

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Ancillary uses in a PCD (PRC) district – the One Scottsdale property approved in case 20-ZN-2002.

Zoning Ordinance Section Number:

Section 5.2600-5.2603

Title of Section:

Planned Regional Center

Cause for Interpretation:

The applicant has requested an interpretation that research and development uses in conjunction with a corporate headquarters are considered ancillary, and therefore are permitted uses in this district.

Interpretation:

The Dial Corporation proposes to include a research and development facility as a part of its headquarters facility.

The Planned Regional Center district states in its purpose that it is intended to “provide for a broad variety of general merchandise, and services in full depth and variety within a planned (regional) commercial center, which may include office and residential uses carefully integrated by design to assure that the uses compliment each other and the whole mixed use complex”. The Use List contained within the district includes a broad range of retail, services, cultural and entertainment, residential and hotel uses. Among the various uses are items such as dry cleaning, photographic services, appliance repair, automotive repair, etc. that indicate that a broad range of uses with chemical and mechanical processes is considered appropriate.

The primary use of the proposed facility will be for corporate offices and as a part of the facility there will also be research and product development functions. To the extent that the proposed research and development uses would not likely be proposed at this site without being a part of the

corporate offices, these uses will be so fully integrated with the corporate offices that it will not be discernable as a separate use, and that such a function is a legitimate and expected use for a corporate headquarters, which clearly is an allowed use in this district, *this use is deemed to be an ancillary use and as such is permitted in the PCD PRC district.*

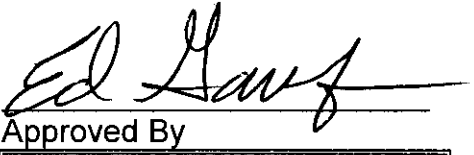


Interpretation By

Randy Grant,
Zoning Administrator

Date

September
26, 2006



Approved By

Ed Gawf,
Assistant City manager