

STAFF APPROVAL **LETTER**

44-SA-2014

Crossroads East

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION:

18575 N Scottsdale Rd

PARCEL:

215-07-245

Q.S.:

38-45

CODE VIOLATION #:

COMPANY:

APPLICANT: Alexabdra Schuchter **Diversified Partners**

ADDRESS:

7500 E Macdonald Dr Ste 100A Scottsdale, AZ 85250

PHONE:

480-383-8188

Request:

Approval of minor amendment to existing development plan to add surface parking for future

pad building

STIPULATIONS

1. Development shall be in substantial conformance to the revised conceptual development plan provided by the applicant, with a Staff Approval date of 1/31/14.

2. All other stipulations from case 19-ZN-2002#3 continue to apply to this site.

Related Cases: 44-SA-2014, 19-ZN-2002#3, 296-SA-2013, 19-ZN-2002#2, 19-ZN-2002

SIGNATURE:

Greg Bloemberg, Senior Planner

DATE APPROVED:

January 31, 2014

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd. Scottsdale, AZ 85251

- No fee will be charged for filing
- The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- Lligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- * The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Manager's Office City Attorney's Office 3939 Drinkwater Blvd. 3939 Drinkwater Blvd. Scottsdale, AZ 85251 Scottsdale, AZ 85251 (480) 312-2422 (480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

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Pre-Application No.	7 1/ -PA-	06	Submittal	Date
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Development Review (Minor) (Administrative Staff Approval) **Development Application Checklist**

Official Use: City Staff Contact: Bure Awarey	Emall:				
Phone:	1				
Project Name: CROSS ROADS EAST					
Property's Address: 18575 N. SLOTISDALE PD A.P.N.:: 215-07-390					
Property's Zoning District Designation: 724					
	THOMOL				
Owner: BLB GROUP INVESTMENTS	Applicant: ALEXANDRA SCHVERTER				
Company: BLB GRIP INVESTMENTS	Company: DIVERSIFIED PARMERS				
Address: 7506 E. MIDINALD DR 100A	Address: 7500 E. MLDONALD DR 1014				
Phone: 480 942 8800 Fax:	Phone: 480 383 9/88 Faxil				
E-mail: ALEXANDRA COPLAE. LOM	Esmall: AUXANDRA @ DPCRE.LIM				
Submittal Requirements: Please submit materials requested below. All plans must be folded.					
Completed Application (this form) and Application Fee-	Landscape Plan (copy(les) - indicate location of existing and new plants; location and dimension of paving,				
Affidavit of Authority to Act for Property Owner, letter of authorization or signature below	a plant palette with names; symbols, sizes, spacing & quantities, and open space/landscaping calculations.				
Request for Site Visits and/or Inspections form	Cross Sections — for all cuts and fills applications				
26ntext Aerial – with site highlighted	Conceptual Grading & Drainage Plan – show, existing,				
Narrative – describing nature of request	proposed drainage flows, channels, retention, etc. Copy of Liquor License Application (for all bars or				
Homeowners or Property Owners Association Approval					
Color photographs of site – include area of request	restaurants patio applications)				
Site plan (copy(les) indicate the extention of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	Airport Vicinity Development Checklist Floor Plan(s)—show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.				
Material Samples—color chips, awning fabric, glazing, etc.	Exterior Lighting provide cut sheets, details and				
Elevation Drawings or Color Photossimulations (copy(ies) - of additions, buildings, or other changes with materials and colors noted and keyed	photometrics for any proposed lighting. Other:				
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):					
Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.					
Standard Application Review: Thereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.					
Som Vanoch					
Owner Signature	Agent/Applicant Signature				
Planning, Nelgiborhood & Transportation OL To The Planning of the Planning of the Planning of the Planning of Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088 City of Scottsdale's Website: www.scottsdaleazigov Page 1 of A Revision Date: 04/1/2013					



Nationwide Real Estate Services:

CROSSROADS EAST

Staff Application Review Request

APPLICATION NARRATIVE Scottsdale Road and Chauncey Lane

The purpose of this Staff Approval application for the revised Crossroads Development Plan is to modify the previously approved site layout. The intent of the modification is to allow additional surface parking in the rear of the retail frontage, and provide a bit more spacing for the hotel/office to the west. Addition surface parking is necessary to ensure the economic viability for the frontage retail along Scottsdale Road. One of the intents of the PRC district is to provide a courtyard setting for the buildings, as well as a focal point for pedestrian activity. It is a requirement of the ordinance and a stipulation of the zoning case (1% of the net lot area of the PRC district site). The development plan achieves this goal with reasonable success by providing the potential for open space areas on all 4 corners of the intersection of the spine streets. This proposal does not decrease the activation of the pedestrian areas. Additional pavers and crosswalks are being added to clearly identify this location as an area of pedestrian activity:

Brokerage • Leasing • Management • Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830

