



development review narrative

The Vig McCormick Ranch - Expansion

Case # 244-PA-2015

7345 North Via Paseo Del Sur

Scottsdale, AZ 85258

2016-09-09

The purpose of this request is to obtain Design Review Board approval for the interior tenant improvement and the exterior patio expansion of the existing restaurant, The Vig McCormick Ranch located 7345 Via Paseo Del Sur, Scottsdale, Arizona.

Project Description

The vision for The Vig expansion at McCormick Ranch is to add additional internal dining area and an enhanced exterior dining experience. Currently, the restaurant has insufficient seating. Because this is a neighborhood restaurant rather than a destination restaurant, our patrons are generally unwilling to wait for a table for any significant length of time. This internal expansion will bring our table count up to a more normal level for this type of restaurant. In essence, our expansion is necessary to meet the demand generated by our success at this location. The expansion will also provide greater capacity for group reservations than is currently available.

Additionally, our current outdoor dining experience on the north side of the restaurant is below the standard people have come to expect with The Vig. The current patio looks onto a parking lot, cars, headlights, approaching customers, harsh evening sun, and the side of a Walgreens store. The proposed patio expansion will create a far superior ambience and dining experience by wrapping the patio is landscaping hedges and by centering around a large tree with lighting. This proposed patio will create a semi-private area for drinking and eating, where patrons feel enclosed in thoughtful nature that exemplifies the feel and character of McCormick Ranch and the Paseo Village core.

The major features of the existing building will not change. The storefront windows on the expanded retail space will be replaced with slider windows to match the existing restaurant patio. The patio will have a cover applied to the existing open wood frame to allow for seasonal shade and rain protection.

Currently the existing space adjacent to the restaurant has not been leased. The walkway into which the patio will extend is used primarily by The Vig McCormick Ranch. The main entrance sequence will remain the same with all guests entering through the main entrance, host area.

Location

The existing site is located at 7345 N. Via Paseo del Sur near the southeast side of Paseo Village shopping center on Via Paseo del Norte, Accessor Parcel No. 177-03-21A.

Adjacent Zoning / Uses:

North: PCD (commercial shopping center), then Via Paseo del Sur

East: R1-7, Residential (single family homes)

South: R1-7, Residential (single family homes)

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Po box 16792, Phoenix, AZ 85011

602.326.3387

1 of 4

West: PCD (commercial shopping center), then Via Paseo del Sur

Architecture:

The Architecture proposed for The Vig McCormick Ranch expansion will not change. The existing Spanish territorial aesthetic will remain. Cosmetic and functional items such as landscape, windows and railings will all match what is existing at the current Vig restaurant.

Landscape Architecture:

The landscape at The Vig McCormick Ranch will be landscaped in a manner consistent with the quality of landscape that prevails within McCormick Ranch, utilizing plants that are water-conservative. Within the pedestrian areas, shade trees, flowering accents, potted plants will create the sense of being within traditional Spanish Territorial streetscape.

1. Conformance to Scottsdale Zoning Criteria for the Development Review Board:

In considering any application for development review approval, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response:

The project development proposal is consistent with the design character of McCormick Ranch, City of Scottsdale and its guidelines, development standards, design standards and policies manual, master plans, character plan and general plan.

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The Vig at McCormick ranch is unique in that it is located in the back corner of a suburban shopping center. At the center of the center is a large field of parking surrounded by suburban strip retail tenants such as Walgreens, LA Fitness. One of the main challenges with the current restaurant patio is that customers prefer not to sit on the front patio as the ambiance feels as though one is sitting within the parking field adjacent to Walgreens. Additionally the western sun exposure can be harsh on summer afternoons. To solve this problem, we would like to make the patio more useable and create the ambiance of an enclosed hedge courtyard. Doing so would provide for refuge from the western sun and a comfortable screen from the field of parking. The front door and frontage of the building will still have exposure to the sidewalk with the new patio that is included as part of the northern expansion. This will further enhance and solve some key customer complaints and continue to provide that excellent Scottsdale hospitality experience that is expected from restaurants such as The Vig.

