Project Summary

DRB and Lot Tie Applications
5/19/03
Proposed New LA Fitness
1900 N. Scottsdale Road
Scottsdale, Az

Proposed Use

The proposed LA Fitness sports fitness club facility property is located within the C-3 Highway Commercial District and the property presently is fully improved with parking and landscaping as well as an existing retail building of approximately 47,000 sf.

Existing Use

The existing retail building has been vacant for a number of years. It was previously utilized to operate an antique furniture mart and prior to that a Best Products store both of which were permitted uses within the C-3 Highway Commercial District. The existing improvements (building, landscaping and parking lot) will be removed and replaced by the proposed new LA Fitness sports fitness club facility and the associated parking lot and landscaping improvements which will comply with the current city zoning and development standards.

Use Permit

LA Fitness presently operates and has operated for a number of years a sports fitness club facility in the City of Scottsdale under Use Permit 19-UP-93 within a shopping center in a C-3 Highway Commercial District. We provide a needed service and amenity to the community of Scottsdale and always strive to be a good corporate neighbor.

The proposed new LA Fitness sports club facility includes *fitness studio* types of work out areas for weight, cardio, and circuit training (each designed with state of the art industry tested equipment), *racquetball/handball courts, a basketball court*, as well as *health studio* amenities such as a pool for lap swimming and water aerobics and a spa, and spinning and aerobics conditioning rooms. In addition, licensees and club staff provide personalized exercise training and conditioning programs, a juice and sandwich bar and sports and water physical therapy services. The club's amenities also include a kid's klub area for babysitting and childcare of member's children (only while they are using the club) as well as state of the art locker rooms with showers and saunas.

The C-3 Highway Commercial District permits *fitness studios and gymnasium, racquet, paddle or handball courts, medical offices, and restaurants*. Uses permitted by a conditional use permit include *health studios*. Since the proposed facility is essentially a combination of permitted uses and uses permitted by a conditional use permit a Use Permit is required.

It is LA Fitness' belief that the proposed mix of permitted and conditionally permitted uses will not be materially different from the services, which it currently provides at its existing Scottsdale club nor be materially detrimental to the public health, safety or welfare for the following reasons:

1. The club will not create damage or nuisance from noise, smoke, odor, dust, vibration or illumination.

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2. It will not create an impact on the surrounding areas resulting from an unusual volume or character of traffic (See below.)

3. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Parking

There will be approximately 299 parking spaces provided as well as 14 bicycle parking spaces. 137 parking spaces are required by the city development standards. LA Fitness sports fitness club facilities of this size generally are operated with 250 to 300 parking stalls. Parking areas have been designed to separate pedestrian traffic from vehicle traffic as much as possible by providing a shaded pedestrian walkway from the main parking area to the building. The parking area landscaping and lighting has been designed to meet or exceed the city's requirements. Parking has been located away from the residential neighbors to the north.

Design

The proposed LA Fitness sports fitness club building will be sited and oriented in approximately the same location as the existing building in order to maintain a relationship with the street consistent with the surrounding area while providing the required building setbacks and open space frontage as well as overall open space. The project will be the most recent project of redevelopment north of McDowell Road within this area of the city with substantial frontage along the west side of Scottsdale Road. The building's main entry feature rotunda will be oriented toward Scottsdale Road while still being readily visible from the parking area. The building's design reflects a contemporary use of traditional forms, a logical hierarchy of massing and materials with articulated massing of textured plaster walls, stepped canopies and parapets used in order to create shadow lines, deep reveals and visual interest in addition to the screening of the roof mounted mechanical equipment. The main entry to the club is located at the southeast corner of the building and includes a covered entry colonnade and canopy, which opens into the focal point rotunda entry feature and the interior rotunda reception area of the club. This rotunda feature creates a grand entry space accentuated by its large open feeling volume, stepped soffits, slate floor, and natural lighting from skylights. Glass block wall openings accentuate and complement the deeply recessed storefront openings located along the east and south elevations of the building flanking the entry rotunda. There are also steel awnings and canopy elements, which in addition to enhancing the building design with shadows and layers of massing also provide shade along sidewalks accessing the facility and add human scale to the building articulation. Many of these building design features also add to the buildings energy efficiency and its sensitivity to the environment. Low screen walls and drought tolerant desert adapted landscaping and forms including palm trees further add to the building's human scale and create a sense of place and arrival at the building entry plaza. In addition, a tree lined pedestrian walkway provides convenient shaded access from the main parking area to the entry plaza. Tree shaded pedestrian access to and from both public streets is provided as well as bicycle parking. Public transportation is within walking distance. The building color palette includes colors, which reflect the character of the Sonoran desert environment and landforms of this area as well as accents of vibrant color to enrich the overall texture of the building and its materials. Building signage has been located and designed to be integral to the color scheme as well as proportional and complementary to its background and location. A project monument sign designed to complement the building materials and forms will be located at the easterly access entry point on Scottsdale Road. Street set backs, front open space and overall open space have all been articulated, landscaped and located in order to enhance the site's overall design. Site and building lighting (urban-high ambient light level while remaining sensitive to our residential neighbors to the north and the pertinent light trespass limitations) have been designed both to provide safe and

adequate lighting for LA Fitness' members, but also to enhance the overall site landscaping and building design features.

See attached summary of LA Fitness responses to staff comments and questions, which are based upon staff's initial review of the proposed building design as well as two subsequent meetings with staff to review proposed modifications in order to address staff's comments and questions.

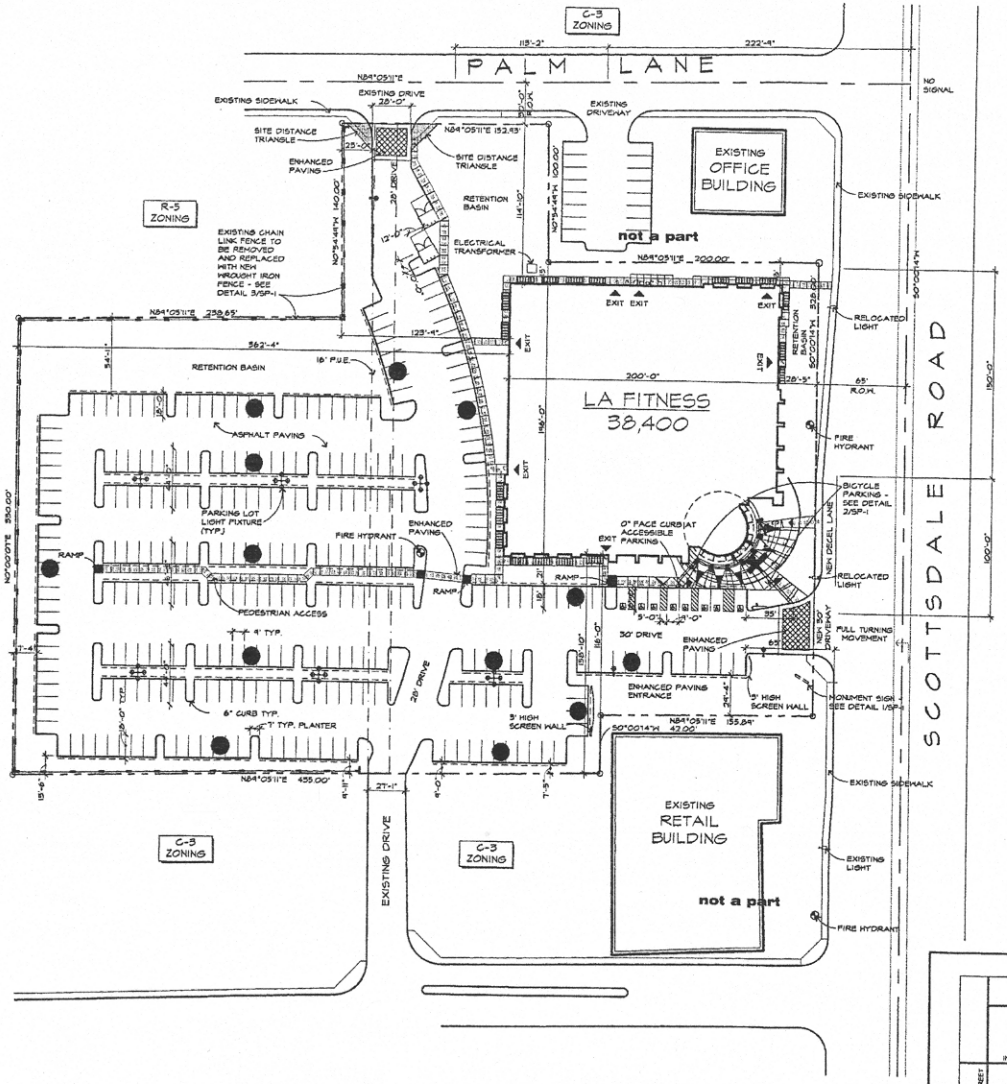
Lot Tie

The project is located on a property comprised of three existing parcel lots, which have been under the same ownership for a number of years and operated collectively as one retail building facility and its associated parking. This project proposes to consolidate and tie together the three parcels into one parcel for the proposed LA Fitness and associated parking and common area landscaping and open space.

Traffic Generation Comparative Analysis

The project is accessible from three points of entry: Scottsdale Road on the east frontage, Palm Lane on the north frontage, and the public alley on the south. The Scottsdale Road entry includes an approximately 65 feet deep entry throat for clear access into the site as well as a proposed deceleration lane for southbound traffic. The Palm Lane entry also provides a deep entry throat. Full turning movements are available to and from both Scottsdale Road and Palm Lane. Kimley-Horn has completed a comparative traffic analysis of the trips, which would be generated by permitted uses within the C-3 District including medical dental office, general office and retail. The hypothetical sizes of each respective type of development alternative were arrived at based upon the city's development code relative to parking required as well as floor area/density ratios and maximum height requirements. The results of the trip generation comparison analysis show that all three alternatives generate more traffic on a daily basis than the proposed fitness center. The trip generation of the shopping center and the shopping center/office alternatives is expected to be over 50 percent more than the fitness center in the daily and PM peak hour analysis. Based on the results of the analysis, the proposed fitness center will have less impact on the adjacent street system than the other three alternatives evaluated. Note that the analysis treated the fitness center as a use requiring a conditional use permit and did not segregate the proportions of the permitted uses and conditionally permitted uses and their respective pro rata shares of the trips generated.

See attached summary of LA Fitness responses to staff comments and questions which are based upon staff's initial review of the proposed project as well as two subsequent meetings with staff to review proposed modifications in order to address staff's comments and questions.



preliminary site plan

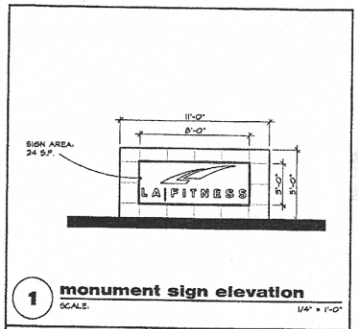
scale: 1" = 40'-0"

0 40' 80' 120'

north

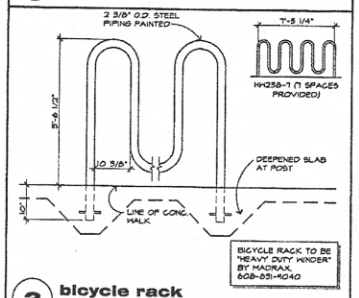
site data

ZONING:	C-3
GROSS SITE AREA:	5.60 ACRES (243,740 S.F.)
NET SITE AREA:	5.00 ACRES (217,832 S.F.)
BUILDING AREA:	41,000 S.F.
SITE COVERAGE:	19 %
PARKING REQUIRED: (1/300)	137 SPACES
PARKING PROVIDED:	299 SPACES
ACCESSIBLE SPACES REQUIRED:	7 SPACES
ACCESSIBLE SPACES PROVIDED:	8 SPACES
OPEN SPACE REQUIRED	39,793 S.F.
OPEN SPACE PROVIDED	54,089 S.F.
BICYCLE PARKING REQUIRED	14 SPACES
BICYCLE PARKING PROVIDED	14 SPACES



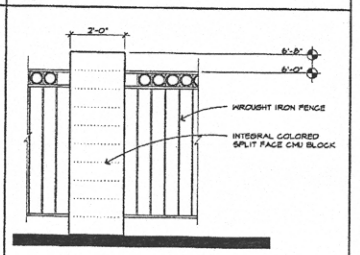
1 monument sign elevation

SCALE: 1/4" = 1'-0"



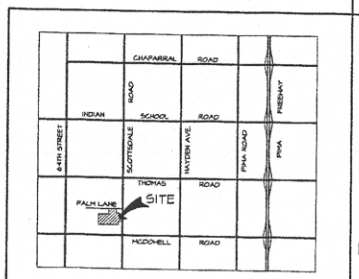
2 bicycle rack

02BK001 SCALE: 3/4" = 1'-0"



3 wrought iron fence

SCALE



vicinity map

north

n.t.s.

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PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

date 05-19-03

LA FITNESS SPORTS CLUBS

1900 N. Scottsdale Road
Scottsdale, Arizona

SE #196-PA-2002

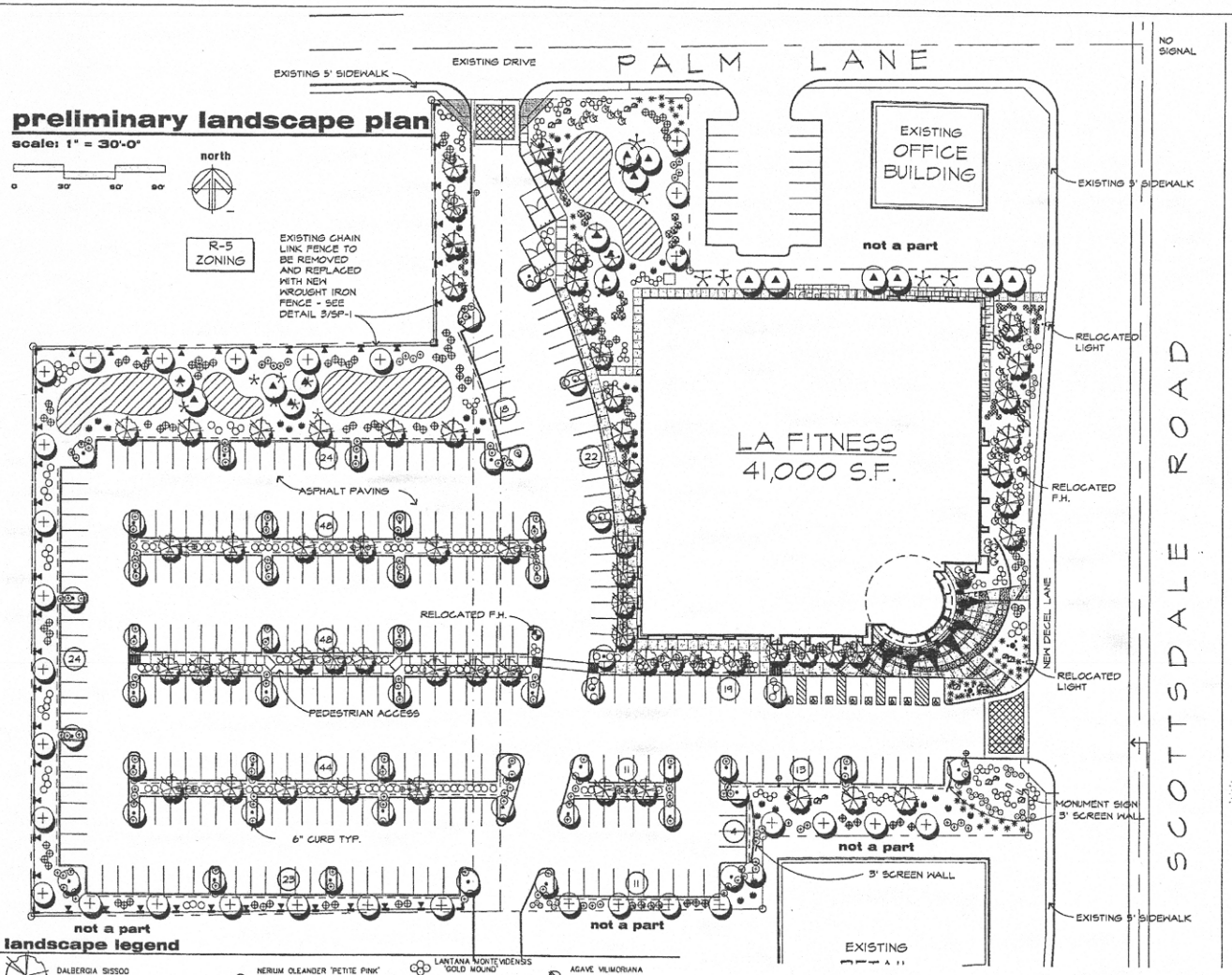
ct	P-1
design	KDK
drawn	KDK
check	JAC
03052	

37-DR-2003
05/20/2003

ATTACHMENT #5

preliminary landscape plan

scale: 1" = 30'-0"



landscape legend

- DALBERGIA SISSOO — SISSOO TREE — 2" CALIPER MIN
- ACACIA SALICINA — WILLOW ACACIA — 2" CALIPER MIN.
- QUERCUS VIRGINIANA — LIVE OAK — 15 GALLON
- WASHINGTONIA ROBUSTA — MEXICAN FAN PALM — 18' TRUNK FT. (MATCHING, SKINNED)
- PROSOPIS CHILENSIS — CHILEAN MESQUITE (THORNLESS) — 15 GALLON
- SAGUARO — SAGUARO — 6' SPIKE MIN
- NERIUM OLEANDER 'PETITE PINK' — PETITE OLEANDER — 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' — 5 GALLON
- CASSIA PHYLODENIA — DESERT CASSIA — 5 GALLON
- RUELLIA PENINSULARIS — BAJA RUELLIA — 5 GALLON
- CAESALPINIA MEXICANA — MEXICAN BIRD OF PARADISE
- HESPERALOE PARVIFLORA — RED YUCCA — 5 GALLON
- DASYLIRION WHEELERI — DESERT SPOON — 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' — 1 GALLON
- CONVOLVULUS CNEORUM — BUSH MORNING GLORY — 1 GALLON
- LANTANA MONTEVIDENSIS — PURPLE TRAILING LANTANA — 1 GALLON
- ACACIA REDOLENS 'DESERT CARPET' tm — 1 GALLON
- CALIDENDRA CALIFORNICA — BAJA FAIRY DUSTER — 5 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE — 2" DEPTH IN ALL LANDSCAPE AREAS
- 3'x3'x3' SURFACE SELECT GRANITE BOULDER — MINIMUM 2000lbs EACH
- AGAVE VILMORIANA — OCTOPUS AGAVE — 5 GALLON
- BOUGAINVILLEA ' BARBARA KARST' — BOUGAINVILLEA — 5 GALLON

city of scottsdale landscape notes:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL LANDSCAPE AREAS & MATERIALS INCLUDING THOSE LOCATED IN THE R.O.W. SHALL BE MAINTAINED IN A HEALTHY NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED,TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND TOP-OF-WALL ABOVE FINISH GRADE.

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS SHALL NOT EXCEED 7' IN ANY ONE DIRECTION.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

A MINIMUM OF 50 PERCENTAGE OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

RETENSION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF

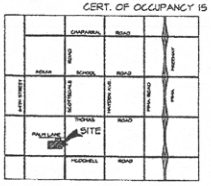
landscape / open space data

OPEN SPACE REQUIRED:	40,243 S.F.
OPEN SPACE PROVIDED:	51,464 S.F.
FRONT OPEN SPACE REQUIRED:	20,147 S.F.
FRONT OPEN SPACE PROVIDED:	20,550 S.F.
PARKING LANDSCAPE REQUIRED:	18,206 S.F.
PARKING LANDSCAPE PROVIDED:	18,620 S.F.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



vicinity map

n.t.s.

north

CASE# 196-PA-02

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) timmcqueen@qwest.net
(602) 265-0320
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2233 East Thomas Road
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE
27146
TIMOTHY J. McQUEEN
ARIZONA U.S.A.
date 03-17-03

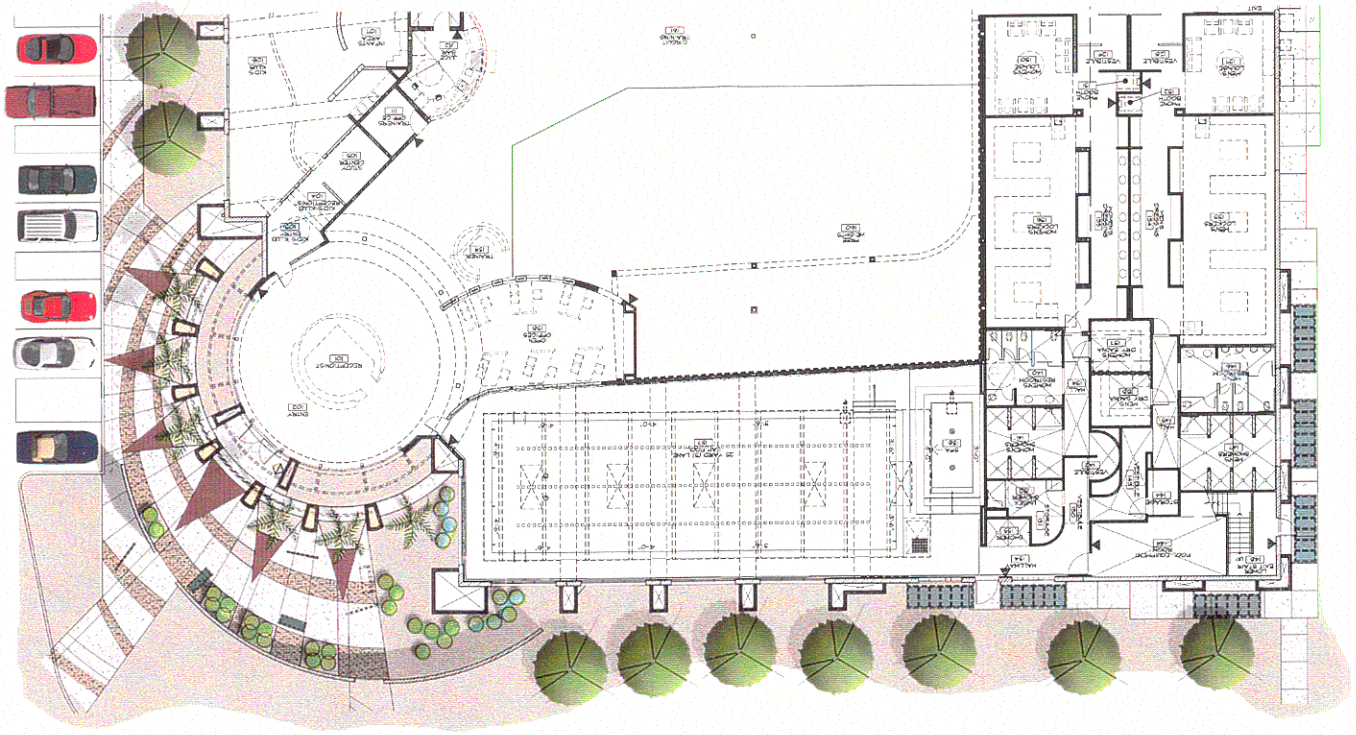
1900 N. Scottsdale Road
Scottsdale, Arizona

LA FITNESS SPORTS CLUBS

design DMD	check TJM
drawn DMD	

sheet L1.0 of
job 01201

ATTACHMENT #6



east (Scottsdale Road) elevation

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PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

date 04-07-03

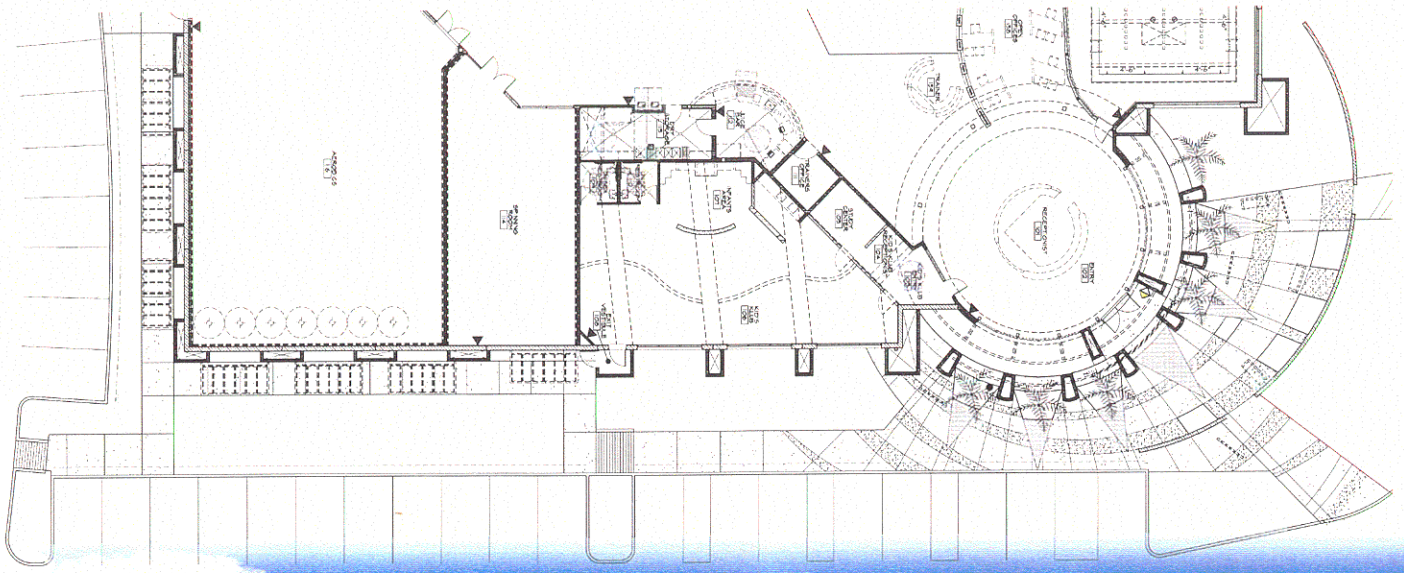
east elevation and
partial floor plan

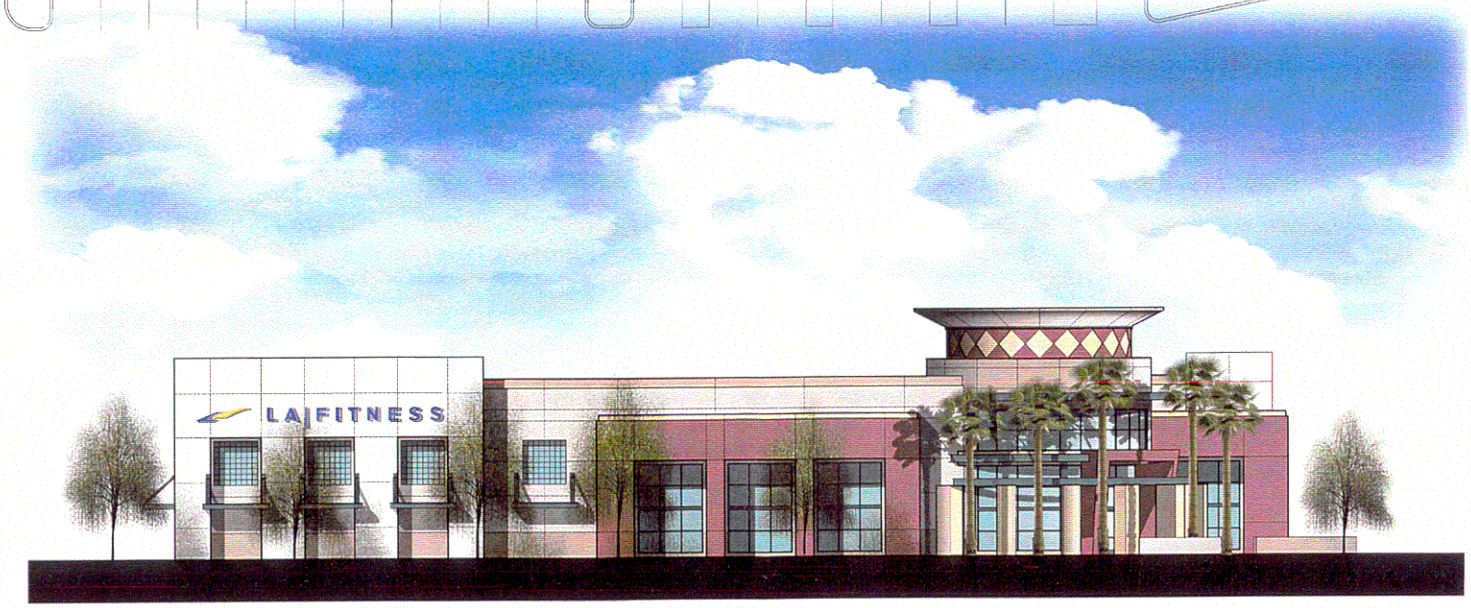
LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona

design JAC
drawn JAC
check MU

37-DR-2003
05/20/2003

ATTACHMENT #7





south elevation

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PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

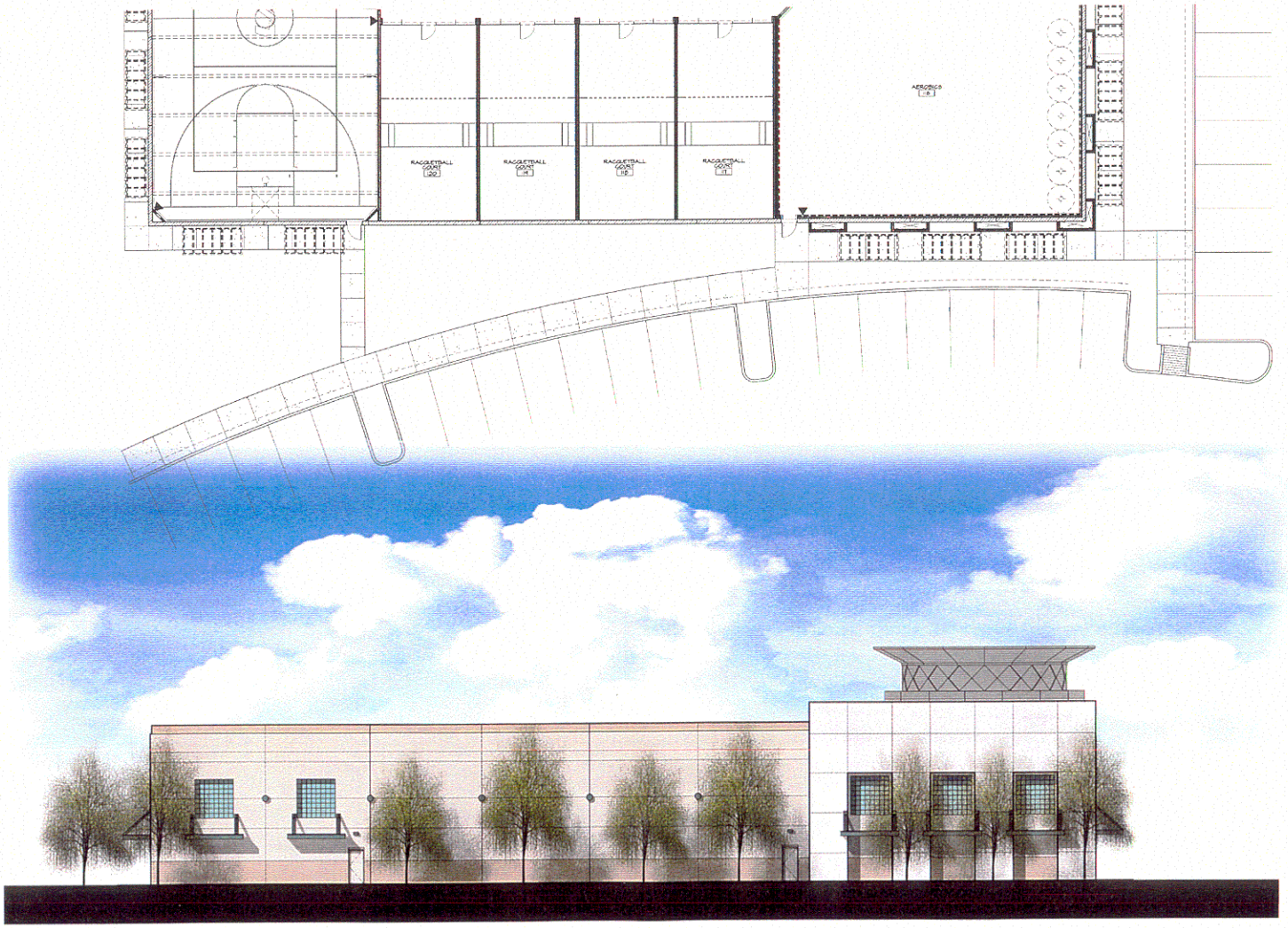
date 04-07-03

south elevation and partial floor plan

LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona

design JAC
drawn JAC
check HU

37-DR-2003
05/20/2003



west elevation

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west elevation and
partial floor plan

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Scottsdale, Arizona

design JAC
drawn JAC
check MU

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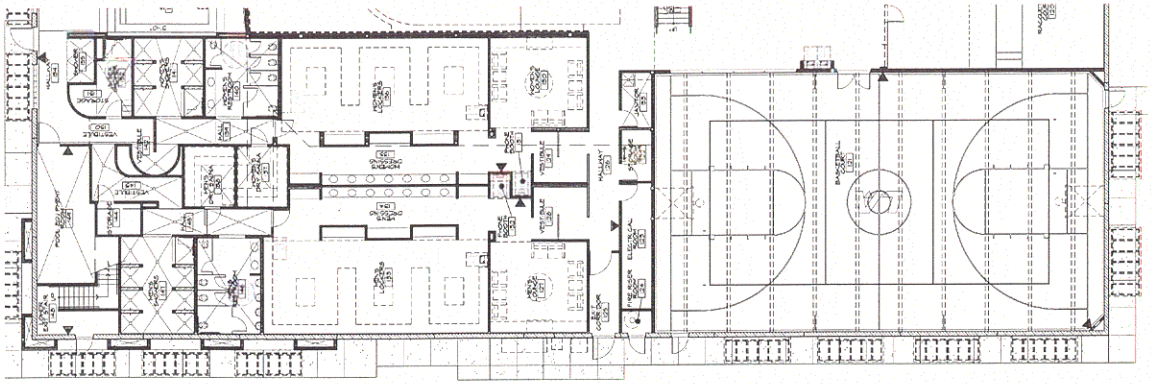
05/20/2003



north elevation

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date 04-07-03

north elevation and partial floor plan

LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona

design JAC
drawn JAC
check HU

37-DR-2003
05/20/2003