

Case Research



MEMORANDUM

Date: October 16, 2006
From: Randy Grant, Chief Planning Officer
Subject: 51-DR-2006 Windmill Plaza Revitalization Site Analysis

Issue:

To determine how previously established common area can be credited toward developable Net Lot Area applicable toward C-3 Floor Area Ratio (FAR) and Volume Development Standards for individual lots in Windmill Plaza.

Background

The proposal is for a commercial development occupying four lots (Lot 29, 30, 31, & 32) within the Windmill Plaza Shopping Center. The shopping center was established in 1960s and it was within the Maricopa County's jurisdiction prior to its annexation into the City of Scottsdale in 1962. The original plat was approved in the County in 1961 and was originally known as Paradise Valley Plaza. The center was designed and built under the County's standards at the time, the site design did not conform to the City of Scottsdale standards. The center consisting of 86 lots and are under individual ownerships. Revitalization efforts of this aging center have been slow and challenging as a result of the non-conforming development standards and the difficulties in gaining consensus among all the property owners. Although Windmill Plaza is situated in central Scottsdale, the site conditions are similar to the ones in the downtown Scottsdale; the characteristics of the site present unique challenges and required creative development strategies to assist in the revitalization of the area.

The site is currently zoned C-3 and P-2; the common areas are within the P-2 zoning which restricts the areas to uses such as parking, open space, and landscaping only. The commercial site was platted where common areas are on separate tracts and individual lots were platted corresponding to only the anticipated building envelopes (without inclusion of any setbacks, or on-site parking and landscaping allowance).

Because the entire center functions as a whole, the existing development standards apply to the entire center. In order to demonstrate the site layout of Windmill Plaza meets the intent of the development standards set forth in the Zoning Ordinance, staff has identified the calculation to determine or adjusted net lot area based on using a proportional share of common area as shown below:

Determination

Common Areas:

Tract A = 345,216.8 s.f.
Tract B = 99,302.47 s.f.
Total = 444,519.27 s.f.

Developable Areas:

Total Individual lots = 283,010.71 s.f.

Common Areas credit per lot = $444,519.27 / 283,010.71 = 1.57$ s.f.

Subject property (Lot #29, 30, 31, & 32)

The proposed development intends to provide retail, restaurant, spa and salon services within the same building. The proposal would involve partial demolition, remodeling and reconstruction of the existing building; a two-story building will be the end-product upon completion.

Total s.f. for Lot #29, 30, 31, & 32 = 14,801.6

Common areas credited for the subject development:

Net Lot Area (14,801.6 s.f.) x common area credits (1.57 s.f.) = 23,238.51 s.f.

23,238.51s.f. is then added to the lot area = 38,040.6 s.f.

The adjusted net lot area will then use to determine FAR and Volume as indicated below. Open space, parking lot landscaping, and parking are already provided in the common areas. Where possible, improvement to the adjacent common area of lots being developed or improved would be made as much as possible on a case by case basis to ensure adequate provision of landscaping, handicapped parking, improved pedestrian access, and trash enclosures.

Determination

Common area credits (23,238.51 s.f.) + Net Lot Area (14,801.6 s.f) = 38,040 s.f. (New Net Lot Area)

Allowable Floor Area: 38,040 s.f. x 0.8 = 30,432 s.f.

Allowable Volume: 9.6 x 38,040 =365,184 s.f.

Gray, Frank

From: Lynne Lagarde [llagarde@ECLLAW.COM]
Sent: Tuesday, March 20, 2007 9:55 AM
To: Gray, Frank; Curtis, Tim
Cc: sagit1usa@aol.com
Subject: 1818 Holdings/Scottsdale & Gold Dust - Windmill Plaza
Importance: High

Frank and Tim, yesterday Jim Marrion of the PVPOA called Dov to let him know about graffiti on his building, and Dov took the opportunity to explain that the City was using common area credits for the center in the calculation of development standards for his redevelopment and the same method would be used for any other property in the center. Jim is willing to concur with that approach and sign a letter on behalf of the POA. I had already drafted such a letter and Dov could get it signed today. That is all that you said was needed and we can get it right away.

We would therefore like to be scheduled for DRB as soon as possible. If you want to refine the calculations of common area in the meantime, that would be ok but Dov cannot wait any longer to get his project started. Even with DRB and abandonment approval he is months from building permits. Please respond right away and we will get the letter and you can schedule the DR case.

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86 Building Lots
Total Area: 283,010.71 sqft

SHEA'BL

Tract C
99,302.47 sqft

Tract B
345,216.8 sqft

COCHISE RD

SCOTTSDALE RD

GOLD DUST AV

GOLD DUST AV

