

CITY COUNCIL REPORT



Meeting Date: October 21, 2014
General Plan Element: *Land Use*
General Plan Goal: *Foster economic and employment opportunities*

ACTION

Indoor Vehicle Leasing, Sales or Rental in I-1 (Text Amendment) 6-TA-2014

Request to consider the following:

1. Adopt Ordinance No. 4173 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Table 5.1803 (Land Use Table) in the Industrial Park District (I-1) to allow Indoor Vehicle Leasing, Sales or Rental in conjunction with restoration services, without outdoor display, finding that the proposed zoning text amendment is consistent and conforms with the adopted General Plan.

Key Items for Consideration

- Allows indoor auto leasing, sales or rental in conjunction with restoration services only
- Compatibility with the Greater Airpark Character Area Plan (GACAP)
- All operations internal to the building. Outdoor vehicle display prohibited.
- No public comment received by staff
- Planning Commission heard this case on September 24, 2014 and recommended approval with a unanimous vote of 7-0.

OWNER

Brown's Classic Auto
480-998-4300

APPLICANT CONTACT

Dave Gulino
Land Development Services LLC
480-946-5020

LOCATION

Citywide

Action Taken _____

BACKGROUND

General Plan

The General Plan Land Use Element vision encourages quality of life and long-term prosperity throughout the community, with uses that complement each other visually, aesthetically, socially and economically. It is recognized that a proposed change of land uses within any given portion of the city could potentially have a significant impact on the balance of land uses that are appropriate within all distinct areas of the city. Additionally, a change in the planned land uses may have a significant impact on the City by transforming the character of the land uses within a given planning area.

Most (if not all) the I-1 zoned properties in Scottsdale fall under the “Employment” category in the General Plan. The Employment designation encourages a range of employment uses from light manufacturing to light industrial and office uses. Employment areas are typically located where they will have the least amount of impact on residential neighborhoods, and where there is access to labor pools and transportation facilities.

The Employment Element of the General Plan emphasizes the success of Scottsdale as a “desirable place to live, work and visit is dependent upon a dynamic; diversified and growing economic base that compliments the character of our community”. It goes on to state in the vision statement that “Scottsdale will celebrate and embrace its existing strengths in business and employment, as well as diversify and develop new strengths through emerging technologies and changes in the ways of doing business.”

Character Area Plan

Approximately 90% of all the I-1 zoned properties in Scottsdale are located at or near the Scottsdale Airpark, which is Scottsdale’s largest employment core area. The Greater Airpark Character Area Plan (GACAP) encompasses the entire airpark, as well as the Perimeter Center, which also consists primarily of I-1 zoned properties. The core values of the GACAP include providing opportunities for business diversity and technological innovation, as well as accessibility and efficient circulation supportive of a mixed-use, regional employment center.

The GACAP recognizes retail as a necessary component of a mixed-use, regional setting. Policy LU 1.1 of the GACAP stresses the importance of maintaining and expanding the “diversity of land uses in the Greater Airpark”. Policy LU 1.8 of the GACAP further clarifies this position by stressing the importance of preventing the “erosion of the Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment”. In general, pockets of pure retail outside a mixed-use setting are discouraged.

Zoning Ordinance

The purpose of the I-1 district is to provide a setting for light industrial and aeronautical activities, along with other supporting uses such as office and warehousing, to sustain and enhance major employment opportunities. Currently, retail opportunities in the I-1 district are limited to a single specific use (Furniture and Home Furnishing Sales). Other non-industrial uses currently permitted (some with exceptions or restrictions) in the I-1 district include Day Care Center, Educational Services, Financial Institution, Health and Fitness Studio, Medical Marijuana use, Places of Worship,

and Restaurant. No other amendments are proposed aside from the introduction of a new use to the Land Use Table.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant currently operates a restoration service for rare and antique vehicles in the Scottsdale Airpark. They are in the process of expanding their operations into a larger new building and would like to have the option of conducting transactions on-site, mainly the sale of rare and antique cars. Auto Leasing, Sales or Rental is not allowed in the I-1 district as it is considered a straight retail use. The applicant's current operation plan includes on-line sales, which is permissible in I-1 as it is most analogous to an office use. The goal behind this amendment is to be able to accommodate walk-in customers who are interested in purchasing a vehicle.

IMPACT ANALYSIS

Land Use

The General Plan and GACAP both stress the need to preserve the core Employment areas in Scottsdale in an effort to provide a setting for light industrial and office-related uses that are a draw for large labor pools, and in close proximity to multiple modes of transportation. The introduction of a purely retail operation to an employment area could potentially contribute to the erosion of the employment core.

In an effort to prevent compromising the intent of the I-1 district, the proposed amendment calls for all retail operations associated with vehicle sales or rental to be internal to the building. No outdoor vehicle display would be permitted; as such, lighting options would be limited to ambient lighting consistent with an industrial or office setting. Outdoor vehicle storage would be permitted provided it occurs within a fully screened area, consistent with other outdoor storage options currently available in the I-1 district. To ensure a purely retail operation does not occupy an entire building or tenant space, a condition of the proposed use is that it must be associated with a restoration service use, which is currently permitted in the I-1 district. A restoration service is a facility or activity that restores used or damaged products (in this case rare and antique cars) to their original condition. Adding this condition ensures that the use will continue to maintain a primarily light industrial component consistent with the intent of the district.

Community Involvement

The applicant conducted a pair of Open Houses on 8/12/14 and 8/14/14 at the Granite Reef Senior Center. There were no attendees. Additionally, an ad was run in the Arizona Republic announcing the amendment request and written notification was sent to stakeholders and property owners throughout the city.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on September 24, 2014 and recommended approval with a unanimous vote of 7-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission determine that the proposed zoning text amendment is consistent and conforms to the adopted General Plan, and make a recommendation to City Council for approval.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4173 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Table 5.1803 (Land Use Table) in the Industrial Park District (I-1) to allow Indoor Vehicle Leasing, Sales or Rental in conjunction with restoration services, without outdoor display, finding that the proposed zoning text amendment is consistent and conforms with the adopted General Plan.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

9-26-14

Date



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

10/3/2014

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/6/14

Date

ATTACHMENTS

1. Ordinance No. 4173
2. Amendment Narrative
3. Amended I-1 district w/ proposed use included
4. Community Outreach
5. Location Map for all I-1 zoned parcels
6. September 24, 2014 Planning Commission minutes

ORDINANCE NO. 4173

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, TO AMEND TABLE 5.1803 (LAND USE TABLE) IN THE INDUSTRIAL PARK DISTRICT (I-1) TO ALLOW VEHICLE LEASING, SALES OR RENTAL (INDOOR) ONLY IN CONJUNCTION WITH RESTORATION SERVICE, WITH NO OUTDOOR DISPLAY, AS PROVIDED IN CASE NO.6-TA-2014.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance provisions regarding permitted land uses in the I-1 District; and

WHEREAS, the Planning Commission held a public hearing on September 24, 2014; and

WHEREAS, the City Council held a public hearing on October 21, 2014 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 6-TA-2014; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

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

Section 1. That the Zoning Ordinance of the City of Scottsdale, Article V. District Regulations, Section 5.1803. Use regulations., of the Industrial Park (I-1) District, is amended as follows:

Sec. 5.1803. Use regulations.

The uses allowed in the I-1 District are shown in Table 5.1803 with additional limitations on certain uses listed below.

Table 5.1803: Land Use Table	
Land Uses	Permitted (P), or Conditional Use (CU)
1. Aeronautical use, except off-airport heliport or helipad	P (1)
2. Auction sales	CU
3. Courier and messenger	P
4. Data processing, hosting and related service	P
5. Day care center with drop off or outdoor play area farther than 100 feet from a residential district	P (2)
6. Day care center with drop off or outdoor play area within 100 feet of a residential district	CU (2)
7. Educational service other than elementary and secondary school	P
8. Educational service, elementary and secondary school	CU (2)(3)
9. Electronic shopping and mail-order service	P
10. Equipment and vehicle storage	P
11. Financial institution, excluding drive-through and drive-in service	P
12. Financial institution, including drive-through and drive-in service	CU (4)

13. Furniture and home furnishing sales	P
14. Health and fitness studio	P
15. Industrial launderer	P
16. Internalized community storage	P
17. Light manufacturing	P
18. Medical and diagnostic laboratory	P
19. Medical marijuana caregiver cultivation	CU
20. Medical marijuana use	CU
21. Multimedia production with communication tower equal to or less than 100 feet in height	P
22. Multimedia production with communication tower over 100 feet in height	CU
23. Municipal use	P
24. Off-airport heliport or helipad	CU
25. Office	P
26. Personal care service	P (4)
27. Place of worship	P (2)
28. Restaurant, excluding drive-through and drive-in service	P
29. Restaurant, including drive-through and drive-in service	CU (4)
30. Restoration service	P
31. Scenic and sightseeing transportation	P
32. Scientific research and development	P
33. Taxi and limousine service	P
34. Utility service yard	CU
35. Vehicle emissions testing facility	P
36. Vehicle leasing, sales or rental (indoor)	P(5)
36 ³⁷ . Vehicle storage not adjacent to residential districts	P
37 ³⁸ . Vehicle storage adjacent to residential districts	CU
38 ³⁹ . Wholesale, warehouse and distribution	P
39 ⁴⁰ . Wireless communications facility, Type 1, 2, & 3	P
40 ⁴¹ . Wireless communications facility, Type 4	CU

Use Limitations:

- (1) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational service, elementary and secondary schools, are subject to a conditional use permit and shall meet the following standards:
 - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.

- b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
 - c. The facility shall not have outside speaker systems or bells.
 - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - e. A minimum twenty-four (24) feet setback shall be provided and landscaped where parking is adjacent to residential districts.
 - f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot wall or fence.
 - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
 - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (4) Uses that are not accessory uses shall front on a major collector or higher street classification.

~~(5) Only in conjunction with restoration service with no outdoor display~~

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this 21st day of October, 2014.

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: Kathe Anderson

Project Narrative Text Amendment

Article V, District Regulations of the City of Scottsdale Zoning Ordinance

Section 5.1803 – Industrial Park (I-1) Use Regulations

This is a request to initiate a text amendment (410-PA-2014) to Article V. District Regulations of the City of Scottsdale Zoning Ordinance (455) for the purpose of amending allowed uses in the Industrial Park District (I-1) to allow indoor vehicle sales without outdoor display.

The Purpose of the I-1 district is to provide light manufacturing, light industrial, aeronautical, office and supportive uses to sustain and enhance employment opportunities.

Similar to the currently allowed use of vehicle storage, Indoor vehicle sales are also a supportive use to currently permitted uses of vehicle restoration & auction sales. In addition-

- The addition of this as use will not compromise the intent or integrity of the I-1 District.
- Outdoor display will not be allowed.
- Activities associated with vehicle sales will be contained indoors.
- Indoor vehicle sales are a supportive use to currently permitted uses like vehicle restoration and auctions.
- There is a predominance of I-1 properties in close proximity to the Barrett Jackson and Russo & Steele auctions both Signature Scottsdale events. This text amendment will enhance those events.
- The addition of indoor vehicle sales as a permitted use in the I-1 district will allow increased vehicle sales resulting in additional sales tax revenue for the community.

Attached hereto, is a legislative draft of the proposed text amendment.

ATTACHMENT #2



6-TA-2014
6/16/2014

Sec. 5.1800. Industrial Park (I-1).

Sec. 5.1801. Purpose.

The I-1 District is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

Sec. 5.1802. Development Review Board approval.

Any development in the I-1 District is subject to Development Review Board approval as described in Sec. 1.900 of the Zoning Ordinance.

Sec. 5.1803. Use regulations.

The uses allowed in the I-1 District are shown in Table 5.1803 with additional limitations on certain uses listed below.

Table 5.1803. Land Use Table	
Land Uses	Permitted (P), or Conditional Use (CU)
1. Aeronautical use, except off-airport heliport or helipad	P (1)
2. Auction sales	CU
3. Courier and messenger	P
4. Data processing, hosting and related service	P
5. Day care center with drop off or outdoor play area farther than 100 feet from a residential district	P (2)
6. Day care center with drop off or outdoor play area within 100 feet of a residential district	CU (2)
7. Educational service other than elementary and secondary school	P
8. Educational service, elementary and secondary school	CU (2)(3)
9. Electronic shopping and mail-order service	P
10. Equipment and vehicle storage	P
11. Financial institution, excluding drive-through and drive-in service	P
12. Financial institution, including drive-through and drive-in service	CU (4)
13. Furniture and home furnishing sales	P
14. Health and fitness studio	P
15. Industrial launderer	P
16. Internalized community storage	P
17. Light manufacturing	P
18. Medical and diagnostic laboratory	P
19. Medical marijuana caregiver cultivation	CU
20. Medical marijuana use	CU

