

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>SALAD & GO</u>	
Property's Address: <u>2323 N. SCOTTSDALE RD.</u>	APN: <u>131-30-127</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>Halle Properties, L.L.C.</u>	Applicant: <u>JEFF KAMTZ</u>
Company:	Company: <u>BRISSETTE ARCHITECTS INC</u>
Address: <u>20225 N. Scottsdale Rd.</u>	Address: <u>10229 N. SCOTTSDALE RD., STE. F SCOTTSDALE AZ 85253</u>
Phone: <u>480-606-6205</u>	Fax: <u>480-606-1361</u>
Phone: <u>480-596-3882</u>	Fax:
E-mail: <u>psmith@tires.com</u>	E-mail: <u>JEFF@BRISSETTEARCHITECTS.COM</u>
<u>Rene Smith - Agent</u>	<u>[Signature]</u>
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: <u>535</u> -PA- <u>2014</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

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"/> 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: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

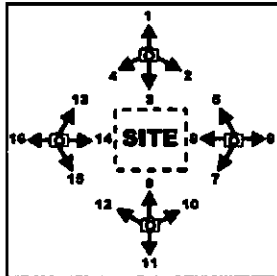
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

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 ½ 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).

PROJECT DIRECTORY

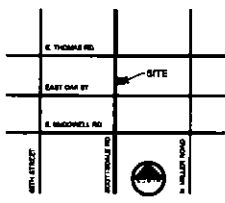
OWNER:
 WALD & BOY AND CO CONCEPTS
 350 WEST JARVIS AVENUE
 GLENVIEW, ILLINOIS 60025

DEVELOPER:
 SOUTHWEST ARCHITECTURAL DEVELOPMENT
 1008 NORTH SCOTTSDALE ROAD, SUITE #1
 SCOTTSDALE, ARIZONA 85258

ARCHITECT:
 BRISSETTE ARCHITECTS, INC.
 1008 NORTH SCOTTSDALE ROAD, SUITE #1
 SCOTTSDALE, ARIZONA 85258

CONSULTANTS:
 COLLABORATIVE V DESIGN STUDIO, INC.
 715 EAST 1ST AVENUE, SUITE 300
 PHOENIX, ARIZONA 85012

VICINITY MAP



NARRATIVE

NEW CONSTRUCTION OF A GOLF COURSE RESTAURANT ON PROPERTY VACANT LOTS 15A&B 8000 SQ FT DRIVE THRU DRIVE AND 8000 SQ FT DRIVE THRU DRIVE

SITE INFORMATION:
 PARCEL 121-30-177
 ZONING C-3
 LOT COMPARISON REGULAR SHAPED PROPERTY
 SITE GROSS AREA 18,823 SQ FT
 SQUARE FOOTAGE
 NEW BUILDING 677 SQ FT
 COVERED PATIO 708 SQ FT
 POSE 772 SQ FT
 TOTAL GROUND AREA 1748 SQ FT

SITE MET AREA = 1748 SQ FT.
LOT COVERAGE OF NET SITE AREA 4.5%

OPEN SPACE REQUIREMENTS = 3862.5 MIN. (10% OF GROSS LOT) OVER 17, 3862.5 MIN. (10% OF 17, 1748.27 * 3862.5 = 3,124.8 SF)

BUILDING INFORMATION:
SCOPE OF WORK: NEW (1 STORY) DRIVE-THRU RESTAURANT
CONSTRUCTION TYPE: TYPE I-A (CONCRETE)

BUILD METHODS: FRONT - 0'
 SOUTH - 8'
 EAST - 30' ± 30'±5' FROM RESIDENTIAL NORTH - 0'

PROPOSED HEIGHT: 30'-2" (INCLUDING PARAPETS)

PROJECT INFORMATION

BUILDING CODES:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL FIRE CODE
 2018 NATIONAL ELECTRIC CODE
 2018 ADA

SPRINKLERS: FULLY AUTOMATIC SPRINKLER SYSTEM TO BE DESIGNED PER APPA 13

FIRE ALARMS: YES
EMERGENCY LIGHTING: YES

COMPLIES WITH 2018 IRC TABLE R03 FOR ALLOWABLE HEIGHT AND AREA
COMPLIES WITH 2018 IRC SECTION 302.2.2 FOR ALLOWABLE AREA FOR REZONED OCCUPANCIES NOT TO EXCEED 11'
COMPLIES WITH 2018 IRC TABLE 704.6 FOR PROTECTION OF WALL DUE TO DISTANCE FROM PROPERTY LINES
COMPLIES WITH 2018 IRC TABLE 704.6 FOR MAXIMUM AREA OF EXTERIOR WALL OPENINGS