b. Avoid excessive variety and monotonous repetition;

Response: The building architecture will not change with this remodel and expansion. There is variation between the patios, the frontage and canopies which gives the building the desired variety and eclectic southwest design that is desired for the area.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Responding to the desert climate and western exposure is the primary reason for this interior and patio expansion. Customers want to sit outside on the patio, however they do not want to sit adjacent to the parking lot or be exposed to the western sun. The northern patio expansion will provide a shaded and comfortable hedge courtyard. The new northern expansion will provide additional interior seating along with a small patio that will allow visibility into the vibrant restaurant. The entry sequence into the main entrance will not change.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response:
This project is not within the Environmentally Sensitive Lands ordinance or overlay district.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response:
This project is not within the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Ingress, egress, internal traffic circulation, off street parking facilities, loading and pedestrians ways will not be changed with this request.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment will be fully screened within the existing mechanical parapet on the building.

5. Within the Downtown Area, building and site design shall:

Response:
The development proposal is not within downtown area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

Response:
The development does not propose public art as part of Cultural Improvement Program.

project data:

BUILDING AREA:

(EXISTING) INTERIOR: (RESTAURANT)	3,255	SF
(TENANT IMPROVEMENT) INTERIOR: (RESTAURANT)	1,273	SF
TOTAL INTERIOR AREA:	4,528	SF

EXTERIOR PATIO AREA

(EXISTING)	1,592	SF
EXPANSION	769	SF
TOTAL PATIO AREA:	2,361	SF

LOT COVERATE

23,020 SF / 115,252 SF 0.24 %

PARKING

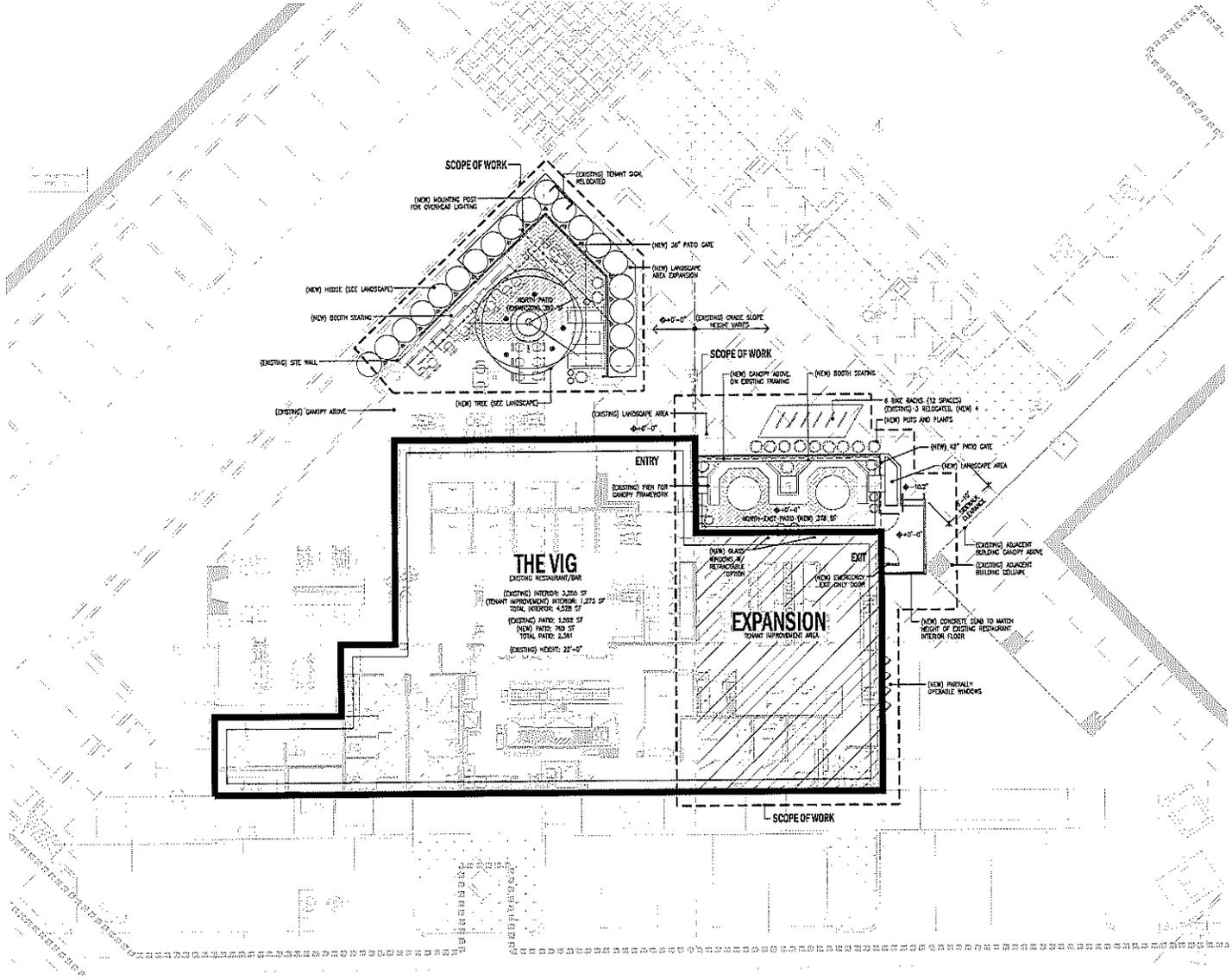
REQUIRED: RESTAURANT (4,528 / 250)	18.1	Spaces
EXTERIOR PATIO ((2,361SF – 200) / 250)	8.65	Spaces

PROVIDED: On Site Parking

See Master Site Plan

Bicycle Provided

Required: (28 parking spaces / 10)	3	Spaces
Provided:	12	Spaces



PROJECT DATA

ZONING:	RMC/PXD
ADDRESS:	345 N. 14th PAVED 003 SUR
APR:	177-03-0184
O.S.:	23-47
BUILDING HEIGHT:	36 FT
ALLOWED:	22 FT
PROVIDED:	
BUILDING AREAS:	
EXISTING THE VIG:	3,266 SF
EXISTING EXPANSION:	1,273 SF
TOTAL BUILDING AREA:	4,539 SF
PATIO AREAS:	
EXISTING:	1,273 SF
EXPANSION:	758 SF
TOTAL PATIO AREA:	2,361 SF
PARKING REQUIRED:	
INTERIOR (4.500 SF / 250):	18.1 SPACES
EXTERNAL PATIO (0.361 SF - 200) / 250:	0.65 SPACES
TOTAL REQUIRED:	27.2 SPACES
PARKING PROVIDED:	SEE MASTER SITE PLAN
BIKE PARKING:	
REQUIRED: (20 PARKING SPACES/10):	3 SPACES
PROVIDED:	12 SPACES

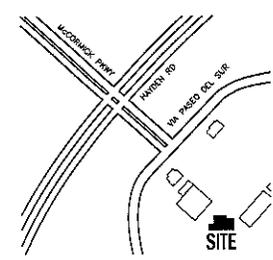
DIRECTORY

BUILDING OWNER:
 OVERSEER PARTNERS
 7300 E. WOODLAND DR
 SCOTTSDALE, AZ 85255
 ATTN: ALEXANDER SCHUCHTER
 ALEXANDER@ADPRE.COM

ARCHITECT:
 AV3 DESIGN STUDIO
 PO BOX 181792
 PHOENIX, ARIZONA 85011
 ATTN: ARTHUR A. VOLZ III
 ARTHUR@AV3DESIGNSTUDIO.COM
 AV3DESIGNSTUDIO.COM

TOWN:
 THE VIG
 401 N 40TH STREET
 ATTN: TUCKER WOODRURY/
 JIM RELEY

VICINITY MAP



FOR: GENUINE CONCEPTS
THE VIG
 AT MCCORMICK RANCH
 EXPANSION
 SCOTTSDALE, AZ

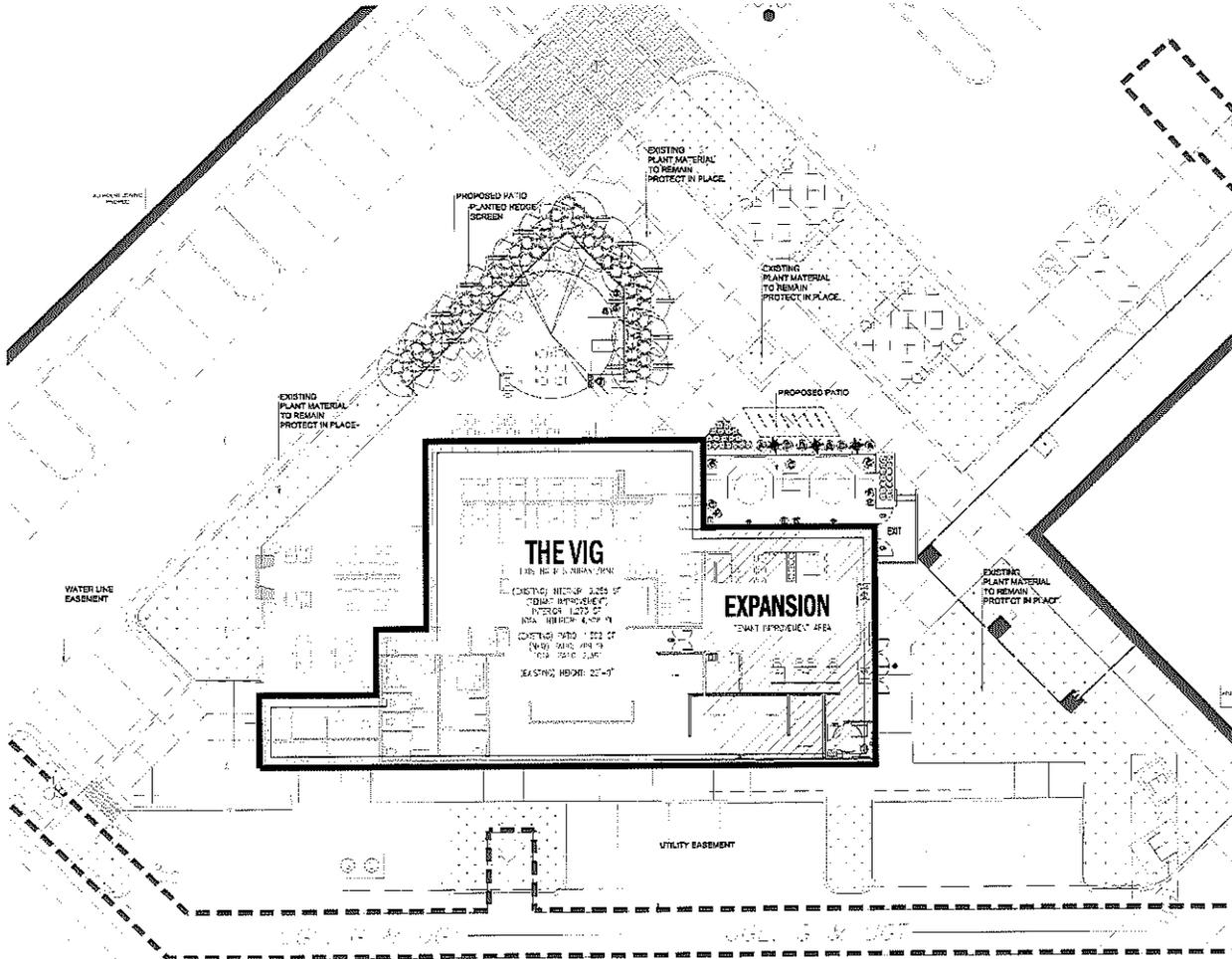


DESIGN REVIEW
SITE PLAN
 PROJECT # 14024
 2016. 09. 08

SITE PLAN
 SCALE: 1/8" = 1'-0"

