

CITY COUNCIL REPORT



MEETING DATE: September 18, 2007 ITEM NO. 6 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Gateway Access Area to the Preserve - 10-UP-2006

REQUEST Request:

1. To approve a Municipal Use Master Site Plan for an access area for the McDowell Sonoran Preserve on 543 +/- acres located at 18333 N. Thompson Peak Parkway with Single Family Residential District, Environmentally Sensitive Lands (R1-10/R1-18/R1-35 ESL) zoning.
2. To adopt Resolution No. 6964 affirming the approval for the above Municipal Use Master Site Plan.

Key Items for Consideration:

- This will be the major access area to the McDowell Sonoran Preserve.
- This site will be a staging area for access to and exploration of the Preserve and be used as an education and demonstration center that will enlighten citizens and guests about the unique features of the local desert.
- The Planning Commission recommended approval, with a unanimous vote of 5-0.

Related Policies, References:

This facility is included in the master plans for the Desert Preserve and was anticipated in the various funding actions approved by the voters.

OWNER City of Scottsdale
Bob Cafarella
480-312-2577

APPLICANT CONTACT Bill Peifer
480-312-7869

LOCATION N. Thompson Peak Parkway between
Union Hills Drive and Bell Road

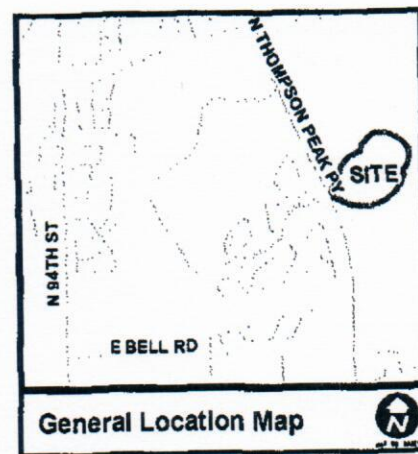
BACKGROUND

Zoning.

The primary site for the access facility is zoned R1-18 ESL. Adjacent areas that are part of the trail and interpretive areas leading out from the access facility are zoned R1-10 ESL, R1-35 ESL and COS ESL. These zoning district(s) allow for single-family neighborhoods and conservation areas.

General Plan.

The General Plan Land Use Element designates the property as Suburban



Neighborhoods and Conservation Open Space. All of this property is located within the designated Recommended Study Boundary (RSB) for the Desert Preserve.

Context.

This facility will be located at the western edge of the McDowell Sonoran Preserve on the west side of the McDowell Mountains. The site for the Gateway Access facility is on relatively flat slopes below the base of the mountains and therefore is hidden from distant views.

Adjacent Uses and Zoning:

- North Various land uses including golf, recreational and residential in the DC Ranch master planned development zoned R1-10 ESL and R1-18 ESL
- South Residential neighborhoods in the McDowell Mountain Ranch master planned development zoned R1-7 ESL, R1-10 ESL and R1-18 ESL
- East Natural desert in and around the McDowell Mountains zoned R1-35 ESL and COS ESL
- West Future residential neighborhoods being developed in the Windgate Ranch development zoned R1-7 ESL and R1-10 ESL

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The proposal is to establish an approved site plan for a large access and interpretive center as a part of the McDowell Sonoran Preserve. The major components of the facility include: a large (524 spaces) parking area; a "Desert Discovery Center" that will serve as the primary educational facility; a small café in conjunction with the Center; a smaller administrative and support building; and a series of interpretive trails and gathering sites.

These facilities will be phased, with the administrative building, trails and two-thirds of the parking area included in the first phase, and an additional trailhead and parking in the second phase.

This site will be accessed off of N. Thompson Peak Parkway, which is currently being constructed in this area. The entrance drive will share a median break with the developing residential project that is on the west side of Thompson Peak Parkway.

The facility will be operated as a 'sunup to sundown' site except for special evening events. There will be limited evening activity at the Desert Discovery Center. This will minimize the impact on any nearby uses with regard to lighting, noise, or activity.

The site plan includes an outdoor amphitheater as a part of the Desert Discovery Center. This amphitheater will be used in conjunction with educational and support activities for the Center. The amphitheater will be located on the backside of the building over 800 feet away from the nearest residential area. It is not part of the first phase of development on the site.

Development Information.

- Existing Use: Undisturbed desert
- Proposed Use: Municipal Use- Preserve access facility and interpretive center.
- Buildings/Description: Three, one-story buildings. Designed to blend into the natural desert setting.
- Parcel Size: 543 + acres
- Building Height Allowed: 30 feet
- Building Height Proposed: 28 feet
- Floor Area: 22,000 +/- total square feet proposed
- Parking Required: The Zoning Ordinance does not provide specific requirements for this type of use. The parking provided has been based upon an engineering evaluation of potential use and similar facilities in other communities. The parking area will be zoned based on the type of user and their particular needs, such as horse trailers, buses, visitors and regular trail users.
- Parking Proposed: 524 parking spaces

IMPACT ANALYSIS

Traffic.

Traffic for this facility will not typically occur at usual peak rush hour times. Traffic generation will most likely be highest on weekends and during special events but can be managed well at the main entrance. Some school and tourist bus usage is expected, mainly on weekdays.

Parking.

A total of 524 spaces will be provided for the entire project and is considered to be adequate, based upon the submitted traffic analysis.

Water/Sewer.

Existing water and sewer facilities are located within Thompson Peak Parkway. There is adequate capacity to accommodate the Discovery Center and associated uses. Water use should be limited given the strong focus of desert sensitive and green building design for this facility.

Police/Fire.

The closest Scottsdale Fire Station is located at the intersection of N. 100th Street and E. Bell Road. Except for occasional special events, this facility should have minimal impact on emergency services. It most likely will serve as a base for search and rescue operations and fighting wildfires, if such events occur in the nearby mountains.

Open space, scenic corridors.

The site will primarily be open space, and as such will be a major public window to the desert and the mountains.

Policy Implications.

This facility is in support of the McDowell Sonoran Preserve as established through previously approved actions, including public votes, that have established the location, financing and planning of the Preserve and the ancillary functions intended to be provided within it.

Municipal Use Master Site Plan Criteria (Sec. 1.500).

The two key findings for support of a Municipal Use Master Site Plan are:

1. The site plan provides an amenity to adjacent properties.
2. The site plan proposes a municipal use of general community interest, as well as the southern gateway to the McDowell Sonoran Preserves.

The proposed site plan for this facility provides substantial buffering in the form of large setbacks and 317,041 square feet (7.3 acres) of parking lot landscaping, to provide sensitivity to nearby land uses. It will provide for a use that has long been awaited by the community. This project has been included in the city's Capital Projects budget.

Community Involvement.

In the mid-1990s the McDowell Sonoran Preserve Commission conducted a lengthy public process to identify access points to the planned Preserve. This location was identified as most suitable for the "Gateway" access to the Preserve given its overall accessibility. On February 16, 2006, a public open house was held and no opposition to this proposal was received.

Community Impact.

This facility will provide a major recreational and open space service and educational venue for the community. It will provide an additional access point for the public enjoyment of the preserve. This additional access will help also to disperse traffic between multiple access areas so as not to overburden one location.

Proposition 207.

The City is the applicant. A Prop 207 waiver is not required.

**STAFF
RECOMMENDATION**

Staff Recommendation.

Staff recommended approval, finding that the proposal is not detrimental to adjacent properties and provides a substantial community need, subject to the attached stipulations.

**OTHER BOARDS AND
COMMISSIONS**

Planning Commission.

The Planning Commission heard this case on July 12, 2006 and recommended approval, 5-0 on the expedited agenda.

**RESPONSIBLE
DEPT(S)**

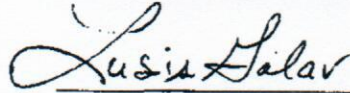
Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Don Hadder
Principle Planner
480-312-2352
E-mail: dhadder@ScottsdaleAZ.gov

Lusia Galav, AICP
Director, Current Planning
(480) 312-2506
E-mail: lgalav@ScottsdaleAZ.gov

APPROVED BY



Lusia Galav, AICP
Director, Current Planning

8/30/07

Date



Frank Gray
General Manager Planning and Development Services

8.30.07

Date

ATTACHMENTS

1. Resolution No. 6964
Exhibit 1. Aerial Map
Exhibit 2. Site Plan
Exhibit 3. Stipulations
2. Additional Information
3. Applicant's Narrative
3. Aerial Close-Up
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. July 12, 2006 Planning Commission Minutes

RESOLUTION NO. 6964

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A MUNICIPAL USE MASTER SITE PLAN FOR AN ACCESS AREA FOR THE MCDOWELL SONORAN PRESERVE ON 543+/- ACRES LOCATED AT 18333 N. THOMPSON PEAK PARKWAY WITH SINGLE FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS (R1-10/R1-18/R1-35 ESL) ZONING.

WHEREAS, the Planning Commission has held a public hearing on July 12, 2006; and

WHEREAS, the City Council, has held a public hearing on September 18, 2007;

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

Section 1. that the City Council finds the Municipal Use Master Site Plan for the Access Area provides an amenity to adjacent properties and the site plan proposes a municipal use of general community interest, as well as providing a southern gateway to the McDowell Sonoran Preserves.

Section 2. that the above Municipal Use Master Site Plan is described in Case No. 10-UP-2006, and the property is shown on Exhibit 1 and the Municipal Use Master Site Plan attached as Exhibit 2 is approved conditioned upon compliance with all stipulations attached hereto as Exhibit 3 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 18th day of September, 2007.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
City Attorney



GATEWAY ACCESS AREA / DESERT DISCOVERY CENTER

Use Permit No. 59-PA-2006 / DR No. 11-DR-2006



SITE PLAN	
DATE	BY
10-UP-2006	...
5-4-06	...

