

**NOTICE OF POSTING
OF
LAND USE ASSUMPTIONS REPORT**

Under ARS §9-463.05, a Necessary Public Service is defined as any facility that has a life expectancy of 3 or more years and that are owned and operated by or on behalf of the city. A city desiring to assess a development impact fee to offset the cost of providing a Necessary Public Service must adopt a Land Use Assumption Report and Infrastructure Improvements Plan (separate report) before adopting the Development Fee Report establishing any new development impact fees.

In the City of Scottsdale, the only Necessary Public Services for which development impact fees are collected are for Water and Wastewater Services.

Posted with this NOTICE is the City of Scottsdale's proposed
Land Use Assumptions Report.

The Land Use Assumptions Report sets forth projections in land uses, densities intensities and population for the City's Service Area over a period of at least 10 years, and pursuant to the City's General Plan.

The backup documents on which the
Land Use Assumptions Report is based are available for review at
The Administrative Offices of the Water Resources Department,
9379 E. San Salvador Dr., Scottsdale, Arizona
Contact Gina Kirklin
(480) 312-5685

EnterpriseFinance@ScottsdaleAZ.Gov

*The Public Hearing on the Land Use Assumptions Report and the
Infrastructure Improvements Plan will be held at the City Council meeting
Tuesday, January 23, 2018 at 5:00 p.m.
3939 Drinkwater Blvd., Scottsdale, Arizona*



City of Scottsdale

LAND USE ASSUMPTIONS

November 22, 2017

Community and Economic Development Division
Water Resources Division

TABLE OF CONTENTS

Introduction	1
Water Service Area	1
Wastewater Service Area	2
Basis of Update	5
MAG Socioeconomic Projections	5
Scottsdale General Plan	7
Development Areas and Adjustments to Projections	9
Arizona State Land Department	9
Scottsdale Zoning Cases and General Plan Amendments	10
Adjustments to Projections.....	11
Summary.....	12

TABLES

Table 1. MAG Employment and Dwelling Unit Projections (Raw Data and Interpolation)	7
Table 2. Approved Zoning Cases in 2016 Relevant to LUA	11
Table 3. Projections: Dwelling Units by Region (2017 – 2027).....	12
Table 4. Projections: Employment by Region (2017 – 2027)	12
Table 5. Comparison of Dwelling Unit Growth by Sub-Area.....	13
Table 6. 2013 LUA Employment Forecast by Sub-area	14
Table 7. Comparison of Employment Growth by Sub-Area.....	14

FIGURES

Figure 1. Water Service Area	3
Figure 2. Wastewater Service Area	4
Figure 3. Projected Population	6
Figure 4: Scottsdale General Plan Conceptual Land Use Map	8
Figure 5: State Trust Land Areas to be Re-Zoned for Development	10
Figure 6. Comparison of Dwelling Unit Growth	13
Figure 7. Comparison of Employment Growth	15
Figure 8. Northern Area (yellow boundary) Dwelling Unit Growth (2017-2027) [units shown by TAZ]	16
Figure 9. Central Area (red boundary) Dwelling Unit Growth (2017-2027) [units shown by TAZ]	17
Figure 10. Southern Area (green boundary) Dwelling Unit Growth (2017-2027) [units shown by TAZ]	18
Figure 11. Northern Area (yellow boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]	19
Figure 12. Central Area (red boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]	20
Figure 13. Southern Area (green boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]	21
Figure 14. Areas of Anticipated Future Development Activity	23

Introduction

To continue to collect Water and Wastewater Development Impact Fees, the City must comply with the requirements of A.R.S. §9-463.05. One of those requirements is the preparation and adoption of a Land Use Assumption (LUA) report which shows:

“...projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality.”

This LUA report complies with that requirement and covers the current study planning period of 2017 through 2027. For long term planning purposes, this LUA report may cover periods beyond this timeframe, but it is recognized that it must be updated every five (5) years with the City's Infrastructure Improvements Plans (IIPs). The City's Water and Wastewater IIPs identify the infrastructure needed to accommodate new growth and associated infrastructure capital costs that represent the “proportionate share” of costs needed to accommodate new Equivalent Demand Units (EDUs); an EDU is equivalent to the water demand or wastewater flow of one detached single-family dwelling unit.

The LUA Report sets forth the City's current demographic estimates and its projections for future development within the City's service area, which will also be used in the Water and Wastewater IIPs to forecast the amount and cost of infrastructure required by future development.

The current demographic estimates (June 2016) are used to (1) calculate current levels of service (LOS) being provided by the City for Water and Wastewater Services for *existing* development by the City's existing Water and Wastewater Infrastructure, and (2) calculate the new EDUs to provide Water and Wastewater Services to *future* development. New EDUs may be served by either planned new Capital Projects or the use of excess capacity currently existing in the Capital Facilities in anticipation of future development.

Water Service Area

The estimates and projections of development in this LUA report are for the City of Scottsdale's Service Areas as defined by the statute, which is the area within the corporate limits of the City. However, the existing service areas for water and wastewater are not identical and there are some variations as the City has historically served small areas with water and wastewater services that are outside the City's boundaries.

The City of Scottsdale's water service area is about 185 square miles as shown in Figure 1. It encompasses the area within the City limits, with two exceptions:

- EPCOR Water serves about 1,420 customers in the area west of the Arizona Canal between Jackrabbit Road and Indian Bend Road, which is about one square mile.
- EPCOR Water serves about 200 customers near the boundary of Town of Fountain Hills.

The City also serves about 1,400 customers outside the City limits in Maricopa County north of Dynamite Boulevard, generally between 56th Street and 68th Street. This area is built out.

In addition, the City has agreements with the Tonto Hills Domestic Water Improvement District and Carefree Water Company to treat and deliver their Central Arizona Project (CAP) allocations outside the City limits; however, these customers are subject to the rates, charges, and development impact fees of their respective utilities.

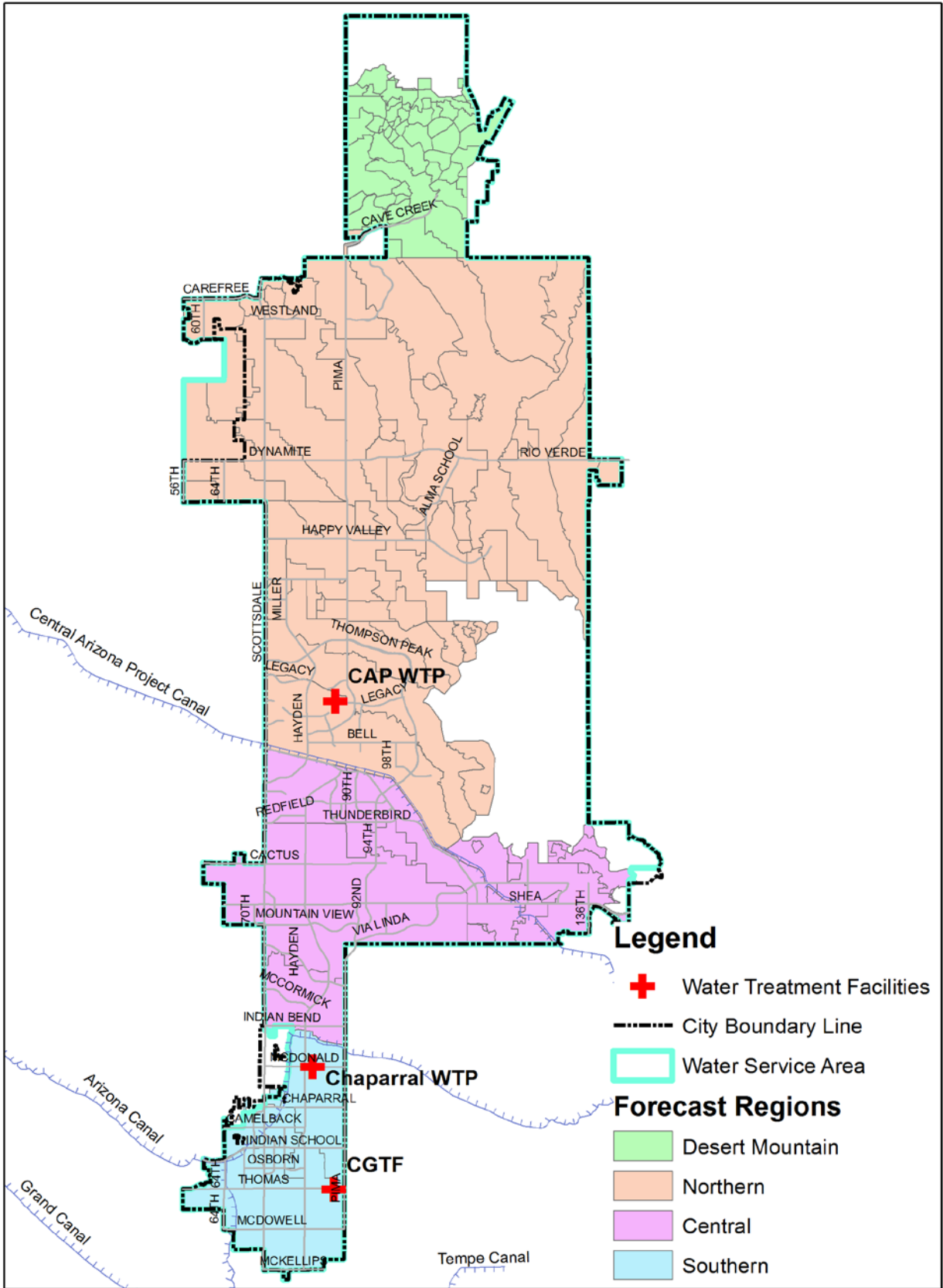
The City's water treatment and distribution system is interconnected and is treated as one integrated system within the City's service area. Due to its size, the water service area is sub-

divided into regions and further sub-divided into pressure zones to regulate the water pressure for customers across the City's many elevation ranges. The water system is also flexible in that water supplies from the north may be conveyed to the south and vice versa.

Wastewater Service Area

The City of Scottsdale provides sewer service to an area which largely coincides with the City Boundary. While there are many ways that such a system can be divided and subdivided (i.e. tributary areas of selected points in the collection and conveyance system) ultimately the entire wastewater system is managed and operated as a single service area.

In addition to wastewater flows that are generated within Scottsdale, the City has entered into agreements with neighboring communities to transport and/or treat portions of wastewater originating in those communities. Some Phoenix wastewater flows enter the Scottsdale collection system through a metering station and pass through the Scottsdale collection system to the Sub-Regional Operating Group (SROG) system per an existing contract. Some of these Phoenix flows can be pumped to the Water Campus for treatment. Paradise Valley flows enter through connections along the border with Scottsdale. Flows from the Black Mountain Sewer Company and a small area in the Town of Fountain Hills (13 parcels) enter Scottsdale interceptors. There is a small area within the City limits on the east side at approximately Cactus Road which has sewer flows that enter the Fountain Hills Sanitary District facilities. Some areas in the City currently use septic systems and therefore do not contribute wastewater flows. The historic Wastewater Service area is shown on Figure 2.



Legend

- + Water Treatment Facilities
- - - - - City Boundary Line
- Water Service Area

Forecast Regions

- Desert Mountain
- Northern
- Central
- Southern

Figure 1. Water Service Area

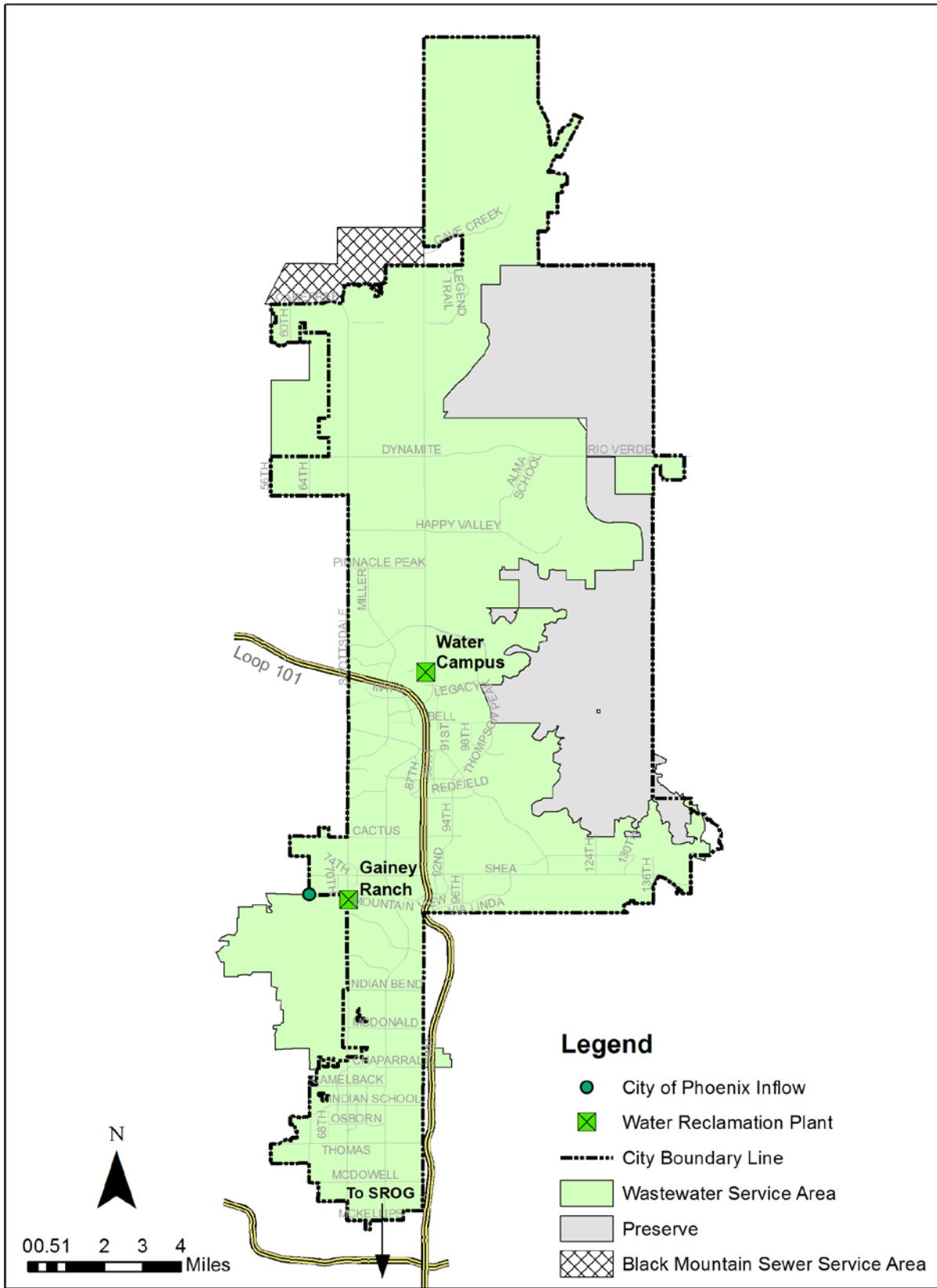


Figure 2. Wastewater Service Area

Basis of Update

The LUA analysis included review of demographic projections for varying land uses within the City and associated water and wastewater services areas that are applicable to the IIP. Key data used in this analysis include:

- 2016 Maricopa Associations of Governments (MAG) Socioeconomic Projections for Population and Employment by Municipal Planning Area, Jurisdiction, and Regional Analysis Zone. The 2016 MAG projections are indicative of demographic, development, and permitting trends through December 2015.
- The City of Scottsdale General Plan 2001, as amended.
- Zoning cases and General Plan amendments approved by the City since the adoption of the previous LUA.

The data were reviewed and compared to the 2013 LUA¹, which will be documented in the following section. The 2013 LUA relied upon the following sources:

- *The City of Scottsdale General Plan Economic Analysis: Development Forecast Update*, prepared by Applied Economics in October 2011.
- The *Water Reuse Master Plan Update* was prepared by Water Works Engineers with Carollo Engineers and includes information obtained from the City.
- Research conducted by Elliott D. Pollack & Company on land use and zoning activity in Scottsdale.

MAG Socioeconomic Projections

The City provides data to MAG on a regular basis for use in its socioeconomic projections portal. The most recent projections provided by the City follow the medium growth trend as documented in the 2013 LUA. As noted, the MAG projections are current through December 2015, which include updates to the 2013 LUA medium growth trend based on approved zoning cases and General Plan amendments as well as permitting and completions data provided by the City.

Population Projections

The 2016 MAG data for City of Scottsdale population projections rounded to the nearest hundred are shown in Figure 3. The population projection from the equivalent time period in the 2013 LUA is shown for reference. The data show a projected growth in population over the next several decades.

¹ Community and Economic Development Division & Water Resource Division, City of Scottsdale, AZ. *Land Use Assumptions*. August 20, 2013. <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/LUAR2013.pdf>

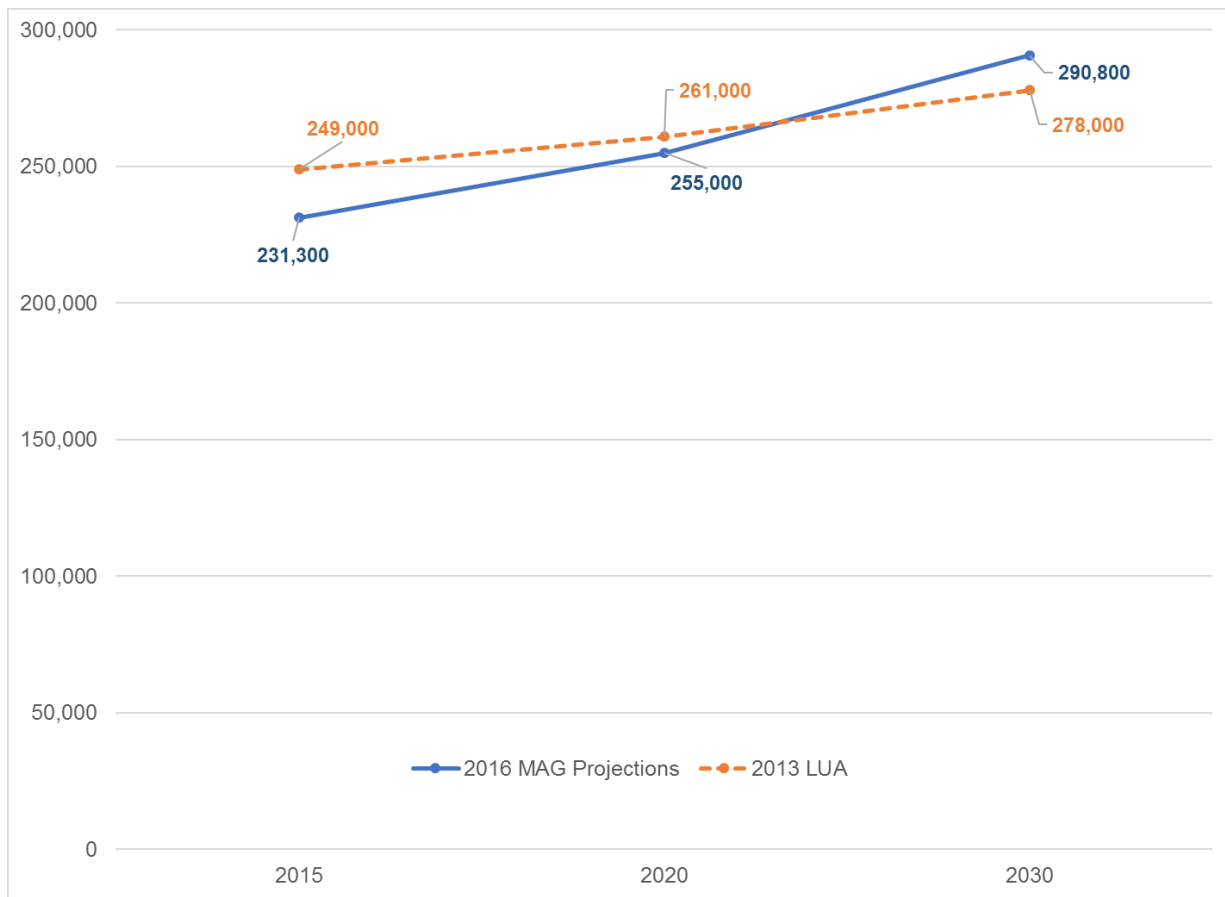


Figure 3. Projected Population

Growth Forecasts

As noted previously, the 2013 LUA relied upon several sources, which represented the best available documentation at that time. MAG has historically been a source of socioeconomic projections, but MAG’s 2013 projections were not released until after data analysis had been completed for the 2013 LUA. Prior to the 2013 projections, MAG published projections in May 2007 and developed an extension using of that dataset in December 2008.²

For the purposes of this study, the most recent dwelling unit and employment projections from MAG were interpolated to fit the study planning period. The data were analyzed using GIS layers for Regional Analysis Zones (RAZ) and Traffic Analysis Zones (TAZ) to align with the City’s sub-areas for planning purposes and water and wastewater service areas. The sub-areas are referred to as the Southern, Central and Northern areas of the City as noted below:

- The Southern sub-area includes Downtown and encompasses the area south of Indian Bend Road
- The Central sub-area extends from Indian Bend Road to Deer Valley Road
- The Northern sub-area is the area north of Deer Valley Road

The dwelling unit and employment data along with a linear interpolation of the study period from the MAG projections are summarized in Table 1 below; employment refers to the number of

² Extension of MAG 2007 Socioeconomic Projections to 2035 for Population, Housing and Employment by Municipal Planning Area and Regional Analysis Zone, December 2008. http://www.azmag.gov/Portals/0/Documents/pdf/cms.resource/POPTAC_2008_12-09_ATT-1_Extension-of-2007-Socioeconomic-Projections-to-203576334.pdf?ver=2008-12-03-135400-000

employees. Some areas beyond the City of Scottsdale boundary are included as they may receive water service or contribute wastewater flows as noted in the service area descriptions and maps.

Table 1. MAG Employment and Dwelling Unit Projections (Raw Data and Interpolation)

Area	MAG Projections						Interpolated	
	Employment 2015 (Employees)	Employment 2020 (Employees)	Employment 2030 (Employees)	Dwelling Units 2015	Dwelling Units 2020	Dwelling Units 2030	Dwelling Unit Growth (17-27)	Employment Growth (17-27)
Scottsdale	184,528	198,967	224,032	127,806	132,769	144,312	9,904	23,702
<i>Northern</i>	<i>14,343</i>	<i>15,496</i>	<i>17,486</i>	<i>18,914</i>	<i>19,846</i>	<i>25,733</i>	<i>4,091</i>	<i>1,886</i>
<i>Central</i>	<i>110,726</i>	<i>119,926</i>	<i>136,162</i>	<i>61,176</i>	<i>63,382</i>	<i>66,240</i>	<i>3,038</i>	<i>15,262</i>
<i>Southern</i>	<i>59,459</i>	<i>63,545</i>	<i>70,384</i>	<i>47,716</i>	<i>49,541</i>	<i>52,339</i>	<i>2,774</i>	<i>6,555</i>
Paradise Valley	4,605	4,719	5,474	4,725	4,781	4,986	157	521
Phoenix	493	461	544	1,779	2,119	2,294	309	31
Salt River Pima-Maricopa Indian Community	1,399	1,448	1,537	17	17	17	0	83
Grand Total	191,025	205,595	231,587	134,327	139,686	151,609	10,369	24,337

Scottsdale General Plan

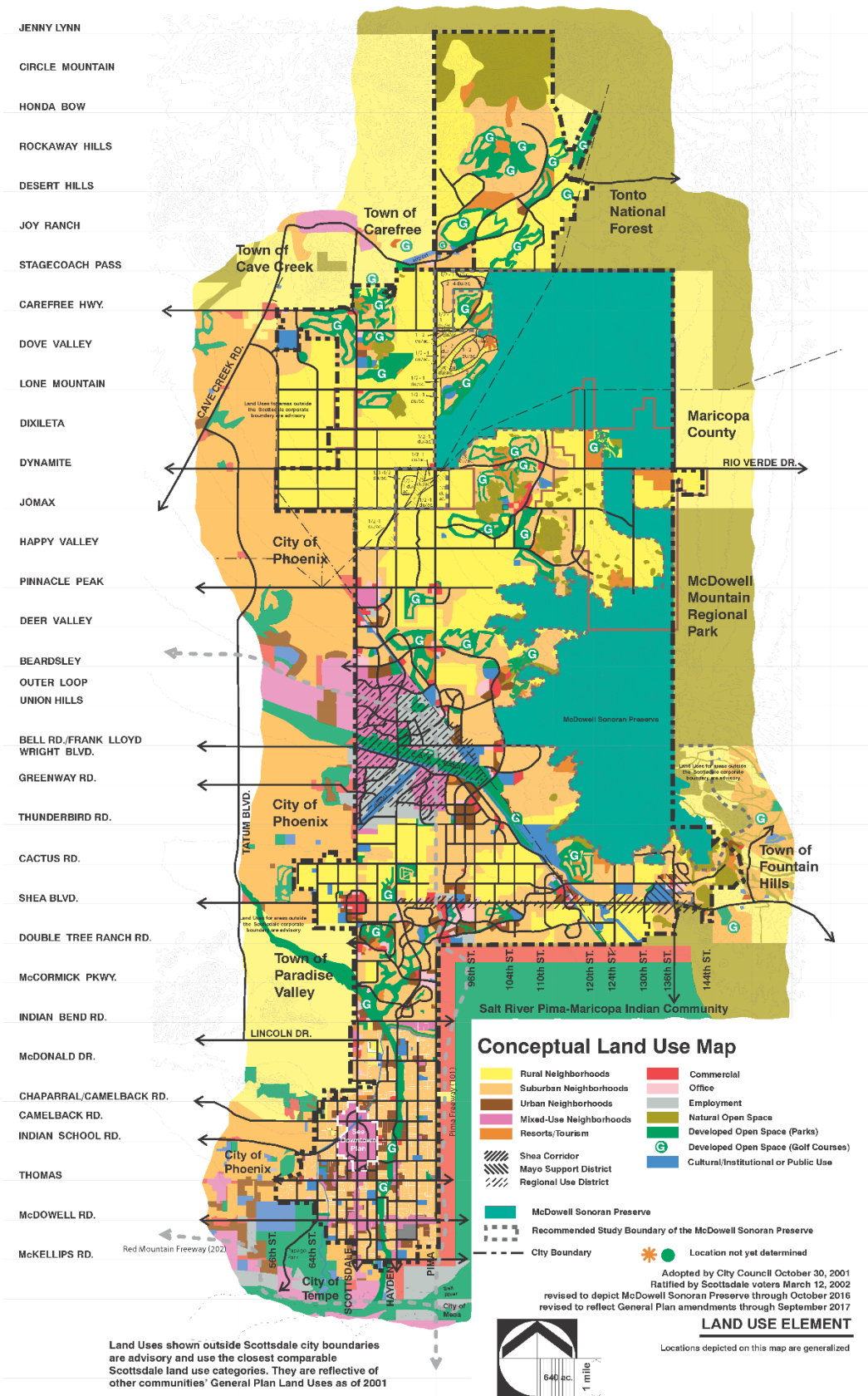
The City's General Plan was ratified on March 12, 2002, and has been subsequently updated annually by non-major and major General Plan amendments to the Land Use Map, current as of September 2017. The conceptual land use map is depicted below in Figure 4.

In general, the following definitions apply to housing within the General Plan:

- Rural Neighborhoods = 1 unit per acre (or more) of land
- Suburban Neighborhoods = 1 to 8 units per acre
- Urban Neighborhoods = 8 or more units per acre

For Mixed Use Neighborhoods, the General Plan does not define the mixture; however, the free market has trended to the following ratios to date in terms of the North/Central/South Sub-areas of the City:

- North: 60% Residential, 30% Resort/Tourism, and 10% Commercial
- Central: 75% Residential, 15% Office, 8% Retail, 2% Hotel
- South: 70% Residential, 15% Office, 10% Retail, 5% Hotel



Source: City of Scottsdale

Figure 4: Scottsdale General Plan Conceptual Land Use Map

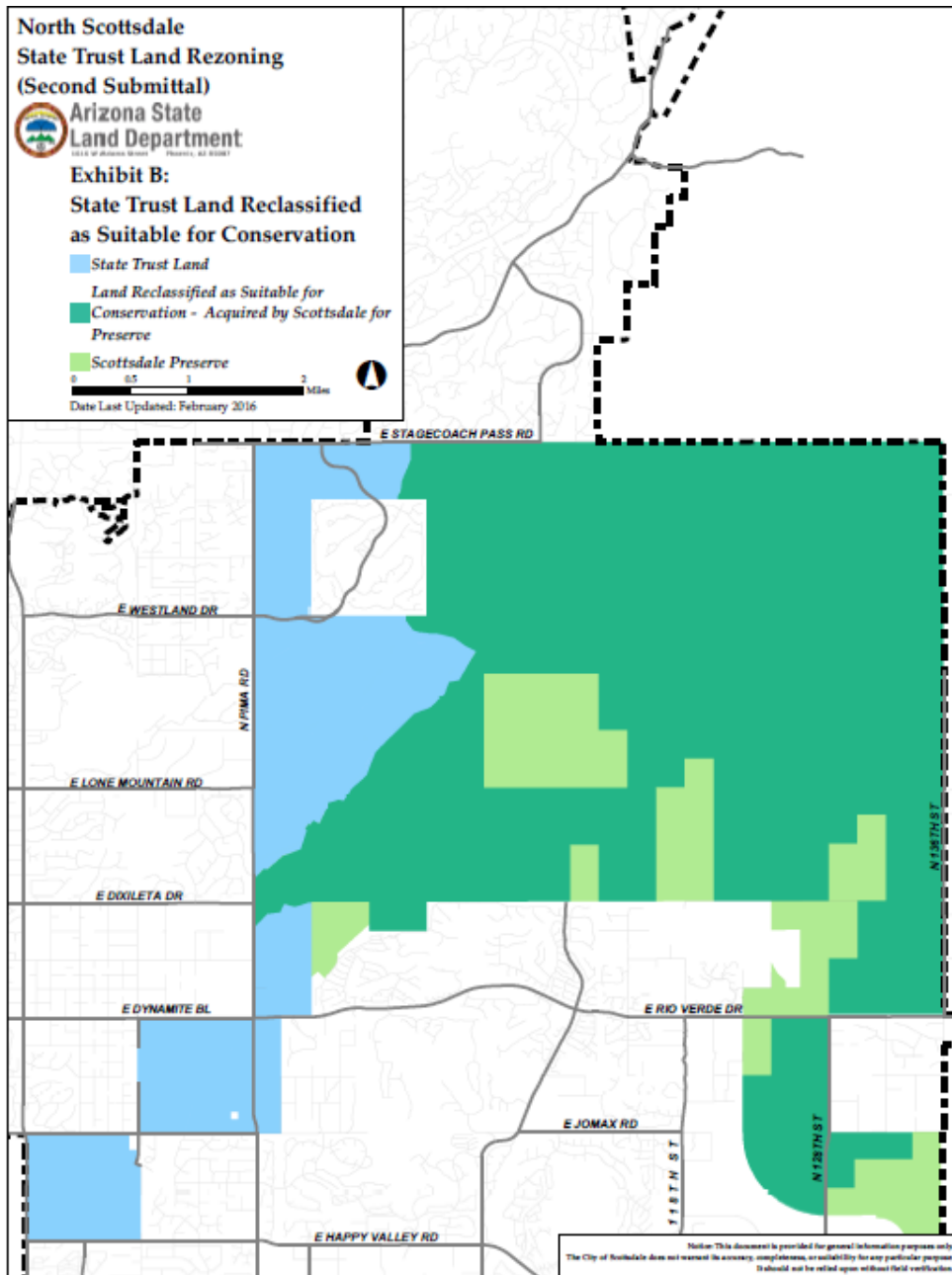
Development Areas and Adjustments to Projections

Further research was conducted to adjust the MAG projections, as needed, for this LUA report to account for any changes since the projections were finalized in December 2015. Sources of information included discussions with the Arizona State Land Department (ASLD), which has large holdings of land in the City that will be released for development. Research also included review of zoning cases and General Plan amendments filed with the City and approved since completion of the MAG projections, which includes approvals in 2016.

Arizona State Land Department

As part of the North Scottsdale Rezoning and Development Plan, the ASLD completed a re-zoning application in February 2016, which was approved by Council in July 2016 (Zoning Case 19-ZN-2014) for parcels of land in North Scottsdale generally located in an area bounded by Scottsdale Road (west), the 104th Street alignment (east), Stagecoach Pass Road (north), and Happy Valley Road (south). The land areas being re-zoned are depicted in blue in Figure 5 below.

The reconfiguration of land uses and additional allocation of Open Space reduced the estimated number of dwelling units on the subject land to 5,000 – a reduction of over 20% from the 6,261 units originally envisioned by General Plan Case 4-GP-2002. The 2016 MAG projections accounted for 6,261 units. The completion of the re-zoning process finalizes the City's Arizona Preserve Initiative (API) petition and subsequent purchase of approximately 13,000 acres of State Trust land for the McDowell Sonoran Preserve.



Source: Arizona State Land Department. *North Scottsdale Rezoning and Development Plan Narrative*, February 2016, Submitted in support of Zoning Case 19-ZN-2014.

Figure 5: State Trust Land Areas to be Re-Zoned for Development

Scottsdale Zoning Cases and General Plan Amendments

The City of Scottsdale General Plan Annual Report from 2016 was used to identify the zoning cases approved by the City Council between January and December of that year. The zoning case documents were obtained via the City's online case search tool. Each zoning case and/or General Plan amendment was summarized based on the zoning/use change, the change in dwelling units, and the change in employment (change in number of employees). In some instances and to be consistent with MAG projections, the change in employment estimates were based on information provided in the case documents such as changes in planned building square footages.

The recent Scottsdale zoning cases that have been approved and have an impact on the MAG projections are summarized below in Table 2. Additional details regarding all cases from 2016, including those that do not have a material change in dwelling units or employment, are summarized in Attachment A.

Table 2. Approved Zoning Cases in 2016 Relevant to LUA

Zoning Case (General Plan Amendment, if applicable)	Change in Dwelling Units (units)	Change in Employment (employees)	Development Name
19-ZN-2016	+2	NA	Cattletrack Village
13-ZN-2016	+77	-10	L'Esperance
12-ZN-2016	+277	-20	Alta Osborn
11-ZN-2016	+6	NA	70th St & Earll
5-ZN-2016	+750	+900	Entrada
3-ZN-2016	+15	-10	70th St. Lofts
20-ZN-2002 #3	+900	+3,300	One Scottsdale
22-ZN-2015	+3	NA	Parkview Mixed Use
19-ZN-2015	+320*	NA	Waterview
16-ZN-2015	NA	+2	Hampton Inn
14-ZN-2016	+4	NA	Palo Verde Homes
19-ZN-2014	-1,273**	NA	State Trust
1-ZN-2016 (1-GP-2016)	NA	+5	Scottsdale Executive Villas
8-ZN-2016 (3-GP-2016)	+622	-1,000	District at the Quarter
15-ZN-2015 (4-GP-2016)	+81	-50	Aire on McDowell
17-ZN-2015 (5-GP-2015)	+8	NA	La Bella Breeza
18-ZN-2016 (6-GP-2016)	+58	-40	Skye on McDowell
16-ZN-2016 (7-GP-2016)	+21	-20	Skye Phase II
17-ZN-2016 (5-GP-2015)	+167	-2,000	Desert Mountain Parcel 19

*Two development options presented. Data represent average.

**This decrease will not be fully realized in this IIP time period as the development will begin but will not be built out by Fiscal Year 26/27 per conversation with ASLD and consistent with the MAG projections.

Adjustments to Projections

Further review was given to the ASLD areas in the MAG projections to estimate the quantity of new units over the 10-year timeframe and any impact on the unit reduction noted above. MAG

projections estimated about 1,300 new units from 2017-2027, but projected no growth in one area noted in ASLD’s case just north of Rio Verde Drive. This area is expected to yield 158 new units, and these were added to the original MAG estimate yielding a total of 1,470 new units (anticipating that less than one-third of the total 5,000 units planned will develop in the 10-year timeframe).

The zoning cases and General Plan amendments summarized above were then used to adjust the MAG projections of dwelling unit and employment growth as they represent new information since the development of the MAG projections. The approved zoning cases and General Plan amendments amount to 3,469 additional dwelling units and an increase of 1,057 employees above and beyond MAG projections.

Summary

GIS was used to spatially locate each zoning case and/or General Plan amendment and quantify the adjustments to each TAZ in the MAG projections as necessary. Based on the analysis of the data, Table 3 summarizes the original MAG projections along with the adjusted projections in dwelling units to account for zoning and General Plan amendments for the 2017-2027 timeframe.

Table 3. Projections: Dwelling Units by Region (2017 – 2027)

Region	Original MAG Projection			Adjusted MAG Projection		
	2017 Dwelling Units (units)	2027 Dwelling Units (units)	Change (units)	2017 Dwelling Units (units)	2027 Dwelling Units (units)	Change (units)
Northern	19,287	23,378	4,091	19,287	24,603	5,316
Central	62,058	65,097	3,038	62,058	65,727	3,668
Southern	48,446	51,220	2,774	48,446	52,834	4,398
Total	129,791	139,695	9,904	129,791	143,164	13,373

Table 4 summarizes the original MAG projections along with the adjusted projections in employment (employees) to account for zoning and General Plan amendments for the 2017-2027 timeframe.

Table 4. Projections: Employment by Region (2017 – 2027)

Region	Original MAG Projection			Adjusted MAG Projection		
	2017 Employment (employees)	2027 Employment (employees)	Change (employees)	2017 Employment (employees)	2027 Employment (employees)	Change (employees)
Northern	14,804	16,690	1,886	14,804	17,987	3,183
Central	114,406	129,668	15,262	114,406	128,671	14,265
Southern	61,093	67,648	6,555	61,093	68,404	7,311
Total	190,304	214,006	23,702	190,304	215,063	24,759

For further comparison, the projected sub-area growth above was compared to the 2013 LUA. The 2013 LUA projections were linearly interpolated to align with the 2017-2027 timeframe of this LUA. The 2013 LUA dwelling unit projections are shown below in Table 5, along with the linear interpolation of the dataset and comparison to the 2017 LUA projections from Table 3.

Table 5. Comparison of Dwelling Unit Growth by Sub-Area

		2013 LUA Forecast (Dwelling Units)				Interpolated 2013 Forecast		Comparison of Growth (2017 – 2027)	
		2015	2020	2025	2030	2017	2027	2013 LUA	2017 LUA
North	Incremental	752	2,409	3,447	3,059				
	Cumulative	752	3,161	6,608	9,667	1,716	7,832	6,116	5,316
Central	Incremental	2,182	3,207	2,063	1,813				
	Cumulative	2,182	5,389	7,452	9,265	3,465	8,177	4,712	3,668
South	Incremental	2,893	1,287	1,168	1,103				
	Cumulative	2,893	4,180	5,348	6,450	3,408	5,789	2,381	4,388
Total								13,209	13,373

A graphical depiction of the comparison of dwelling unit growth by sub-area between the 2013 LUA and this LUA is shown in Figure 6.

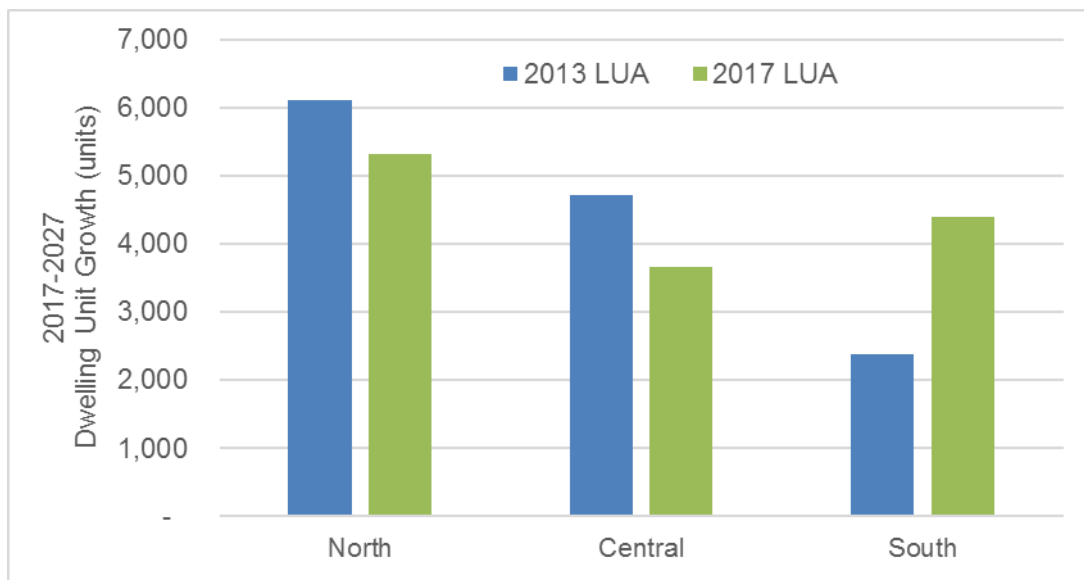


Figure 6. Comparison of Dwelling Unit Growth

The City-wide growth projected in the previous LUA aligns with current projections, although the spatial distribution of growth varies. This LUA is projecting fewer units in the Northern and Central sub-areas, with more units in the Southern area than previously projected.

The 2013 LUA employment projections were also compared to this LUA; however, the projections required a conversion from square footage to number of employees as data were previously presented in square feet. The City provided sub-area information to complete this conversion.³ The 2013 LUA employment forecast in square feet is shown in Table 6. The conversion of the 2013 LUA forecast to number of employees, along with a comparison to this LUA is shown in Table 7.

Table 6. 2013 LUA Employment Forecast by Sub-area

Sub-area		2015 (square feet)	2020 (square feet)	2025 (square feet)	2030 (square feet)
Northern	Incremental	57,583	1,136,940	1,077,756	781,143
	Cumulative	57,583	1,194,523	2,272,278	3,053,421
Central	Incremental	834,108	4,113,248	3,323,192	2,843,161
	Cumulative	834,108	4,947,356	8,270,549	11,113,709
Southern	Incremental	305,133	1,270,224	1,072,785	865,443
	Cumulative	305,133	1,575,356	2,648,141	3,513,585

Table 7. Comparison of Employment Growth by Sub-Area

Sub-area		2013 LUA Forecast (Employment [employees])				Interpolated 2013 Forecast		Comparison of Growth (2017 – 2027)	
		2015	2020	2025	2030	2017	2027	2013 LUA	2017 LUA
North	Incremental	165	3,248	3,079	2,232				
	Cumulative	165	3,413	6,492	8,724	1,464	7,385	5,921	3,183
Central	Incremental	2,383	11,752	9,495	8,123				
	Cumulative	2,383	14,135	23,630	31,753	7,084	26,879	19,795	14,265
South	Incremental	872	3,629	3,065	2,473				
	Cumulative	872	4,501	7,566	10,039	2,323	8,555	6,232	7,311
Total								31,948	24,759

A graphical depiction of the comparison of employment growth by sub-area between the 2013 LUA and this LUA is shown in Figure 7.

³ North sub-area = 350 square feet/employee, Central sub-area = 350 square feet/employee, South sub-area = 350 square feet/employee. These assumptions are for both commercial office and commercial utilized in the City's current Land Use Impact Model (Applied Economics, 2016).

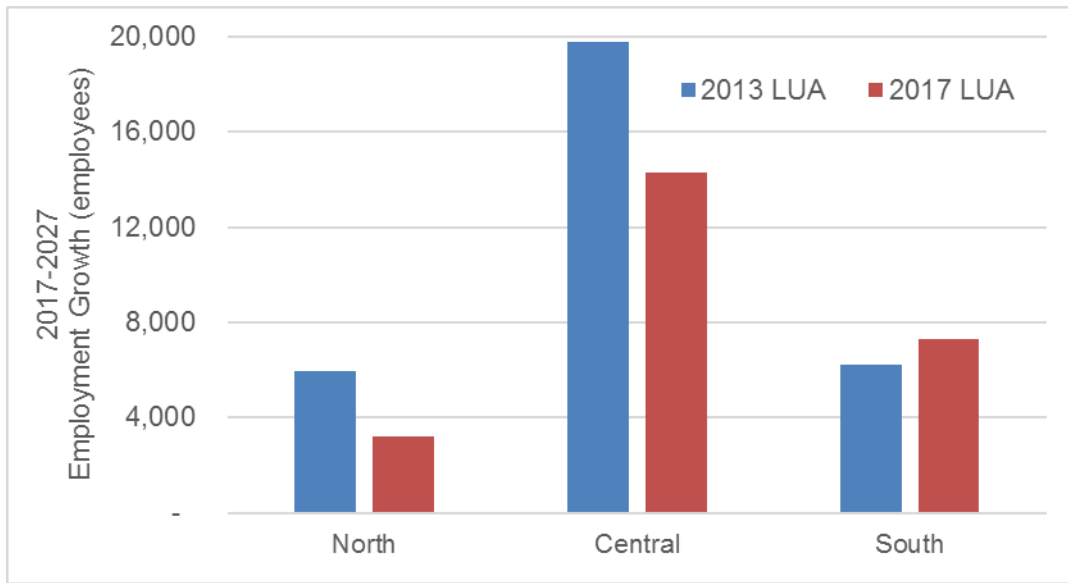
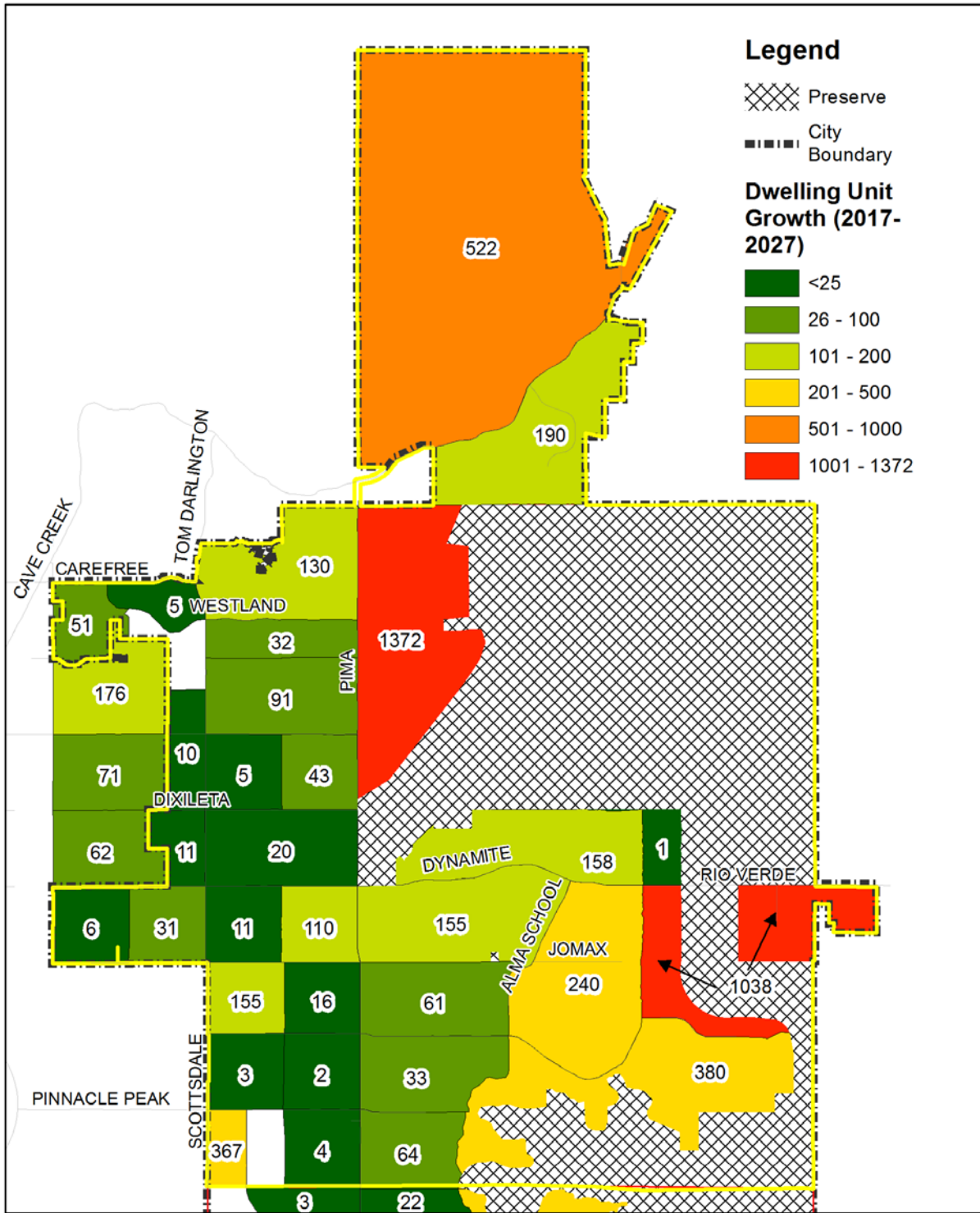


Figure 7. Comparison of Employment Growth

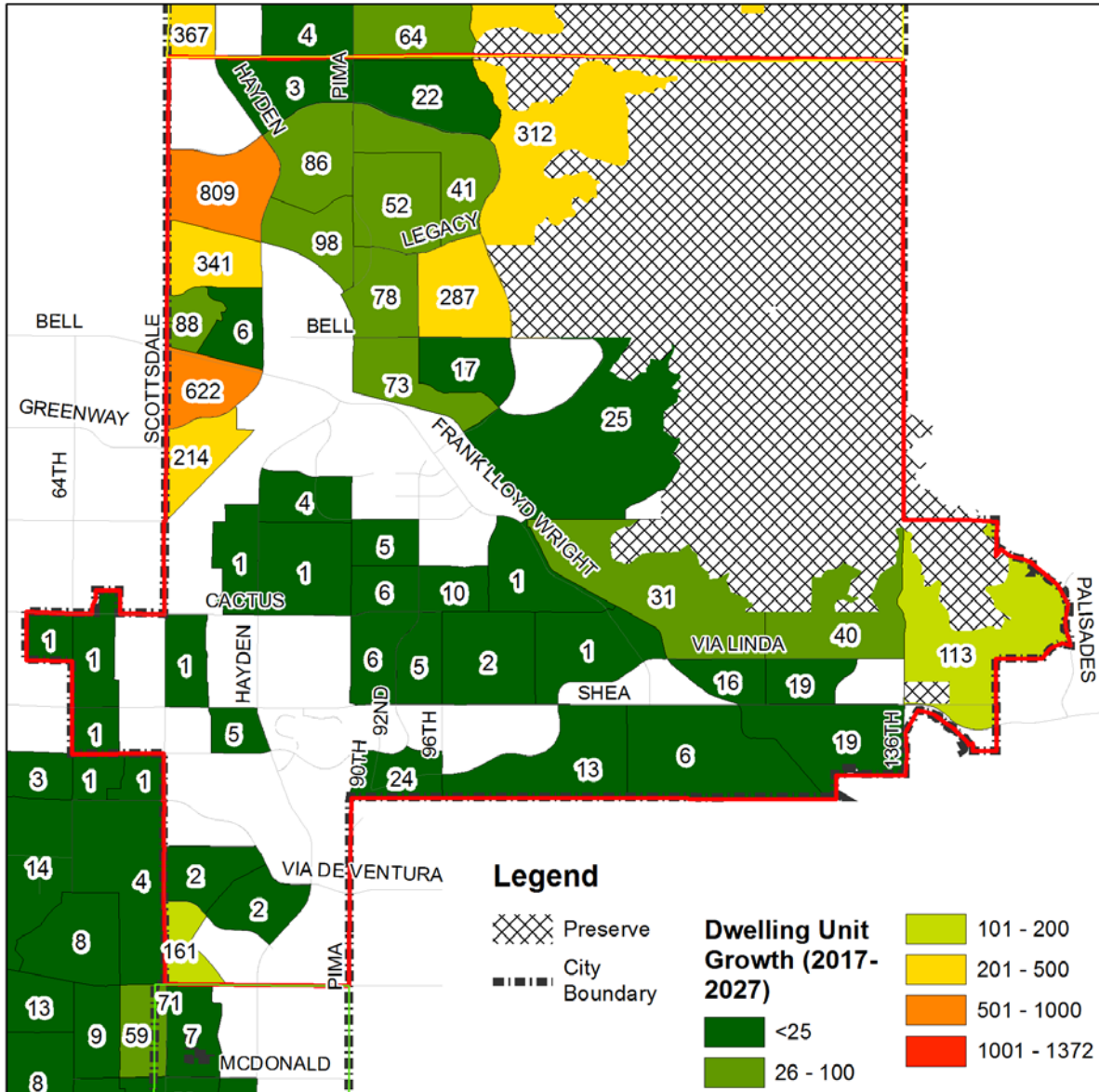
The 2013 LUA projected a more aggressive employment forecast City-wide than the current estimates. As shown in Table 7 and Figure 7, the Central area is showing a more significant decline in employment projections as compared to the Northern area. The Southern area is estimating an increase of employment in this current forecast.

To provide a spatial representation of the forecast for this LUA, the series of figures that follow show the change in or additional dwelling units by TAZ projected for the 2017-2027 time period for each of the sub-areas (Figures 8 through 10). Similarly, the spatial representation of employment growth in this LUA by TAZ is shown in Figure 11 through 13. Any TAZ's that are omitted from the maps (not color coded and labeled with expected growth) do not experience any change in this study period.



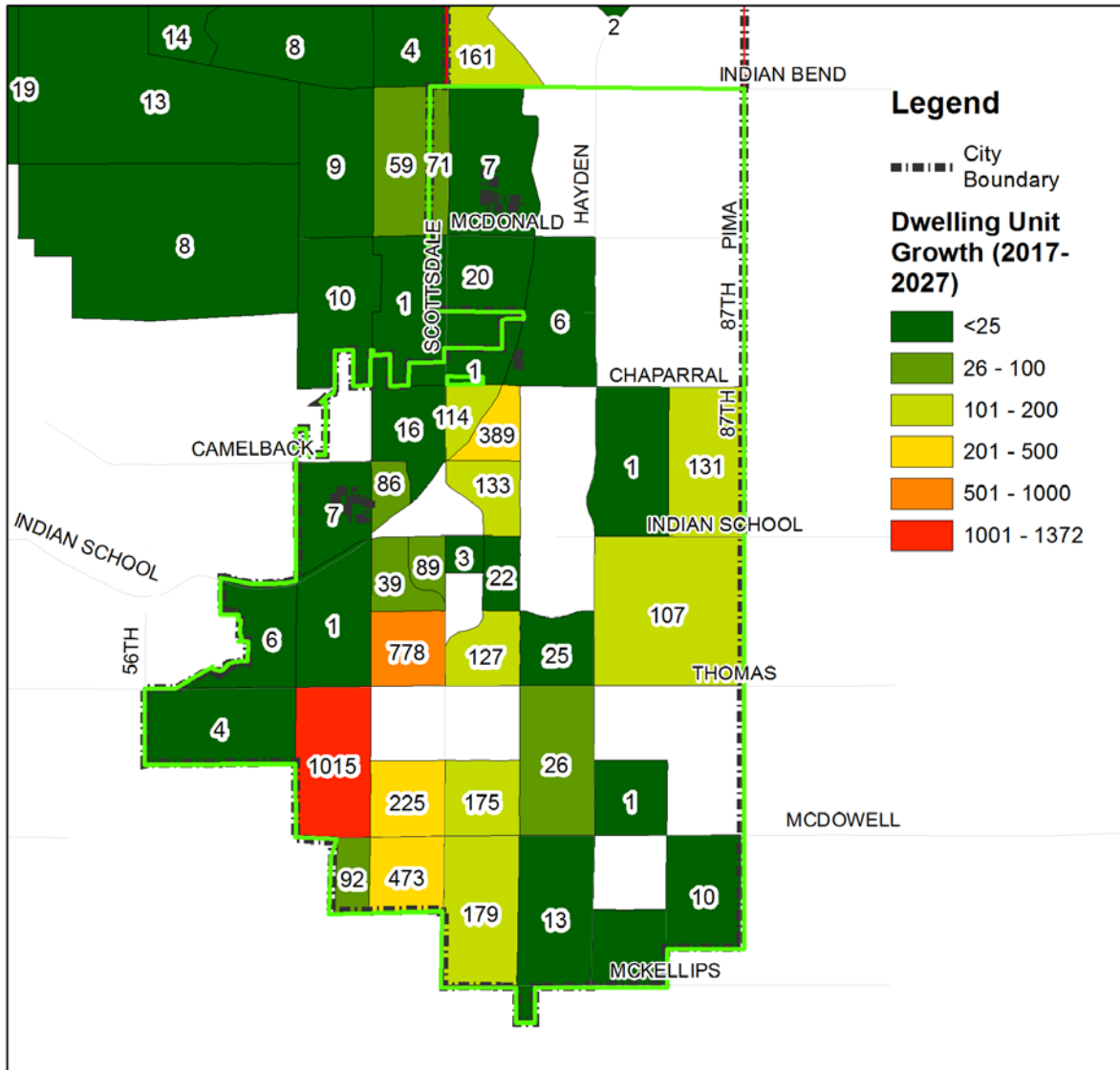
Note: Omitted TAZ's do not experience growth in this study period.

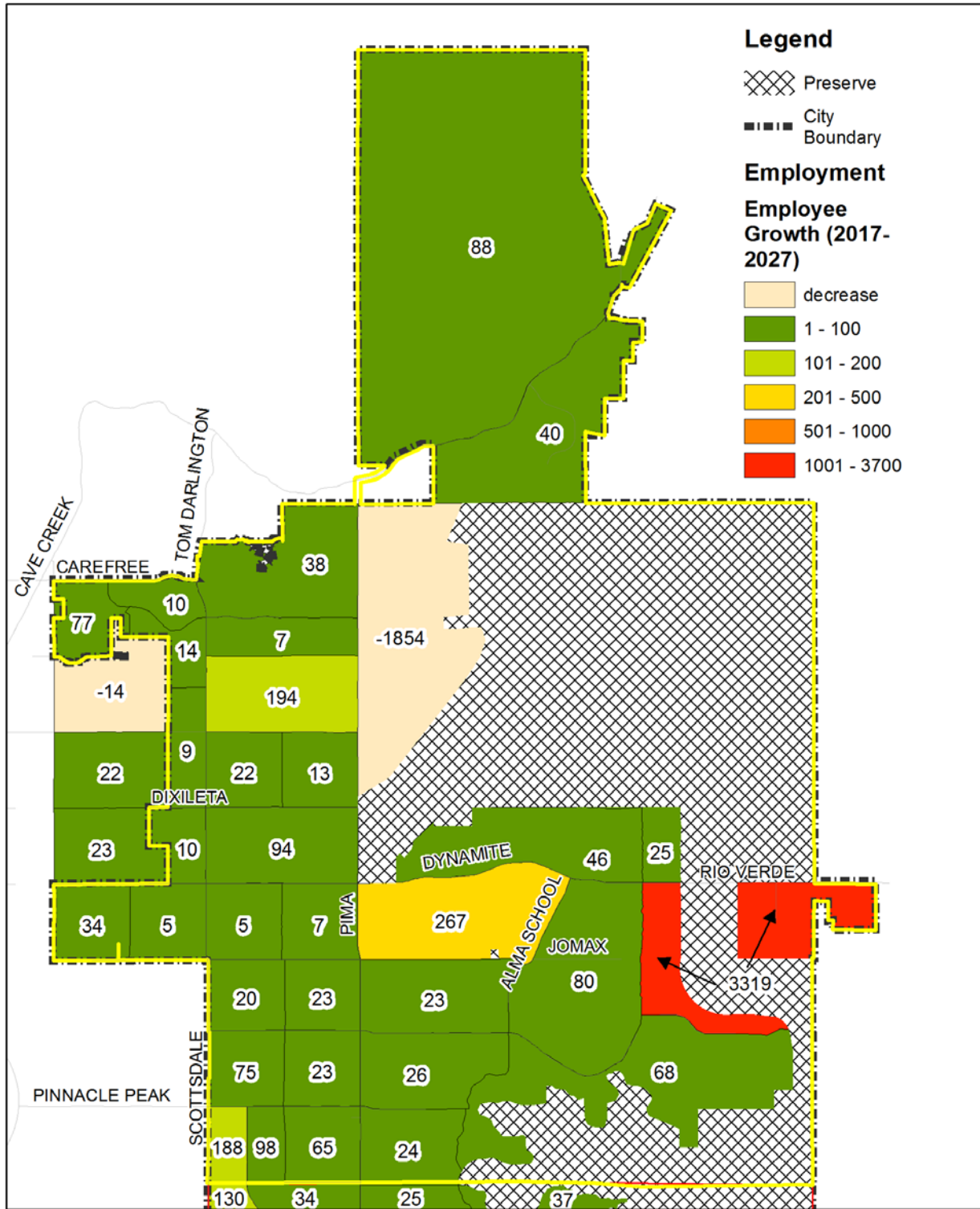
Figure 8. Northern Area (yellow boundary) Dwelling Unit Growth (2017-2027) [units shown by TAZ]



Note: Omitted TAZ's do not experience growth in this study period.

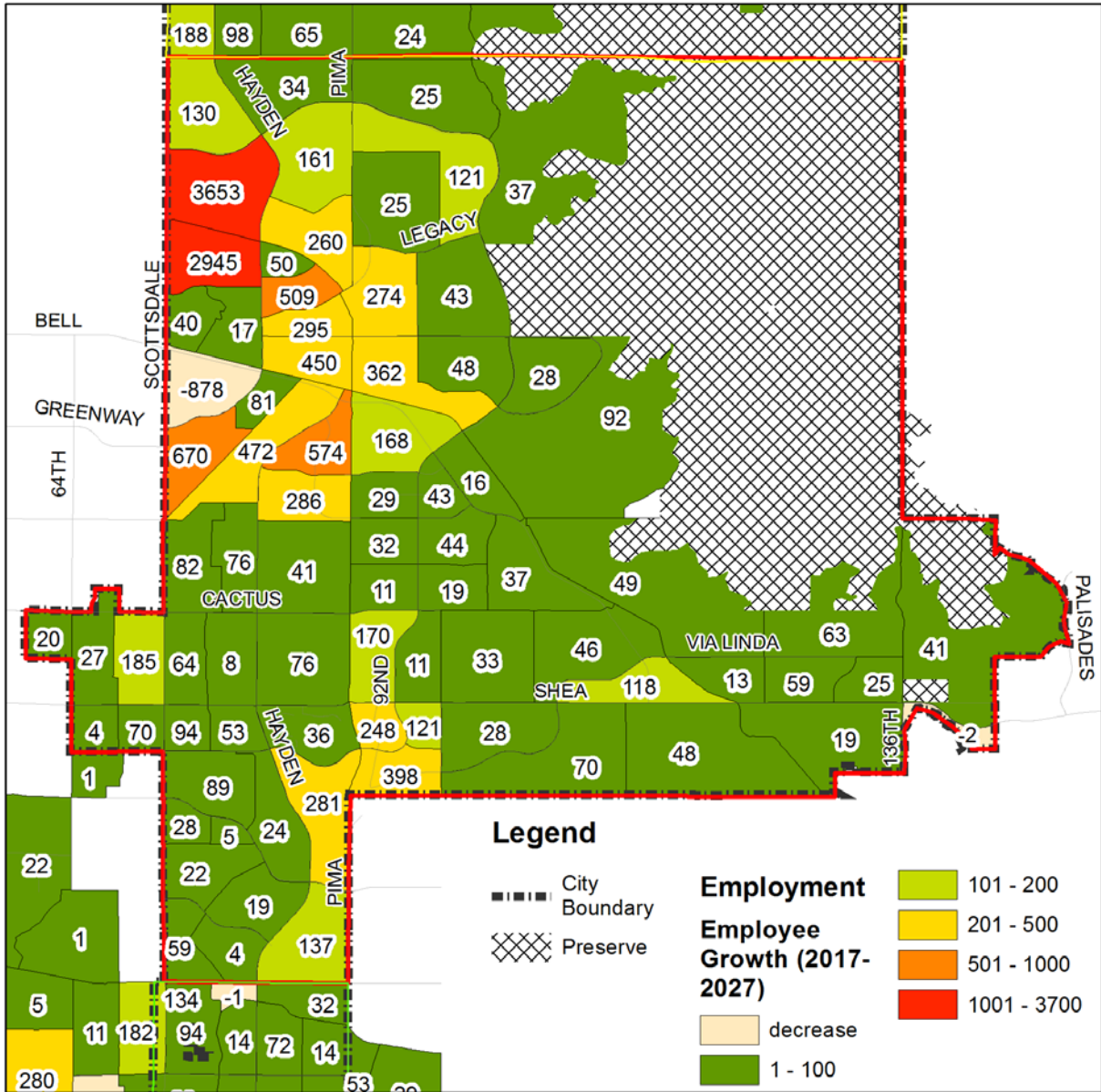
Figure 9. Central Area (red boundary) Dwelling Unit Growth (2017-2027) [units shown by TAZ]





Note: Omitted TAZ's do not experience growth in this study period.

Figure 11. Northern Area (yellow boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]



Note: Omitted TAZ's do not experience growth in this study period.

Figure 12. Central Area (red boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]

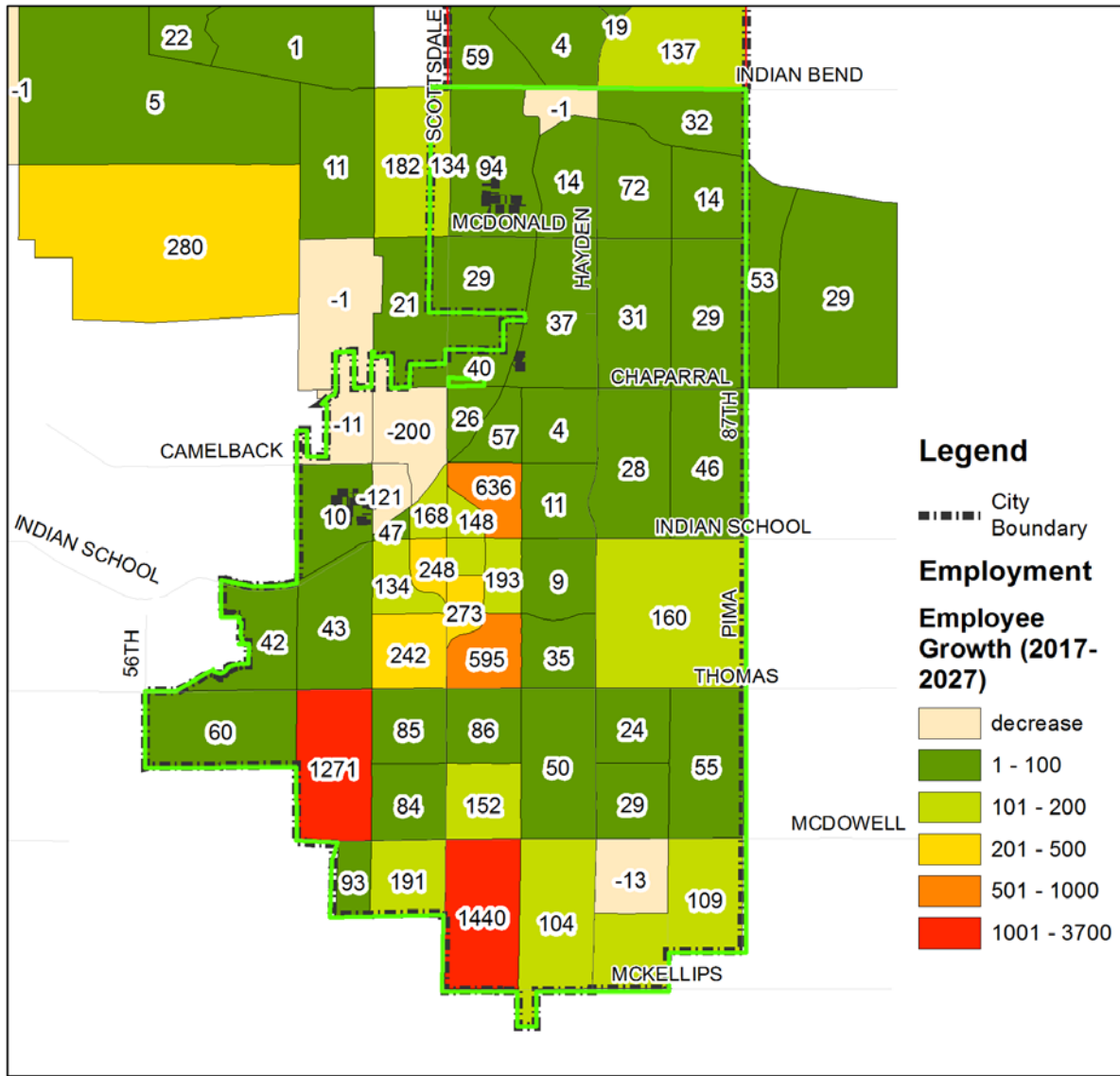


Figure 13. Southern Area (green boundary) Employment [Employee] Growth (2017-2027) [employees shown by TAZ]

Generally consistent with the 2013 LUA, there are several areas with more intense development activity expected across the City as summarized below and depicted in Figure 14.

- State Land (19-ZN-2014) is ultimately planned to develop 5,000 units. About one-third of the units are expected to begin development within this 10-year study period.
- Cavalliere Ranch (13-ZN-2014), now known as Storyrock, successfully received rezoning to intensify development from one unit per three acres to one unit per acre.
- The Airpark Area is expecting mixed use development with higher floor area ratios than the often typical four story office buildings.
- Downtown is planned to have the most intense redevelopment activity north of the Arizona Canal and at the Scottsdale Healthcare Osborn Campus.
- South Scottsdale is redeveloping from commercial uses with conversion to residential. There are also other mixed use and commercial uses planned.

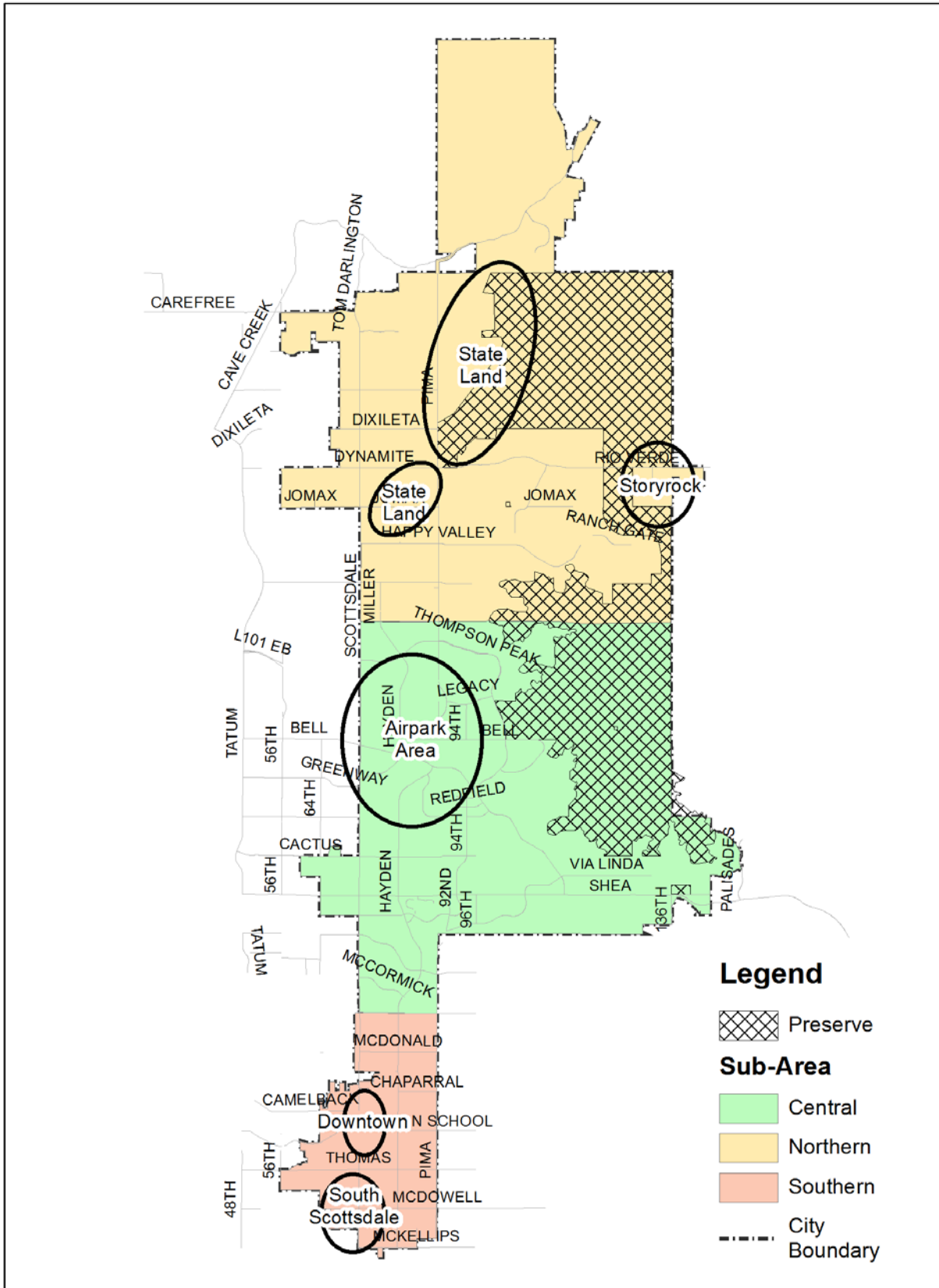


Figure 14. Areas of Anticipated Future Development Activity

Attachment A

Zoning Case Summaries from 2016

Table A-1. 2016 Approved Zoning Cases

Zoning Case (General Plan Amendment, if applicable)	Description	Change in Dwelling Units (units)	Change in Employment (employees)
65-ZN-1982 #2	Amendment to original case. Rezoning from General Commercial Planed Community (C-4-PCD) to Highway Commercial Planned Community (C-3PCD) on Parcel 12A of the McCormick Ranch Center PCD	N/A	N/A
19-ZN-2016	Cattletrack Village. Rezoning from Single-Family Residential District (R1-43), to Single Family Residential District, Planned Residential District (R1-18/PRD)	+2 (4 units)	N/A
27-ZN-1992 #3	Scottsdale & Gold Dust. Rezoning from Multi-Family Residence (R-5) to Central Business (C-2)	NA	N/A
13-ZN-2016	L'Esperance. Rezoning from Highway Commercial (CO) to Downtown, Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2, DO)	77 units	-10 (7,400 SF)
12-ZN-2016	Alta Osborn. Rezoning from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO) zoning	277 units	-20
11-ZN-2016	70th St & Earll Townhomes. Rezoning from Single-family Residential (RI-7) zoning to Medium Density Residential (R-3) zoning	+6 (10 units)	N/A
5-ZN-2016	Scottsdale Entrada. Rezoning from approximately 23± acres of General Commercial (Cr4) zoning and approximately 0.06± acres of Open Space (OS) zoning to Planned Unit Development (PI-JD) zoning, for a 23.06± acre site located at the northeast corner of 56th Street and McDowell Road	750 residential units	900 (250 hotel units, 300,000 SF office/commercial)
3-ZN-2016	70th Streets Lofts. Rezoning from Highway Commercial, Downtown Overlay (C-3/DO) zoning to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2/DO) zoning on a 0.4± acre site located at the southeast corner of 6th Avenue and 70th Street.	15 units	-10
2-ZN-2016	Assumption Greek Orthodox Church. This was a rezoning case to amend and modify the stipulations of previous zoning cases 26-ZN-1988 and 26. ZN-	NA	N/A

Table A-1. 2016 Approved Zoning Cases

Zoning Case (General Plan Amendment, if applicable)	Description	Change in Dwelling Units (units)	Change in Employment (employees)
	1988 #2, to allow for additional building height		
23-ZN-2016	Enterprise. This was a rezoning from Industrial Park (I-I) zoning to Highway Commercial (C-3) zoning on an approximate 1± acre site located at the northeast corner of Greenway-Hayden Loop and Paradise Lane	no change	N/A
20-ZN-2002 #3	One Scottsdale. This was a case to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, originally approved in case 20-ZN-2002, on a 76± acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway	add 900 units	3,300 (add 1M+ SF)
22-ZN-2015	Parkview Mixed-Use. This was a rezoning from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center-Type 2 (D/DCC-2) zoning with amended development standards to remove the north, south, and west property line.	3 units	N/A
21-ZN-2016	Christian Brothers Automotive. This was a Zoning and Development Plan Amendment to eliminate all zoning stipulations from Case 44-ZN-88 (Ordinance No. 2377) on a 1.33± acre site located at Desert Cove Avenue and Frank Lloyd Wright Boulevard.	no change	N/A
20-ZN-2016	Sundown Plaza. This was a rezoning from Highway Commercial (C-3) zoning to Highway Commercial, Parking P-3 (C-3/P-3) zoning	no change	N/A
19-ZN-2015	Waterview Mixed-Use. This was a rezoning from Downtown Office/Residential, Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) zoning to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning	240 units (Alternative A) 416 units (Alternative B)	N/A
16-ZN-2015	Hampton Inn. This was a rezoning from Multi-family Residential (R-5) zoning to Central Business (C-2) zoning. The rezoning accommodates a remodel and expansion of the existing hotel facility on site, while adding 20 additional rooms.		2 (20 hotel units)

Table A-1. 2016 Approved Zoning Cases

Zoning Case (General Plan Amendment, if applicable)	Description	Change in Dwelling Units (units)	Change in Employment (employees)
14-ZN-2016	Palo Verde Homes. This was a rezoning from Single-family Residential (RI-43) to Single-family Residential (RI-18) and (RI-35) Planned Residential Development (PRD)	+4 (8 units)	N/A
13-ZN-2015	8404 E Pinnacle Peak. This was a rezoning to amend the Single Family Residential District, Planned Residential District (RI-70/PRD) zoning designation, development standards, and plan for the Pinnacle Paradise development	No change	N/A
11-ZN-2015	McDowell Mountain Marketplace Shops Pad B of Parcel R. This was a rezoning to amend the Development Plan stipulations for a new turning lane and new driveway located at the southwest corner of Thompson Peak Parkway and Bell Road, with Planned Community Center, Environmentally Sensitive Lands (PCC/ ESL) zoning	no change	N/A
7-ZN-2016	Shoeman Office Building. This was a rezoning from Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO) zoning	no change	N/A
19-ZN-2014	State Land Trust. This was a zoning map amendment for approximately 4,020± acres of State Trust Lands to be consistent with the approved major General Plan amendment case 4-GP-2002. The order identified the reclassification of State Lands to as "suitable for conservation" by the Arizona State Land Department (ASLD).	-1,273	N/A
1-ZN-2016 (1-GP-2016)	Scottsdale Executive Villas. Zoning change from Service-Residential (S-R) to Neighborhood Commercial (C-1) to allow the development of a commercial space on the site for a restaurant/cafe to service the executive business users	no change	5
4-ZN-2016	Paseo De Las Flores. Zoning change from Single-Family Residential (R1-7) to Neighborhood Commercial (C-1), and an amendment to the McCormick	no change	N/A

Table A-1. 2016 Approved Zoning Cases

Zoning Case (General Plan Amendment, if applicable)	Description	Change in Dwelling Units (units)	Change in Employment (employees)
	Ranch Master Development Plan		
8-ZN-2016 (3-GP-2016)	District at the Quarter. Zoning change from Industrial Park (I-1) District to Planned Unit Development (PUD) to develop a mixed-use residential community	622 units	1,000 (22,000 SF added and demo old office bldg.)
15-ZN-2015 (4-GP-2016)	Aire on McDowell. Zoning change from Highway Commercial (C-3) to Multi-family Residential (R-5) to develop a multi-family residential project	81 units	-50
17-ZN-2015 (5-GP-2015)	La Bella Breeza. Zoning change from Single-family Residential (R1-35) zoning to Medium Density Residential (R-3)	+8 (9 units)	N/A
18-ZN-2016 (6-GP-2016)	Skye on McDowell. Zoning change from Highway Commercial (C-3) and General Commercial (C-4) to Multi-Family Residential (R-5) to develop a townhome residential project	58 units	-40
16-ZN-2016 (7-GP-2016)	Skye on McDowell Phase II. Zoning change from Highway Commercial (C-3) zoning to Multiple-family Residential (R-5) to develop a townhome residential project	21 units	-20
17-ZN-2016 (5-GP-2015)	Desert Mountain Parcel 19. Zoning change from Open Space, Environmentally Sensitive Lands, Hillside District (O-S/ESL/HD), Single-family Residential District, Environmentally Sensitive Lands, Hillside District (R1-35/ESL/HD), Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1/ESL/HD), Central Business, Environmentally Sensitive Lands, Hillside District, and the Commercial Office, Environmentally Sensitive Lands, Hillside District (C-2/ESL/HD), to approximately 36 acres of the Open Space, Environmentally Sensitive Lands (O-S/ESL)	+167 (190 units)	-2, 000 (add golf course and remove 1M+ SF of industrial/commercial)