

Case Research



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)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

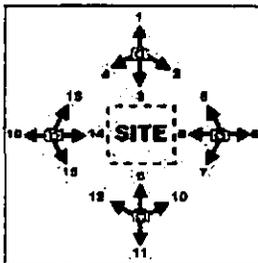
Pre-Application Fee: \$ 87.00

Records Packet Fee: \$ 21.00
 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.



- *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 (two copies)
- Subdivision plan (two copies)
- Floor Plans (two copies)
- Elevations (two copies)
- Landscape plans (two copies)
- H.O.A. Approval letter
- Sign Criteria Regulations & Language (two copies)
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan (three copies)
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial 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, Neighborhood & Transportation Division

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



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. 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>Toy Barn</u>	
Property's Address: <u>7800 E. Greenway Rd.</u>	APN: <u>215-47-003R</u>
Property's Zoning District Designation: <u>1-1</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>Phil SheeGL</u>	Applicant: <u>BRET RYAN</u>
Company: <u>7800 EAST GREENWAY LLC</u>	Company: <u>LL&E Design Group</u>
Address: <u>8990 E. RAINTREE DRIVE SUITE 102</u>	Address: <u>740 N. 52nd ST. Phoenix, AZ 85008</u>
Phone: <u>204-228-7700</u> Fax: <u>—</u>	Phone: <u>480-966-4001</u> Fax: <u>—</u>
E-mail: <u>PHIL@WINNIX.CA</u>	E-mail: <u>bret@lqedesigngroup.com</u>
<u></u> Owner Signature	<u></u> Applicant Signature
Official Use Only Submittal Date: _____ Application No.: _____ -PA- _____	
Project Coordinator: _____	

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110621

5/3/2017 PLN-1STOP
JOGAZ HP600G1097
5/3/2017 4:01 PM
\$108.00

Received From :

LGE Design Build LLC
740 N 52ND ST
PHOENIX, AZ 85008
480-966-4001

Bill To :

LGE Design Build LLC
740 N 52ND ST
PHOENIX, AZ 85008
480-966-4001

***** DUPLICATE *****

Reference # 314-PA-2017

Issued Date 5/3/2017

Address 7800 E GREENWAY RD

Paid Date 5/3/2017

Subdivision SCOTTSDALE NORTHWEST AIRPARK

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR 299-20

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 215-47-003R

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

7800 EAST GREENWAY

Net Lot Area 0

Sewer Type

8990 E RAINTREE DR 102

Number of Units 1

Meter Size

SCOTTSDALE, AZ

Density

QS 35-46

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

31-DR-2017
07/26/2017

SIGNED BY BRET RYAN ON 5/3/2017

Total Amount

\$108.00

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction

PROJECT NARRATIVE

Toy Barn

7800 E. Greenway Road
Scottsdale, AZ 85260

The project consists of the construction of three new buildings for Toy Barn, a garage condo facility for storage of cars, boats, RV's etc. The site and building placement coordinates with the original vision of the land plan and follows this vision as part of the building placement and vehicular circulation. Parking for the project will meet the code requirements for the use, and ADA/pedestrian access has been provided. Services to each of the buildings are located within rooms for complete screening from visibility. The refuse enclosure is located along the north side internally to the site behind the masonry screen walls for full screening of this item. The building section will allow for roof top screening for all of the mechanical roof top equipment with a mechanical screen and the parapet.

The building floor plan designs are organized around the main building and clubhouse as well as ease for circulation from Greenway Road into the site and back around and out on to Greenway Road. The architectural theme of the buildings utilize colors that are common in the area and by providing materials for a modern garage vocabulary. The materials include masonry walls with bands of different colors, steel panels at the clubhouse and horizontal meeting panels and soffits. The result is a building that reinforces the concept for the storage of individual's toys.



Scottsdale, Arizona
2017 . 04 . 03

LGE | DESIGN GROUP

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

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