MINIMUM COMPLIANT:
REQUIRED SPACES: 87120 SITCHEN/RESTROOM AREA = 8 SPACES
 70000 OUTSIDE DINING AREA = 2 SPACE
TOTAL REQUIRED = 11 SPACES

PROVIDED SPACES: 38 SPACES (38 MIN. & 11 EXISTING)
10 OF THE TOTAL PROVIDED IS ACCESSIBLE

DRIVE THROUGH REQUIREMENTS:
REQUIRED: 150 LINEAL FEET
PROVIDED: 157 LINEAL FEET + OVERFLOW LANE

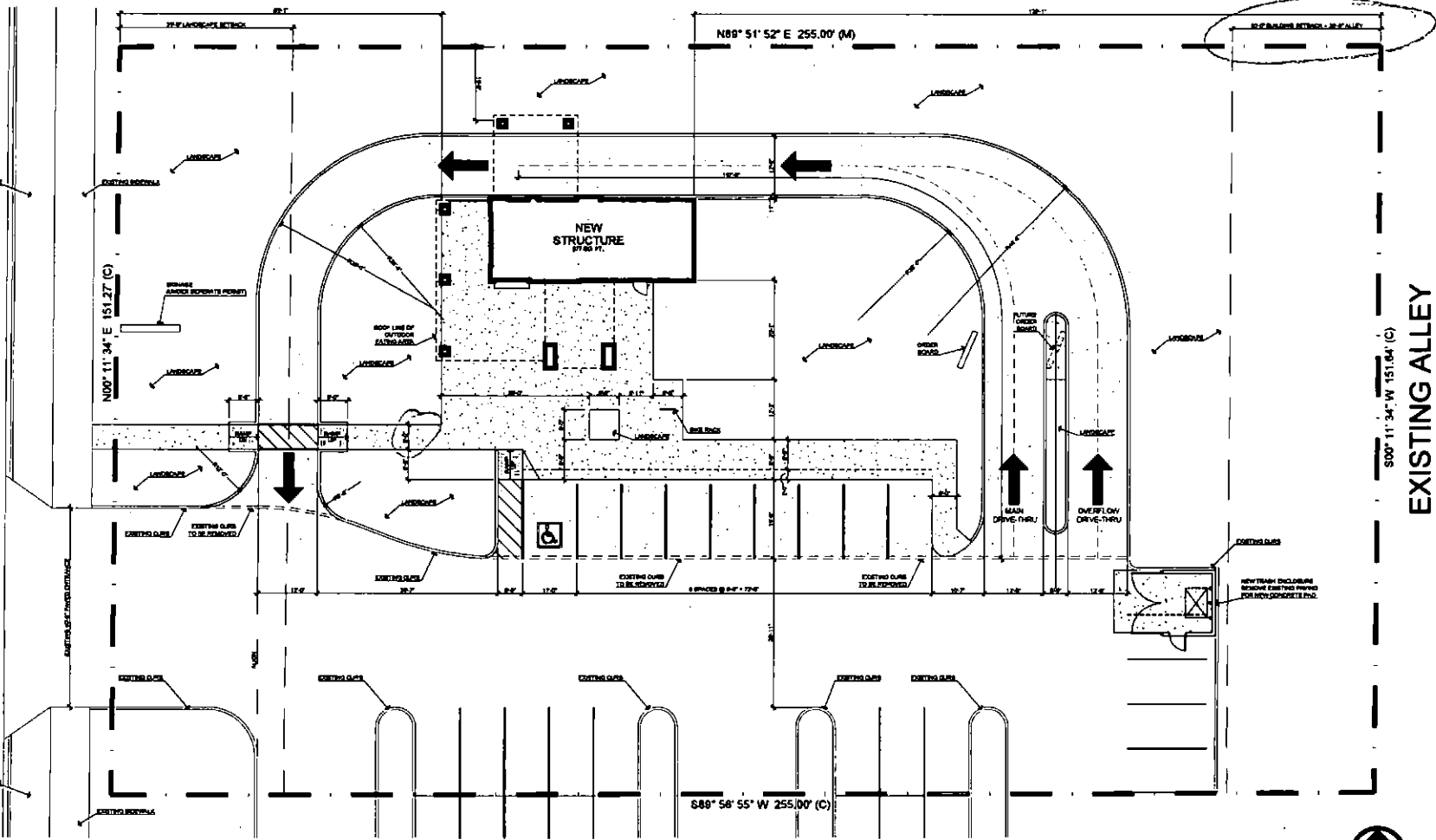
EXISTING OCCUPANCY:
 OCCUPANCY - 8 USES FROM 2018 IBC
BUSINESS AREA: 87181 / 108 = 817 OCCUPANTS
WAREHOUSE/STORAGE: 70021 / 10 = 7002 OCCUPANTS
TOTAL OCCUPANTS: 817 OCCUPANTS

MINIMUM COMPLIANT:
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 3

MINIMUM COMPLIANT:
EXISTING WIDTH REQUIRED: 12' MIN. ± 0.5'±0
EXISTING WIDTH PROVIDED: 8'

SCOTTSDALE ROAD

EXISTING ALLEY



BRISSETTE ARCHITECTS
 1008 N. SCOTTSDALE ROAD, SUITE #1
 SCOTTSDALE, ARIZONA 85258
 T: (480) 343-1111
 WWW.BRISSETTEARCH.COM

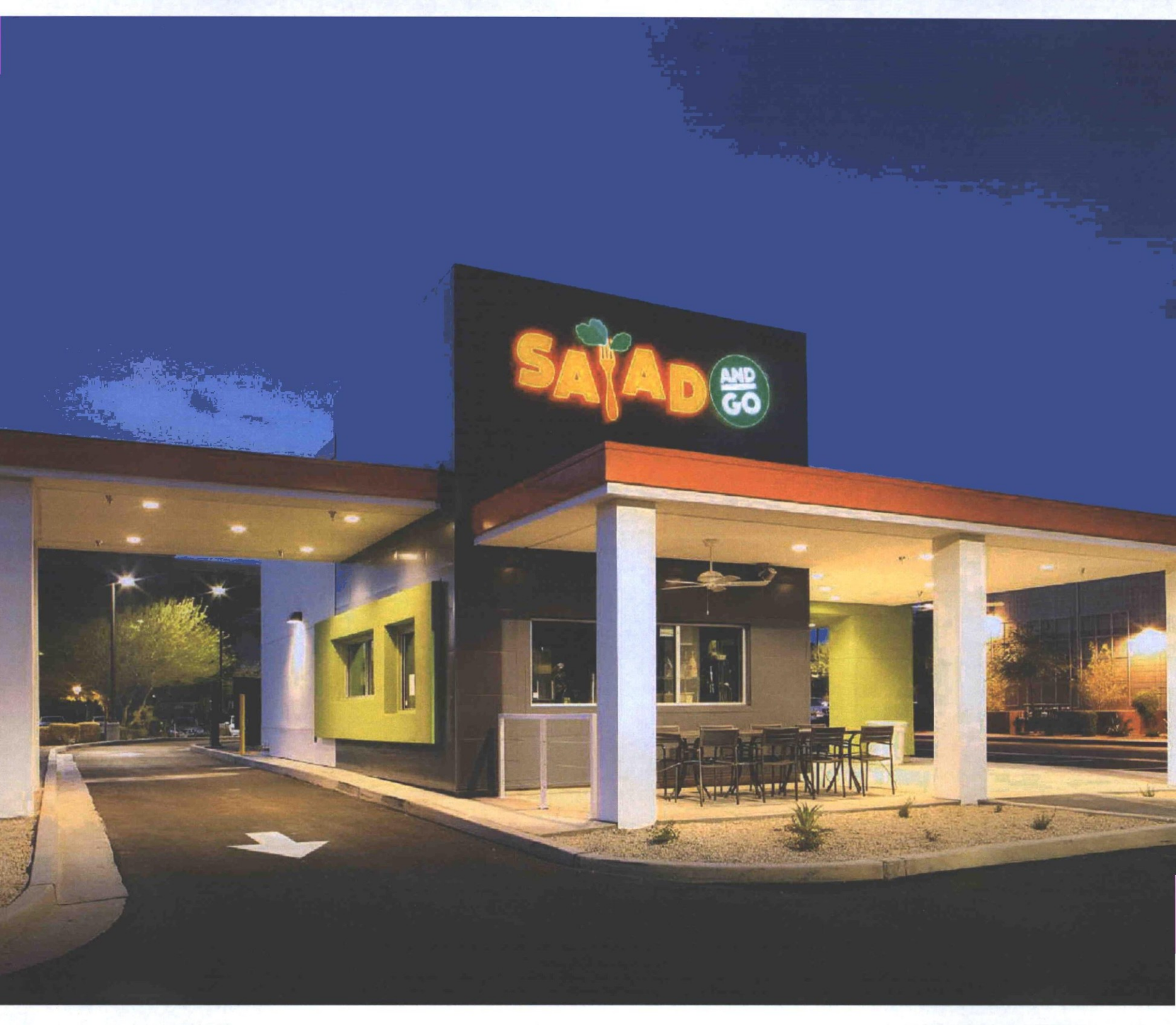
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NET
 1/8" = 1'-0"

ARCHITECT
 SITE
 SCALE 1/8" = 1'-0"

A

SAYAD AND GO

















SW 7





Smart & Final

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2301









SE 15



CORVETTE
RESTORANCE
CONVERSION

DeFazio's ITALIAN DELI

AVAIL

(480) 8