21. Multimedia production with communication tower equal to or less than 100 feet in height	P
22. Multimedia production with communication tower over 100 feet in height	CU
23. Municipal use	P
24. Off-airport heliport or helipad	CU
25. Office	P
26. Personal care service	P (4)
27. Place of worship	P (2)
28. Restaurant, excluding drive-through and drive-in service	P
29. Restaurant, including drive-through and drive-in service	CU (4)
30. Restoration service	P
31. Scenic and sightseeing transportation	P
32. Scientific research and development	P
33. Taxi and limousine service	P
34. Utility service yard	CU
35. Vehicle emissions testing facility	P
36. Vehicle leasing, sales or rental	P(5)
3736. Vehicle storage not adjacent to residential districts	P
3837. Vehicle storage adjacent to residential districts	CU
3938. Wholesale, warehouse and distribution	P
4039. Wireless communications facility, Type 1, 2, & 3	P
4140. Wireless communications facility, Type 4	CU

Use Limitations:

- (1) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational service, elementary and secondary schools, are subject to a conditional use permit and shall meet the following standards:
 - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
 - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
 - c. The facility shall not have outside speaker systems or bells.
 - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - e. A minimum twenty-four (24) feet setback shall be provided and landscaped where parking is adjacent to residential districts.
 - f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot wall or fence.

- g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
 - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (4) Uses that are not accessory uses shall front on a major collector or higher street classification.
- (5) In conjunction with Restoration Services. No outdoor vehicle display.**

Sec. 5.1804. Property development standards.

The following property development standards apply to all land and buildings in the I-1 District:

- A. *Floor area ratio.*
 - 1. *Maximum: 0.80 multiplied by the net lot area.*
- B. *Required open space.*
 - 1. *Minimum: 0.10 multiplied by the net lot area.*
 - 2. *For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.*
 - 3. *Reduction for on-lot taxi lane safety area and aircraft staging area: the open space calculated in B.1. or B.2. above may be reduced by up to 0.50 multiplied by the required open space, for the amount of on-lot taxi lane safety area and aircraft staging area provided.*
 - 4. *Parking areas and parking lot landscaping are not included in the required open space.*
 - 5. *NAOS may be included in the required open space.*
- C. *Building height.*
 - 1. *Maximum: Fifty-two (52) feet, except as otherwise provided below and in Article VII.*
 - 2. *Maximum building height within three hundred (300) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.: Thirty-six (36) feet.*
- D. *Yards.*
 - 1. *Front minimum: Twenty (20) feet.*
 - 2. *Side and rear minimum: Thirty (30) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.*
 - 3. *All outdoor activities, including storage, minimum: Fifty (50) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.*
- E. *Screening.*

1. All outdoor activities, mechanical equipment, outdoor storage and refuse areas shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.
2. No outdoor storage shall be visible from off-site.
3. Other requirements and exceptions are as specified in Article VII and Article X.

Sec. 5.1805. General provisions.

Unless otherwise provided in this district, the provisions of Article VII shall apply.

Sec. 5.1806. Signs.

The provisions of Article VIII shall apply.

Sec. 5.1807. Off-street parking.

The provisions of Article IX shall apply.

Sec. 5.1808. Landscaping.

Unless otherwise provided, the provisions of Article X. apply.

Sec. 5.1800. Industrial Park (I-1).

Sec. 5.1801. Purpose.

The I-1 District is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

Sec. 5.1802. Development Review Board approval.

Any development in the I-1 District is subject to Development Review Board approval as described in Sec. 1.900 of the Zoning Ordinance.

Sec. 5.1803. Use regulations.

The uses allowed in the I-1 District are shown in Table 5.1803 with additional limitations on certain uses listed below.

Table 5.1803. Land Use Table	
Land Uses	Permitted (P), or Conditional Use (CU)
1. Aeronautical use, except off-airport heliport or helipad	P (1)
2. Auction sales	CU
3. Courier and messenger	P
4. Data processing, hosting and related service	P
5. Day care center with drop off or outdoor play area farther than 100 feet from a residential district	P (2)
6. Day care center with drop off or outdoor play area within 100 feet of a residential district	CU (2)
7. Educational service other than elementary and secondary school	P
8. Educational service, elementary and secondary school	CU (2)(3)
9. Electronic shopping and mail-order service	P
10. Equipment and vehicle storage	P
11. Financial institution, excluding drive-through and drive-in service	P
12. Financial institution, including drive-through and drive-in service	CU (4)
13. Furniture and home furnishing sales	P
14. Health and fitness studio	P
15. Industrial launderer	P
16. Internalized community storage	P
17. Light manufacturing	P
18. Medical and diagnostic laboratory	P
19. Medical marijuana caregiver cultivation	CU
20. Medical marijuana use	CU

<u>21.</u> Multimedia production with communication tower equal to or less than 100 feet in height	P
22. Multimedia production with communication tower over 100 feet in height	CU
<u>23.</u> Municipal use	P
<u>24.</u> Off-airport heliport or helipad	CU
25. Office	P
26. Personal care service	P (4)
27. Place of worship	P (2)
28. Restaurant, excluding drive-through and drive-in service	P
29. Restaurant, including drive-through and drive-in service	CU (4)
30. Restoration service	P
<u>31.</u> Scenic and sightseeing transportation	P
32. Scientific research and development	P
33. Taxi and limousine service	P
34. Utility service yard	CU
35. Vehicle emissions testing facility	P
<u>36.</u> <u>Vehicle leasing, sales or rental (indoor)</u>	P(5)
<u>3736.</u> Vehicle storage not adjacent to residential districts	P
<u>3837.</u> Vehicle storage adjacent to residential districts	CU
<u>3938.</u> Wholesale, warehouse and distribution	P
<u>4039.</u> Wireless communications facility, Type 1, 2, & 3	P
<u>4140.</u> Wireless communications facility, Type 4	CU

Use Limitations:

- (1) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational service, elementary and secondary schools, are subject to a conditional use permit and shall meet the following standards:
 - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
 - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
 - c. The facility shall not have outside speaker systems or bells.
 - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - e. A minimum twenty-four (24) feet setback shall be provided and landscaped where parking is adjacent to residential districts.
 - f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot wall or fence.

g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.

h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

(4) Uses that are not accessory uses shall front on a major collector or higher street classification.

(5) Only in conjunction with restoration service. With no outdoor display.

Sec. 5.1804. Property development standards.

The following property development standards apply to all land and buildings in the I-1 District:

A. Floor area ratio.

1. Maximum: 0.80 multiplied by the net lot area.

B. Required open space.

1. Minimum: 0.10 multiplied by the net lot area.

2. For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.

3. Reduction for on-lot taxilane safety area and aircraft staging area: the open space calculated in B.1. or B.2. above may be reduced by up to 0.50 multiplied by the required open space, for the amount of on-lot taxilane safety area and aircraft staging area provided.

4. Parking areas and parking lot landscaping are not included in the required open space.

5. NAOS may be included in the required open space.

C. Building height.

1. Maximum: Fifty-two (52) feet, except as otherwise provided below and in Article VII.

2. Maximum building height within three hundred (300) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.: Thirty-six (36) feet.

D. Yards.

1. Front minimum: Twenty (20) feet.

2. Side and rear minimum: Thirty (30) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

3. All outdoor activities, including storage, minimum: Fifty (50) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

E. Screening.

1. All outdoor activities, mechanical equipment, outdoor storage and refuse areas shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.
2. No outdoor storage shall be visible from off-site.
3. Other requirements and exceptions are as specified in Article VII and Article X.

Sec. 5.1805. General provisions.

Unless otherwise provided in this district, the provisions of Article VII shall apply.

Sec. 5.1806. Signs.

The provisions of Article VIII shall apply.

Sec. 5.1807. Off-street parking.

The provisions of Article IX shall apply.

Sec. 5.1808. Landscaping.

Unless otherwise provided, the provisions of Article X. apply.

CITIZEN INVOLVEMENT REPORT

Text Amendment Industrial Park (I-1) Use Regulations

Applicant:



Suite 104
7525 East Camelback Road
Scottsdale, AZ 85251
(480) 946-5020

ATTACHMENT #4



Back Ground

The following is the report for the neighborhood involvement activities that were undertaken with respect to a Text Amendment request (6-TA-2014) to amend Article V, District Regulations of the City of Scottsdale Zoning Ordinance (455) for the purpose of amending allowed uses in the Industrial Park District (I-1) to allow indoor vehicle sales without outdoor display.

Neighborhood Outreach

In our effort to solicit public feedback and to ensure that all interested parties had an opportunity to comment and participate in this request, the applicant performed the following:

Held 2 Open House neighborhood meetings on August 12 & 14 2014 from 5:30 PM to 6:30 PM at the Granite Reef Senior Center located at 1700 N Granite Reef Road, Scottsdale, Arizona 85251.

Sent out notification of the open houses via first class mail to all parties listed on the city's Interested Parties List. This mailing went out on July 23, 2014. 2 of the letters were returned "undeliverable". (Copies in the appendix)

Published a 1/8 page advertisement in the Arizona Republic of the open house dates, times and locations. This advertisement ran on July 26, 2014. (Affidavit in the appendix).

There was no attendance at either of the open houses

Appendix

- Open House Notification Letter
- Letters returned "undeliverable"
- Affidavit of Publication for Open House Notice

Notice of Open House Meeting

All interested persons are invited to attend either of the following scheduled Open House meetings. Consideration and discussion will be given to a proposed text amendment (6-TA-2014) to Article V. District Regulations of the City of Scottsdale Zoning Ordinance; Section 5.1800 – Industrial Park (I-1).

This is a request to initiate a text amendment to Article V. District Regulations of the City of Scottsdale Zoning Ordinance (455) for the purpose of amending allowed uses (Section 5.1803) in the Industrial Park District (I-1) to allow indoor vehicle sales without outdoor display.

The Purpose of the I-1 district is to provide light manufacturing, light industrial, aeronautical, office and supportive uses to sustain and enhance employment opportunities.

Currently, vehicle storage, restoration & auction sales are allowed uses within the I-1 district. Similar to the currently allowed use of vehicle storage, indoor vehicle sales are also a supportive use to currently permitted uses of vehicle restoration & auction sales. In addition-

- The addition of this as use will not compromise the intent or integrity of the I-1 District.
- Outdoor display will not be allowed.
- Activities associated with vehicle sales will be contained indoors.
- Indoor vehicle sales are a supportive use to currently permitted uses like vehicle restoration and auctions.
- There is a predominance of I-1 properties in close proximity to the Barrett Jackson and Russo & Steele auctions both Signature Scottsdale events. This text amendment will enhance those events.
- The addition of indoor vehicle sales as a permitted use in the I-1 district will allow increased vehicle sales resulting in additional sales tax revenue for the community.

Two Open House meetings will be held on August 12 & 14 2014 from 5:30 to 6:30 at:

The Granite Reef Senior Center
1700 N Granite Reef Road
Scottsdale, Arizona 85251

Applicant: Land Development Services, LLC. dgulino@ldservices.net (480) 946-5020;

City of Scottsdale: Greg Bloemberg, GBloemberg@ScottsdaleAZ.gov (480) 312-4211.

A copy of the application can be reviewed at the Development Services Department, Planning Division, in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona; or call the city at 480-312-7000. For more information via the internet you may view new cases by clicking on "**Recently Submitted Cases**" at: <http://www.scottsdaleaz.gov/projects>

Land Development Services, LLC

7525 E. Camelback Rd.
Suite 104
Scottsdale, AZ 85251

PHOENIX AZ 852

24 JUL 2014 PM 9 L



Patti Smith, Property Manager
Bella Vista HOA
7740 N. 16th St. #300
Phoenix, AZ 85020

NIXIE 806 SE 1009 0007/26/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 85251351929 *2314-04493-24-32

8525103519
85020447375

Land Development Services, LLC

7525 E. Camelback Rd.
Suite 104
Scottsdale, AZ 85251

PHOENIX AZ 852

24 JUL 2014 PM 9 L



Rodney Knight
9414 E. San Salvador #225
Scottsdale, AZ 85258

NIXIE 850 7E 1009 0007/26/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 85251351929 *2314-01622-24-32

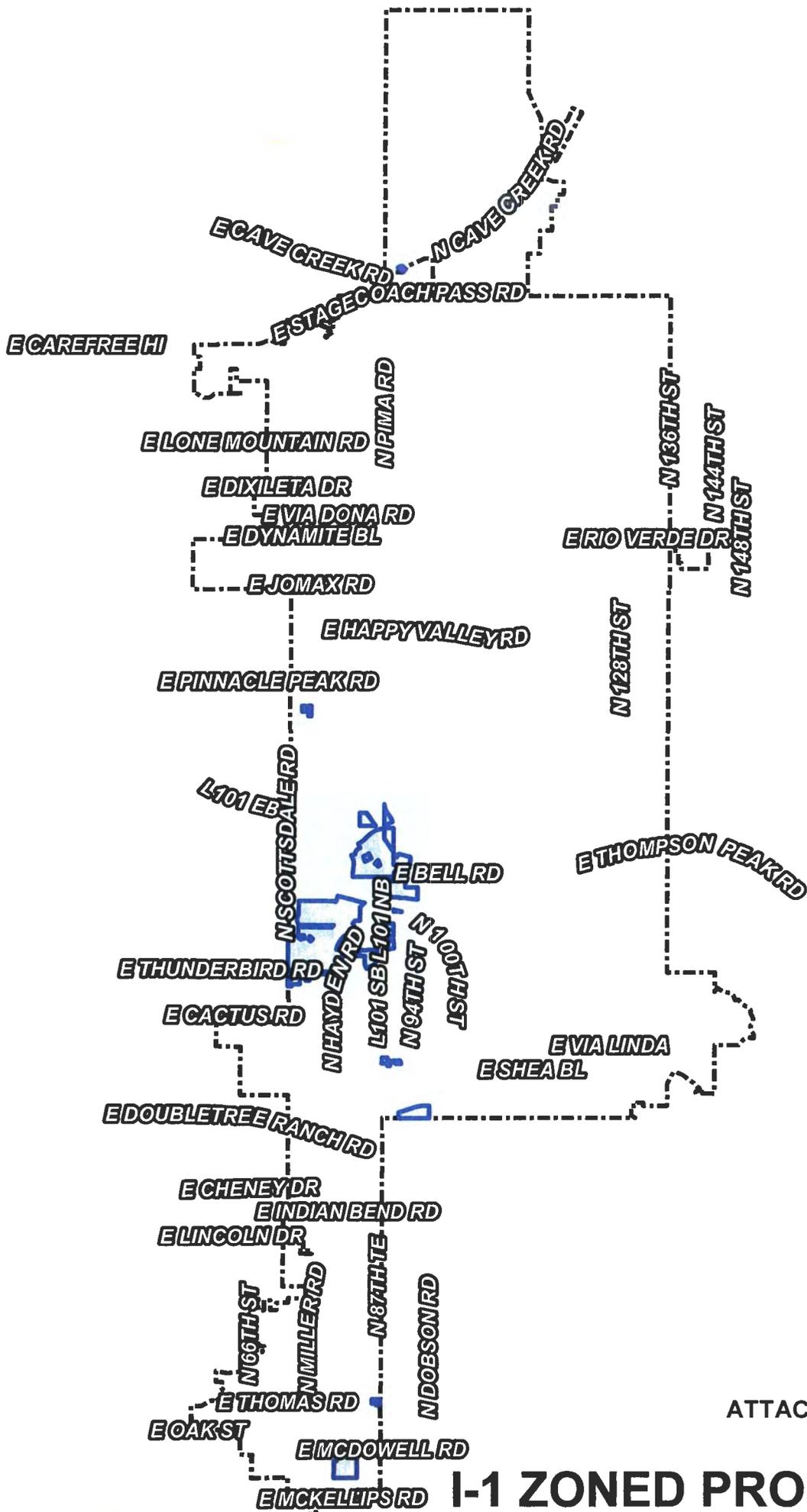
8525103519
85258554850

Notice of Open House Meeting

persons are invited to attend either of the following
Open House meetings. Consideration and discussion will
be given to a proposed text amendment (6-TA-2014) to the City of
Scottsdale Zoning Ordinance; Section 5.1800 - Industrial Park (I-1).

