



Pre-Applications

Pre-Application Narrative

Pre-Application Cash Transmittal



MEMORANDUM OF ZONING ADMINISTRATOR'S DECISION

To: Paradise Valley Plaza Subdivision File (aka Windmill Plaza)
Date: May 31, 2007
From: Frank Gray, General Manager, Planning and Development Services
Subject: Windmill Plaza Shared Area Credit
Establishing Common Area Credit Toward Individual Lots

Issue:

To determine how previously established common area can be credited toward developable Net Lot Area applicable toward C-3 Floor Area Ratio (FAR), Volume Ratio (VR) and Open Space/Landscaping Development Standards for individual lots in Windmill Plaza (aka Paradise Valley Plaza).

Background

The shopping center was established in the 1960s and was within 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 consists of 86 lots that are under individual ownership. The center was designed and built under the County's development standards at the time. The site design did not conform to the City of Scottsdale development standards. 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. The characteristics of the site present unique challenges and require creative development strategies to assist in the revitalization of the area.

The site is currently zoned C-3 and P-2 Districts. 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, similar to other shopping centers in the City, it is conceivable that the existing development standards could apply to the entire center. In order to demonstrate that the site layout of Windmill Plaza could meet the intent of the development standards set forth in the Zoning Ordinance, the Zoning Administrator has identified the following calculation to determine the adjusted net lot area based on using a proportional share of common area as shown below:

Common Area Credit Calculation

Common Area: 345,216.8 sq.ft. (Tract B) + 99,302.47 sq.ft. (Tract C) = 444,519.27 sq.ft.
Area of all lots combined: 283,010.71 sq.ft.

Dividing the Common Area by the Total Lot area produces a proportionate share of the Common Area that can be applied as a credit to the Lot Area.

Result: $444,519 / 283,010 = 1.57$ square feet (multiplier for each buildable lot)

This credit, when multiplied by the developable lot, adjusts the net lot area for purposes of determining Floor Area Ratio (FAR) and Volume Ratio (VR).

B/A Minutes, May 6, 1970, continued

29-BA-70--A request of parking variance at SE Shea & Scottsdale Road. To construct a Dinner-Theatre and provide twelve parking spaces in lieu of the required 93 spaces.

Upon a finding of jurisdiction, Mr. Hinkle, the applicant and owner, was represented by Mr. Doug Boyd and Ray Cash. Discussion ensued. A point noted in requesting this variance was that it would provide more area for trees and shrubs, thus adding to the attractiveness of the property.

Mr. Cash showed slides of similar operations of the Windmill Restaurant/Theatre now in Texas.

Mr. Stickler moved that the variance be granted; second by Mr. Crockett; passed unanimously.

30-BA-70--A request to add a 11' x 14' storage room to an existing house with total aggregate side yards of 12' 19" in lieu of required 14' and to within 12' 8" of house on adjacent lot in lieu of required 14'.

Upon a finding of jurisdiction, Mr. James Hanson representing himself as owner and applicant discussed the need of this added space. The enclosure to be added to an older home built approximately 1960--this being noted because of the footage between buildings. Storage is to be used as combination radio room (private) and work shop.

Mr. Mettler moved and seconded by Mr. Kohn to grant the variance as presented. Passed unanimously.

The meeting adjourned at 10:15 P.M.

Respectfully submitted,

MaryEllen Seeds

MaryEllen Seeds, Secretary
Scottsdale Board of Adjustment



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>the ivy</u>	
Property's Address: <u>10345 n. scottsdale rd.</u>	APN: <u>175-33-090A</u>
Property's Zoning District Designation: <u>C-2</u>	
Property Details:	
☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other	
Has a 'Notice of Compliance' been issued? ☐ Yes ☒ No If yes, provide a copy with this submittal	
Owner: <u>TOM KRENKEL</u>	Applicant: <u>BRIAN KREB</u>
Company: <u>CLAYTON CO.</u>	Company: <u>ALINE ARCHITECTURE CONCEPTS</u>
Address: <u>7340 E. MAIN #200 SCOTSDALE</u>	Address: <u>7340 E. MAIN #210 SCOTSDALE</u>
Phone: _____ Fax: _____	Phone: <u>480-225-7359</u> Fax: _____
E-mail: <u>TOM@CLAYTONCOMPANIES.COM</u>	E-mail: <u>BK@MADEWITHALINE.COM</u>
Owner Signature _____	Applicant Signature _____
Official Use Only	Submittal Date: _____ Application No.: <u>160</u> -PA- <u>2018</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