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 602.326.3387

45-DR-2016
 9/29/2016



PLANT LEGEND

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. GAL HT & W	QTY.
TREES				
⊙	QUINIA REGIA COMMONOAK	6" CAL. 2.5' HIG.	12" CAL. 2.5' HIG. W	1
CONTRACTOR SHALL VERIFY WITH APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL ALSO VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.				
⊙	SCYTHRA SIKKIMENSIS OR TEXAS MOUNTAIN LAUREL	24" BOX	4" H. S. W 12" CAL. 3" O.C.	12
SHRUBS				
⊙	MYRTUS COMMUNIS COMMON MYRTLE	5 GAL.	3" O.C.	1'
⊙	PLUMBAGO SCANDENS SUMMER SNOW	IN POTS		7
ACCENTS				
⊙	AGAVE DESMETIANA SMOOTH AGAVE	15 GAL.	IN POTS	3
⊙	STREPTOCARPA VERTICILLATA CROCKING FLOUNDER	5 GAL.	IN POTS	6
⊙	LEUCIS BRUNNEA TINY JANGGONE	5 GAL.	IN POTS	6
⊙	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL.	2" O.C.	14
⊙	HEPERALOE PARVIFLORA TINY RED AGAVE CRIMSON TUCCA	5 GAL.		15
⊙	MILVIA HIBERNA WISCONSIN DEER GRASS	5 GAL.	3" O.C.	64
⊙	PORTULACA LAMPA ELEPHANT'S FOOT	1 GAL.	IN POTS	12
⊙	TUCCA PALEA PALE LEAF TUCCA	5 GAL.	IN POTS	7

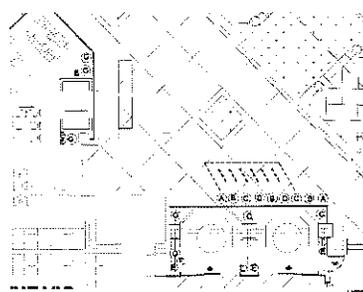
TOPDRESS / DUST CONTROL

ALL NEW PLANTING AREAS SHALL RECEIVE A MIN. 2" DEPTH DECOMPOSED GRANITE TOPDRESS. COLORED MATCH EXISTING ON SITE. CONTRACTOR SHALL PROVIDE A SAMPLE BAG TO LANDSCAPE ARCHITECT OR CITY ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

NOTES:

- ALL PLANT MATERIAL WITHIN THE RIGHT-OF-WAY TRUNCATED SHALL BE A MAXIMUM OF 24" IN HEIGHT PER MUNICIPAL OFF-PAVEMENT EQUIPMENTS.
- ALL TREES SHALL COMPLY WITH THE LATEST ADOPTED SPECIFICATIONS OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- TREES MUST MEET MINIMUM CALIPER, HEIGHT, AND WIDTH AS INDICATED ON PLANT LEGEND. BOX SIZES ARE FOR REFERENCE ONLY.
- ANY TREE AND/OR PLANT MATERIAL RECOVERED FROM SITE SHALL BE RECYCLED - NO PLANT MATERIAL SHALL BE SENT TO A LANDFILL.
- ALL PLANTING SHALL BE IRRIGATED WITH AN AGRONOMIC EMP REGULATION SYSTEM.

FOR: GENUINE CONCEPTS
THE VIG
AT McCORMICK RANCH
EXPANSION
SCOTTSDALE, ARIZONA



POT SCHEDULE

A.	ARIZON SQUAT ROLLED RIM BY: GIBBERT & RICE	20" DIA. #1010
B.	VASO PLANTER BY: JACKSON POTTERY	20" DIA. #ADR-381
C.	DUNE PLANTER BY: KORNBERG DESIGN	24" DIA. #AD-14
D.	CYLINDER POT BY: JACKSON POTTERY	17" DIA. #ADR-178
E.	VASO CRYSTAL ARTICLE BY: TUSCHMAN POTTERY	24" DIA. #15711C
F.	TALL CONE PLANTER BY: JACKSON POTTERY	14.0" DIA. #ADR-45
G.	VASO PALLA REGATA BY: TUSCHMAN POTTERY	14.0" DIA. #D-457

NOTE: ALL POTS SHALL RECEIVE MIN. DEPTH 2" OF AGGREGATE BED OR FIBERES BY APPROX. 1.00" (1.00") 3/8" SIZE. CONTRACTOR SHALL PROVIDE SAMPLE BAG TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONTACT INFO:
GENUINE CONCEPTS: 848.467.9101
JACKSON POTTERY: 602.233.7187
GIBBERT & RICE: 480.744.6366
KORNBERG DESIGN: 1.877.322.4323

4807 E. Thello Landing Dr.
Suite 100
Phoenix, AZ 85044
P: 602.314.8204
F: 602.412.2551



DEVELOPMENT REVIEW
LANDSCAPE PLAN
PROJECT # 14024
2016.09.09

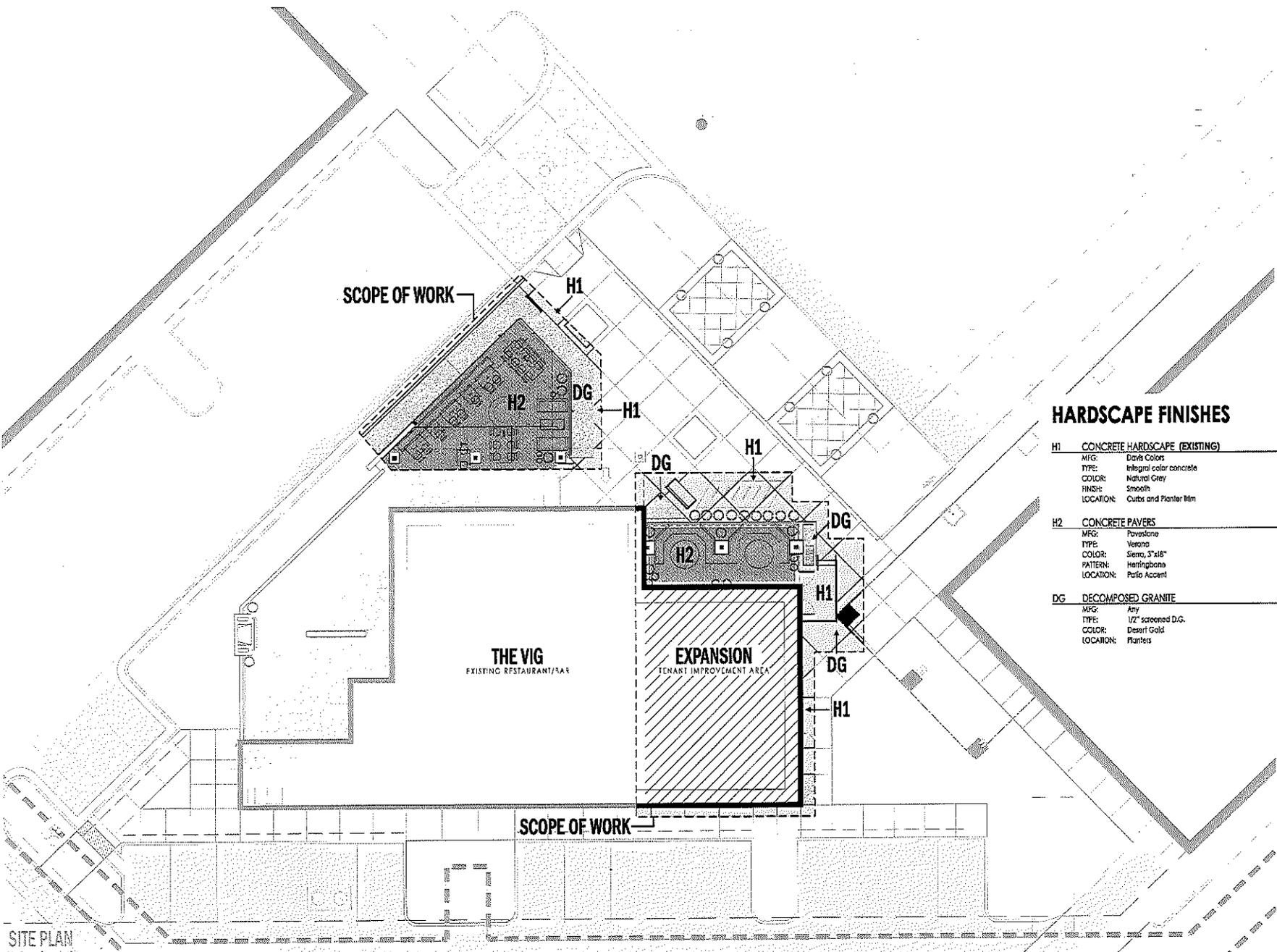
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9/29/2016

FOR: GENUINE CONCEPTS

THE VIG

AT McCORMICK RANCH
EXPANSION
SCOTTSDALE, ARIZONA



HARDSCAPE FINISHES

H1	CONCRETE HARDSCAPE (EXISTING)
MFG:	Dark Color
TYPE:	Integral color concrete
COLOR:	Natural Grey
FINISH:	Smooth
LOCATION:	Cuts and Planter Mm
H2	CONCRETE PAVERS
MFG:	Pavestone
TYPE:	Verano
COLOR:	Siena, 3"x18"
PATTERN:	Herringbone
LOCATION:	Patio Accent
DG	DECOMPOSED GRANITE
MFG:	Any
TYPE:	1/2" screened D.G.
COLOR:	Desert Gold
LOCATION:	Planters



DEVELOPMENT REVIEW
HARDSCAPE PLAN
 PROJECT # 14024
 2016 . 09 . 29

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 design studio

503.537.3337 av3design@gmail.com

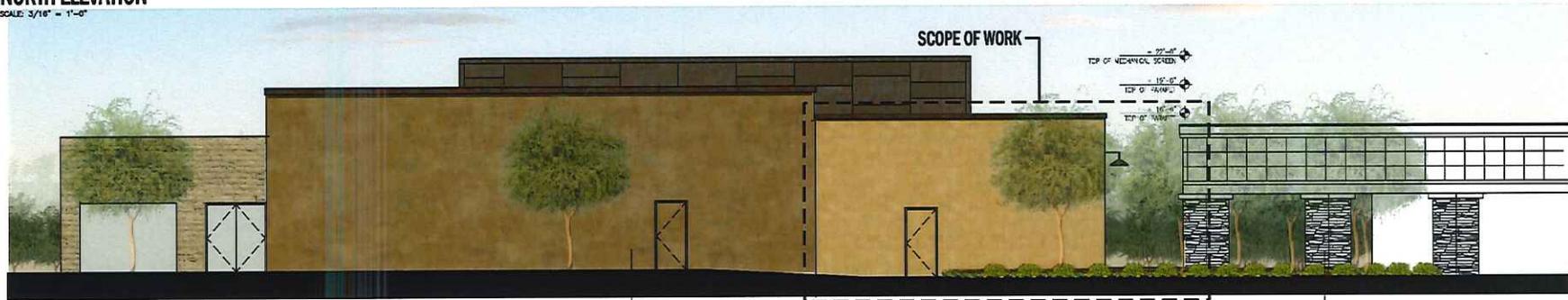
SITE PLAN

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NORTH ELEVATION
SCALE: 3/16" = 1'-0"

[NEW] EXIT | [NEW] GLASS WINDOWS W/ REFRACTARIUM OPTION | [NEW] 42" PATIO RAILING | [NEW] HEDGE | [EXISTING] TENANT SIGN - RELOCATED



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

[EXISTING] BUILDING SHELL TO REMAIN | [EXISTING] ADJACENT BUILDING



WEST ELEVATION
SCALE: 3/16" = 1'-0"

[EXISTING] BUILDING SHELL TO REMAIN



EAST ELEVATION
SCALE: 3/16" = 1'-0"

[NEW] PARTIALLY OPERABLE WINDOWS | [NEW] EXIT | [NEW] 42" PATIO RAILING | [NEW] HEDGE

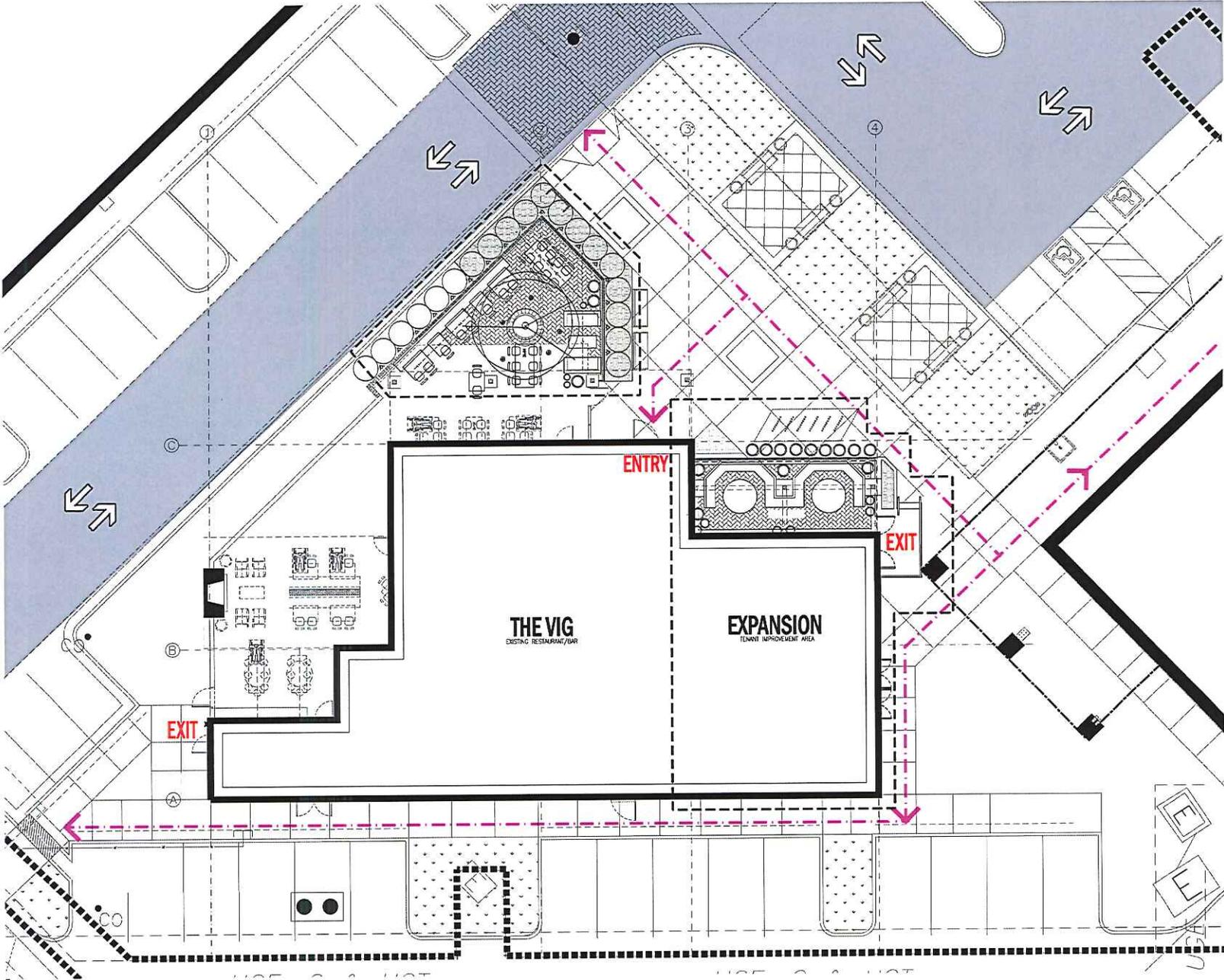
FOR: GENUINE CONCEPTS
THE VIG
AT MCCORMICK RANCH
EXPANSION
SCOTTSDALE, ARIZONA



DRB
EXTERIOR ELEVATIONS
PROJECT # 14024
2016.09.09



45-DR-2016
9/29/2016



SITE PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

- PEDESTRIAN - - - - -
- VEHICLE ↔

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