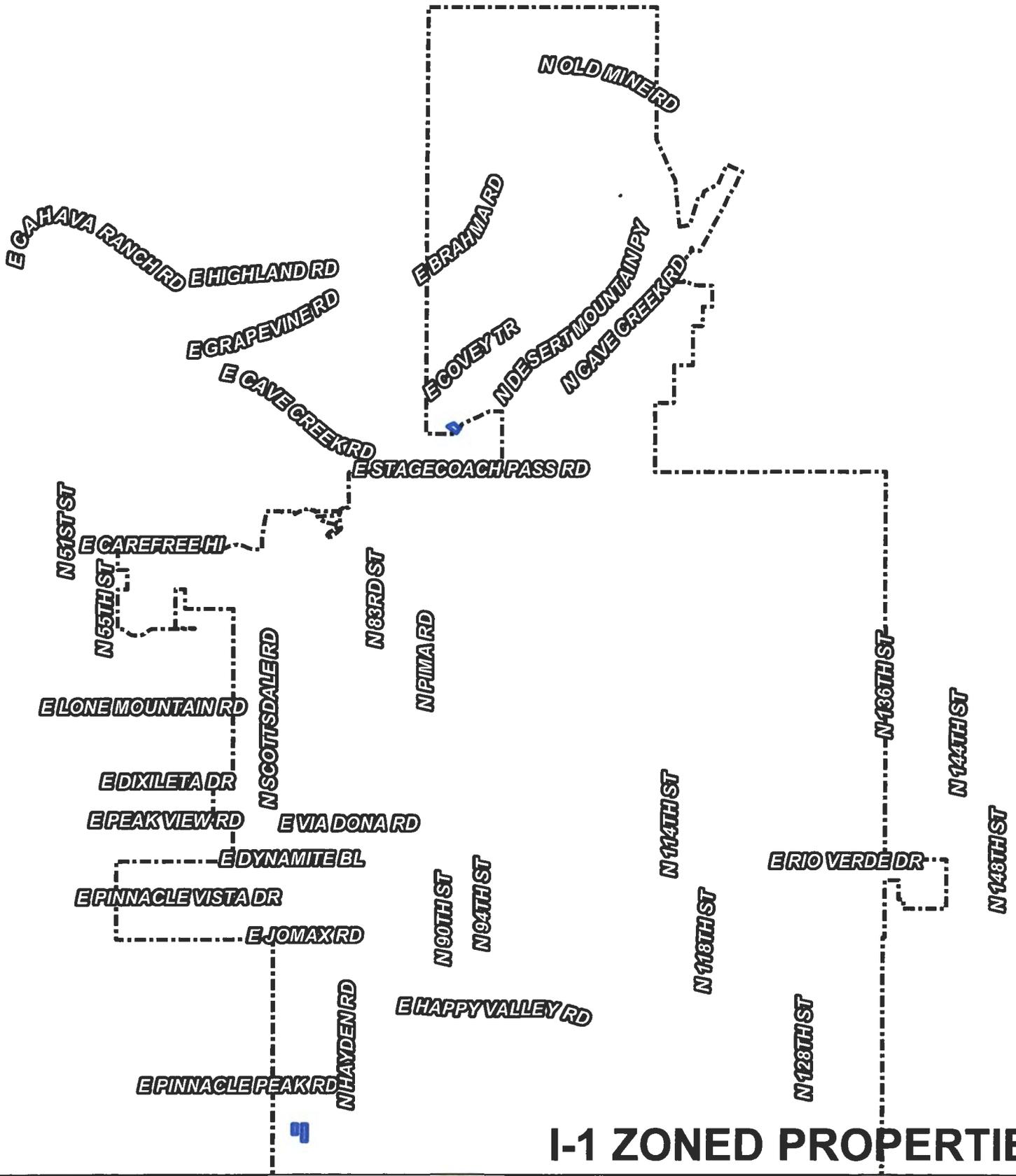
One meeting will be held to
initiate a text amendment to Article V, District
City of Scottsdale Zoning Ordinance (455) for the
following allowed uses (Section 5.1803) in the Industrial
Park (I-1) to allow indoor vehicle sales without outdoor





ATTACHMENT #5

I-1 ZONED PROPERTIES



I-1 ZONED PROPERTIES



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

WEDNESDAY, SEPTEMBER 24, 2014

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair
Matt Cody, Commissioner
David Brantner, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fakh, Commissioner

STAFF: Tim Curtis
Sherry Scott
Greg Bloemberg
Carr, Brad
Wauwie, Kira

CALL TO ORDER

Chair Grant 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 August 27, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE AUGUST 27, 2014 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED

2. 1-UP-2014 Safeway #2032 Fuel Center
3. 6-TA-2014 Indoor Vehicle Leasing, Sales or Rental in I-1 (Text Amendment)

ITEM NO'S. 2 & 3; RECOMMENDED CITY COUNCIL APPROVE CASES 1-UP-2014 AND 6-TA-2014, BY A VOTE OF SEVEN (7) TO ZERO (0); MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PORPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER CODY.

NON-ACTION

4. 3-TA-2014 Service Residential (S-R) Text Amendment

ADJOURNMENT

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

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp