

CITY COUNCIL REPORT



Meeting Date: November 18, 2014
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

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

Request to consider the following:

1. Adopt Ordinance No. 4176 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), to amend Article V. (District Regulations) and Article X. (Landscaping Requirements) for the purpose of updating regulations related to allowable land uses and development standards for the Service Residential (S-R) zoning district.

Key Items for Consideration

- This proposal is part of the on-going improvements to the Zoning Ordinance.
- The use and development standard revisions improve language for better understanding, eliminate outdated requirements, incorporate more logical order of standards, and relieve nonconforming limitations.
- The proposal does not create nonconformities, increase height allowances or increase intensity of development.
- The Planning Commission heard this case October 22, 2014 and recommended approval with a unanimous vote of 7-0.

APPLICANT CONTACT

Kira Wauwie
City of Scottsdale
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LOCATION

City-wide

BACKGROUND

General Plan

The Scottsdale General Plan is a long-range policy document, guiding future development in the city, and the Zoning Ordinance is one of many General Plan implementation tools. The proposed Zoning Ordinance text amendment implements the following goals in the 2001 General Plan:

Land Use

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.

Economic Vitality

- Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.
- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.
- Support businesses in adapting to the constantly changing market as a result of new technologies, and support those companies that are integral to the "new economy."
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

Zoning

This proposal is part of the on-going updates to the Zoning Ordinance and follows the completion of the:

Commercial Districts:

C-5 (Regional Shopping Center)	C-1 (Neighborhood Center)
C-2 (Central Business)	C-3 (Highway Commercial)
PRC (Planned Regional Center)	PCoC (Planned Convenience Center)
PNC (Planned Neighborhood Center)	PCC (Planned Community Center)

Office Districts:

C-O (Commercial Office)

Employment Districts:

C-4 (General Commercial) S-S (Support Services)

Industrial Districts:

I-G (Light Employment) I-1 (Industrial Park)

Mixed-use Districts:

D (Downtown) PCP (Planned Commerce Park)

Supplementary District:

D O (Downtown Overlay)

The Zoning Ordinance was initially established in 1953, and it was completely revised in 1962. Another complete update was conducted in 1969, and that Zoning Ordinance, number 455, is considered the City's first Zoning Ordinance. Since that time, incremental amendments have been undertaken to reflect changing needs of the community

The S-R District was established in 1962 and has been amended 38 times in its 52 years of existence. The purpose of the district as a transitional district with low intensity office and residential uses has remained consistent over the years. The amendments have included adding uses to allow, as examples: banks and hospitals for animals; and removing uses including college and hospital uses. The development standards have also been adjusted, for example: the removal of a 70-foot wide lot width requirement; prohibiting and then revising parking in the front of the site; and to revise setbacks and to clarify open space.

Existing S-R Zoned Sites

There are approximately 200 sites zoned S-R in the community. The initial developments zoned S-R were established in 1965 shortly after the S-R District was created. The S-R sites are not limited to one geographic area of the city, although there is greater concentration in the Southern Character Area (south of Indian Bend Road) and these properties are typically smaller in land area as compared to S-R zoned properties found in other parts of the community. There are more nonconforming properties zoned S-R in the Southern Character Area. Larger S-R zoned properties and properties that demonstrate greater conformity with the district requirements are north of Indian Bend Road. Office use is the most commonly found use of the properties zoned S-R. Some properties are used for single- and multiple-family residential purposes. Other uses occur less frequently. A few properties contain uses that are not allowed in the district including a contractor business and a personal care services business.

APPLICANTS PROPOSAL

This proposal is intended as a clean-up and improvement effort to modernize and enhance the usefulness of the Zoning Ordinance. The proposal incorporates standardized language, style, and format. The intent is not to expand or create greater intensity of development. This proposal is to make adjustments to the Service Residential (S-R) District, consistent with the improvements made to the other previously completed Zoning Ordinance updates.

These improvements include:

- Form, structure, and style consistency
- Use Regulations
 - Modernize, collapse and consolidate uses
 - Reformat use section into a table format
 - Add use limitation notes
- Development standards
 - Modernize language
 - Reorder for better logic

- Standardize format
- Craft consistent language for the standards
- Clean-up language to make the section easier to read and understand
- Reference to other sections
 - Standardize references to General Provisions, Sign Requirements, Parking, and Landscaping

Purpose section. The “Purpose” statement is proposed for revision; it is modernized and reflects the functional expectations of the district. The S-R District provides a transition between higher and lower intensity uses, offering a location for offices of a residential scale and character. The development standards are geared to minimize impacts of higher intensity uses on lower intensity uses.

Reserved section. The proposal deletes this section; it is the remainder of a previous text amendment that removed content.

Use section. The “Use regulations” section is updated as mentioned above. Consistent with previous text amendments this proposal combines similar uses into unified labels, does not list accessory uses, and includes use limitation notes.

- Office - combine office uses into one “office” use.
- Bank – combine uses into one “financial institution” use.
- Learning places - combine use into two educational service uses, one specifically for elementary and secondary schools and another for other types of schools.
- Dwellings - combine multiple dwelling units and single-family dwelling units into “dwelling.”
- The pharmacy and restaurant uses which are accessory to office and culinary school respectively are deleted from the use listing because these are accessory uses.
- The S-R District is not intended for sales use (wholesale sales of jewelry and works of art), manufacturing uses (jewelry design or creation), drive-in services, or drive-through services. This proposal deletes these uses.
- Use Limitations. The use limitation notes are proposed, in conformity with the use limitations established in the completed commercial districts. Revisions include:
 - *Elementary and secondary schools:*
 - Increasing the separation of elementary and secondary school to adult use from 500 feet to 1,320 feet to align with Arizona State Law.
 - Removing the parking location and screening requirements because these are repeated in Article IX Parking and Loading Requirements.
 - *Places of worship*
 - Clarifying building height at the existing maximum height of 30 feet and allowing towers at the existing maximum height of 45 feet.
 - Removing the parking landscape and screening requirements because these are repeated in in Article IX Parking and Loading Requirements.

- Clarifying access requirements by deleting confusing language. There are two existing statements for access, one requires access onto a minor collector or greater, and the other prohibits access onto a local or local collector residential street when the primary worship center, auditorium or other major gathering place exceed 3,000 square feet. This revision will not create nonconforming properties.
- Amending the operational limitation on outdoor noise. Speakers are a more comprehensive term and include “paging systems.” This proposal removes “paging systems” from the statement.” The use shall not have outdoor speakers or paging systems.”

Development Standards section. The “Development Standards” were evaluated in a similar fashion as the use regulations, by reviewing past text amendments, evaluating current City policies, and identifying contemporary development trends.

- Building height. Add parenthetical language to clarify the height does not include rooftop appurtenances.
- Density. Convert from gross land area per dwelling unit into the more commonly used measurement of dwelling units per acre. The conversion from 3,500 square feet of land area per dwelling unit results in 12 dwelling units per acre.
- Open space. Add clarification statements that parking areas and parking lot landscaping are not included in the open space, and that Natural Area Open Space (required in the Environmentally Sensitive Lands Ordinance (ESL) District) may be included in the open space.
- Building setback. Delete the setback section in its entirety.

D.1. repeats Article X Landscaping Requirements.

D.2. there are many existing S-R zoned properties that have nonconforming setbacks abutting non-residential districts, deleting this requirement will allow a greater level of property maintenance, more flexibility, and result in better quality of built environment.

D.3. repeats Article X Landscaping Requirements.

For reference, the existing language is:

“D. Building setback yard.

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line. Buildings and carports are not permitted in this yard.
2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.

3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.”
- Walls and fences. Maintain the existing standards. Restructure for clarity, remove repetition, and create consistency. Separate screening into its own section, consistent with previous Commercial districts text amendments.
 - Access. Delete the access requirement because the Land Divisions ordinance and transportation requirements control access.

References to other articles. Add a section that references the General Provisions Article, consistent with other Commercial district text amendments.

Article X. Landscaping Requirements.

- Revise language for clarity.
- The existing language requires a 15 foot wide landscape area along an alley that separates S-R zoned and residential zoned properties. This 15 foot wide landscape area is also required along common property lines of S-R and residential zoned properties.

The S-R district’s transitional features including low building height of 18 feet and limited intensity of uses minimize impacts on residential properties. The 15-foot wide landscape area is serves as another transitional element. However, many existing S-R zoned properties that abut onto alleys with residential zoning on the other side of the alley are not built with the 15 foot wide landscape area along the alley. These S-R properties are built with required parking in the required landscape area. These S-R properties are constrained in size and where parking is located away from the alley, it is often found in front of the building along the street in areas that are required to be landscaped frontage open space. City policies encourage landscaping along streets in order to enhance quality community character. Therefore parking along the alley portion of the property is a better solution and this proposal eliminates the landscape requirement along alleys.

This proposal retains the requirement for a 15 foot wide landscape area along the common property lines between S-R properties and residential properties that do not have intervening alleys.

IMPACT ANALYSIS

Zoning Ordinance Administration / Land Development / Economic Vitality

These updates will enhance and improve the implementation of the Zoning Ordinance, which should facilitate more timely responses and decision making for zoning entitlement, land development, and business establishment processes. Modernization of land use and development standards will facilitate positive dialogue about development project details.

Community Involvement

Open House meetings were held on October 2 and 3, 2014 at the One Civic Center Building. These meetings were advertised with an eighth page advertisement in the newspaper, a Scottsdale subscriber e-mail, and postcards were sent to the text amendment interested parties list. There were four attendees. Two of the attendees were interested in learning about the process of revising the Zoning Ordinance. The other two attendees expressed interest in the proposal and had no objections to the ideas presented.

Community Impact

The Zoning Ordinance is the implementing tool for use and development standards associated with land development and its usefulness affects the well-being, livability, and economic activity in the community. When the Zoning Ordinance provides clear direction and guidance, business and personal decisions about property can be made quickly. These changes positively enhance the business and resident experiences by facilitating a higher quality of life and business activity.

OTHER BOARDS AND COMMISSIONS

Planning Commission Study Session and Non-Action Hearing September 24, 2014

Staff presented the concept text amendments at the Planning Commission's Study Session and Non-Action Hearing on September 24, 2014. There was one clarification note from the Planning Commission, and there were no speakers from the community.

Planning Commission

The Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 7-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission make a recommendation to the City Council for approval of case 3-TA-2014, text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article V. (District Regulations) and Article X. (Landscaping Requirements) for the purpose of updating regulations related to allowable land uses and development standards for the Service Residential (S-R) District, finding that the zoning ordinance text amendment is consistent with and conforms to the adopted General Plan.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4176 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), to amend Article V. (District Regulations) and Article X. (Landscaping Requirements) for the purpose of updating regulations related to allowable land uses and development standards for the Service Residential (S-R) zoning district.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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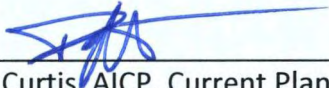
APPROVED BY



Kira Wauwie, AICP, Report Author

10.24.2014

Date



Tim Curtis, AICP, Current Planning Director
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11/3/2014

Date



Randy Grant, Director
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11/3/14

Date

ATTACHMENTS

1. Ordinance No. 4176
2. October 22, 2014 Planning Commission minutes

ORDINANCE NO. 4176

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 ARTICLE V. DISTRICT REGULATIONS AND ARTICLE X. LANDSCAPING REQUIREMENTS AS PROVIDED IN CASE NO.3-TA-2014.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance provisions regarding the lighting and related City-wide requirements; and

WHEREAS, the Planning Commission held a public hearing on October 22, 2014; and

WHEREAS, the City Council held a public hearing on November 18, 2014 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 3-TA-2014; and

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

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 and Article X. Landscaping Requirements are amended as follows with all new language depicted in grey shading and deleted language in strike-through:

ARTICLE V.

Sec. 5.1100. Service Residential (S-R).

Sec. 5.1101. Purpose.

~~A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this S-R District provides for medium density residential. This S-R District is a transitional district used to lessen the impact of more intense land uses, other districts, and heavily traveled transportation routes on low density residential uses. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.~~

Sec. 5.1102. Reserved.

Sec. 5.1103. Use regulations.

~~A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:~~

~~1. Business and professional services.~~

~~a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.~~

~~b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.~~

~~c. Medical or dental offices including laboratories.~~

- ~~d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.~~
- ~~e. Municipal uses.~~
- ~~f. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the S-R District:

 - ~~i. Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.~~
 - ~~ii. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty three thousand (43,000) square feet (net).~~
 - ~~iii. Noise: Outdoor speaker system or bells are not allowed if the school building is within one hundred (100) feet of a single family dwelling or multifamily dwelling unit.~~
 - ~~iv. Required open space.

 - ~~(1) Minimum: the amount required by the S-R District development standards.~~
 - ~~(2) NAOS may be included in the required open space.~~~~
 - ~~v. Parking: Parking shall observe the front yard setbacks of the district for all frontages. One third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.~~
 - ~~vi. Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any 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., and screened by a minimum six foot high wall.~~
 - ~~vii. Drop-off area: 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 school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.~~
 - ~~viii. Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.~~
 - ~~ix. Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.~~~~
- ~~2. Residential:

 - ~~a. Accessory buildings, swimming pools, private tennis courts, home occupations and other accessory uses.~~
 - ~~b. Dwelling units, multifamily.~~
 - ~~c. Dwelling units, single family.~~
 - ~~d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.~~
 - ~~e. Temporary sales office buildings and model homes.~~~~
- ~~3. Retail:

 - ~~a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.~~~~
- ~~4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the S-R District:

 - ~~a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).~~~~

- b. ~~Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two tenths (0.2) multiplied by the net lot area.~~
- c. ~~Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height; except that a maximum of ten (10) percent of the roof area may exceed the height limit by fifteen (15) feet. Height and location are subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)~~
- d. ~~Required open space:

 - i. ~~Minimum: 0.24 multiplied by the net lot area.~~
 - ii. ~~For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.~~
 - iii. ~~NAOS may be included in the required open space.~~~~
- e. ~~Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).
A minimum of fifteen (15) percent of all parking areas shall be landscaped.
A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.~~
- f. ~~Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.
All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.~~
- g. ~~Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.
There shall be a three-foot high landscaped berm along all street frontage where parking occurs.~~
- h. ~~Access: All churches must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.~~
- i. ~~Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.~~
- 5. ~~Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.~~
- 6. ~~Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.~~
- B. ~~Uses subject to a conditional use permit:

 - 1. ~~Bank (See Section 1.403 for criteria).~~
 - 2. ~~Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (See Section 1.403 for criteria).~~
 - 3. ~~Jewelry design or creation.~~
 - 4. ~~Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:

 - a. ~~Kitchen(s).~~
 - b. ~~School offices.~~
 - c. ~~Classrooms.~~~~~~

- d. ~~Restaurant as an accessory use to the school, excluding drive-through restaurant and excluding drive-in restaurant. Food preparation for the restaurant shall only be provided by students in classroom activities in connection with the school curriculum.~~
- 5. ~~Wholesale sales of jewelry and works of art.~~
- 6. ~~Wireless communications facilities; Type 4, subject to requirements of Sections 1.400, 3.100 and 7.200.~~

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R District.

A. Required open space:

- 1. ~~Density based uses. Minimum open space: 0.36 multiplied by the net lot area.~~
- 2. ~~Non-density based uses. Minimum open space: 0.24 multiplied by the net lot area.~~
- 3. ~~Minimum open space is distributed as follows:~~
 - a. ~~Frontage open space minimum: 0.12 multiplied by the net lot area, except as follows:~~
 - i. ~~Lots with one (1) street frontage. Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage excluding drives.~~
 - ii. ~~Lots with two (2) or more street frontages.~~
 - (1) ~~Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage excluding drives, for one (1) street.~~
 - (2) ~~Minimum: Ten (10) square feet per one (1) linear foot of public street frontage excluding drives, for all other streets.~~
 - b. ~~The remainder of the minimum open space, less the frontage open space, shall be common open space.~~
- 4. ~~Private outdoor living space:~~
 - a. ~~Ground floor dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit.~~
 - b. ~~Above the ground floor dwelling units, minimum: 0.05 multiplied by the gross floor area of the unit.~~
 - c. ~~The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.~~
- 5. ~~Parking areas and parking lot landscaping are not included in the required open space.~~

B. Building height. No building shall exceed eighteen (18) feet in height except as otherwise provided in article VII.

C. Density. The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. Building setback:

- 1. ~~Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of these districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.~~
- 2. ~~Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.~~
- 3. ~~Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.~~

E. Distance between buildings:

- 1. ~~There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.~~

F. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas shall be screened from view from all public streets.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by the Development Review Board.

G. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

Sec. 5.1105. Off street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.

Sec. 5.1107. Landscaping.

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

Sec. 5.1101. Purpose.

This district is transitional; intended primarily to provide offices of a residential scale and character, to serve nearby neighborhoods; and secondarily, to offer medium density residential land uses. Strict property development standards lessen the impact of more intense land uses on adjacent single-family residential districts, while encouraging sensitive design.

Sec. 5.1102. Use regulations.

- A. The uses allowed in the S-R District are shown in Table 5.1102.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted.

Table 5.1102.A. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Day care center with drop off or outdoor play area farther than 100 feet from 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.	P (1)
2. Day care center with drop off or outdoor play area within 100 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.	CU (1)
3. Dwelling	P (1)
4. Educational service, elementary and secondary school	P (1) (2)
5. Educational service, other than elementary and secondary school	P
6. Financial institution	P

7. Medical and diagnostics laboratory	P
8. Municipal use	P
9. Office	P
10. Place of worship	P (1, 3)
11. Veterinary and pet care service	P (4)
12. Wireless communications facility, Type 1, 2, and 3	P
13. Wireless communications facility, Type 4	CU

Use Limitations:

- (1) 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.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
 - a. Distance to adult use. Minimum: 1320 feet.
 - b. Net lot area. Minimum: 43,000 square feet.
 - c. The facility shall not have outdoor speaker systems or bells.
 - d. Outdoor playgrounds and recreation areas shall be:
 - i. Located not less than 50 feet from any 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;
 - ii. Located within the rear or side yard; and
 - iii. Enclosed and screened by a six-foot wall or fence,
 - e. A drop-off area accommodating a minimum of five vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
 - f. Public trails or pedestrian connections shall link to the front door of the main building.
 - g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - 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 transmission requirements of the International Building Code (IBC).
- (3) Places of worship are subject to the following standards:
 - a. Net lot area. Minimum: 20,000 square feet.
 - b. Floor area ratio. Maximum: 0.2.
 - c. Building and structure height:
 - i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet.
However:
 - (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
 - (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.
 - ii. Building height exceptions contained in Article VII shall not apply.
 - d. Required open space.
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Lighting.
 - i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
 - ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line:
 - ii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.

f. Screening.

i. Screening shall be as approved by the Development Review Board.

g. Access.

i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

h. Operations.

i. No outdoor activities shall be permitted after 10:00 p.m.

ii. The use shall not have outdoor speakers.

(4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:

a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.

b. All outdoor areas are maintained in a clean and sanitary condition, including immediate and proper disposal of animal waste.

c. The outdoor areas are set back at least 100 feet from any lot line abutting 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, measured from the property boundary to the zoning district line all within the City limits.

d. There is no outdoor kennel boarding.

Sec. 5.1103. Property development standards.

The following property development standards shall apply to all land and buildings in the S-R District.

A. Density.

1. Maximum: 12 dwelling units per acre of gross lot area.

B. Building height (excluding rooftop appurtenances). Maximum: 18 feet.

C. Required open space.

1. Density based uses. Minimum open space: 0.36 multiplied by the net lot area.

2. Non-density based uses. Minimum open space: 0.24 multiplied by the net lot area.

3. Minimum open space is distributed as follows:

a. Frontage open space minimum: 0.12 multiplied by the net lot area, except as follows:

i. Lots with one (1) street frontage. Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage excluding driveways.

ii. Lots with two (2) or more street frontages.

(1) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage excluding driveways, for one (1) street.

(2) Minimum: Ten (10) square feet per one (1) linear foot of public street frontage excluding driveways, for all other streets.

b. The remainder of the minimum open space, less the frontage open space, shall be common open space.

4. Private outdoor living space.

a. Ground floor dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit.

b. Above the ground floor dwelling units, minimum: 0.05 multiplied by the gross floor area of the unit.

c. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

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

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

D. Distance between buildings.

1. Minimum: 10 feet between all buildings.

2. However an accessory building with two or more open sides, one which is adjacent to the main building, minimum: 6 feet to the main building.

E. Walls and fences.

1. On side and rear property lines, walls and fences are permitted. Maximum height: eight feet.
2. Within frontage open space: Maximum height: three feet.

F. Screening.

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

Sec. 5.1104. General provisions.

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

Sec. 5.1105. Signs.

The provisions of Article VIII shall apply.

Sec. 5.1106. Off-street parking.

The provisions of Article IX shall apply.

Sec. 5.1107. Landscaping.

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

ARTICLE X. LANDSCAPING REQUIREMENTS

Sec. 10.600. Landscape Buffers.

Sec. 10.602. Buffer requirements by zoning district.

A. The following buffers shall be provided:

3. *Commercial zoning districts.*

a. For all development in the Service Residential S-R District a minimum 15 foot wide landscape buffer shall be planted and maintained wherever a Service Residential S-R District development abuts a single family residential district shown on Table 4.100.A., or the single family 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 single family residential districts shown on Table 4.100.A., Two family Residential R-2, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, a Manufactured Home M-H district, or an alley abutting any of those districts. Where the Service Residential S-R District abuts an alley no landscape area is required. Otherwise for all development in the Service Residential SR District, a minimum 15-foot wide landscape area shall be planted and maintained wherever the Service Residential S-R District abuts a residential district shown on Table 4.100.A. (except the Multiple-family Residential R-5 District), including:

- i. The residential district(s) in a Planned Community P-C District, and
- ii. The portion of a Planned Residential Development PRD District with an underlying residential district.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this 18th day of November, 2014.

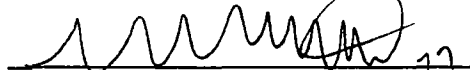
ATTEST:

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, Assistant City Attorney



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

WEDNESDAY, OCTOBER 22, 2014

DRAFT SUMMARIZED MEETING MINUTES

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

STAFF:

Tim Curtis	Taylor Reynolds
Sherry Scott	Ross Cromarty
Bryan Cluff	Jesus Murillo
Keith Niederer	Doris McClay
Kira Wauwie	Meredith Tessier
Adam Yaron	Brandon Lebovitz

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:02 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 October 8, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 8, 2014 REGULAR MEETING MINUTES, INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

WITHDRAWN

2. 5-GP-2014 Greasewood Flat
3. 11-ZN-2014 Greasewood Flat

EXPEDITED

4. 3-TA-2014 Service Residential (S-R) Text Amendment
5. 5-AB-2014 Cochise Estates
6. 12-GP-2013 Graythorn
7. 21-ZN-2004#2 Graythorn

ITEM NO'S. 4 - 7; RECOMMENDED CITY COUNCIL APPROVE CASES 3-TA-2014, 5-AB-2014, 12-GP-2013 & 21-ZN-2004#2, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS FINDING THAT THE PLANNED COMMUNITY (P-C) DISTRICT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT, TEXT AND ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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REGULAR

8. 2-GP-2014 The Reserve at Pinnacle Peak Patio

9. 9-ZN-2014 The Reserve at Pinnacle Peak Patio

ITEM NO'S 8 & 9; RECOMMENDED CITY COUNCIL APPROVE CASES 2-GP-2014 AND 9-ZN-2014, MOTION BY COMMISSIONER KUSH, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMIOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Jim Davis, Anne Christensen, Debra Wichterman, James Wichterman and Jim Christensen had written comments regarding these items.

Jim Davis, Robert Cappel, James, Wichterman, Jim Christensen, Howard Myers and Ewin Billingsley spoke regarding these items.

10. 3-GP-2014 El Regalo

11. 10-ZN-2014 El Regalo

ITEM NO'S 10 & 11; RECOMMENDED CITY COUNCIL APPROVE CASES 3-GP-2014 AND 10-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, FINDING THAT THE PLANNED COMMUNITY (PC) DISTRICT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Robert Cappel spoke regarding these items.

* 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

- 12. 4-GP-2014 Cavalliere Flat
- 13. 12-ZN-2014 Cavalliere Flat

ITEM NO'S 12 & 13; RECOMMENDED CITY COUNCIL APPROVE CASES 4-GP-2014 AND 12-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER MINNAUGH. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Jim Christensen, Anne Christensen, James Wichterman and Fares Alzubidi Had written comments.

Robert Cappel, Jim Christensen, James Wichterman, Deborah Wichterman and Howard Myers spoke regarding these items.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:02 p.m.