



COUNCIL ACTION REPORT

AGENDA ITEM NO. _____

TO: Mayor and City Council
FROM: Community Development
PROJECT NAME: Indian River Plaza
CASE NO.: 33-ZN-99, Resolution No. 5479
& Ordinance No. 3291

Meeting Date: 02/15/00
Case Number: 33-ZN-99
Staff Contact: M. Leadabrand
Ext.: 7087

REQUEST: Request rezoning from PNC (Planned Neighborhood Center) and R-5 (Multiple-Family Residential) to C-1 (Neighborhood Commercial)
LOCATION: Indian River Plaza, 7901-7919 East Thomas Road
APPLICANT: John Berry for Beus Gilbert PLLC
OWNER: Arizona Partners
3200 North Central, Suite 1000
3200 N. Central, No. 2450
Phoenix, Arizona 85012
Phoenix, Arizona 85012

PLANNING COMMISSION RECOMMENDATION: APPROVE on the expedited agenda by a vote of 5-0, and ADOPT Resolution No. 5479 and Ordinance No. 3291 affirming this case, subject to the attached stipulations.

STAFF RECOMMENDATION: APPROVE, subject to the attached stipulations

PUBLIC COMMENT: There has been no public comment regarding this case at the time of drafting this report.

SITE DETAILS

USE: shopping center--retail
PARCEL SIZE: 9.54 acres

BUILDINGS: 3 (2 existing)
HEIGHT: 26 feet (existing);
36 30 feet allowed
FLOOR AREA RATIO: 0.23

GROSS FLOOR AREA: 99,236 sq. ft.
PARKING REQUIRED: 429 spaces with 25% reduction
PARKING PROVIDED: 431 spaces
SETBACKS: N-95', S-80', E-90', W-70' (existing)

SUMMARY OF REQUEST: The applicant is requesting to rezone a 9.14 acre parcel from PNC, Planned Neighborhood Center, and a 0.40 acre parcel from R-5, Multiple-family Residential, to C-1, Neighborhood Commercial in order to accommodate a 14,900 square foot Osco Drug Store in an existing shopping center located on the southwest corner of Thomas and Hayden Roads. The applicant is also requesting approval for a 25% parking reduction base on the shared parking analysis that was prepared for this application.

GENERAL PLAN DISCUSSION:

- This request complies with the General Plan in this area.

The Land Use Element of the General Plan illustrates this area as Category 21, Neighborhood Commercial. The proposed zoning district of C-1 is consistent with this category.

APPROVED

Action Taken: _____

2/15/00
DATE

by
INITIALS

The General Plan is a comprehensive, long range policy document that guides the ultimate physical development of Scottsdale. The Plan is an official public document that is adopted by the City Council after public hearings, citizen input and a recommendation from the Planning Commission. The Plan contains four elements: Land Use, Environmental Design, Circulation, and Public Facilities. Each element is reviewed when development applications are considered

ZONING CONTEXT:

Current Zoning: PNC (Planned Neighborhood Center) and R-5 (Multiple-Family Residential)

Zoning History:

- 8-UP-70—Use permit approval for a hotel and cocktail lounge
- 32-Z-74—Rezoning of C-3 and R-5 to PNC

Comparison to current zoning:

- Drug stores are limited to 12,000 square feet of gross floor area in a PNC districts.

PROJECT DISCUSSION:

The applicant is requesting to rezone 9.14 acres of PNC (Planned Neighborhood Center) and 0.40 acres of R-5 (Multiple-Family Residential) to 9.54 acres of C-1 (Neighborhood Commercial). The project is located on the southwest corner of Hayden and Thomas Roads. The subject property, commonly known as Indian River Plaza, is an existing neighborhood services shopping center that was developed in the 1970's and currently totals approximately 89,000 square feet. The rezoning involves site plan modifications to add approximately 10,000 square feet to the shopping center (4,000 square foot building addition and a 6,000 square foot pad).

The rezoning will allow for the development of an Osco Drug Store to develop at the northwest corner of the center. With the development of the drug store at the northwest corner, the current user, Annies/Stooges plans to relocate to the southwest corner of the shopping center (adjacent to the existing courtyard area).

The triangular 0.40 acre R-5 parcel directly to the west, which is currently vacant, will also be rezoned along with the shopping center to C-1. The rezoning of this parcel will allow the restaurant use to better address the Indian Bend Wash to the west through incorporating a patio and ramada in the open space area. The shopping center currently has access to the wash at the southwest corner but by rezoning the remnant R-5 parcel the shopping center can better incorporate the land for meaningful use that can play off of the wash as an amenity.

With the rezoning and site modifications, the applicant plans to renovate the shopping center and reestablish the landscaping along the street frontages as well as in the parking lot.

The parking master plan shows that the applicant is requesting a parking reduction of 25%. The Zoning Ordinance parking requirement is 573 spaces for the existing and proposed uses within the shopping center without a shared parking analysis or parking master plan. However, the applicant has demonstrated in the parking master plan that with the overlap of uses, proximity to the wash and residential development, 429 spaces will be sufficient in serving the center's parking needs. The Zoning Ordinance requires that any parking reduction exceeding 20%, as demonstrated through a parking master plan, shall be subject to approval by City Council. The shopping center has functioned since 1974 under the existing number of parking spaces. With the addition of the Osco Drug Store, the parking needs do not increase substantially.

Parking Evaluation per Parking Master Plan:

- Ordinance parking requirement = 573 spaces
- Shared Parking Analysis demonstrates that the peak parking requirement is 507 spaces on weekdays between 6pm and Midnight due to the mix of uses.
- Bicycle Parking Study justifies a vehicle parking space credit of 10 spaces due to proximity of the center to the Indian Bend Wash.
- Neighborhood Orientation Study demonstrates that a significant amount of residential units, 682 units total, are within walking distance to the center. This justified a 1 space to 10 unit reduction for the units within walking distance, 68 total spaces.
- Parking Summary: 507 shared parking – 10 bicycle – 68 neighborhood orientation = **429 spaces required per the Parking Master Plan.**

STAFF ASSESSMENT OF PROJECT ISSUES:

- Proposal maintains neighborhood character
- Pedestrian connection shall be maintained and enhanced
- With the proposed renovations, the center shall engage Indian Bend Wash, particularly the pedestrian and bicycle path, where feasible
- Existing R-5 parcel will be utilized as a meaningful connection between the wash and the shopping center with the rezoning to C-1
- Improve landscaping
- Parking master plan demonstrates adequate parking for the center

COMMUNITY IMPACT: In an effort to maintain the neighborhood character of the shopping center while allowing for Osco Drug Store to develop on site, the applicant has proposed to rezone to a district that conforms to the General Plan. While the proposed C-1 district does not restrict the size of drug stores, it does have several size and use limitations that will enable the center to maintain the same character that has been established over the years with the PNC zoning district.

ATTACHMENTS: A - Stipulations
B - Additional Information
#1 - Aerial Map
#2 - Zoning Map
#3 - Vicinity Map
#4 - Land Use Plan
#5 - Applicant's Narrative
#6 - Context Aerial, closeup, color
#7 - Resolution No. 5479
C - Parking Master Plan Study
#8 - Ordinance No. 3291
D - Zoning Map
#9 - 1/26/00 Planning Commission Minutes
#10 - Site Plan
#11 - Detail Plan
#12 - Context Aerial, black and white


Kroy S. Ekblaw
Community Development
Administrator/Zoning Administrator

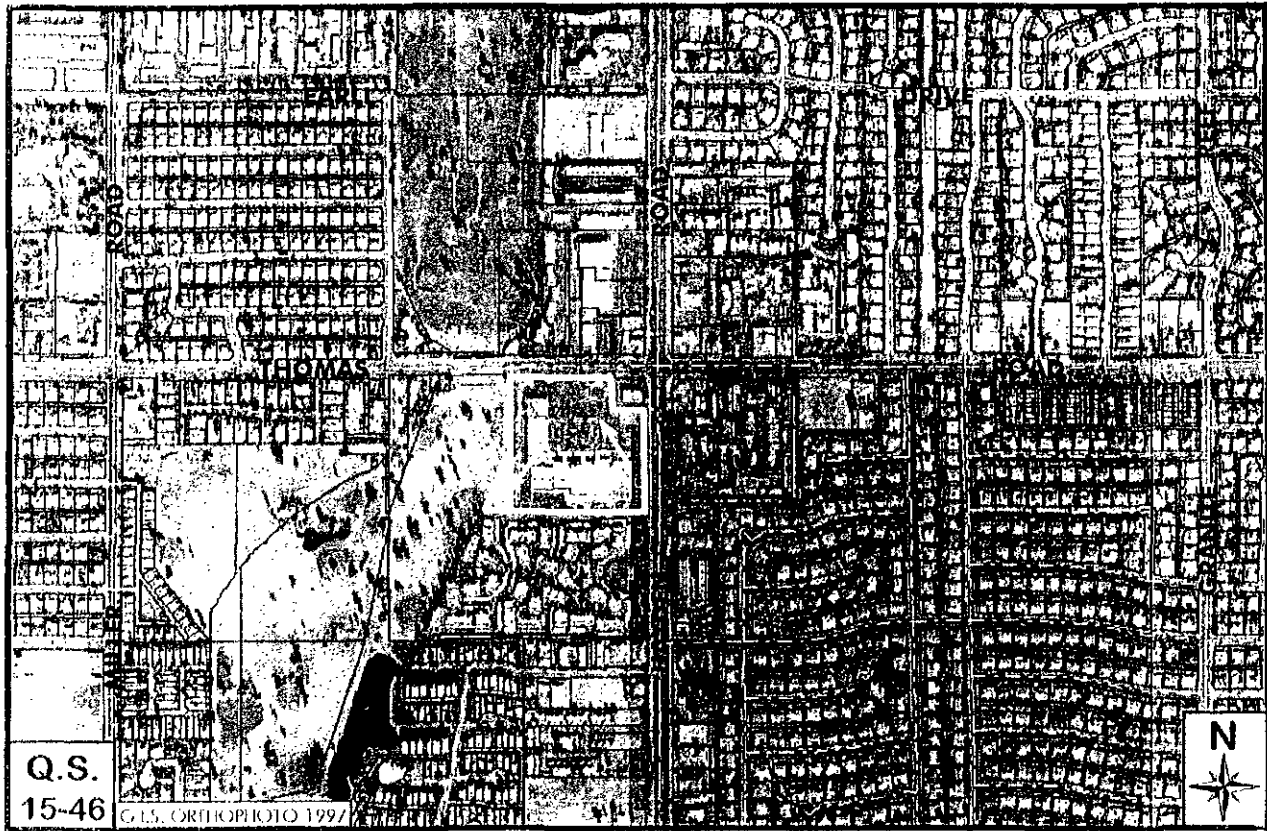

Richard A. Bowers
City Manager

The following departments/divisions have participated in the staff review of this request and support the recommendation as stated.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Planning | <input checked="" type="checkbox"/> Public Safety (Rural Metro) |
| <input checked="" type="checkbox"/> Urban Design Studio | <input checked="" type="checkbox"/> Transportation (Transit) |

Scottsdale Unified School District #48 has been notified of this application.

APPROVED
2/15/00
DATE INITIALS



Indian River Plaza

33-ZN-99

ATTACHMENT #1

STIPULATIONS FOR CASE 33-ZN-99 – Osco Drug (Indian River Plaza)

NOTE: CHANGES MADE AT CITY COUNCIL ARE NOTED IN BOLD CAPS

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall be in conformance with the site plan and development program submitted by Almond ADG, Inc. and dated 12/06/99. These stipulations take precedence over the above-referenced site plan and development program. 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. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial, residential and recreational areas on and adjacent to the site.
3. **MAXIMUM HEIGHT.** The maximum building height shall be 30 feet.

ENVIRONMENTAL DESIGN

1. **MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

CIRCULATION

1. **TRANSIT FACILITIES.** Before any certificate of occupancy is issued for the site, the developer shall construct bus stop facilities (shelter, bench, bicycle rack, and trashcan) on Hayden Road at the existing bus bay. The design and location of these facilities shall be subject to city staff approval (Transit Department 312-7696) before any final plan approval.

WATER

1. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the city, the developer, at its expense, shall provide all water lines and water related facilities necessary to serve the site.

ATTACHMENT A

APPROVED

2/15/00
DATE INITIALS

STIPULATIONS FOR CASE 33-ZN-99 – Osco Drug (Indian River Plaza)

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall be in conformance with the site plan and development program submitted by Almond ADG, Inc. and dated 12/06/99. These stipulations take precedence over the above-referenced site plan and development program. 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. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial, residential and recreational areas on and adjacent to the site.

ENVIRONMENTAL DESIGN

1. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

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WATER

1. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the city, the developer, at its expense, shall provide all water lines and water related facilities necessary to serve the site.

APPROVED
2/15/00
DATE
[Signature]
CITY CLERK

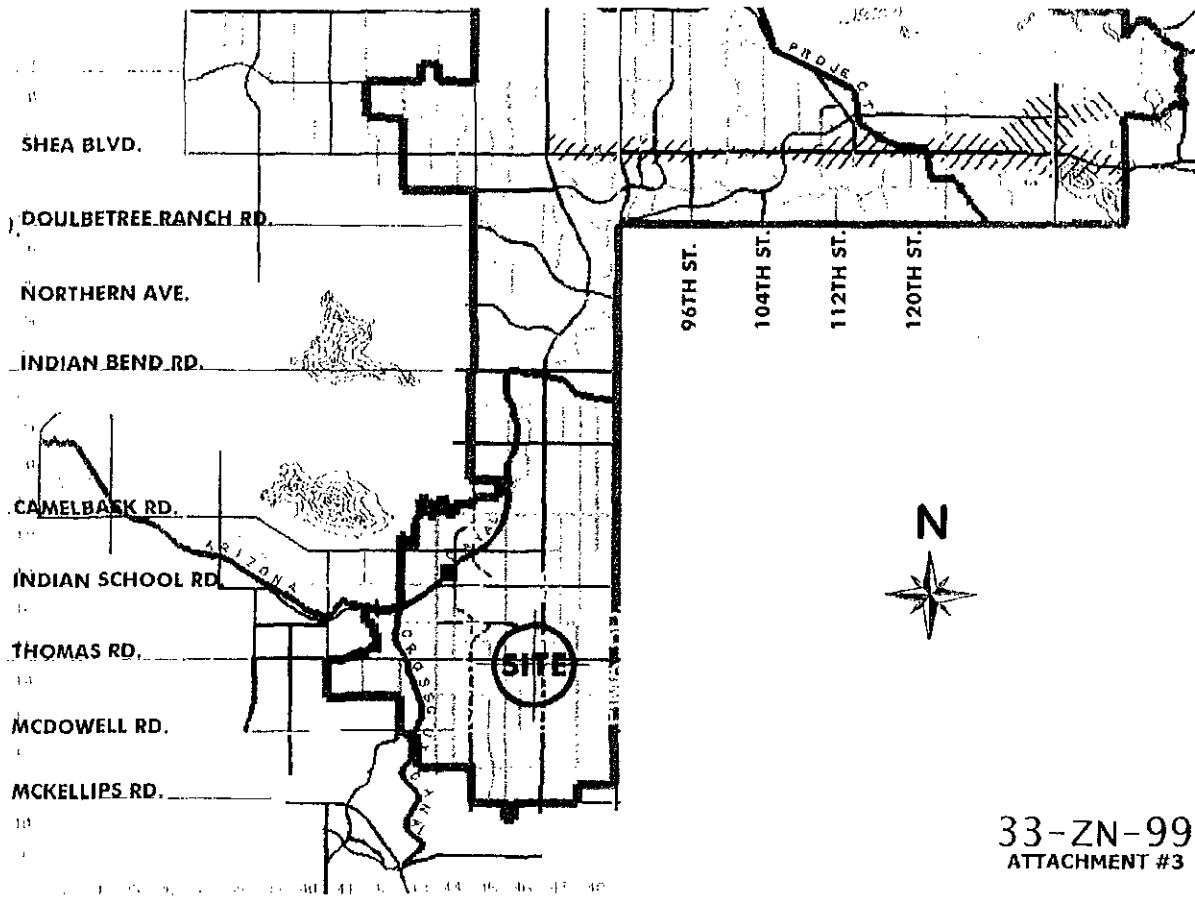
ADDITIONAL INFORMATION

PLANNING/DEVELOPMENT

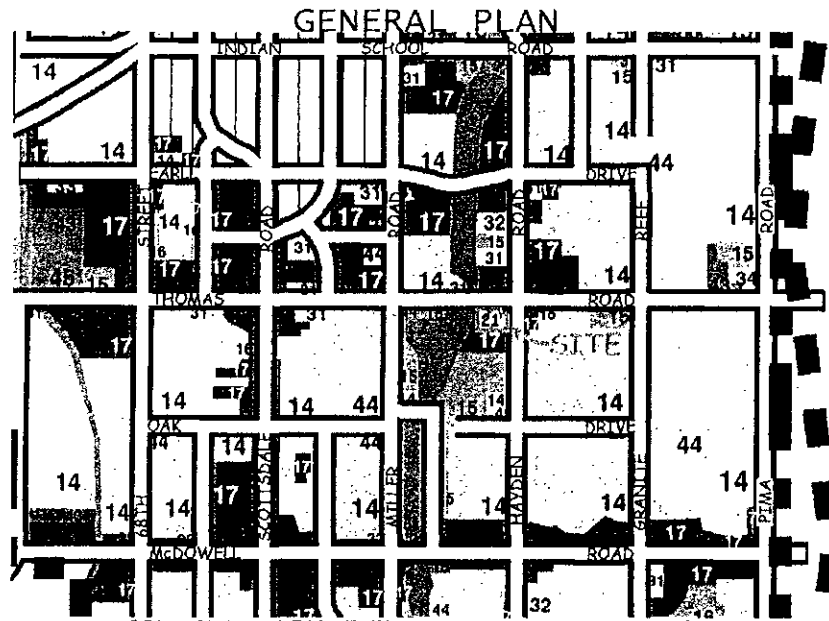
1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. massing, human-scale, and design compatibility of the new building(s) on site,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. signage.
2. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
3. **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

APPROVED
2/15/20
DATE
BT
INITIALS

VICINITY MAP



33-ZN-99
ATTACHMENT #3



RESIDENTIAL

- 10** 1/5 DU/AC
- 11** 1/3 - 1/2 DU/AC
- 12** 1/2 - 1 DU/AC
- 13** 1 - 2 DU/AC
- 14** 2 - 4 DU/AC
- 15** 4 - 8 DU/AC
- 16** 8 - 12 DU/AC
- 17** 12 - 22 DU/AC

SERVICE/EMPLOYMENT

- 31** Tourist Accommodations
- 32** Low Intensity Resort
- 33** Neighborhood Commercial
- 34** General Commercial
- 31** Minor Office
- 32** Major Office
- 33** Minor Employment
- 34** Major Employment
- 36** Research & Development

SPECIAL USE AREAS

- 41/42** Natural Open Space and/or Potential limited use area
- 41** Natural Open Space
- 42** Limited Use Area
- 43** Developed Open Space
- 44** Cultural/Institutional
- 45** Utilities



33-ZN-99
ATTACHMENT #4

INTRODUCTION

This request is to rezone approximately 9 acres at the southwest corner of Hayden Road and Thomas Road from Planned Neighborhood Center ("PNC") and Multiple-Family Residential ("R-5") to Neighborhood Commercial ("C-1") and to request an amendment to the existing Conditional Use Permit ("UP") for a restaurant with sales of alcoholic beverages.

not part of this application

The subject property, commonly known as Indian River Plaza, is an existing neighborhood services shopping center developed in 1980 totaling approximately 78,000 square feet. This rezoning and UP request coincides with a proposed renovation of the center and facilitates the development of a new Osco drugstore and the relocation of an existing restaurant tenant, Annies/Stoogies.

The center's anchor tenant, Office Depot, occupies approximately 19,000 square feet vacated by ABCO foods a number of years ago. The granting of this rezoning request and subsequent development of the Osco drugstore reintroduces the availability of goods and services intended to meet the daily needs of the neighborhood once provided in part by the ABCO market.

The amendment to the existing UP for Annies/Stoogies is necessary because the restaurant is relocating to the southwest corner of the site to facilitate development of the Osco drugstore. In the C-1 zoning district restaurants with sales of alcoholic beverages are required to have a Use Permit and to limit the floor area devoted for consumption of alcohol to 25 percent of the total public floor area.

LAND USE ISSUES

The subject property is currently designated on the General Plan as Category 21, Neighborhood Commercial. The zoning requested in this application, C-1, is consistent with the Neighborhood Commercial land use designation. Therefore, this rezoning application does not necessitate an amendment to the General Plan. The surrounding land uses and zoning districts are as follows:

On-Site:	Commercial Retail; zoned PNC.
North:	Residential and Commercial Retail; zoned R-5, C-1, C-2 and C-3.
West:	Undeveloped Open Space (Indian Bend Wash); zoned O-S.
South:	Residential; zoned R-5.
East:	Residential and Commercial; zoned R-5 and C-1.

The preponderance of high-density residential development to the northeast, east and south of the site (12-22 du/ac) supports the development of retail uses intended to serve the daily needs of the surrounding residential development. The

ATTACHMENT # 5

proposed Osco drugstore use, with its' myriad goods and services, compliments the existing residential development in the area.

The impact of the proposed development anticipated as a result of the approval of this application is nominal. A Parking Master Plan is currently under review by City staff to ensure that adequate parking, handicapped parking and bicycle parking is provided on site. It is anticipated, due to the mixed-use and varied parking demands of the tenants in the Indian River Plaza development, that the overall parking requirement for the center may be reduced. Overall parking demand may also be reduced due to the significant number of residential dwelling units located within walking distance to the center.

Traffic volume will increase slightly as the total floor area of the center will increase with the addition of the Osco drugstore. However, the expansion and renovation of the center complies with the City's F.A.R. and open space requirements and there is no discernable difference in the average trips generated per day by a PNC zoned property and a C-1 zoned property of equal floor areas. This request does not adversely affect traffic generation or the transportation system in this area.

The proposed rezoning, amendment to the existing UP for Annies/Stoogies and renovation of Indian River Plaza positively affects the adjacent properties and surrounding neighborhood by providing much needed goods and services within close proximity to exiting, densely populated residential developments.

SITE PLAN

As previously indicated, a substantial renovation of the Indian River Plaza is proposed in conjunction with this request. This renovation includes modifications to the exterior building elevations and color pallet, upgraded and increased perimeter and parking lot landscaping, new entry features into the center and some new signage.

The proposed Osco drugstore will be located on the northwest corner of the site fronting Thomas Road where Annies/Stoogies is currently located. The 14,800 square foot drugstore provides drive through prescription services via a drive through lane located on the north side of the drugstore. The existing elevated condition of Thomas Road along with additional perimeter landscaping screens the proposed drive through lane.

A 6,000 square foot pad is proposed along Hayden Road south of and adjacent to the existing Texaco gas station at the immediate corner of Hayden and Thomas Roads. The Texaco gas station is zoned C-1 and is not part of this application.

The two primary entrances to the center, one each on Hayden and Thomas Roads will be widened and architecturally emphasized to create a sense of arrival to the

center. The southernmost service drive along Hayden Road will continue to serve as a secondary point of ingress and egress.

The new Annies/Stoogies location at the southwest corner of the site features an outdoor patio area oriented towards the Indian Bend Wash. The proposed renovation of the center strengthens the existing pedestrian connection between the wash and the shopping center with the construction of a new entry feature and pedestrian path. The design and location of the outdoor patio, new entry feature, pedestrian path and bicycle parking stalls will help activate the relationship between the wash and the center. This improved relationship between the wash and the shopping center encourages the adjoining apartment development to the south and other residential developments along the wash to utilize the center for goods and services intended to meet the daily needs of the neighborhood without driving to the site.

A small portion of the subject property, approximately 16,000 square feet adjacent to the Indian Bend Wash at the southwest corner, is zoned R-5. This remnant parcel is too small to develop under the R-5 development guidelines and has always been considered as open space for the shopping center. This application includes the rezoning of the remnant parcel from R-5 to C-1 ensuring consistent zoning throughout the shopping center.

Associated with the renovation of the shopping center and approval of this application is the significant upgrades to the existing landscaping. Internally, the parking lot islands will be re-landscaped to provide new and mature vegetation softening the parking lot area. A proposed concrete walkway, necessary to meet today's ADA standards, provides the footprint for a landscape colonnade from the center of the site to the proposed Osco drugstore.

Perimeter landscaping along Thomas and Hayden Roads will also be increased to provide additional screening of the parking lot and to provide a scenic open space between the arterial streets and the shopping center.

CONCLUSION

Approval of this request to rezone the Indian River Plaza shopping center at the southwest corner of Hayden and Thomas Roads from PNC and R-5 to C-1 will facilitate the development of a new Osco drugstore and renovation of the center. The proposed Osco drugstore will provide the necessary goods and services intended to meet the daily needs of the considerable number of residential dwelling units in the immediate area.

The granting of the amendment to the Use Permit for Annies/Stoogies facilitates the relocation of the restaurant to the southwest corner of the site where it activates the connection between the shopping center and the Indian Bend Wash creating an amenity for the benefit and enjoyment of users of the wash.



RESOLUTION NO. 5479

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE PARKING MASTER PLAN AND 25% PARKING REDUCTION ON PROPERTY LOCATED AT INDIAN RIVER PLAZA, 7901-7919 EAST THOMAS ROAD.

WHEREAS, the Case No. 33-ZN-99, has been properly noticed for public hearing, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to adopt the Parking Master Plan set forth in the aforementioned case; and

WHEREAS, the applicant has demonstrated that modification of the City's parking standards is warranted because of opportunities for shared parking pursuant to § 9.104 F(6) of the Zoning Ordinance of the City of Scottsdale;

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

Section 1. That the City Council approves the Parking Master Plan as set forth on Attachment C, on that property located in the Indian River Plaza, 7901-7919 East Thomas Road, attached hereto and incorporated by this reference.

Section 2. That the City Council approves a 25% parking reduction because of shared parking opportunities demonstrated in the shared parking analysis prepared for this application.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 15th day of February, 2000.

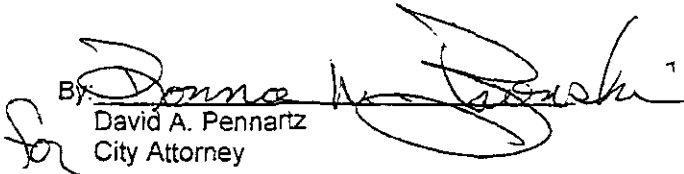
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Sonia Robertson
City Clerk

By: _____
Sam Kathryn Campana
Mayor

APPROVED AS TO FORM:

By:  _____
David A. Pennartz
City Attorney

Indian River Plaza Parking Master Plan Study

Thomas Road and Hayden Road Drive in Scottsdale, Arizona

Prepared for:

ARIZONA PARTNERS
3200 North Central Avenue, Suite 2450
Phoenix, Arizona 85012

By:

TASK Engineering Company, Inc.
5125 North 16th Street, Suite A-210
Phoenix, AZ 85016

Phone: (602) 277-4224
Fax: (602) 277-4228

October 25, 1999
Revised November 8, 1999
Revised January 4, 2000



ATTACHMENT C

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INTRODUCTION

The purpose of this parking master plan study is to document parking needs for modifications of an existing retail site. The existing site is located on the southwest corner of Hayden Road and Thomas Road. Modifications to the existing site consist of adding $\pm 20,883$ square feet of retail. This report will recommend an amount of parking based on the City of Scottsdale's parking requirements along with the Institute of Transportation Engineer's *Parking Generation 2nd Edition*.

The conclusions of this report are listed in the final section, RECOMMENDATIONS. The following sections detail the methodology used to reach the conclusions. This report incorporates comments from the City of Scottsdale after review of the original report.

DESCRIPTION OF PROPOSED CHANGES

The existing site consists of various local neighborhood retail establishments that comprise of two separate buildings. There is a Texaco Station is located on the immediate corner of the intersection that would not have internal access with the retail site. The existing areas of the buildings are $\pm 14,564$ square feet for the northern building and $\pm 63,589$ square feet for the southern building, totaling $\pm 78,153$ square feet.

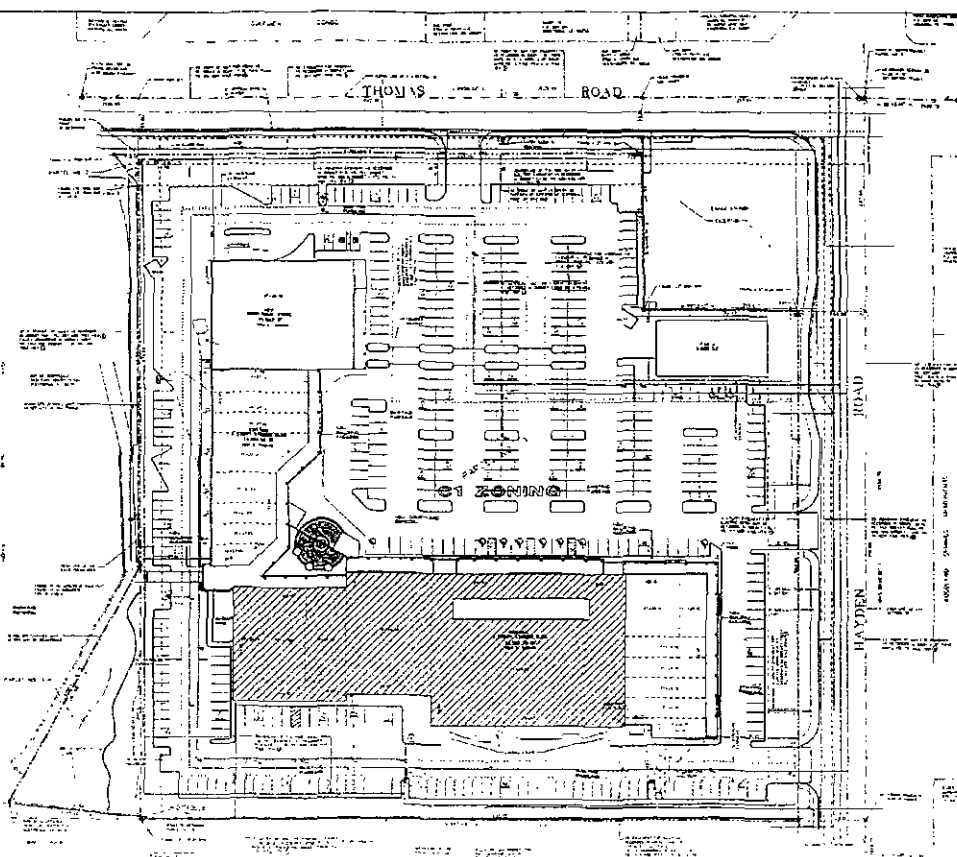
The proposed changes include the addition of an Osco Drug Store to the northern building. This would add an additional $\pm 14,883$ square feet. Also an additional 6,000 square feet PAD is proposed in the northeast corner of the site. The total proposed site building area is $\pm 99,036$ square feet. The proposed site will continue to be retail in general and will contain various establishments such as a coffee shop, dry cleaners, and eateries. The amount of parking provided with the proposed changes is 431 spaces.

Figure 1 illustrates the parking layout.

COMPLIANCE

For this study, the known eating establishments were grouped into the class designated as restaurant and the remaining as retail. In using the *Zoning Ordinance* for the City of Scottsdale's Parking Requirements, these were the only classifications that were appropriate for this site.

For all of the restaurant uses, it was estimated that 70% of the area would be for public floor area. A restaurant/bar, Stoogies, was estimated to have approximately 30% of gross floor area devoted to kitchen. The percentage of public floor area for restaurant and bar was then derived from Table 9.1 from the *Zoning Ordinance*. This table shows 25% of public floor area is calculated as bar when 30% of gross floor area is kitchen. These areas used for computing the amount of required parking for restaurant uses are shown in the column labeled "Adjusted Area" in Table 1.



PARKING ANALYSIS

Category	Count	Notes
Surface	1,200	
Garage	0	
Other	0	
Total	1,200	

OPEN AREA ANALYSIS

Category	Count	Notes
Open Area	1,200	
Other	0	
Total	1,200	

LEGEND

[Symbol]	Building
[Symbol]	Parking
[Symbol]	Open Area
[Symbol]	Other

SITE PLAN



200 S. HAYDEN ROAD
SUITE 100
INDIAN RIVER, FLORIDA 33450
PHONE: 888-888-8888
FAX: 888-888-8888

INDIAN RIVER PLAZA
SW. CORNER THOMAS ROAD & HAYDEN ROAD

SHEET NO. 1 OF 1 - INDIAN RIVER PLAZA - SITE PLAN

Table 1 illustrates the parking requirements for a C-2 site, without any reductions, for the proposed site.

Table 1
Parking Requirements (without reductions)

Indian River Plaza Parking Master Plan Study

	Retail Area (Sq Ft)	Adjusted Area (Sq Ft)	Required Parking/Sq Ft	Required Parking
North Building				
Osco Drug Store	14,883		250	60
Retail	12,164		250	49
Restaurant	2,400	1,680	50	34
South Building				
Stoogies	7,760			
Restaurant		4,074	50	81
Bar		1,358	35	39
Retail	52,409		250	210
Restaurant	1,590	1,113	50	22
Outdoor Patio	4,000	3,800	200	19
PAD				
Retail	3,000		250	12
Restaurant	3,000	2,100	50	42
Total	99,036			573

Note: Outdoor Patio was not included in summing the total retail area.

As can be seen from Table 1, the amount of parking required, without any reductions, is 573 spaces.

ITE Parking Generation The Institute of Transportation Engineer's (ITE) *Parking Generation 2nd Edition* was used as a cross reference in computing the amount of required parking. Table 1a provides parking generation based on ITE Parking rates.

Table 1a
ITE Parking Generation

Indian River Plaza Parking Master Plan Study

	Retail Area (Sq Ft)	Adjusted Area (Sq Ft)	Required Parking/1,000 Sq Ft	Required Parking
North Building				
Retail	25,497		$\text{Ln(P)}=1.173\text{Ln(X)}+0.064$	47.6
Restaurant	2,400	1,800	12.49	22.5
South Building				
Retail	54,239		$\text{Ln(P)}=1.173\text{Ln(X)}+0.064$	115.4
Restaurant	9,350	6,545	12.49	81.7
PAD				
Retail	3,000		$\text{Ln(P)}=1.173\text{Ln(X)}+0.064$	3.9
Restaurant	3,000	2,100	12.49	26.2
Total	99,036			297

The ITE parking generation estimate maximum number of parked vehicles at 297 spaces versus the required 573 parking spaces shown in Table 1.

The ITE Parking Generation is an estimate based on actual parking surveys across the nation of the maximum number of vehicles likely to be parking at a shopping center on an average day. Adding a 20% excess factor for over-the-line vehicles and overflow parking for last vehicle in, a parking need of 356 spaces is needed. Adding 4% handicapped spaces yields a total of 371 spaces. This suggests that adequate parking is available.

The remainder of this report is based upon the required spaces as calculated in Table 1. This is to be consistent with the City of Scottsdale *Zoning Ordinance*.

Listed below are reductions to the amount of parking required shown in Table 1, based upon provisions of the Scottsdale *Zoning Ordinance*.

Shared Parking As noted in the *Zoning Ordinance*, mixed-use facilities in which the uses operate at different time frames from one another throughout the day can use the same parking space. A reduction of shared parking was calculated. Table 2 shows the amount of calculated parking. The percentage reductions illustrated in Table 2 are taken from Table 9.3 in the *Zoning Ordinance*.

Table 2
Shared Parking
Indian River Plaza Parking Master Plan Study

	Weekdays			Weekends		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Retail	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Retail	0	331	265	0	331	199
Restaurant	121	169	242	109	169	242
Total Spaces	121	500	507	109	500	441

As can be seen from Table 2, the highest total parking requirement is 507 spaces.

Bicycle Parking The *Zoning Ordinance* requires that bicycle parking be provided at a rate of 1 bicycle space per 40 vehicle spaces but also require no more than 100 bicycle spaces. This equates to requiring 49 bicycle spaces for this site. Since the location of the site is adjacent to the Indian Bend Wash, it may be a desirable attraction for bicyclist. It is felt that by adding additional bicycle parking facilities to account for this desirability, the amount of vehicle parking should be credited as referenced in the *Zoning Ordinance*. Sec. 9.104.C states a credit of 1 vehicular space per every 4 high security bicycle spaces. Also the number of vehicle spaces cannot be reduced by more than 5% or 10 spaces. Therefore, reduction of 10 vehicle spaces ($\pm 2.25\%$) is used for the additional bicycle parking facilities.

Neighborhood Orientated East of the site, opposite of Hayden Road, is residential housing. There is a mix of multi-family housing immediately adjacent to Hayden Road and single-family homes beyond the multi-family. Also to the north, there is a condominium complex opposite of the retail center. Due to the retail uses as being neighborhood orientated, it is felt that a walking trips will occur between the adjacent residents and the site. According to Sec 9.104F.k, a reduction in spaces can be used for this characteristic. The rate is stated is 1 space for every existing residential unit located within 2 blocks and 0.5 space for every existing residential unit within 4 blocks.

It was estimated that 524 multi-family units, 80 single-family units, and 78 condominiums are within walking distance. Table 3 provides a listing of dwelling units that were used in estimating the walking trips.

Table 3
Housing within Walking Distance
Indian River Plaza Parking Master Plan Study

Location from Site	Distance	Dwelling Units
North		
Golfview - Condominiums	1 Block	46
South		
San Tropez - Apartments	1 Block	316
East		
Single-family	2 Blocks	80*
Scottsdale Hayden - Apartments	1 Block	24
Woodland Springs - Apartments	1 Block	184
Condominiums	1 Block	32
Total		682

*Note: Estimated within walking distance

Using the above mentioned rates, the amount of reduction appears excessive. In using the parking reduction for the neighborhood orientated use, it was felt that a reduction of one space for each ten dwelling units within walking distance is reasonable. This should also account for other non-motorized modes of travel, particularly with the adjacent parkway to the west. This appears reasonable for associated transportation management (TDM) techniques.

To facilitate pedestrian access, sidewalk entrances should be extended from the adjacent roadways into the retail center to accommodate the walking trips.

Table 4 summarizes the required spaces with reductions.

Table 4
Total Required Parking
Indian River Plaza Parking Master Plan Study

	Spaces
Shared Parking	507
Bicycle Parking Reduction	-10
Neighborhood Orientated Reduction	-68
Total Required Spaces	429 Spaces
Parking Supplied	431 Spaces

As summarized in Table 4, the 431 parking spaces provided exceeds the required number of 429 spaces.

Twenty of the required spaces will need to be handicap parking spaces and three of these spaces will be van accessible. The handicap parking space requires five-foot by 20-foot handicap access aisle and van parking aisle of eight-foot by 20-foot. The access aisles should be adjacent and parallel to each parking space. In addition, a three-foot wide access route from the handicap and van spaces to the building entrance is also needed.

All of these access routes and aisles should be unobstructed by wheel and curb stops. In addition, the spaces will need to be signed with the international access symbol.

RECOMMENDATIONS

The proposed changes to the existing retail center require provision of 429 spaces, which is less than the 431 spaces provided. Using the ITE parking rates, there is a need for 371 spaces; the amount of parking needed is less than the provided 431 spaces. It is felt that the number of spaces provided can meet the demand of required parking.

The recommendations are as follows:

- Provide a minimum of 429 parking spaces total.
- Provide the required 43 bicycle spaces in addition to 40 more high security bicycle spaces. This totals 83 bicycle spaces. The minimum requirement for a bicycle facility is that a stationary object is provided to which the bicycle wheels and frame can be locked.
- Provide the required 20 handicap parking spaces. This should include a five-foot by twenty-foot access aisle for each space. This also should include a three-foot wide access route from the aisles to the entrance. This should also include a sign displaying the international handicap symbol a minimum of 5.5 feet off the ground. These aisles shall be free of curb ramps, wheel stops, and large rocks.

- Provide the required 3 parking spaces that are van accessible. This should include an access aisle of eight-feet by 20 feet. This aisle should also connect with the access route to the entrance. All these aisles shall be free of obstructions such as curb ramps and wheel stops and large rocks. This parking space shall be signed with both an international handicap symbol and a sign indicating that the space is accessible for vans.
- These handicap and van accessible parking spaces and access aisles and routes shall have a maximum slope of 1:50. The ramp connecting the route with the entrance elevation shall not be greater than 1:12.
- Extend the sidewalks at the access drives to the parking stalls to encourage a safer and more pedestrian friendly walkway access to the center.
- Since 429 parking spaces are needed for this development, a 24.8% reduction is requested from the calculated number of spaces using the Scottsdale Zoning Ordinance (573 spaces).

ORDINANCE NO. 3291

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 33-ZN-99, FROM PNC (PLANNED NEIGHBORHOOD CENTER) AND R-5 (MULTIPLE-FAMILY RESIDENTIAL) TO C-1 (NEIGHBORHOOD COMMERCIAL), ON PROPERTY LOCATED IN THE INDIAN RIVER PLAZA, SOUTHWEST CORNER OF HAYDEN AND THOMAS ROADS, AT 7901-7919 EAST THOMAS ROAD.

WHEREAS, Case No. 33-ZN-99 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the comprehensive zoning map of the City of Scottsdale for this property;

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries is amended, as follows:

The Parcel located in the Indian River Plaza (Southwest corner of Hayden and Thomas Roads) at 7901-7919 East Thomas Road, currently zoned as PNC (Planned Neighborhood Center) and R-5 (Multiple-Family Residential) is rezoned to C-1 (Neighborhood Commercial).

Section 2. That the Parcel discussed above is illustrated on the zoning map attached hereto as Attachment C and incorporated herein by reference.

Section 3. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Attachment A and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 15th day of February, 2000.

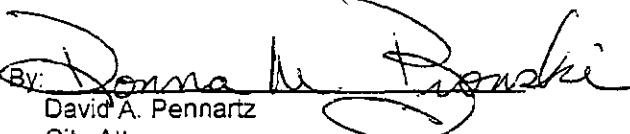
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

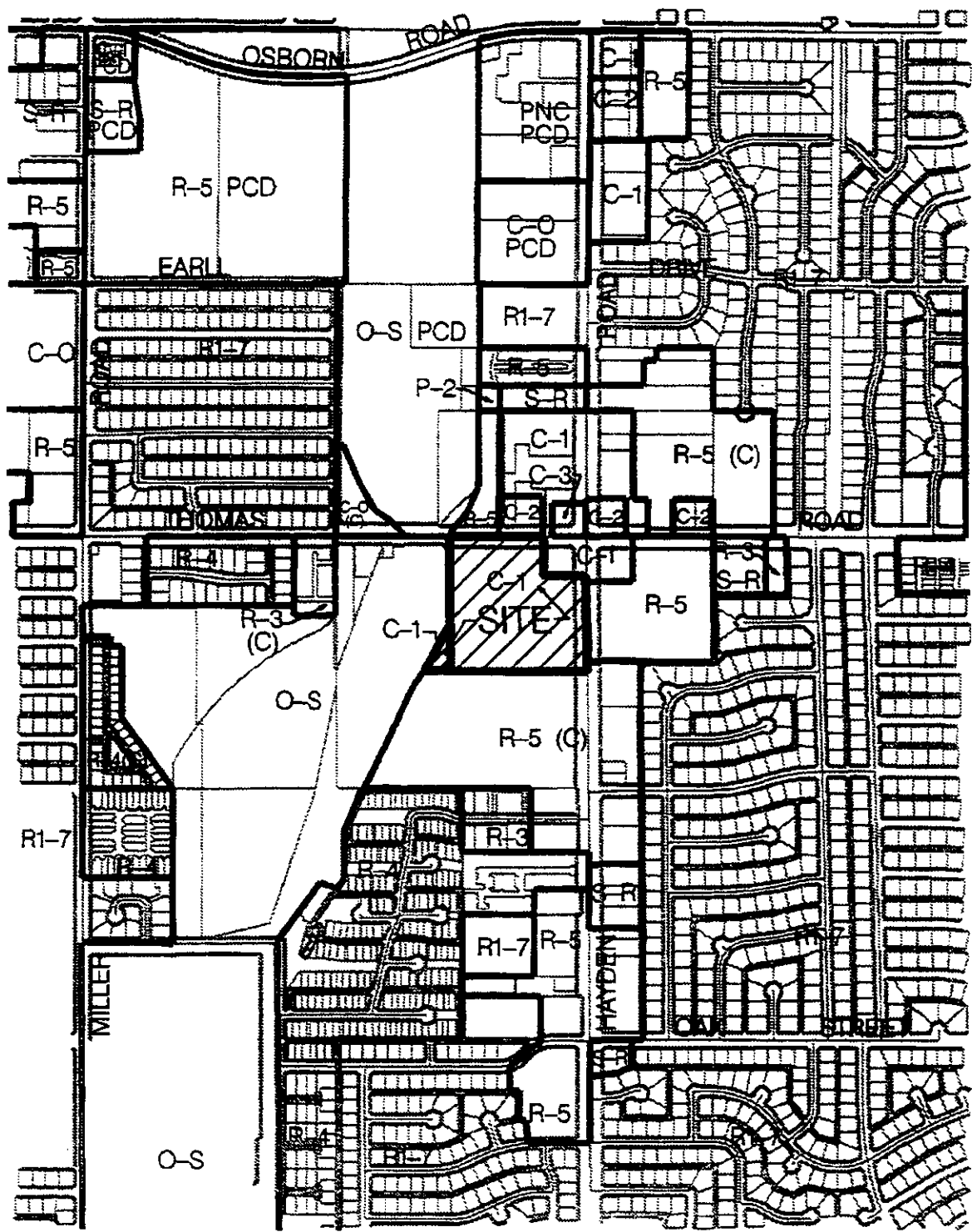
By: _____
Sonia Robertson
City Clerk

By: _____
Sam Kathryn Campana
Mayor

APPROVED AS TO FORM:

By: 
David A. Pennartz
City Attorney

for



33-ZN-99
ATTACHMENT C



VICE CHAIRMAN DAVIDSON MADE A MOTION TO FORWARD CASES 33-ZN-99, 34-ZN-99, 23-UP-99, 24-UP-99, 25-UP-99, 27-UP-99 AND 28-UP-99 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO THE STIPULATIONS AND CONDITIONS AS SET FORTH IN THE STAFF REPORTS AND ALSO WITH THE FINDING THAT EACH OF THE USE PERMIT CASES SATISFY THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER GULINO.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

**REGULAR AGENDA:
ZONING**

(BOTH ITEMS 11 AND 12 WERE PRESENTED TOGETHER)

11. 36-ZN-99 (Horseman's East) – request by Effistructure Residential, applicant, Vision Properties Partnership; Wingone Company, LLC; North Scottsdale Horseman's Park Limited Partnership; John M. and Lynn H. Thornburn and Richard B. and Susan B. Hetke; and North Scottsdale Horseman's Park Limited Partnership II, owners, for rezoning from R1-35 ESL (Single Family Residential/Environmentally Sensitive Lands) to R1-5 ESL (Single Family Residential/Environmentally Sensitive Lands) on 32.5 ± acres located on the east side of 98th Street south of Bell Road.

**REGULAR AGENDA:
GENERAL PLAN**

12. 15-GP-99 (Horseman's East) – request by Effistructure Residential, applicant, Vision Properties Partnership, owner, for General Plan amendment from Category 44 (Cultural/Institutional) to Category 15 (4-8 Dwelling Units per Acre); and
35-ZN-99 rezone from R1-35 ESL (Single Family Residential/Environmentally Sensitive Lands) to R-3 ESL (Medium Density Residential District/Environmentally Sensitive Lands) on a 10 ± acre parcel located on the west side of 98th Street south of Bell Road.

MR. JONES presented both these requests as per the project coordination packets. Staff is recommending approval on both items subject to the attached stipulations.

CONTINUANCES:

2. 46-ZN-90#14 (Scottsdale Healthcare Outpatient Facility) request by Earl, Curley & Lagarde, applicant, Scottsdale Healthcare Realty Corporation, owner, for rezoning from C-2 PCD (Central Business/Planned Community District) to C-0 PCD (Commercial Office/Planned Community District) on a 3 + acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway; and
- 21-UP-95#2 amendment to existing use permit 21-UP-95 for a hospital located at the northeast corner of 73rd Street and Thompson Peak Parkway.

CONTINUED TO MARCH 29, 2000

3. 6-MP-99 (Potable Water Pump Station) – request by the City of Scottsdale, applicant, State of Arizona Land Department, owner, for a use permit for a city water pump station and reservoir facility in R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands) on a 3.5 ± acre parcel located at the southeast corner of Pima Road & Los Gatos Drive.

CONTINUED TO MARCH 29, 2000

COMMISSIONER ARMSTRONG MADE A MOTION TO CONTINUE CASES 46-ZN-90#14, 21-UP-95#2 AND 6-MP-99 TO MARCH 29, 2000. SECOND BY COMMISSIONER BURNS.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

**EXPEDITED AGENDA:
ZONING**

4. 33-ZN-99 (Indian River Plaza) request by Beus, Gilbert, PLLC, applicant, Arizona Partners, owner, for rezoning on a 9.14 acre parcel from PNC (Planned Neighborhood Center) to C-1 (Neighborhood Commercial); and rezoning on a 0.40 acre parcel from R-5 (Multi-Family Residential) to C-1 (Neighborhood Commercial), located in the Indian River Plaza at the southwest corner of Hayden & Thomas Roads (7901-7919 E. Thomas Road).

MS. LEADABRAND presented this request as per the project coordination packet. Staff is recommending approval subject to the attached conditions.

(THERE WERE NO CITIZEN COMMENT CARDS ON THIS CASE)

5. 34-ZN-99 (Wilson Building Rezoning) – request by Archicon LC, applicant, Fred Wilson, owner to rezone from C-2 (Central Business District) to D/RS-1 (Downtown Retail Specialty, Type 1) on a 21,439 ± square foot parcel located at 7045 East Third Avenue.

MR. RIEF presented this request as per the project coordination packet. Staff is recommending approval subject to the attached stipulations.

(THERE WERE NO CITIZEN COMMENT CARDS ON THIS CASE)

**EXPEDITED AGENDA:
USE PERMITS**

6. 23-UP-99 (Hertz Rent-A-Car) – request by Fifth Avenue Property Management, applicant/ owner for a use permit to allow automobile rental in C-3 District (Highway Commercial District) on a .27 ± acre parcel located at 1125 North Scottsdale Road.

MS. LEADABRAND presented this request as per the project coordination packet. Staff is recommending approval subject to the attached conditions.

COMMISSIONER ARMSTRONG asked about the landscaping stipulations that were discussed in the study session. She asked how will that be met.

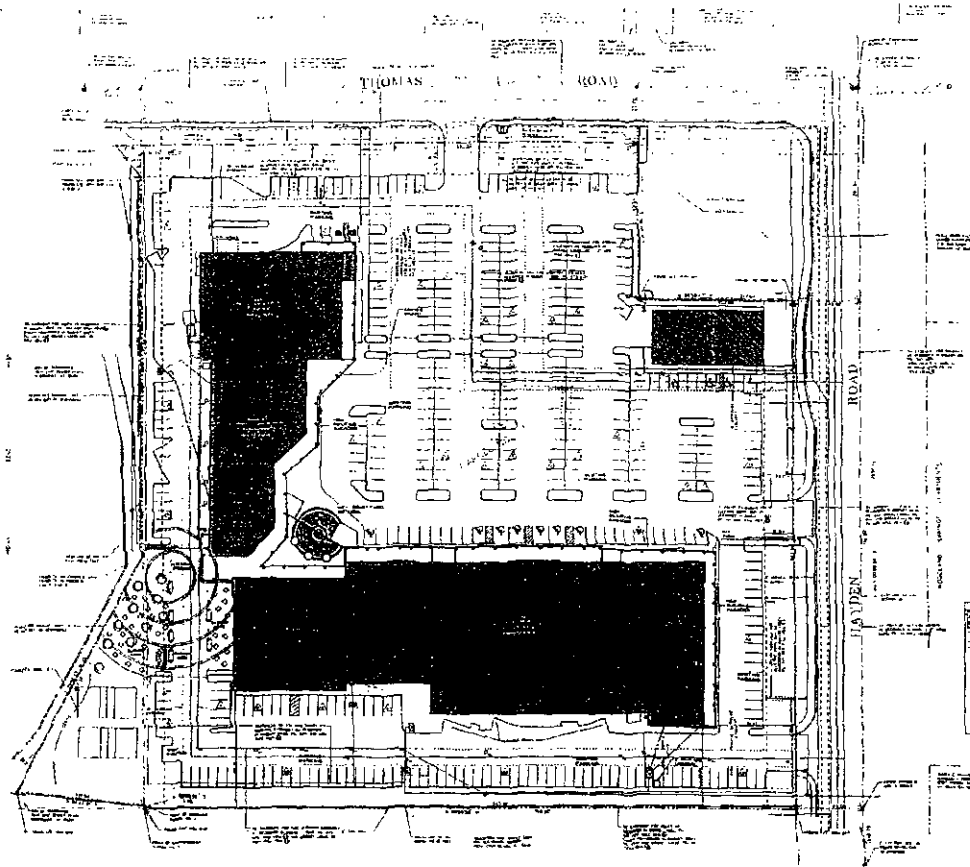
MS. LEADABRAND stated that it will be staff approval and that code enforcement will also monitor it.

(THERE WERE NO CITIZEN COMMENT CARDS ON THIS CASE)

7. 24-UP-99 (Simply Delicious Sandwiches) – request by Simply Delicious Sandwiches, applicant, Airport Properties, owner, for use permit for a small sandwich shop (800 square foot) in I-1 (Industrial Park) located at 15001 N. 74th Street, Suite D at the Scottsdale Airpark.

MR. CURTIS presented this request as per the project coordination packet. Staff is recommending approval subject to the attached conditions.

(THERE WERE NO CITIZEN COMMENT CARDS ON THIS CASE)



PARKING ANALYSIS

Project Name	Indian River Plaza
Project Address	SW Corner Thomas Road & Hayden Road
Project Owner	Almond ADG
Project Architect	Almond ADG
Project Engineer	Almond ADG
Project Planner	Almond ADG
Project Designer	Almond ADG
Project Contractor	Almond ADG
Project Operator	Almond ADG
Project Maintainer	Almond ADG
Project Inspector	Almond ADG
Project Auditor	Almond ADG
Project Analyst	Almond ADG
Project Reviewer	Almond ADG
Project Approver	Almond ADG
Project Signer	Almond ADG
Project Date	12/10/15

SITE PLAN



ALMOND
ADG

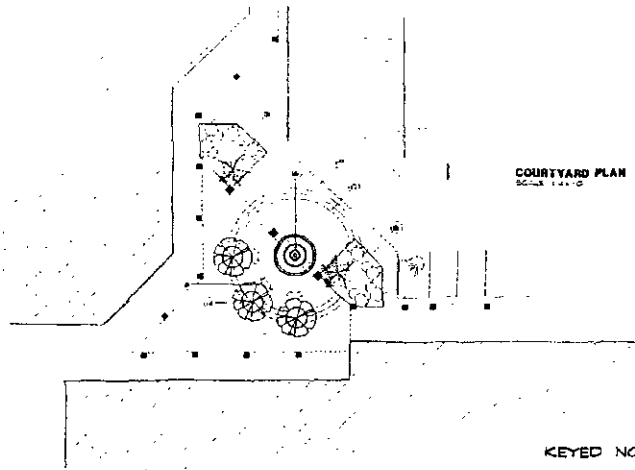
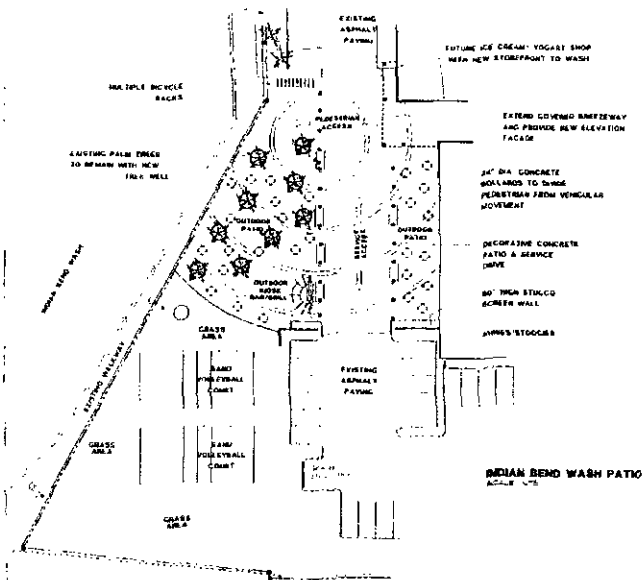
INDIAN RIVER PLAZA
SW CORNER THOMAS ROAD & HAYDEN ROAD

ATTACHMENT #10

33-2077

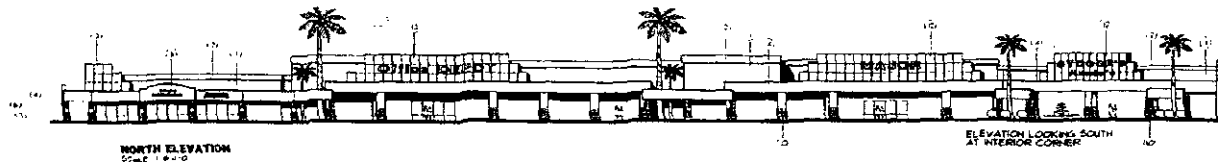
12/10/15

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KEYED NOTES

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INDIAN RIVER PLAZA

SW CORNER THOMAS ROAD & HAYDEN ROAD

ATTACHMENT #11

