

Case Research



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:

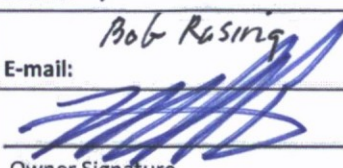

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

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

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

Scheduling

After the Pre-Application submittal 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>2NOST Hub</u>	
Property's Address: <u>3712 & 3720 N. Scottsdale Rd</u>	APN: <u>130-13-412</u> <u>130-13-413</u>
Property's Zoning District Designation: <u>C-3</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>2ND Sdale LLC</u>	Applicant: <u>Tim Rasnake</u>
Company: <u>Arizona Partners</u>	Company: <u>Archkon, AAT, LLC</u>
Address: <u>8300 N. Scottsdale Rd</u>	Address: <u>5055 E. Washington St #200</u>
Phone: <u>480-368-0111</u>	Phone: <u>602-222-4224</u>
Fax:	Fax:
E-mail: <u>Bob Rasnake</u>	E-mail: <u>tim@archkon.com</u>
	
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: <u>15</u> -PA- <u>2017</u>
Project Coordinator: _____	

Planning and Development Services

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



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 type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" 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"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87-
(No fees are charged for Historic Preservation (HP) properties.)

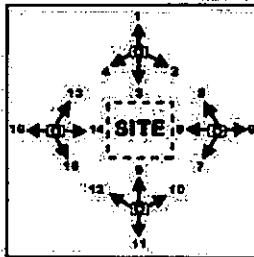
Records Packet Fee: \$ 21-
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff).

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).

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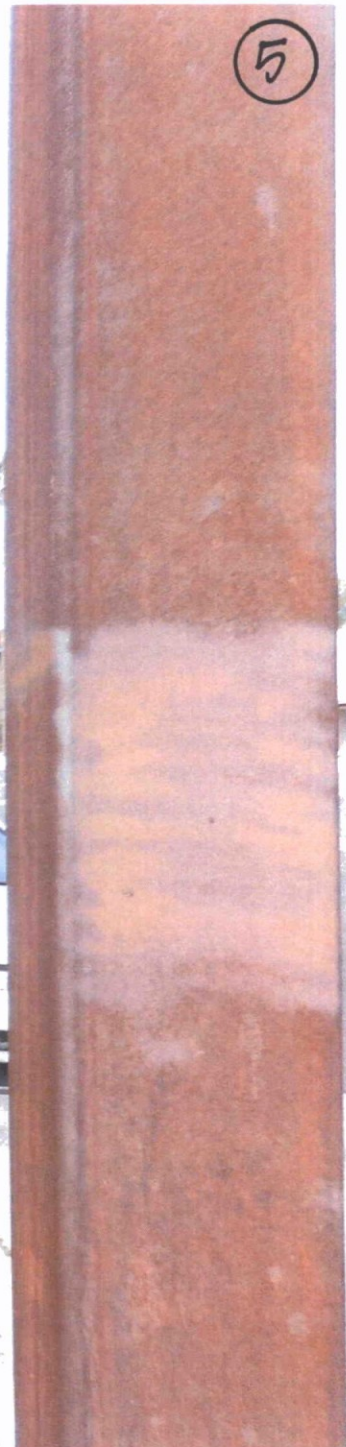


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5



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8.



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16



Assessor Paul D. Petersen
 Maricopa County Assessor's Office

Feature Information

(1 of 1)

Clear

130-13-413

Owner Information

Owner Name: 2ND SDALE LLC
 Property Address: 3712 N SCOTTSDALE RD SCOTTSDALE AZ 85251
 Mailing Address: 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250
 Deed Number: 140199515
 Sale Date:
 Sale Price: \$

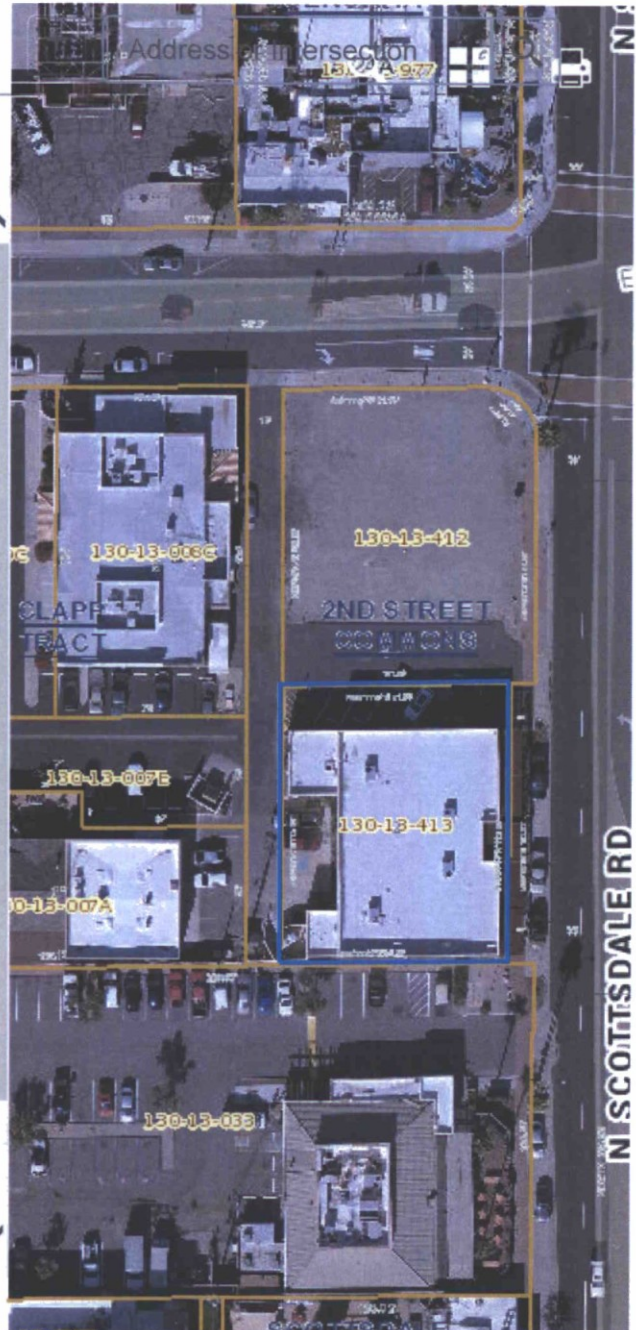
Property Information

Lat/Long: 33.490729, -111.926419
 S/T/R: 27 2N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: C-3
 Lot Size (sq ft): 10,394
 MCR #: 1080-47
 Subdivision: 2ND STREET COMMONS
 Lot #: 2
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2017	2016
FCV:	\$868,000	\$790,100
LPV:	\$763,569	\$727,209

[Click here for more parcel information](#)



100ft

33.491640 -111.924603
 Degrees



Assessor Paul D.
Petersen
Maricopa County Assessor's
Office

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(1 of 1)

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130-13-412

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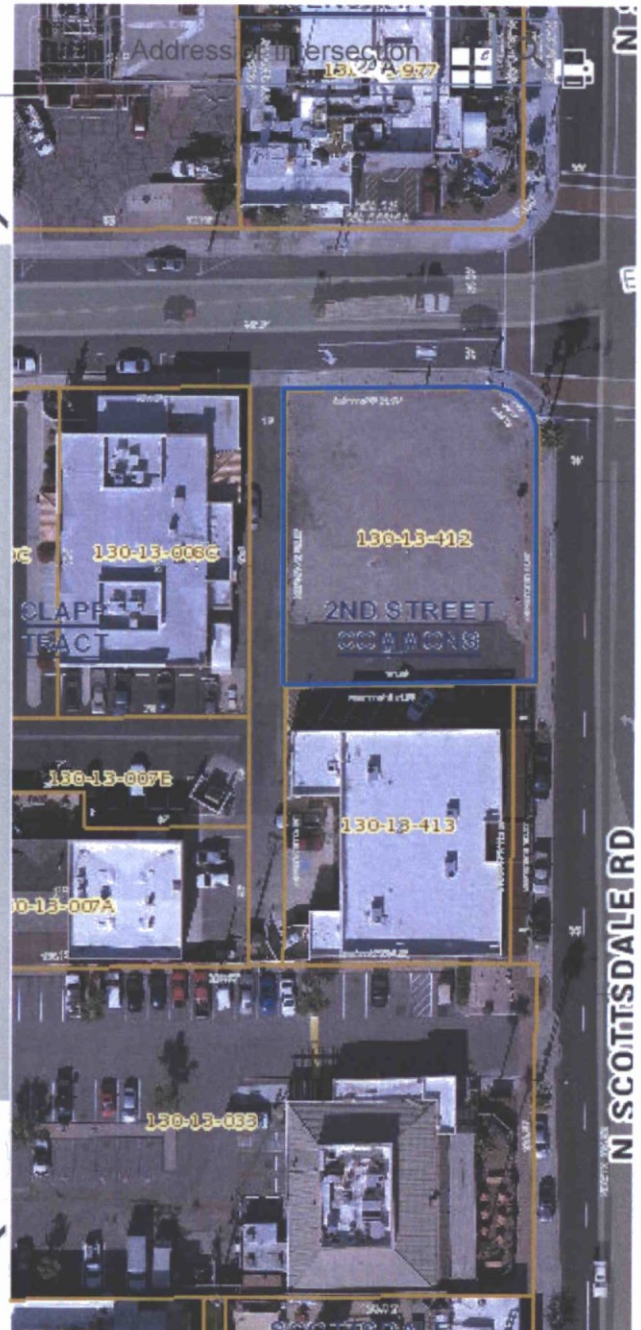
Property Information

Lat/Long: 33.491050, -111.926402
 S/T/R: 27 2N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: C-3
 Lot Size (sq ft): 12,128
 MCR #: 1080-47
 Subdivision: 2ND STREET COMMONS
 Lot #: 1
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2017	2016
FCV:	\$680,500	\$485,120
LPV:	\$509,376	\$485,120

[Click here for more parcel information](#)





6 February 2017

Project Narrative

Retail Development
3712 & 3720 N. Scottsdale Road
S.W.C. Scottsdale Rd & 2nd Street
Scottsdale, Arizona

The proposed project consists of two buildings at the 3712 & 3720 N. Scottsdale Road. The south building (3712 N. Scottsdale Rd) is an existing building and the building at 3720 N. Scottsdale Rd is a new building.

The south building will be renovated both interior and exterior for retail/restaurant uses. The north building will be constructed also for retail/restaurant uses. The buildings will be architecturally themed similar with a parking archway between the two buildings to provide continuity of design.

The architecture theme is modern with metal accents, metal perforated panels, stucco areas and colorful glass accent panels.

The existing parking area will be changed to provide a common parking area between the two buildings with shade sails and lighting to be consistent with the architectural theme.

Two existing drives on 2nd Street will be removed along with one existing drive at the north end along Scottsdale Road. The existing south drive will be relocated to provide the common parking area and to allow ninety degree parking.



6 February 2017

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2ND STREET HUB

3720 & 3712 N. Scottsdale Rd.
Exterior Preliminary Rendering

5055 E. Washington St., Ste 200
Phoenix, Arizona 85034
Phone: (602) 222-4266
www.archicon.com

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