

ATTACHMENT F

REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 10	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-40-22-2 (Scottsdale Town Square Thunderbird Phase PUD)
Location:	Approximately 800 feet north of the northwest corner of Scottsdale Road and Thunderbird Road
From:	C-2, C-2 SP, and PSC
To:	PUD
Acreage:	8.54
Proposal:	Planned Unit Development to allow multifamily residential and commercial uses.
Applicant:	George Pasquel III
Owner:	Scottsdale Towne Square, LLC
Representative:	George Pasquel III

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 8/1/2022 Information only.

Paradise Valley 12/5/2022 Approval, per the staff recommendation with a modification and additional stipulations. Vote: 13-3.

Planning Commission Recommendation: Approval, per the staff memo dated January 5, 2023, with a modification.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve Z-40-22-2, per the staff memo dated January 5, 2023, with a modification to Stipulation No. 1 to replace “solid decorative fence” with “full view fence”.

Maker: Busching
Second: Perez
Vote: 8-0
Absent: Mangum
Opposition Present: Yes

Findings:

1. The proposed development is consistent with the General Plan Land Use Map designation and compatible with the existing land use pattern in the surrounding area.
2. The proposed development will provide new mixed-use development with housing, retail, and employment opportunities along an established commercial corridor, near the Kierland commercial area.

3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity by providing shaded detached sidewalks, pedestrian-oriented design, and an enhanced interface with the adjacent neighborhood.

Stipulations:

1. An updated Development Narrative for the Scottsdale Towne Square PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 18, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 18, 2022; City Council adopted: [Add adoption date].
 - b. Pages 14-15, Sidewalk Standards, Internal Walkways: Remove the single asterisk next to the 5' minimum width internal walkway standard. Add a triple asterisk next to the sidewalk standard for internal walkways. Add a new footnote for a triple asterisk that 5' minimum width internal walkways shall be clear of all obstacles.
 - c. Page 15, General Landscape Requirements: Remove bullet point (b.) for landscape irrigation, which is repeated in bullet point (d.), and re-letter accordingly.
 - d. Pages 16-17, Landscape Standards Table:
 - (1) Streetscape: Revise titles of streetscape standards to "Streetscape – Landscape Areas Within Public Right-of-Way Adjacent to Scottsdale Road, Including Detached Sidewalk Landscape Strip", and ~~"Streetscape – Landscape SETBACK Areas Within Public Right-of-Way Adjacent to 71st Street Where Pocket Park Option Is Not Utilized", AND "LANDSCAPE SETBACK ADJACENT TO 71ST STREET – POCKET PARK OPTION".~~
 - (2) Add language "at maturity" after each live vegetative ground coverage standard.
 - (3) Add a new row for a landscape standard for the bus stop pad on southbound Scottsdale Road, below the "Adjacent to Buildings" row, as follows: "Bus Stop Pad Landscaping – a) Minimum 3-inch caliper shade trees to provide minimum shade per Section D.6. at maturity; b) Minimum 75% live vegetative ground coverage at maturity"
 - e. Page 20, Shade: Add a shade standard for the bus stop pad: "A minimum of 50% of the bus stop pad on southbound Scottsdale Road shall be shaded at tree maturity"
 - f. Page 24, iv. Design for Cost-Effectiveness: Modify the language to a development/developer requirement that is not confused as a directive to the Street Transportation Department.

- G. PAGE 14, DEVELOPMENT STANDARDS, DEVELOPMENT STANDARDS TABLE, NOISE REDUCTION: ADD LANGUAGE THAT STATES, ~~"NOISE GENERATED ON THE SITE SHALL NOT EXCEED 50 DECIBELS AT THE WEST PROPERTY LINE AND SHALL BE VERIFIED BY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT."~~ "THE AVERAGE NOISE LEVEL, MEASURED AT THE WEST PROPERTY LINE, SHALL NOT EXCEED 55 DB (ONE LDN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY."
- H. PAGE 15, DEVELOPMENT STANDARDS, LANDSCAPE STANDARDS TABLE, GENERAL LANDSCAPING REQUIREMENTS: ADD A PROVISION TO REQUIRE LOW-WATER-USE TREE SPECIES WITH A DENSE FOLIAGE ALONG THE WEST PERIMETER OF THE SITE TO PROVIDE AN ADEQUATE VISUAL BUFFER FOR ADJACENT RESIDENCES.
- I. PAGE 16, DEVELOPMENT STANDARDS, LANDSCAPE STANDARDS TABLE: MODIFY THE LANGUAGE FOR LANDSCAPING ALONG SCOTTSDALE ROAD, 71ST STREET, AND THE NORTH PROPERTY LINE TO REQUIRE MINIMUM 3-INCH CALIPER TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.
- J. PAGE 18, DEVELOPMENT STANDARDS, FENCES / WALLS: ADD LANGUAGE TO REQUIRE A 6-FOOT-HIGH **SOLID-DECORATIVE FULL VIEW** FENCE BE CONSTRUCTED ALONG 71ST STREET AT OR BEHIND THE BUILDING SETBACK LINE.
- K. PAGE 20, DEVELOPMENT STANDARDS, AMENITIES: ADD THE FOLLOWING LANGUAGE AFTER THE COMMERCIAL AMENITIES SECTION:
- ~~4) PUBLIC ART: A PUBLIC ART INSTALLATION SHALL BE INSTALLED EITHER ALONG SCOTTSDALE ROAD OR IN THE OPEN SPACE AREA BETWEEN THE TWO RESTAURANT BUILDINGS.~~
- A MINIMUM OF TWO ART INSTALLATIONS SHALL BE INSTALLED EITHER ALONG SCOTTSDALE ROAD OR IN THE OPEN SPACE AREA BETWEEN THE TWO RESTAURANT BUILDINGS. THE ART SHALL BE A MINIMUM OF FIVE FEET IN LENGTH IN ANY ONE DIRECTION (HEIGHT, WIDTH, OR DEPTH).
- L. PAGE 25, DEVELOPMENT STANDARDS, SIGNS: ADD LANGUAGE TO REQUIRE SIGNS ALONG THE WEST SIDE OF THE PROPERTY BE NON-LIGHTED SIGNS.

- M. TAB H, SCOTTSDALE TOWNE SQUARE ARCHITECTURAL DESIGN GUIDELINES, SECTION 1.0, PAGE 2, FORM AND SCALE, BUILDING MASSING (PDF PAGE 57): ADD LANGUAGE TO RESTRICT UPPER-LEVEL BALCONIES WHERE THERE IS NO VISUAL BUFFER BLOCKING A LINE OF SIGHT FROM A BALCONY LOOKING WEST INTO ADJACENT SINGLE-FAMILY YARDS. BALCONIES MAY EITHER BE RECESSED OR JULIETTTE BALCONIES WHERE THERE IS NO LINE OF SIGHT INTO THE YARDS. PROTRUDING BALCONIES MAY BE ALLOWED EITHER WHERE THERE IS A VISUAL BUFFER BLOCKING THE LINE OF SIGHT FROM THE BALCONY LOOKING WEST INTO SINGLE-FAMILY YARDS OR WHEREVER THERE ARE NO LINES OF SIGHT LOOKING WEST INTO ADJACENT SINGLE-FAMILY YARDS.
- N. TAB H, SCOTTSDALE TOWNE SQUARE ARCHITECTURAL DESIGN GUIDELINES, SECTION 1.4, PAGE 8, GLASS (PDF PAGE 63): ADD LANGUAGE TO REQUIRE GLASS ON ALL WINDOWS BE A MINIMUM OF 85% NON-REFLECTIVE GLASS.
2. The applicant shall submit a Traffic Impact Study/Statement ~~AND A MOBILITY STUDY FOR PEDESTRIAN AND BICYCLIST CONNECTIVITY~~ to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
3. THE DEVELOPER SHALL SUBMIT A CIRCULATION PLAN ADDRESSING PEDESTRIAN AND BICYCLIST CONNECTIVITY AND SAFETY WITHIN THE DEVELOPMENT, TO NEARBY PEDESTRIAN AND BICYCLIST INFRASTRUCTURE, AND INCLUDE PROXIMITY TO ACTIVITY CENTERS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~3.~~ 4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~4.~~ 5. The developer shall build a bus stop pad on southbound Scottsdale Road. The pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet.
- ~~5.~~ 6. The property owner shall record documents that disclose the existence and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- ~~6.~~ 7. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a No Hazard Determination from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
- ~~7.~~ 8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

8. 9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

9. ~~THERE SHALL BE NO PEDESTRIAN ACCESS TO 71ST STREET.~~

10. ~~NO PARKING SIGNS SHALL BE INSTALLED PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL APPLY FOR THE ON-STREET PARKING ZONES PROGRAM IN ORDER TO INSTALL NO PARKING SIGNS ALONG 71ST STREET ADJACENT TO THE SITE.~~

11. ~~THE EXISTING GATE FROM HEARN ROAD SHALL BE REMOVED AND ACCESS SHALL BE CLOSED OFF.~~

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