MU-5

EXHIBIT #2

PROJECT DATA

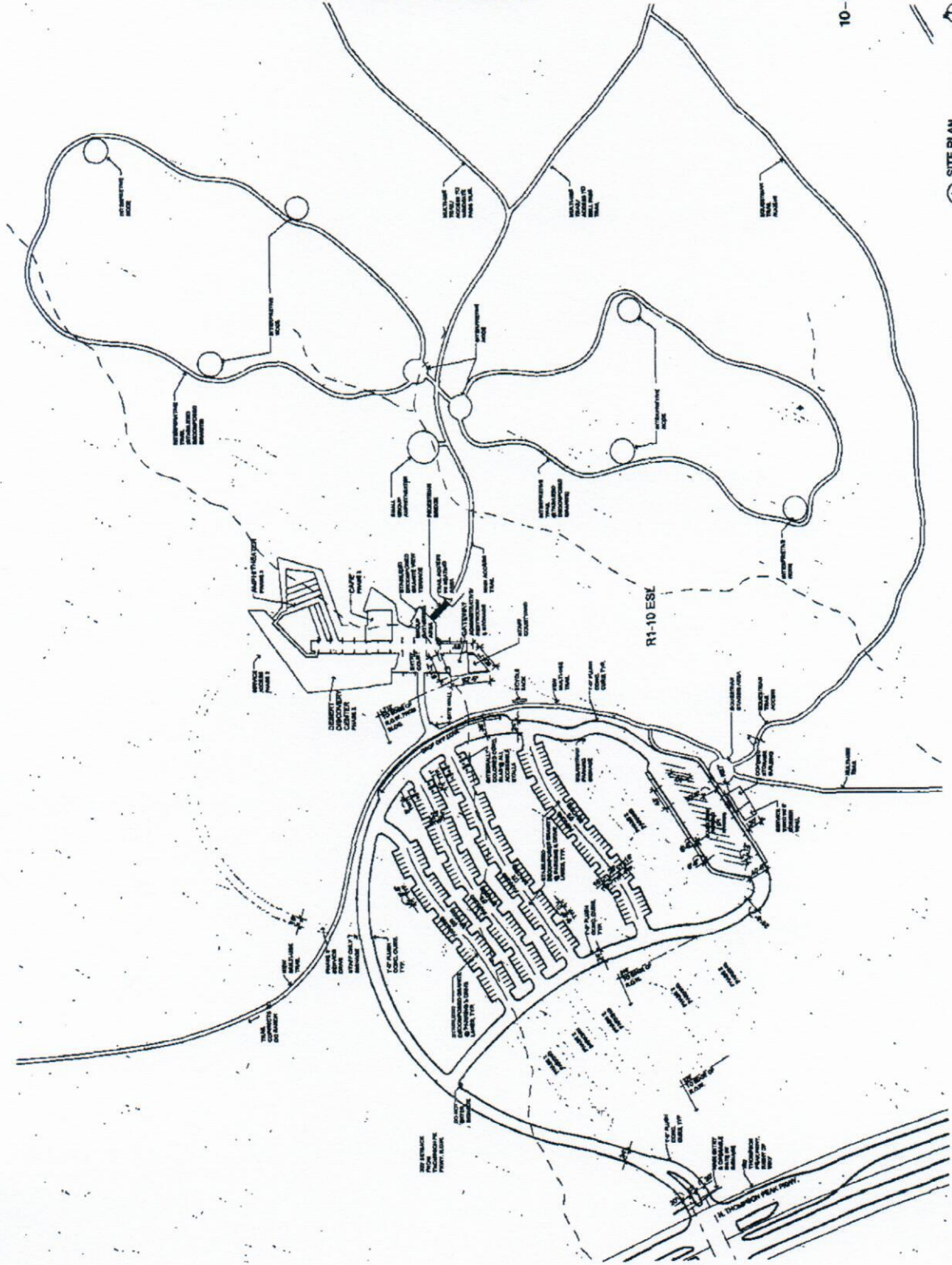
OWNER: ...
 ADDRESS: 18333 N. THOMPSON PEAK PKY., SCOTTSDALE, AZ 85259
 PERMIT NO.: 59-PA-2006 / DR NO. 11-DR-2006
 DATE: 10-UP-2006

PHASE I - PARKING PROVIDED

TYPE	NUMBER	AREA (SQ. FT.)
STANDARD
BIKE
TOTAL

PHASE II - PARKING PROVIDED

TYPE	NUMBER	AREA (SQ. FT.)
STANDARD
BIKE
TOTAL



10-UP-2006

5-4-06



SITE PLAN
10-UP-2006

STIPULATIONS FOR CASE 10-UP-2006

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted and dated 5/4/2006. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 28 feet in height, measured from existing natural grade.

ENVIRONMENTAL DESIGN

1. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
2. **VISTA CORRIDOR WATERCOURSES.** All watercourses with a 100 year peak flow rate of 750 cfs or greater shall be designated as *Vista Corridors*.
3. **CONSTRUCTION ENVELOPE-STAKING.** Before issuance of any building permit for the site, the developer shall survey all construction envelope boundaries and stake all such boundaries, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
4. **NON-PROTECTED NATIVE PLANTS.** Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
5. **LOCATION OF INTERNAL STREETS AND DRIVEWAYS.** Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
6. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 16 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
7. **FINAL CONSTRUCTION ENVELOPES.** Before issuance of any building permit for the site, the developer shall stake the construction envelopes for inspection by city staff. All construction shall take place inside the construction envelopes.

CIRCULATION

1. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city

staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan to the One Stop Shop in Development Services. The conceptual Drainage Report is subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.

2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.

3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Planning and Development Services Department a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. The developer shall obtain an approved Stormwater Storage Waiver. The approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Planning and Development Services Department.

4. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Planning and Development Services Department, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's

- Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
- b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
5. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
- a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
6. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Planning and Development Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.

- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Planning and Development Services.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Planning and Development Services Department, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

ADDITIONAL INFORMATION FOR CASE 10-UP-2006

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - e. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),

2. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

**GATEWAY ACCESS AREA / DESERT DISCOVERY CENTER
CITY OF SCOTTSDALE**

PROJECT NARRATIVE

General: The design of the Gateway Access Area and Desert Discovery Center has been developed in an effort to minimize impact on the native desert environment and the surrounding neighbors while creating a sense of entry and passage into the McDowell Sonoran Preserve. The project is planned to be constructed as a multi-phase project with the Gateway Access Area being completed in Phase 1 and the Desert Discovery Center being constructed in Phase 2. The project includes the following elements:

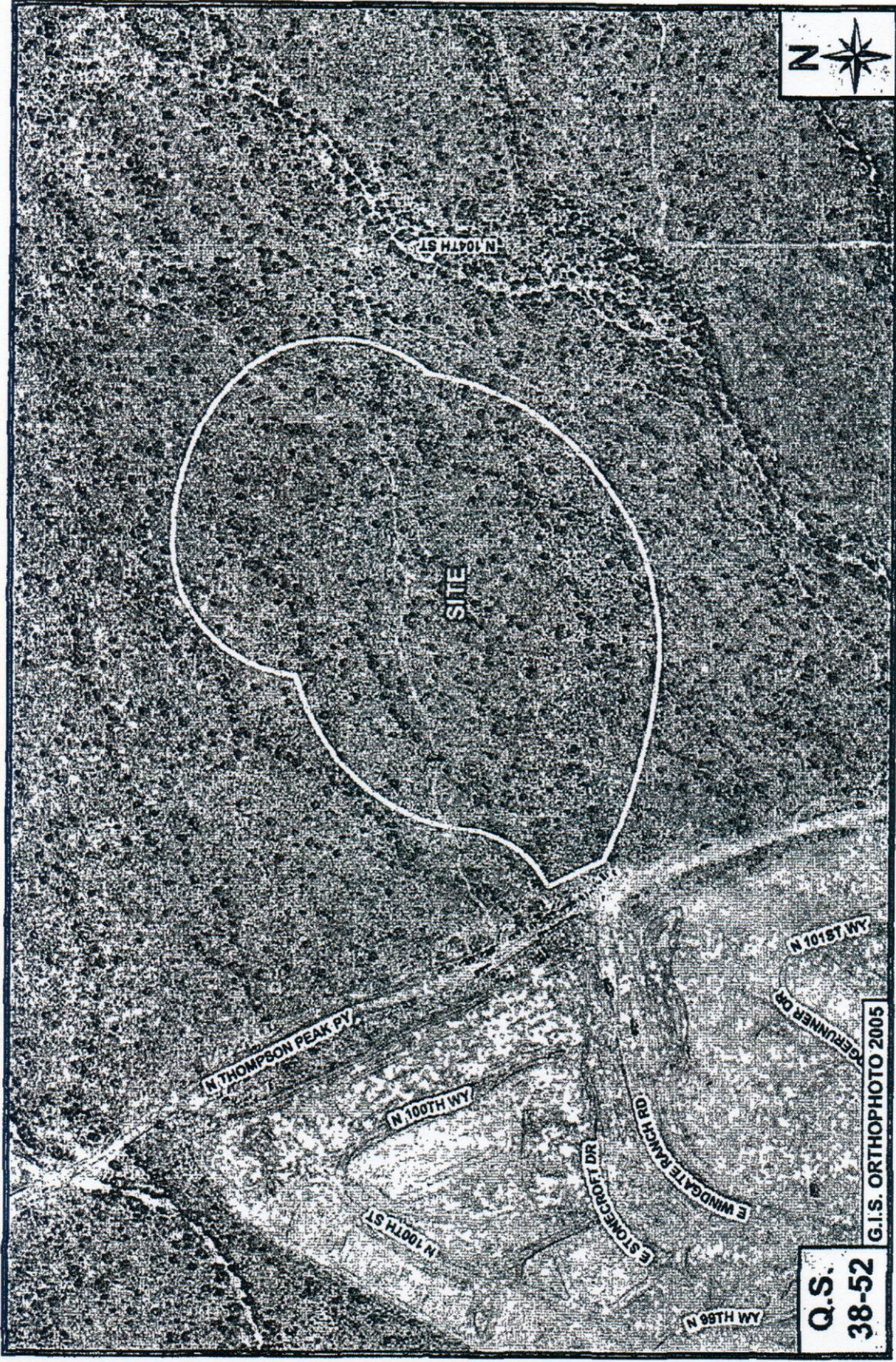
Parking: The entry gate area is developed with exposed aggregate concrete paving that will tend to slow traffic and create a sense of entry. The entry gate area also includes two rolling gates that will be utilized to open and close the access area. The entry drive and vehicular parking area is master planned for 500 parking spaces with 250 spaces constructed in the Phase 1. The equestrian staging area includes space for 24 horse trailers. The parking areas and driveways are developed with stabilized decomposed granite paving which will minimize the visual impact on neighbors, retain the natural desert character and minimize the increase in drainage from the parking area.

Lighting: The Phase 1 site lighting in the parking lot and around the building will include low level security lighting to be developed with LED bollard lights and recessed wall sconce fixtures in building walls and landscape walls. In Phase 2 pole-mounted fixtures will be added in the parking area. The use of pole mounted lighting will be limited to special evening events scheduled at the Desert Discovery Center. At all other times, the lighting will be the low level security lighting as described for Phase 1. This will help retain the natural character of the Preserve while minimizing impact on the neighboring residents.

Landscape & Grading: The parking is designed to fit between natural drainage patterns to minimize the grading disturbance required and will provide for the opportunity to retain the maximum amount of native vegetation without disturbance. All efforts have been made on the grading design to minimize the grading limits.

Structures: Phase 1 structures for the Gateway Access Area will include a restroom building, ramada, offices, storage building and a small open air amphitheater as well as a trail network that connects into the McDowell Sonoran Preserve trail system. The Phase 2 for the Desert Discovery Center will include an interpretive center, support offices, café with outdoor dining terrace, and a 400 seat outdoor amphitheater. The structures are all single story with a maximum height of 28 feet above natural grade. The main walls of the structure will be constructed with steel panels with a rust finish and cast-in-place concrete with a textured finish. In all the structures are very low in scale and incorporate materials that will blend well with the natural desert environment.





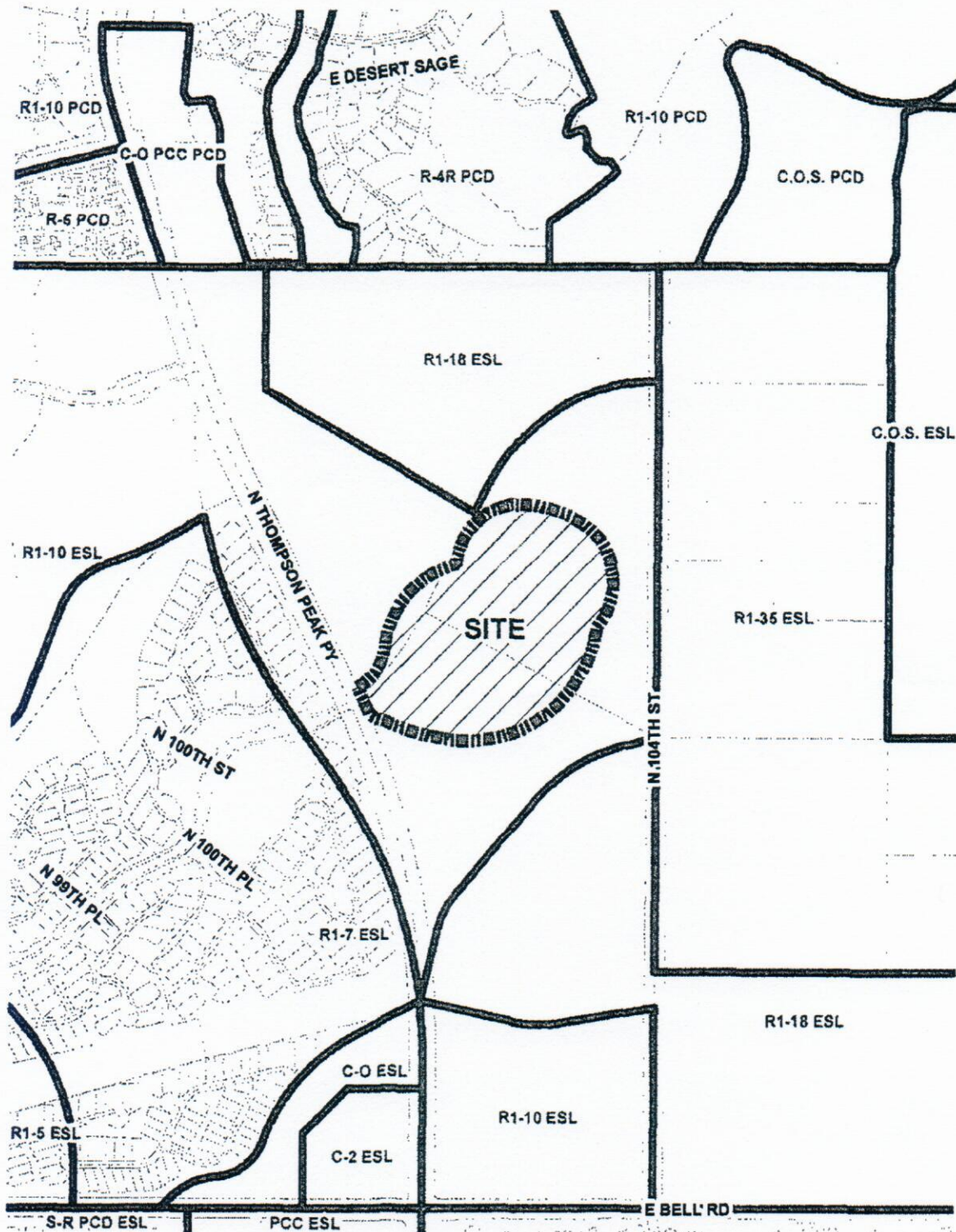
10-UP-2006

ATTACHMENT #4

Gateway Access Area to the Preserve/
Desert Discovery Center

Q.S.
38-52

G.I.S. ORTHOPHOTO 2005



10-UP-2006

ATTACHMENT #5



McClay, Doris

From: Hamilton, Scott
Sent: Thursday, February 02, 2006 3:48 PM
To: Hamilton, Scott
Subject: Open House - Gateway Access Area

Dear Trail Enthusiast,

On Thursday February 16th, the City of Scottsdale is hosting an open house to review and take public comment on the conceptual plans for the public portion of the Gateway Access Area to the McDowell Sonoran Preserve. Limited conceptual information will also be provided for the planned Desert Discovery Center. The open house is from 6 to 8 pm at Horizon Park. Please see the following website for additional information:
<http://www.scottsdaleaz.gov/projects/OpenHouse/2006/Feb/02-16-06a.asp>

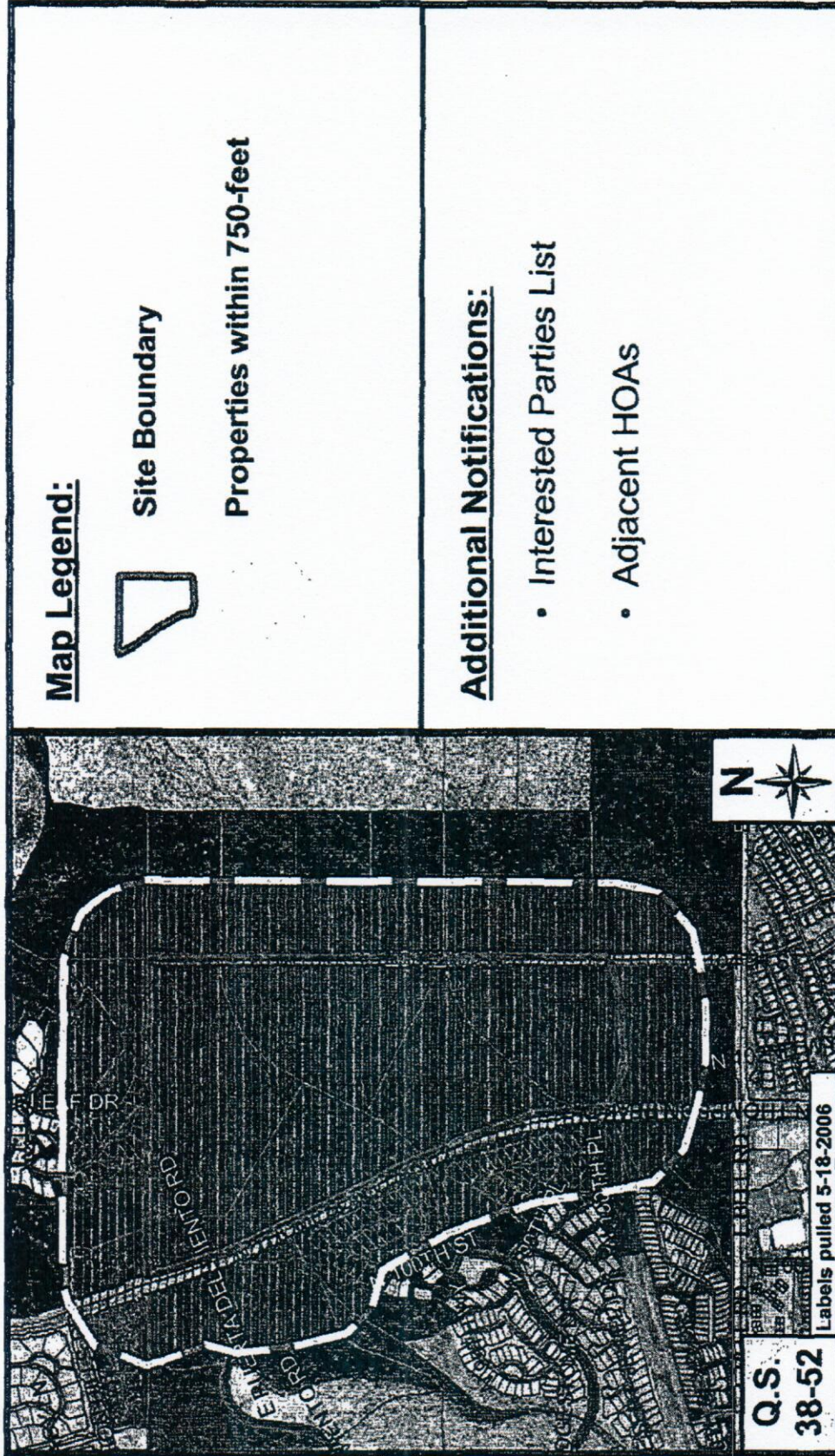
The Gateway is located east of Thompson Peak Parkway, north of Bell Road and south of Union Hills, and will provide access to trails in the Bell Pass/Windgate Pass area. Amenities planned for the Gateway include: 500-600 parking spaces, including bus parking bays (first phase of construction will include approximately 250 spaces), equestrian amenities including 15 pull-through horse trailer spaces (expandable to 25), hitching rails and water troughs, a transit stop, public restrooms, ramadas, storage and potentially picnic areas, an interpretive shade ramada, educational amphitheater, and a small amount of office space.

Please feel free to pass word of the open house to others that may be interested. Hope to see you there!

Scott Hamilton
Trails Planner
Scottsdale Preservation Division
(480) 312-7722

ATTACHMENT #6

City Notifications – Mailing List Selection Map



10-UP-2006

ATTACHMENT #7

Gateway Access Area To The Preserve/Desert Discovery Center

INITIATION

3. 524-PA-2006 Accessory Buildings and Structures

Request to initiate a text amendment to Section(s) 7.200.A. General Provisions/Additional Area Regulations/Accessory Buildings and Section 3.100. Definitions of the City of Scottsdale Zoning Ordinance (455).

4. 524-PA-2006 Amendment to Violation and Penalty Section of the Zoning Ordinance to Coordinate with ESL Amendment

Request to initiate a text amendment to Section(s) 1.400 through Section 1.1412 Violation of Penalty of the City of Scottsdale Zoning Ordinance (455).

COMMISSIONER BARNETT MOVED TO INITIATE 524-PA-2006 THE ACCESSORY BUILDINGS AND STRUCTURES AND 524-PA-2006, THE AMENDMENT TO THE VIOLATION AND PENALTY SECTION OF THE ZONING ORDINANCE.

Commissioner O'Neill commented that both items were the same number. Mr. Gray explained that the PA number is only an initial number given in order to place the initiation in the system; ultimately each initiation will be given separate TA numbers.

SECONDED BY COMMISSIONER O'NEILL, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

EXPEDITED AGENDA

5. 10-UP-2006 Gateway Access Area/Desert Discovery Center

Request by owner for a conditional municipal use permit for an access area for the McDowell Sonoran Preserve on 543+/- acres located at 18333 N. Thompson Peak Parkway with Single Family Residential District, Environmentally Sensitive Lands (R1-10/R1-18/R1-35 ESL) zoning.

Commissioner Steinke requested that in future when discussing anything relative to development along the McDowells, in addition to maps and geographic information, topographic relief elevations referencing parking lots et cetera be included in the packets. The ability to view contours in relation to where parking is set from view corridors would be a helpful reference in terms of elevation.

Commissioner Barnett noted that 8-UP-2006 needed to be voted on separately.

6. 7-TA-2006 Zoning Definitions Text Amendment

Request by City of Scottsdale, applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455) to amend Article III. Definitions. Section 3.100. General.

APPROVED

ATTACHMENT #8

7. 2-TA-2006 ESL Text Amendment

Request by City of Scottsdale, applicant for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455), to amend Article VI. Supplementary District, Section. 6. 1083. Amended Development Standards and Section. 6.1090. ESL Submittal Requirements. The purpose of this text amendment is to amend the exemption process related to the 15 feet setback for walls on individual residential lots and to create a process to amend Development Standards.

8. 6-TA-2006 Minor Amendments to ESL

Request by City of Scottsdale, applicant, for a text amendment to Article VI, Supplementary District, Section(s) 6.1010, Environmentally Sensitive Lands Ordinance of the City of Scottsdale Zoning Ordinance (455) to amend Section 6.1011, Purpose; Section 6.1060, Open Space Requirements; and Section 6.1100, Maintenance and Violations; and to add Section 6.1035, Site Preparation Limitations. The intent of this amendment is to protect undeveloped desert areas from being grading or scarred before a specific development plan on a property has been approved by the City.

COMMISSIONER BARNETT MOVED TO APPROVE 10-UP 2006, THE GATEWAY ACCESS AREA; 7-TA-2006, THE ZONING DEFINITIONS TEXT AMENDMENT; 2-TA-2006, THE ESL TEXT AMENDMENT; AND 6-TA-2006, THE MINOR AMENDMENTS TO ESL. SECONDED BY COMMISSIONER STEINKE, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

9. 8-UP-2006 Loco Patron

Request by owner for a conditional use permit for a bar in an existing building on a 10,735+/- square foot parcel located at 4228 N. Scottsdale Road with Central Business District, Downtown Overlay.

Mr. Cummins noted a mistake in stipulation 1-C which should read that the Applicant would maintain 40 percent food sales in season, from January 1 to May 31.

COMMISSIONER BARNETT MOVED TO APPROVE 8-UP-2006, LOCO PATRON, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA INCLUDING THE ONE AMENDED STIPULATION THAT STAFF INDICATED. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

WRITTEN COMMUNICATION

None.

Arizona Republic
Tues., Feb. 14, 2006

Public input sought on preserve

By Michael Famiglietti
MICHAEL.FAMIGLIETTI@ARIZONAREPUBLIC.COM

SCOTTSDALE — Officials for the McDowell Sonoran Preserve want residents to weigh in on preliminary designs for the largest planned access area.

The meeting at 6 p.m. Thursday at the Horizon Park and Community Center will discuss plans for the Gateway to the McDowell Sonoran Preserve, north east of Bell Road and Thompson Peak Parkway.

The new access area will include restrooms, equestrian loading areas, up to 250 parking spaces and trails.

"We truly want the public's input on what they would like to see," said

Public meeting

When: 6 p.m. Thursday

Where: Horizon Park and Community Center, Glass Road, 4500 N. 40th St.

Information: 480-343-3333

Claire Miller, the McDowell Sonoran Preserve manager.

Miller said plans for the area are ready and outside opinions will help.

This access area, one of 10 for the preserve, will cost \$2.5 million to \$3.5 million, said Bob Cafarella, the preserve's director. Scottsdale's Preservation Division

has acquired 12,119 acres and spent \$357 million on land and buildings.

The Gateway access area would open spring 2007, if approved by the city.

It will have educational and innovative trails, both for horseback and mountain bike riding, Cafarella said.

"We want to focus people so they aren't finding all over the desert," he said.

Joe Yarchin, of the Arizona Game and Fish Department, worked with the Scottsdale officials to create trails conducive to the desert.

"We want to give hands-on education that urbanites sometimes lose," he said.

Please Sign In.

Preserve Access Area Open House
 Thursday, February 16, 2006
 Horizon Community Center, 6-8 p.m.

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
CARLA	708 964	Scottsdale AZ	85252	480-998-7971
LISA DRINK	10432 E PENNSYLVANIA	SCOTTSDALE	85255	preservemcdowellsonoran.org
Rich Garigan	10360 E Verbena Lane, Scottsdale, AZ	Scottsdale	85255	richgarigan@earthlink.net 770-460-9707
Coleen Good	9270 E. Thompson Pl. #269	Scottsdale	85255	480-585-2446
Bernie Sinkel	11500 E. Cochise, 1006	Scottsdale	85259	480-482-7219
Judy Shelton	10890 E. Verbena	Scottsdale	85255	480-419-7203
Frank Shelton	10890 E. Verbena	Scottsdale	85255	480-419-7203
Bob Fikshy	7117 E. Montebello	Scottsdale	85255	
Bill Ruppert	10580 E. Finwood Dr	Scottsdale	85255	480-502-4661
Rick Erdenberger	18501 N. Thompson Peak	Scottsdale	85255	480-502-8844
TANJA WERREN	10360 E. VERBENA LN	SCOTTSDALE	85255	602-400-2814
Diana Wmston	9668 E. Diamond Run Dr.	Scottsdale	85255	480-585-9157
Bill LEZET	30306 N. 74th Way	Scottsdale	85255	480-502-3323
KURT JONES	11201 N. Tatum Blvd. Suite 330	Phoenix	85028	602-955-6192
GERALD MILLER	9670 E. CORRIE DR	SCOTTSDALE	85260	480-451-7389
Larry S. Levy	10380 E. Shangri-La	Scottsdale	85260	480-614-4408

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Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Linda Whitehead				
Mary Jacob	16600 Thompson Pk Hwy #1023	Scottsdale 85260	jacobm20@aol.com	
Larry Burger	16622 N. 108th St	255		
Jael Goldstein				
Regina Goldstein				
Christine Kovach				
Shanna Nogan	6711 S 31st Dr.	Phoenix AZ 85041		
Shirley Dickman	11500 E. Cochise Dr. #1020	Scottsdale 85259	sdickman2001@yahoo.com	
Nikki & Charles Fein	19550 N Grayhawk Dr. #2008	Scottsdale 85255		
Larry Shaw	70002 N Grayhawk Dr. Unit 1008	Scottsdale 85255	lshaw@cox.net	
B.J. Tarrs	11285 N 118th Way	Scottsdale AZ 85259	bjtarrs@msn.com	480-596-3500
Phyllis & Peter Cass	10889 E Betty Dr.	Scotts AZ 85255	PeterCass1@earthlink.net	
Scott Reib & Rabeeel Gibson	16524 N. 166th Pl	Scotts AZ 85255	ScottReib@cox.net	
Lesli Charvali	14912 E Acacia Dr	Scottsdale 85255	lesli@charvali.com	480-523-9888
CODY DEIKE	Po Box 1191	TEMPE 85280	cdeike@weddingmore.com	
G. GOTO	10224 G. Peabody Dr	SCOTTSDALE 85255	GGOTO@PEABODY.COM	

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Name _____ Mailing address _____ City and Zip Code _____ E-Mail _____ Phone (optional) _____

BOB FREUND 11277 E PARANBELN SCOTTSDALE

Dick Benson