

**Marked Agendas
Approved Minutes
Approved Reports**



In-lieu Parking Zoning Administrator Approval

2-IP-2016

Oasis Cafe

APPLICATION INFORMATION	
LOCATION: 4441 N Buckboard Tr	APPLICANT: Anwar Nakib
PARCEL: 173-41-176	COMPANY: Oasis Cafe LLC/Anwar Nakib
Q.S.: 17-45	ADDRESS: 4441 N Buckboard Trail Scottsdale, AZ 85251
CODE VIOLATION #:	PHONE: 480-751-5364
Request: Request approval of five (5) in-lieu parking credits for the property located at 4441 N Buckboard Trail.	

Approval Considerations:

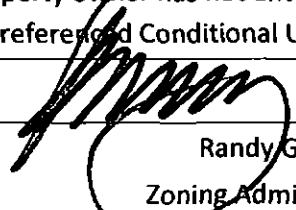
In accordance with the Section 9.108.D.3.b. of the Zoning Ordinance, the Zoning Administrator has determined that participation in the in-lieu parking program is warranted based on the following:

- i. Reinvestment of the property;
- ii. Property size and configuration;
- iv. The amount of public parking available to the area; and
- iii. The future opportunity to provide public parking in the area.

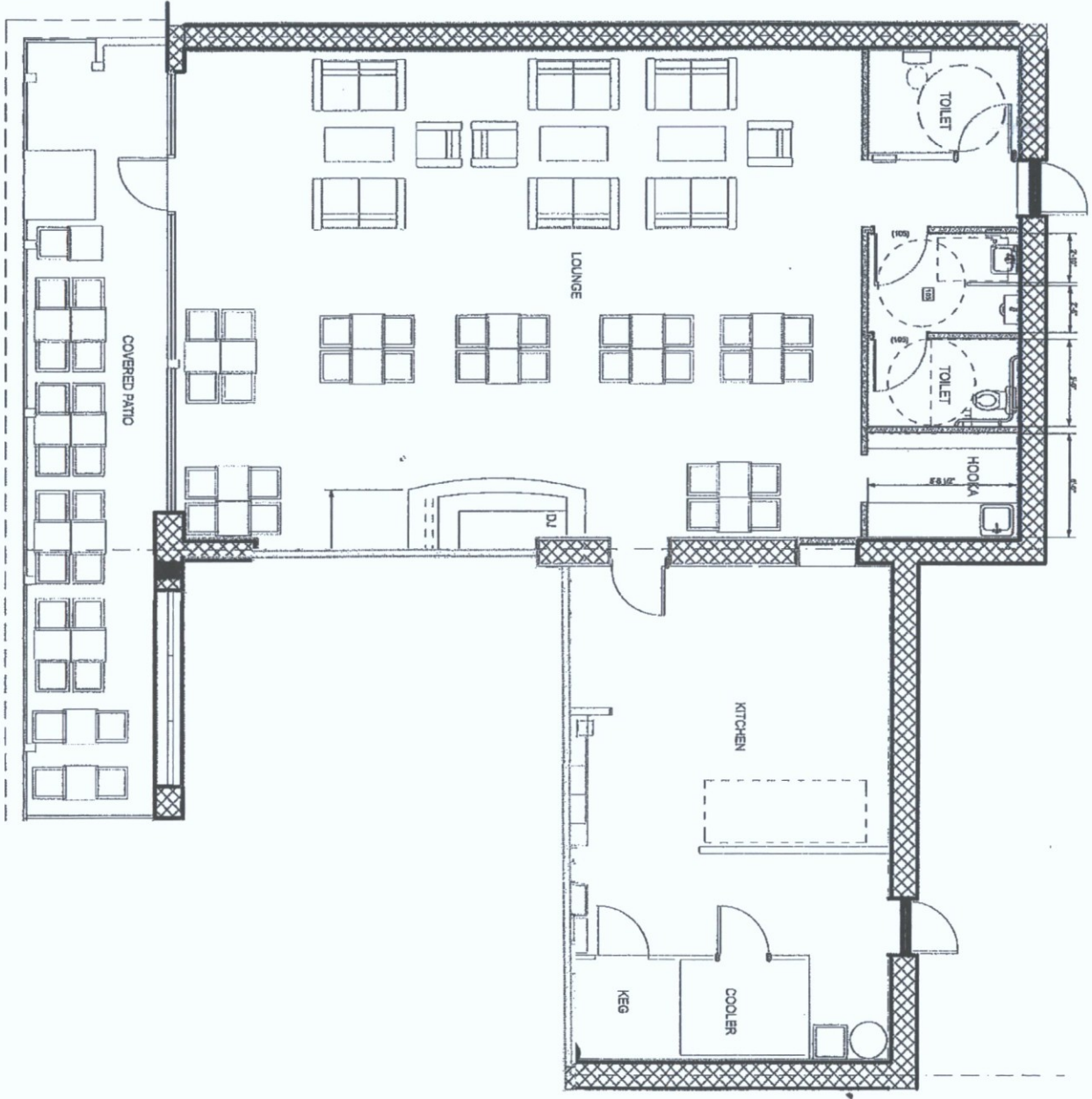
STIPULATIONS

1. This approval is contingent upon obtaining approval from the City of Scottsdale's City Council of a Conditional Use Permit for a Bar in accordance with the application case number 7-UP-2016.
2. This approval is for five (5) Evening-use Term In-Lieu Parking Credits.
3. Upon receiving approval of the above referenced Conditional Use Permit application, the Property Owner shall enter into the agreement titled, "Agreement for Evening Use Term In-lieu Parking Credits" for two (2) evening-use term in-lieu parking credits for that are required to coincide with existing floor plan (Attachment 1). A complete originally owner signed agreement shall be provided to Staff prior to scheduling the above referenced Conditional Use Permit application for a City Council hearing.
4. Prior to the issuance of any building permit for modify and enlarge the existing floor plan (Attachment 1) to coincide with the proposed floor plan (Attachment 2), the property owner shall enter into a new "Agreement for Evening Use Term In-lieu Parking Credits" for a total of five (5) evening-use term 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 approval, or if the referenced Conditional Use Permit application is not approved by the City Council.

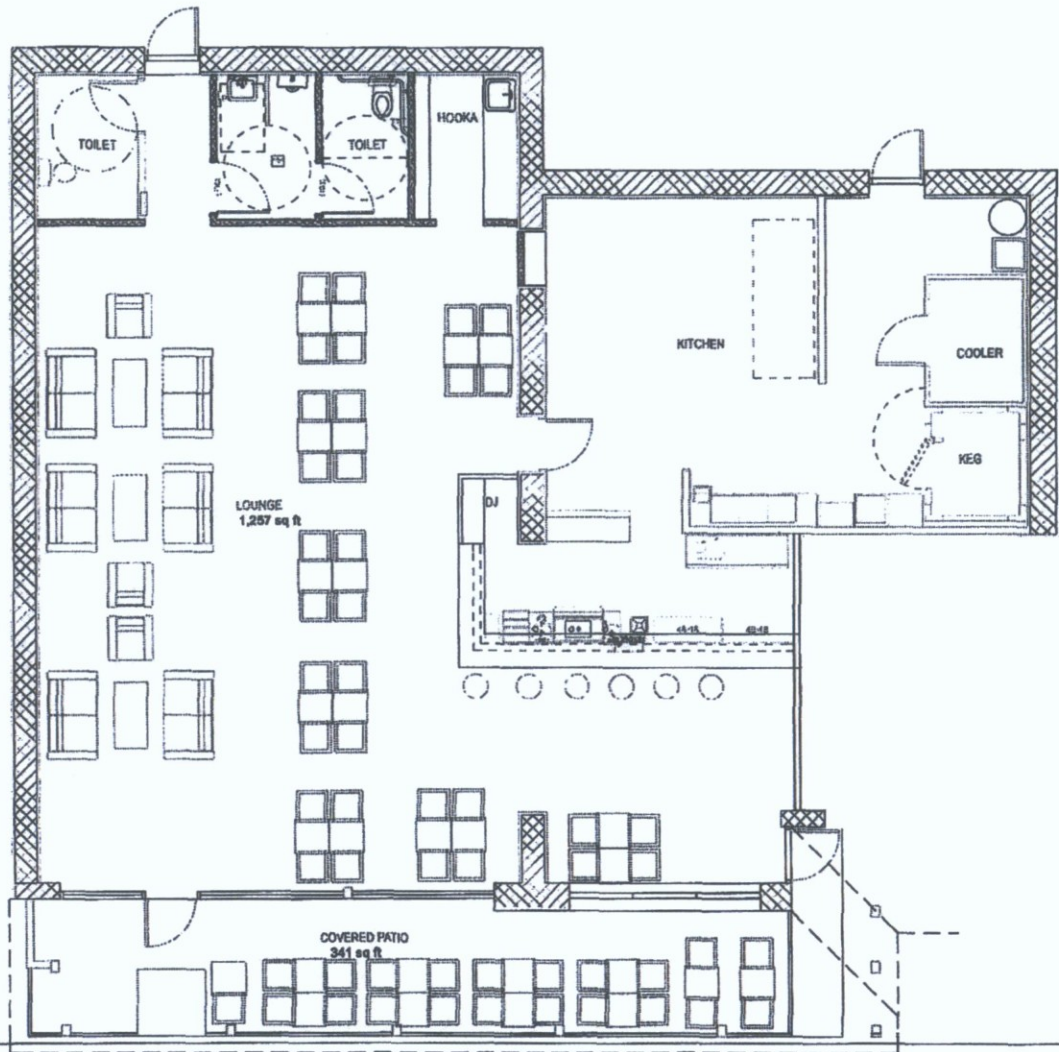
Staff Signature:  DATE: 9/11/16

Randy Grant
Zoning Administrator



2-IP-2016

ATTACHMENT #1



2-IP-2016

ATTACHMENT #2