retention was obtained for the previously approved project. The proposed project will be of the same or lesser surface permeability. It is the intent to keep the existing storm water retention waiver in place.

Cultural Improvements Program

As a result of receiving the floor area increase bonus for the Planned Block Development designation (Case# 1- ZN-2004), the developer is required to contribute to the City's Cultural Improvements Program for commercial use building areas. The original site plan was planned to be primarily

residential uses with only approximately 3,000 s.f. of commercial uses. The commercial space was constructed in The Mark. Residential use building areas are excluded from the contribution requirement. Hotel use building areas are not, so a contribution is required.

Contributions to the Cultural Improvements Program include original works of art costing a minimum of 1 percent of the applicable building valuation at the time of permitting. The developer may also elect to provide a portion or all of this requirement as an in-lieu fee to the cultural trust fund to be dispersed in accordance with public places program. As is required, the developer will determine prior to Development Review Board (DRB) approval of the development project which alternative they will use.

Master Signage Plan

The Hotel Valley Ho Expansion Area will be added to the Master Signage Plan for the Hotel Valley Ho. It is the intent that the same design standards established for the Hotel will be extended to this area. Anticipated Signage may include a new Hotel Monument sign, I.D. signage for potential hotel restaurant and retail uses. Other signage will include pedestrian and vehicular signage.

The Conceptual Master Signage Plan is located to the left. The Hotel Valley Ho's current Signage Master Plan is on the following page.

Existing Stipulation Modifications.

There are several stipulations from the original Zoning Case No. 1-ZN-2004 which need to be modified because they are specific to the site plan which was part of that case. The stipulations needing modification are numbers 4, 9 and 13.

The proposed stipulation modifications are indicated below in **bold** or by **strikethrough**:

4. ~~CONFORMANCE TO THE PBD ADDENDUM SITE PLAN.~~ Development shall conform to the site plan submitted by H&S International LLC with a revision date of 3/22/2004 **except Parcel B which shall conform to the site plan submitted by Allen + Philip Architects dated 02-12-10.** The stipulations herein take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

9. ~~SETBACK EXCEPTIONS. Exterior entry stairways for townhome buildings shall be permitted to encroach the required setback by not more than 8 feet where the building face is required to be on the setback line. (stipulation is no longer applicable)~~

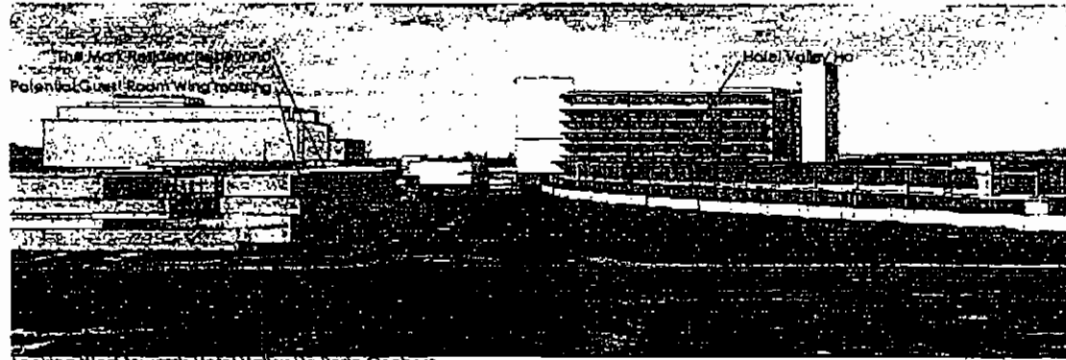
13. ~~LARGE WALLS - HORIZONTAL DIMENSION - OFFSET.~~ The minimum modified recess or offset for the buildings shown on the above referenced PBD Addendum Site Plan shall be as follows:

Building	Offset	Offset Length Percentage
A	5 Feet	Not Modified (no longer applicable)
B	5 Feet	Not Modified (no longer applicable)
C	5 Feet	Not Modified (no longer applicable)
F	0 Feet	Not Modified (no longer applicable)
G, West Elevation	15 Feet	22% (1)
G, South Elevation	10 Feet	Not Modified (1)

Note: (1), Building G is the constructed Mark Residences



Blue shaded area indicates building configuration per ordinance



Looking West towards Hotel Valley Ho Parte Cochere

Amended Development Standards

To accomplish the goal of creating an addition which looks consistent with the existing Hotel Valley Ho certain Development Standards will need to be modified. As part of the original zoning case eight (8) standards needed to be modified. Only two of the standards, Building Separation and Large Wall-Horizontal, are applicable to this parcel.

The Planned Block Development standards are designed to assure that developments fit into the established urban pattern. The proposed amended standards will help the development to fit within the existing site context and to reflect the character, mass etc. The proposed modifications are:

1. Large Walls Horizontal dimension maximum

Schedule B, Site Development Standards, III. Building Design requirements, *5. Large Walls, b. Horizontal dimension maximum; Section 5.3061 F. Large wall surfaces shall be controlled in vertical dimension and horizontal dimension by the following:

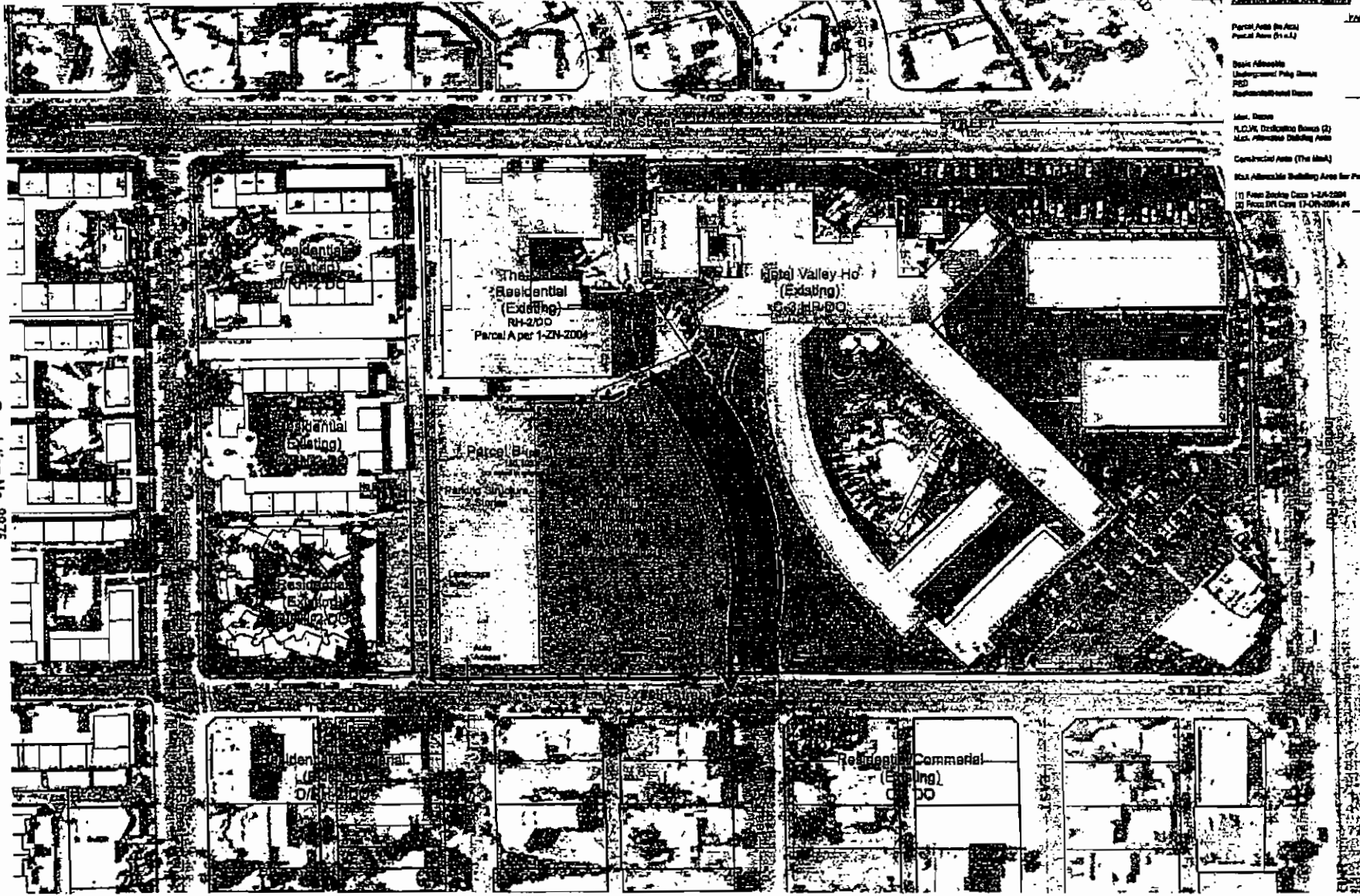
1. *Horizontal dimension:* No wall surface shall be more than two hundred (200) feet long without a "break" (a break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth, and one-quarter of the building in length. The offset angle constituting the "break" recess shall be between ninety (90) degrees and forty-five (45) degrees to the wall).

REQUEST A MODIFICATION TO THE MAXIMUM HORIZONTAL WALL LENGTH AND OFFSET REQUIREMENT

The request is to allow an interpretation that a curved building facade with a length of 200 ft or more and that has a rise of more than 20 ft or more meets the intent of the standard. See illustration for clarification.

2. Spacing Between Buildings Minimum (from 10% of building length to 15 feet):

The standard was created to break up building masses by providing open space areas between buildings. The applicant proposes to create an urban resort environment by constructing multiple 2 and 3 story hotel guest room addition that surrounds an open pool courtyard. The ordinance requires that the spacing between each building shall not be less than 10% of the two longest sides of the building. The request is to maintain the previously approved amended development standard of a 15-foot minimum building separation which will provide the flexibility needed to ensure ample open space as well as creative building and site design.



Admissible Building Area Analysis

	ZONING	PERC
Parcel Area (Per Aerial)	4.22	187,863
Parcel Area (Per 1)		
Basic Admissible	0.8	162,108
Underground Parking Structure	0.3	58,204
PERC	0.1	18,765
Permitted Total Density	0.4	79,077
Max. Density	1.0	248,372
R.C.D.M. (Existing) (1)		21,571
Max. Admissible Building Area		229,801 (1)
Commercial Area (The Hotel)		173,880 (2)
Max Admissible Building Area for Parcel B		182,528

(1) Floor Loading Code 1-2A-2204
 (2) Floor Loading Code 1A-09-2204

Resolution No. 8875

HOTEL VALLEY HO | CONCEPTUAL HOTEL EXPANSION
 WESTROC HOSPITALITY

March 5, 2010
 Rev. Oct. 12, 2010

1-ZN-2004#2
 2nd: 10/13/2010

Valley Ho Expansion – Amended Development Standards

Case: 1-ZN-2004#2

Existing Zoning: D/RH-2 PBD DO

Section 5.3060. Site development standards.

Schedule B

Site Development Standards

		Type-1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
I. Development Requirements					
1.	Basic Floor Area Ratio (FAR)	0.8	0.8	0.8	Section 5.3090
	a. Underground parking FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C1, 9.108.C.3.
	b. Historic site FAR bonus maximum	0.2	0.2	0.2	Section 5.3090 C2.
	c. Special improvements FAR bonus maximum	0.3	0.3	0.3	Section 5.3090 C4.
	d. Planned block development FAR bonus max.	0.1	0.1	0.1	Sections 5.3061 A, 5.3082
2.	Total maximum FAR (excluding residential bonus and right-of-way credit)	1.5	1.4	1.4	Sections 5.3061 B, 5.3065
	a. Residential/hotel FAR bonus maximum	0.5	0.4	0.4	Section 5.3090 C3.
3.	Total maximum FAR (including residential but excluding right-of-way credit)	2.0	1.8	1.8	Section 5.3061 L
II. Site Requirements					
1.	Minimum Site Area	None required	None required	None Required	
2.	Minimum Front Building Setback	12 feet from planned curb	20 feet from planned curb except designated street frontages	20 feet from planned curb except designated street frontages	Sections 5.3066, 5.3061 G, 5.3061 H, 5.3081 C
3.	Minimum Interior Side	None	None	None	Sections

	Building Setback				5.3066 5.3061 I
4.	Minimum Corner Side Building Setback	12 feet from planned curb	20 feet from planned curb	20 feet from planned curb	Section 5.3066
5.	Minimum Rear Building Setback	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	No minimum except as required for off-street loading and trash storage	Sections 5.3066 5.3061 I
6.	Landscaping	No minimum	No minimum	No minimum	Section 5.3062
7.	Parking	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX	Pursuant to article IX
8.	Signs				Section 5.3061 K
		Type 1 Area (Compact Development)	Type 1.5 Area (Low-Scale Development)	Type 2 Area (Intermediate Development)	Additional Regulations
III. Building Design Requirements					
1.	Basic Height Maximum (all uses)	26 feet (not more than 2 levels)	26 feet	38 feet (not more than 3 levels) 36 FEET (NOT MORE THAN 3 LEVELS)	Section 5.3061 C
2.	Bonused Height Maximums				Section 5.3090
	a. Planned block development (all uses)				Section 5.3082
	100,000 sq. ft. minimum parcel	None	None	50 feet (not more than 4 levels) 36 FEET (NOT MORE THAN 3 LEVELS)	
	200,000 sq. ft. minimum parcel	None	30 feet (not more than 4 levels)	65 feet (not more than 5 levels) 36 FEET (NOT MORE THAN 3 LEVELS)	
	b. Residential use	36 feet (not more than 3 levels)	38 feet not more than 3 levels)	50 feet (not more than 5 levels) 36 FEET (NOT MORE THAN 3 LEVELS)	Section 5.3061 M
	c. Hotel use	36 feet (not more than 3 levels)	38 feet (not more than 3 levels)	72 feet (not more than 8 levels) 36 FEET (NOT MORE THAN 3 LEVELS)	

5.	Large Walls				
	a. Vertical dimension maximum	26 feet	26 feet	38 feet without additional setback	Section 5.3061 F
	b. Horizontal dimension maximum *	None	200 feet without "break"	200 feet without "break" *	Section 5.3061 F
* CURVED BUILDING FACADES ALONG MAIN STREET WITH A LENGTH OF 200 FEET OR MORE SHALL MEET THE INTENT OF THIS STANDARD PROVIDED THAT THE PROPOSED CURVED WALL SHALL RESULT IN AN EQUAL AMOUNT OF OPEN SPACE AS THE LARGE-WALLS-HORIZONTAL DIMENSION MAXIMUM REQUIREMENT.					
6.	Building Envelope, starting at a point 26 feet above the building setback line, the inclined stepbacks plane slopes at:	2:1 on the front, and 1:1 on the other sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	1:1 up to a height of 38 feet, 2:1 thereafter on all sides of a property	Section 5.3061 J, 5.3061 N
7.	Encroachments Beyond Inclined Stepback Plane	Not permitted	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation	Sections 5.3063 5.3066
8.	Building Lines	At the first level minimum 50% of front building face shall be at front building setback	Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at least 10 ft. behind front building setback	Minimum 25% of area of front bldg. face below 26 ft. shall be at front building setback. At first level, min. 25% of width of projected street elevation must be at least 10 ft. behind front building setback	
9.	Private Outdoor Living Space	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Minimum area of 60 sq. ft. per dwelling unit required with minimum dimensions of 6 ft.	Ground-floor dwelling unit; min. dimension 10 ft. Upper floor unit; min. dimensions 6 ft. with min. area of 60 ft.	

Ord. No. 1796, 11-5-85; Ord. No. 1932, § 1, 4-7-87; Ord. No. 1996, § 1, 2-1-88; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99;



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

WEDNESDAY, JUNE 12, 2013

DRAFT SUMMARIZED MEETING MINUTES

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

ABSENT: Michael Edwards, Commissioner

STAFF: Tim Curtis
Sherry Scott
Brad Carr
Dan Symer
Kim Chafin
Kira Wauwie

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

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

MINUTES REVIEW AND APPROVAL

1. Approval of May 22, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER CODY MOVED TO APPROVE THE MAY 22, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 312-PA-2013 (PCC, PRC, SS Text Amendment)

VICE CHAIR GRANT MOVED TO INITIATE CASE 312-PA-2013 SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 203-PA-2013 (Scottsdale's Museum of the West Municipal Use Master Site Plan)

VICE CHAIR GRANT MOVED TO INITIATE CASE 312-PA-2013 SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

4. 1-ZN-2004#3 (The Standard at Valley Ho)

5. 3-GP-2013 (Scottsdale 92 Lofts)

6. 6-ZN-2013 (Scottsdale 92 Lofts)

VICE CHAIR GRANT MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 1-ZN-2004#3, 3-GP-2013, AND 6-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS AS AMENDED, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AFTER FINDING THAT THE PLANNED BLOCK DEVELOPMENT (PBD) FINDINGS, PLANNED COMMUNITY (PC) DISTRICT FINDINGS AND PLANNED UNIT DEVELOPMENT (PUD) FINDINGS HAVE BEEN MET; SECONDED BY PETKUNAS.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:05 p.m.

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