

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: March 24, 2014 Project No: 272 -PA- 14
Coordinator: Greg Bloomberg Case No: _____
Project Name: MIXX

Project Location:

Property Details: Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: C-3, P-2, P-3, DO Proposed Zoning: SAME

Number of Buildings: 1 Parcel Size: 4,942

Gross Floor Area/Total Units: 3298 Floor Area Ration/Density: .51

Parking Required: 48 Parking Provided: 48

Setbacks: N - 16' E - NONE S - NONE W - 16'

Description or Request:

Please see attachment.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

MIXX Project Narrative Attachment

MIXX is slated as a "Mixed-use" venue. This business will be a comfortable event venue, for Bar/Bat Mitzvahs, Sweet 16s, Graduation Receptions, and private/corporate functions. On the weekends, MIXX will be available as an upscale lounge, catering to the more refined clientele of Scottsdale. Live entertainment may include jazz musicians, guitar players, and pianists. DJs may also be used to play music from 60s, 70s, 80s, and more. MIXX has prioritized addressing the Planning Commission's recommendations regarding use permits.

Sec. 1.401 Concerns

A.1. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.

MIXX will have no impact on the surrounding area regarding the above. MIXX will be available for private events 7 days a week, after 6pm. There are no plans to utilize any smoke, odors, or dust. Light from MIXX will not be visible on the north or east due to the existing full height masonry wall. The existing wall will also act as a buffer for noise. Noise and light from the west and south side will be controlled through the use of controlled volume levels, the masonry wall, and tinted paned windows.

A.2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

MIXX will have no impact on the surrounding weekday daytime office uses as it will be closed during that time. On the weekends and after hours, due to the limited size of the venue and nature of private events, it will have no impact on surrounding area resulting from an unusual volume or character of traffic.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surrounding areas.

The proposed use as an event space and lounge is compatible with the other high-end restaurants and businesses in the area. Appropriately, this site was formerly a licensed bar located in the Entertainment District. It was and is zoned, appropriately.

Sec. 1.403 (C.1.) Concerns

1. The use shall not disrupt existing balance of daytime and nighttime uses.

MIXX will occupy the currently vacant premises at 4301 N. Civic Center Plaza. No new construction will occur resulting in an immediate and seamless blending of MIXX into the surrounding business environment. The operating hours and nature of business of MIXX will integrate with, not disrupt, the existing balance of daytime and nighttime uses in the area.

2. The use shall not disrupt pedestrian-oriented daytime activities.

MIXX will operate in the evenings, after the 8-5/9-6 daytime hours of surrounding daytime businesses, as well as on the weekends, insuring no effect on existing weekday, daytime operations of adjacent businesses. The site has an existing sidewalk along the west and south that will remain in place. The prior tenant added a new hard-scape that was incorporated to provide a pedestrian friendly path to avoid congestion along the sidewalk during evening operating hours.

3.b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separate from the property by a major or minor arterial street.

MIXX's proposed use requires forty-eight (48) parking spaces. Six (6) spaces are located onsite, however five (5) were used for the addition of a refuse enclosure in accordance with the City of

Scottsdale standard 2146-2. Eleven (11) spaces are credited per P-3 zoning. Six (6) spaces are located at 7403 E. 6th Ave. Three (3) spaces are located at 4307 N. Civic Center Plaza. Fourteen (14) are located at 7425 E. Stetson Drive. Nine (9) spaces are located at 7375 E. 6th St. Five (5) spaces are provided by the City of Scottsdale via In-Lieu Parking agreement. All parking is located within the 600 feet of the premises. The attachment shows ample parking within the immediate surrounding area.

5. An active management and security plan shall be created, approved, implemented, maintained, and enforced by the business.

The project owner has created/established a security and maintenance plan, which has already been approved by Detective Miller. The plan will be implemented and enforced by management.

6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.

The refuse control plan is part of the security and maintenance plan created by the owner of the business. The plan will be implemented and enforced by management. A refuse enclosure is onsite and located on the property behind the building in the alley, five (5) parking spaces were removed in order to incorporate the enclosure per city of Scottsdale standard detail 2146-2. MIXX will utilize its plan to control exterior refuse.

7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.

Light from MIXX will not be visible on the north or east due to the existing full height masonry wall. The existing wall will also act as a buffer for noise. Noise and light from the west and south side will be controlled through the use of controlled volume levels, the masonry wall, and tinted paned windows.

8. The applicant shall demonstrate that the uses shall meet required parking and shall not exceed capacity for traffic in the area.

MIXX's proposed use requires forty-eight (48) parking spaces. MIXX will have at least 48 spaces. Six (6) spaces are located onsite, however five (5) were used for the addition of a refuse enclosure in accordance with the City of Scottsdale standard 2146-2. Sixteen (16) spaces are credited per P-3 zoning. Six (6) spaces are located at 7403 E. 6th Ave. Three (3) spaces are located at 4307 N. Civic Center Plaza. Fourteen (14) are located at 7425 E. Stetson Drive. Nine (9) spaces are located at 7375 E. 6th St. Five (5) spaces are provided by the City of Scottsdale via In-Lieu Parking agreement. All parking is located within the 600 feet of the premises. The attachment shows ample parking within the immediate surrounding area. MIXX will operate in the evenings, after the 8-5/9-6 daytime hours of surrounding daytime businesses, as well as on the weekends, insuring no effect on existing weekday, daytime operations of adjacent businesses. MIXX's small size will insure no significant nighttime traffic in excess of what already exists in the Entertainment District.

Sec. 1.403 (J) Concerns

1. The site plan shall demonstrate that (a.) Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the establishment and its required parking area to residential districts and (b.) all patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.

A full height masonry wall exists to and acts as a buffer for noise on the north and east side of the premises. All patron entrances are on the street and readily visible to patrons approaching the building.

3. The applicant has provided a written public safety plan which the city police and fire departments have approved as complying with the written guidelines of the Planning and Development Department.

The project owner has created/established a security and maintenance plan, which has already been approved by Detective Miller. The plan will be implemented and enforced by management.

5. The applicant shall provide a written exterior refuse control plan with must be approved by the Planning and Development Department staff as complying with the written guidelines of the department.

The refuse control plan is part of the security and maintenance plan, which has already been approved by Detective Miller. The plan will be implemented and enforced by management.



City of Scottsdale Cash Transmittal

96726

96726
 1 00656230
 04/14/14 PLN-1STOP
 KWHEELER HPDC600524
 4/14/2014 11:50 AM
 \$2,440.00

Received From :

M1 Hospitality 1 LLC
 4301 N CIVIC CENTER PLAZA
 SCOTTSDALE, AZ 85251
 602-774-6828

Bill To :

M1 Hospitality 1 LLC
 4301 N CIVIC CENTER PLAZA
 SCOTTSDALE, AZ 85251
 602-774-6828

Reference # 272-PA-2014
Address 4301 N CIVIC CENTER PZ
Subdivision INDIAN PLAZA PROPERTIES

Issued Date 4/14/2014
Paid Date 4/14/2014
Payment Type CREDIT CARD

Marketing Name
MCR 076-20
APN 173-40-064B

Lot Number 50
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density 1

Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
 QS 17-45

Owner Information

Civic Center Enterprises
 10040 E HAPPY VALLEY RD # 280
 SCOTTSDALE, AZ 85255
 602-558-8118

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

SIGNED BY MICHAEL STEIN ON 4/14/2014

Total Amount \$2,440.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSM

3-UP-2014
4/14/2014



City of Scottsdale Cash Transmittal

96725

96725
 1 00656229
 04/14/14 PLN-1STOP
 KWHEELER HPDC600524
 4/14/2014 11:50 AM
 \$2,440.00

Received From :

M1 Hospitality 1 LLC
 4301 N CIVIC CENTER PLAZA
 SCOTTSDALE, AZ 85251
 602-774-6828

Bill To :

M1 Hospitality 1 LLC
 4301 N CIVIC CENTER PLAZA
 SCOTTSDALE, AZ 85251
 602-774-6828

Reference #	272-PA-2014	Issued Date	4/14/2014
Address	4301 N CIVIC CENTER PZ	Paid Date	4/14/2014
Subdivision	INDIAN PLAZA PROPERTIES	Payment Type	CREDIT CARD
Marketing Name		Cost Center	
MCR	076-20	County	No
APN	173-40-064B	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Civic Center Enterprises		Net Lot Area	
10040 E HAPPY VALLEY RD # 280		Number of Units	1
SCOTTSDALE, AZ 85255		Density	
602-558-8118		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	17-45

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,440.00	100-21300-44221

Submittal Fee 153.-

2 x 2440. ← each 2 - CUP.
 1 - INDIAN PARKING

Project Name: MIXX **Pre-App#:** 272-PA-2014

Fee Type: _____ **Fee Amount:** \$ _____

Staff Name: _____ **Signature:** [Signature] **Phone:** x _____ **Date:** _____

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Michael Stein

SIGNED BY MICHAEL STEIN ON 4/14/2014

Total Amount \$2,440.00

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TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSI

3-UP-2014
4/14/2014



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: MIXX

Property's Address: 4301 N. Civic Center Plaza, Scottsdale, AZ 85251

Property's Current Zoning District Designation: C-3/P-3/P-2/DO

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Bob Katzin <u>DAVID KATZIN</u>	Agent/Applicant: <u>Michael Stein</u>
Company: <u>Civic Center Enterprises LLC</u>	Company: <u>M1 Hospitality1 LLC d/b/a MIXX</u>
Address: <u>10040 Happy Valley Rd. Scottsdale, AZ 85255</u>	Address: <u>4301 N. Civic Center Plaza</u>
Phone: <u>602-412-7536</u> Fax: _____	Phone: <u>602-774-6828</u> Fax: _____
E-mail: <u>bkatzin@gmail.com</u>	E-mail: <u>mstein@m1hospitality.com</u>
Designer: _____	Engineer: _____
Company: _____	Company: _____
Address: _____	Address: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-mail: _____	E-mail: _____

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

David Katzin
Owner Signature

Michael Stein
Agent/Applicant Signature

Official Use Only Submittal Date: _____ Development Application No.: _____



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov