



In-lieu Parking Zoning Administrator Approval

2-IP-2020

In-Lieu Parking Request

APPLICATION INFORMATION	
LOCATION: 7220 E 2nd St	APPLICANT: Lance Enyart
PARCEL: 130-23-200A	COMPANY: Lance Enyart
Q.S.: 16-45	ADDRESS: 1730 E. Northern Suite 110 Phoenix, AZ 85020
CODE VIOLATION #:	PHONE: (602) 943-7511
<p>Request: Request by owner for approval of 2.58 In-Lieu Parking credits for lease for a new retail/office building on a +/- 5575 sq. ft. site with Highway Commercial Downtown Overlay (C-3 DO) zoning, located at 7220 East 2nd Street. Associated with case 42-DR-2020.</p>	

Approval Considerations:

In accordance with the Section 9.108.D.3.b. of the Zoning Ordinance, the Zoning Administrator has determined that participation in the in-lieu parking program is warranted based on the following:

- i. New development, reinvestment, or redevelopment of the property;
- ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;
- iii. Property size and configuration;
- iv. The amount of public parking available to the area;
- iv. The future opportunity to provide public parking in the area; and
- v. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm.

STIPULATIONS

1. This approval is for 2.58 Monthly 24-hour Term in-lieu parking credits.
2. Prior to the issuance of any building permit, the property owner shall enter into Term agreement with the City for the in-lieu parking credits.

Limitation of Approval

This approval is only for the number of spaces indicated above. This approval shall expires two (2) years from date of approval if the property owner has not entered into in-lieu parking agreement with the City within two years of the agreement.

Staff Signature:

DATE:

11/17/21

Randy Grant
Zoning Administrator

Planning and Development Services

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City of Scottsdale's Website: www.scottsdaleaz.gov