

## **Case Research**



## CITY COUNCIL ACTION REPORT

DATE: NOVEMBER 3, 1981

TO: THE HONORABLE MAYOR & CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT/PLANNING

SUBJECT: CASE 38-Z-81 - PNC SITE PLAN AMENDMENT

N OF NWC HAYDEN & VIA DE VENTURA

AGENDA ITEM NO.

9

STAFF:

LARRY D. BUSSARD

JAMES L. ROBERTS

Owner: Canavest/Balmer Architectural Group, Applicant

### RECOMMENDATION

The Planning Commission recommends that the City Council APPROVE Case 38-Z-81, a request to amend the approved site plan for the P.N.C. located on the west side of Hayden Road, north of Via de Ventura, subject to the following stipulations:

1. The boat ramp facility shall be constructed as part of the shopping center development. Prior to the issuance of any permits for the shopping center site, the applicant shall have approved plans for construction of the boat ramp.
2. As part of this development, the applicant shall improve Camelback Walk adjacent to the subject property. Improvement plans for the Camelback Walk area shall be submitted as part of the plans for the subject property site improvements.
3. As part of this development, the applicant shall provide an 8 foot bike path along Hayden Road which shall tie into Camelback Walk.

The staff concurs with the Planning Commission recommendation.

### FACTS

1. Relationship to General Plan:  
X Conforms        Does Not Conform        Marginal
2. The applicant concurs with the stipulations.
3. No opposition.

The request in Case 38-Z-81 is to amend the approved site plan for the P.N.C. site south of Lake Margherite. A site plan was approved earlier this year (Case 7-Z-81), but the applicant now wishes to modify that plan.

The proposed plan deletes a bank site, moves the restaurant, and gives a more north-south orientation to the middle building. The submitted plan also enhances the courtyard space adjacent to the lake. The staff believes the submitted plan is acceptable and recommends approval subject to the stipulations.

No one spoke in opposition at the October 27th Planning Commission meeting. The Commission voted unanimously to forward Case 38-Z-81 to the City Council with a recommendation for approval subject to the stipulations.

This proposal has been reviewed by and has the concurrence of the Development Team.

Leonard Dueker, Comm. Dev. Dept. Head

Roy Pederson, City Manager

Attachment #1-Recommendation to Planning Commission 10/27/81

#2-Zoning Map

#3-Aerial

#4-Site Plan

Action Taken: Approved - OK  
- by unanimous vote

Council Action Taken:	Date: <u>11-3-81</u>
Resolution No. _____	Continued to _____
Ordinance No. _____	Referred to _____
Formal Motion <u>X</u>	Accepted <u>X</u> Rejected _____



## CITY COUNCIL ACTION REPORT

DATE: APRIL 21, 1981

TO: THE HONORABLE MAYOR & CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT/PLANNING

SUBJECT: CASE 7-Z-81 - SITE PLAN APPROVAL FOR  
THE LAKE MARGHERITE P. N. C.

AGENDA ITEM NO.

6

*JHB* STAFF:

HARRY D. BUSSARD

JAMES L. ROBERTS

OWNER: KARL & JEAN BERGHEER  
APPLICANT: CANAVEST, INC.

### RECOMMENDATION

The Planning Commission recommends that the City Council APPROVE Case 7-Z-81, a request for approval of the site plan for the Lake Margherite P.N.C. located on the west side of Hayden Road north of Via de Ventura, subject to the following stipulations:

1. The boat ramp facility shall be constructed as part of the shopping center development. Prior to the issuance of any permits for the shopping center site, the applicant shall have approved plans for construction of the boat ramp.
2. As part of this development, the applicant shall improve Camelback Walk adjacent to the subject property. Improvement plans for the Camelback Walk area shall be submitted as part of the plans for the subject property site improvements.
3. As part of this development, the applicant shall provide an eight (8) foot bike path along Hayden Road which shall tie into Camelback Walk.

The staff concurs with the Planning Commission recommendation.

### FACTS

1. The proposed use conforms with the General Plan.
2. The P.N.C. zoning was established in 1978.
3. The applicant concurs with the stipulations.
4. No opposition.

The request in Case 7-Z-81 is for approval of the development plan for the Lake Margherite P.N.C. site. The development plan for Phase II of McCormick Ranch had originally shown a fifteen (15) acre "Marina Commercial" land use, with both neighborhood and specialty commercial uses orienting to the lake. Case 43-Z-78 reduced the amount of commercial to the current five (5) acre site and moved it over to the Hayden Road frontage. Stipulations of that approval required the developer of the shopping center to construct the Lake Margherite boat ramp facility and to have the plan for the center approved through the public hearing process.

The site plan submitted with this application provides for a 7,600 square foot restaurant, a 5,000 square foot bank/savings and loan, and 45,000 square feet in two story buildings with the upper floor being for office use and the ground floor designed for either retail or offices. The applicant has stated his intent to lease the ground floor space to retail users. However, in the event he is unable to achieve this, he will then lease to office users. The staff believes the ground floor retail uses better achieves the character of the specialty center. However with the plan submitted which reflects a

Action Taken: Approved - OK - by unanimous vote

## CITY COUNCIL ACTION REPORT

CASE 7-Z-81

very good building orientation to Camelback Walk and the lake, the staff is satisfied with the applicant's commitment to endeavor to lease that area to retail users with the further understanding that the area is being so designed that it could be converted back to retail at a later date. Accordingly, the staff recommends approval subject to the three stipulations.

No one spoke in opposition at the April 14th Planning Commission meeting. The Commission voted unanimously to forward Case 7-Z-81 to the City Council with a recommendation for approval subject to the stipulations.

This proposal has been reviewed by and has the concurrence of the Development Team.



Leonard Dueker, Comm. Dev. Dept. Head



Roy Pederson, City Manager

Attachments: Recommendation to Planning Commission (4/14/81)  
Zoning Map (7-Z-81)  
Site Plan (7-Z-81)  
Aerial (7-Z-81)

Council Action Taken:	Date: <u>4-21-81</u>
Resolution No. _____	Continued to _____
Ordinance No. _____	Referred to _____
Formal Motion <u>X</u>	Accepted <u>X</u> Rejected _____



Lot #	Lot Area (sq. ft.)	Total NAOS Required (sq. ft.) <sup>2,3</sup>	NAOS dedicated by plat (sq. ft.)	Additional NAOS required at time of lot development (sq ft)
1	35,995	10,592	10,592	0
2	37,873	17,055	17,055	0
3	33,908	12,091	12,091	0
4	35,686	14,203	14,203	0
5	28,015	8,480	8,480	0
6	41,439	14,417	14,417	0
7	35,815	10,197	10,197	0
8	40,602	16,416	16,416	0
9	43,128	11,299	11,299	0
10	48,622	22,237	22,237	0
11	54,214	26,364	26,364	0
12	29,688	8,424	8,424	0
13	30,075	6,611	6,611	0
14	26,857	3,737	3,737	0
15	32,663	6,079	6,079	0
16	32,408	7,110	7,110	0
17	32,297	7,165	7,165	0
18	32,384	6,468	6,468	0
19A	33,963	7,360	7,360	0
20A	32,256	9,495	9,495	0
21	33,198	8,476	8,476	0
22	32,303	8,414	8,414	0
23	32,264	6,172	6,172	0
24	36,844	9,728	9,728	0
25	32,351	7,600	7,600	0
26	32,253	7,658	7,658	0
27	52,062	28,269	28,269	0
28	38,458	16,016	16,016	0
29	35,803	9,987	9,987	0
30	43,007	22,843	22,843	0
31	37,776	15,707	15,707	0
32	40,080	11,628	11,628	0
33	39,097	8,383	8,383	0
			0	0
			0	0

- NOTES:**
1. Refer to NAOS exhibit for areas that cannot be used to fulfill the total NAOS requirement. (NAOS must exclude hardscape areas, drainage headwalls and rip-rap.)
  2. Revegetation counts towards NAOS requirement at **100%**.
  3. Walls placed adjacent to NAOS must have five (5) feet of revegetation extending away from wall along entire length of wall that is adjacent to NAOS. Show on site plan and calculate in totals.





Greg Bloomberg

## Pre-Application Request

### Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

### Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

### Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Mercado Del Lago</u>	
Property's Address: <u>8300 N. Hayden Road, Scottsdale Arizona 85258</u>	APN: <u>174-04-004P</u>
Property's Zoning District Designation: <u>PNC</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, provide a copy with this submittal	
Owner: <u>Mark Burns</u>	Applicant: <u>William Reilly, AIA</u>
Company: <u>Scottlin, LLC</u>	Company: <u>APMI, Inc.</u>
Address: <u>6621 N. Scottsdale Road, Scottsdale, AZ 85250</u>	Address: <u>8300 N. Hayden Road, Ste. A209, Scottsdale, AZ 85258</u>
Phone: <u>(480) 368-0111</u> Fax: <u>(480) 368-0444</u>	Phone: <u>480.998.0709</u> Fax: <u>480.998.0705</u>
E-mail: <u>mb@azpre.com</u>	E-mail: <u>wreilly@apmi.com</u>
 Owner Signature	 William Reilly Applicant Signature
Official Use Only    Submittal Date: <u>1.27.16</u>	Application No.: <u>82</u> -PA- <u>2016</u>
Project Coordinator: _____	

### Planning and Development Services Department

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



# Pre-Application Request

## 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 checked="" 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 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	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

## Submittal Requirements: (fees subject to change every July)

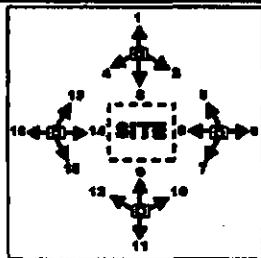
☒ Pre-Application Fee: \$87.00  
(No fees are charged for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter  
(Required for the SA and MS Pre-Applications)

- ☒ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

## Additional Submittal Information

- ☒ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

## Planning and Development Services Department

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

APMI, Inc.  
8300 North Hayden Road  
Suite A-209  
Scottsdale, Arizona 85258

Tel: 480.998.0709  
Fax: 480.998.7958  
Email: [apmi@apmi.com](mailto:apmi@apmi.com)

## **Project Narrative: January 26, 2016**

Project will be for overall center and site upgrades, demolition of Building C (9100 sq. ft.) and adding a proposed new 9000 sq. ft. Building F in the existing "Mercado Del Lago" mixed use center at 8300 N. Hayden Road, Scottsdale. The site is in a PNC Zone and within McCormick Ranch POA. The new building will be a one story mixed use structure with anticipated restaurant and retail usage. Outdoor patio spaces will be included at each end of the building for restaurant use.

Overall center and site upgrades will include extending the parapet height at Buildings D & E to fully screen mechanical units (Currently some units are unscreened). A new paint scheme for the center is proposed, along with revisions to the hardscape and courtyard adjacent to Building D. Where building C is removed, additional parking will be install to replace the parking at the location of proposed new Building F. Landscaping associated with the above described improvements will be a part of this project.

Applicant,

**APMI, Inc.**

William Reilly, AIA  
Principal

**A R C H I T E C T U R E**

**APMI**  
**P L A N N I N G I N T E R I O R S**





1

2

MERCADO DEL LAGO

**APM**  
ARCHITECTURAL PLANNING  
MERIDIAN

PRE-APPLICATION  
SUBMITTAL  
NOT FOR CONSTRUCTION  
OR REGISTRATION

DRAWN  
DATE 25 JANUARY 2016  
PROJECT 16104.00

SITE  
CONDITIONS

1

8300 NORTH HAYDEN ROAD, SUITE A-209  
SCOTTSDALE, ARIZONA 85258  
T: 480.988.0709  
WWW.APM.COM

8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258



3

4

MERCADO DEL LAGO

**APMI**  
ARCHITECTURE PLANNING INTERIORS

T: 480.986.0709  
WWW.APMI.COM

8300 NORTH HAYDEN ROAD, SUITE 4-209  
SCOTTSDALE, ARIZONA 85258

PRE-APPLICATION  
SUBMITTAL  
NOT FOR CONSTRUCTION  
OR RECORDING

DRAWN  
DATE 25 JANUARY 2016  
PROJECT 16104.00

SITE  
CONDITIONS

2

8300 N HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258





MERCADO DEL LAGO

**APMI**  
ARCHITECTURAL PLANNING & INTERIORS

8300 NORTH HAYDEN ROAD, SUITE A-208  
SCOTTSDALE, ARIZONA 85258  
T: 480.986.1209  
WWW.APMI.COM

PRE-APPLICATION  
SUBMITTAL  
NOT FOR CONSTRUCTION  
OR RECORDING

DRAWN  
DATE 25 JANUARY 2016  
PROJECT 16104.00

SITE  
CONDITIONS

5

6

3

8300 N HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258



7

MERCADO DEL LAGO

**APMI**  
ARCHITECTURE PLANNING INTERIORS

PRE-APPLICATION  
SUBMITTAL  
NOT FOR CONSTRUCTION  
OR RECORDING

DRAWN  
DATE 25 JANUARY 2016  
PROJECT 16104.00

SITE  
CONDITIONS

8

4

T: 480.366.0709  
WWW.APMI.COM

8300 NORTH HAYDEN ROAD, SUITE 4-209  
SCOTTSDALE, ARIZONA 85264

8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85268