

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE December 14, 2006

ITEM NO. _____

**CASE NUMBER/
PROJECT NAME**

90-DR-2006
DC Ranch Market Street- Building T

LOCATION

20791 N Pima Road

REQUEST

Request approval of a site plan, landscape plan, and building elevations for Building T, within the Market Street at DC Ranch

OWNER

DMB Associates Inc
480-367-7000

ENGINEER

Wood Patel & Associates
Inc
602-335-8500

**ARCHITECT/
DESIGNER**

Circle West Architects
480-609-1000

**APPLICANT/
COORDINATOR**

Shelly McTee
Anderson Brody Buchalter
Nemer
602-296-1836

BACKGROUND

Context

The pad is located at the southeast corner of E Thompson Peak Parkway and N Pima Road within the DC Ranch Community commercial center called Market Street Commons

Zoning

This property, which is zoned Planned Neighborhood Center Planned Community Development District (PNC PCD), is governed by the DC Ranch Development Agreement. The development standards required and provided are calculated from, and applied to, the commercial center as a whole.

**APPLICANT'S
PROPOSAL**

Applicant's Request

This is a request to obtain approval for a site plan, building elevations and landscape plan for Building T, which is located on the last remaining vacant pad within Market Street. Anticipated uses within the 9,500 square foot building include retail and/or restaurant, which will compliment and enhance current uses throughout Market Street.

Development Information

- | | |
|-----------------------------------|--------------------------|
| • Existing Use | Vacant/ Overflow Parking |
| • Proposed Use | Restaurant/Retail |
| • Building Size | 9,500 Square feet |
| • Building Height Allowed | 36 Feet |
| • Building Height Proposed | 30 Feet |
| • Parking Required for the center | 836 Spaces |
| • Parking Provided for the center | 1,045 Spaces |

DISCUSSION

This is the final vacant pad within Market Street at DC Ranch. Development standards, as approved under 54-ZN-89#1-10, are applied and met calculating the center as a whole. Market Street has an average 100-foot scenic setback and an average 150-foot landscape setback along the N. Pima Road frontage. Parking has been approved through the parking master plan submitted by Wood/Patel. Design of the approximately 9,500 square foot building anticipates retail and/or restaurant uses.

The architecture, building design/orientation is consistent to the existing development within Market Street, with building orientation towards the existing shops and restaurants in order to encourage pedestrian activity throughout the center. This new building will also be linked to the existing trail system that encompasses the entire development.

The materials for the building will be stained wood siding, columns and Rafters with a rusted standing seam metal roof and panels. The glass will be one inch clear glazing within a aluminum storefront system. There are 12-foot roof overhangs on the east side and 4-foot roof overhangs on the north, south & west sides of both the north and south buildings. These roof overhangs, along with the proposed landscaping, will assist in providing sufficient shading/ protection against the sun.

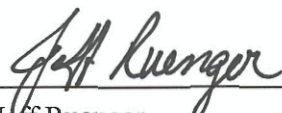
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

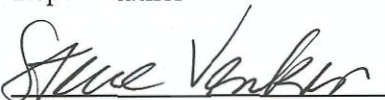
STAFF CONTACT(S)

Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: jruenger@ScottsdaleAZ.gov

APPROVED BY



Jeff Ruenger
Report Author



Steve Venker
Development Review Board Liason
Phone: 480-312-2831
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

- A Stipulations/Zoning Ordinance Requirements
- B Fire Ordinance Requirements
- 1 Applicant's Narrative
- 2 Context Aerial
- 2A Aerial Close-Up
- 3 Zoning Map
- 4 Site Plan
- 5 Landscape Plan
- 6 Elevations

<p style="text-align: center;">Stipulations for Case: DC Ranch Market Street- Building T 90-DR-2006</p>

In order to protect the public health, safety and welfare, and unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Circle West with a date provided on the plans by City Staff of 11/20/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Circle West with a date provided on the plans by City Staff of 11/20/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Circle West with a date provided on the plans by City Staff of 11/20/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

9. Prior to, or concurrent with, final plans any easements in conflict with the proposed improvements shall be released and rededicated to the satisfaction of Plan Review staff.

LANDSCAPE DESIGN**DRB Stipulations**

- 10 Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy
- 11 Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades

EXTERIOR LIGHTING DESIGN**DRB Stipulations**

- 12 All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property
- 13 The individual luminaire lamp shall not exceed 250 watts
- 14 All exterior lights shall match existing fixtures within Market Street or be compatible
- 15 Incorporate into the project's design, the following

Parking Lot and Site Lighting

- a The maintained average horizontal illuminance level, at grade for the entire site shall not exceed 1.5 foot-candles as approved under 266-SA-06
- b The maintained maximum horizontal illuminance level, at grade for the entire site, shall not exceed 6.0 foot-candles as approved under 266-SA-06. All exterior luminaires shall be included in this calculation

Building Mounted Lighting

- c All luminaires shall be recessed or shielded so the light source is not directly visible from property line

Landscape Lighting

- d All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source
- e Landscaping lighting shall only be utilized to accent plant material
- f All landscape lighting directed upward, shall be aimed away from property line
- g All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line

ADDITIONAL PLANNING ITEMS**DRB Stipulations**

- 16 No exterior vending or display shall be allowed
- 17 Flagpoles, if provided, shall be one piece, conical, and tapered
- 18 Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos

RELEVANT CASES**Ordinance**

- A At the time of review, the applicable Zoning, DRB case(s) for the subject site were 54-ZN-1989 #1-10, 54-DR-98#4

ENGINEERING

In order to protect the public health, safety and welfare, the following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS

DRB Stipulations

- 19 Demonstrate consistency with the following reports and improvement plans: DC Ranch Planning Units 2 and 4 Drainage Master Plan, and the DC Ranch Planning Units 2 and 4 Transportation Master Plan.

CIVIL IMPROVEMENT PLAN REQUIREMENTS

DRB Stipulations

- 20 The applicant shall apply for and obtain approval for a release of easement from the City of Scottsdale for the portions of the public trail easement, landscape, and drainage easement that are in conflict with the proposed building. The public trail easement shall be rededicated over the relocated trail prior to final plans approval. Additionally, there are a number of private easements that are in conflict with the proposed building that will need to be abandoned.

INTERNAL CIRCULATION

DRB Stipulations

- 21 Stipulations for the reconfiguration of the commercial entry drive, including the reconfigured trail and relocated refuse container, as shown on the site plan dated 11/20/06, shall be addressed by a separate staff approval.
- 22 The developer shall provide a minimum parking-aisle width of 24 feet.
- 23 The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- B Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

- C Drainage Easement.

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER

Ordinance

- D The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection

WASTEWATER

- 24 Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main

Ordinance

- E Privately owned sanitary sewer shall not run parallel within the waterline easement
- F Grease interceptors shall be provided at restaurant connections to the sanitary sewer The interceptors shall be located as to be readily and easily accessible for cleaning and inspection

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 25 City staff may at any time request the developer to submit as-built plans to the Inspection Services Division
- a As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor
 - b As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff

**BUILDING T, MARKET STREET
20761 N PIMA RD
SCOTTSDALE, AZ**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><input checked="" type="checkbox"/> 1 PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS</p> <p><input checked="" type="checkbox"/> 2 FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS</p> <p><u>AS SHOWN</u>
<u>SEE DSPM</u></p> <p><input type="checkbox"/> 3 IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS</p> <p><input checked="" type="checkbox"/> 4 SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS</p> <p><input checked="" type="checkbox"/> 5 PROVIDE A KNOX ACCESS SYSTEM</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A KNOX BOX
<input type="checkbox"/> B PADLOCK
<input type="checkbox"/> C KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES</p> <p><input type="checkbox"/> 6 INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE</p> <p><input checked="" type="checkbox"/> 7 SUBMIT PLANS FOR A CLASS <u>B</u> PER <u>OCC</u> FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES</p> <p><input checked="" type="checkbox"/> 8 PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9 ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ FT PER FLOOR LEVEL AND/OR IF FIRE DEPT ACCESS IS LIMITED TO LESS THAN 360° <u>NA</u>
<u>NO ACCESS LIMITS AND UNDER 10,000 SF</u></p> <p><input checked="" type="checkbox"/> 10 BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM</p> | <p><input checked="" type="checkbox"/> 11 BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE</p> <p><input checked="" type="checkbox"/> 12 PROVIDE ALL WEATHER ACCESS ROAD (MIN 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION</p> <p><input checked="" type="checkbox"/> 13 SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>EXIST</u> AT 1500 GPM THE DEVELOPER SHALL MAKE THE C O S APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR</p> <p><input checked="" type="checkbox"/> 14 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C O S ORDINANCE & THE IFC SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16 SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS</p> <p><input checked="" type="checkbox"/> 17 FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES</p> <p><input checked="" type="checkbox"/> 18 FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION MINIMUM SIZE 2-1/2 x 2-1/2 x <u>PER CALCS</u> (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB, INDEP WET LINE
<input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS</p> <p><input checked="" type="checkbox"/> 19 ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE</p> |
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- 20 ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C O S ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN IN ATTIC**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA. PER USE SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER**
- ☒ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE DENSITY CRITERIA**
- ☒ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES 45 OVER 3000 SQ FT**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept Plan Review, 312-7070, 312-7684, 312-7127, 312-2372

MARKET STREET AT DC RANCH BUILDING T DRB NARRATIVE

OVERVIEW

DMB Market Street LLC, an Arizona limited liability company ("DMB"), is the master developer of the property located at the southeast corner of Pima Road and Thompson Peak Parkway (the "Property") within the DC Ranch community (the "Community"). DMB has developed the Property as a commercial center with a mixture of tenants designed to enhance and complement one another while catering to an upscale, Scottsdale environment.

The Property is zoned Planned Neighborhood Center ("PNC") and Commercial Office ("CO") with a Planned Community Development ("PCD") district overlay. The PNC and CO zoning with a PCD overlay is designed to provide a hub of activity and a focal point for a given community as well as to provide a mixed-use atmosphere of day and nighttime activities. The Property is governed by the DC Ranch Development Agreement, which was amended from the City of Scottsdale Zoning Ordinance to allow more diverse uses within the Community.

REQUEST

The purpose of this application is to obtain approval by the Development Review Board for a site plan, elevations, and landscape plan for Building T, which is located on the last remaining vacant piece of land within Market Street. Anticipated uses within the approximately 9,500 square foot building include retail and/or restaurant, which will complement and enhance current uses throughout Market Street and the City of Scottsdale. There is the potential to add 1,000 square feet for either indoor or outdoor use.

THEMATIC DESIGN

Since Building T is the final building to be developed within Market Street, open space, landscaping, and parking requirements are to be calculated from and applied to Market Street as a whole. Market Street has a 100 foot average scenic corridor setback and a 150 average landscape buffer along Pima Road. The overall Community has approximately 420,000 square feet of open space. Some parking will be provided directly adjacent to Building T, however, the majority will be provided within Market Street per the approved Market Street Master Parking Plan. Architecture, building design/orientation, and landscaping will be complementary to existing development within Market Street.

ATTACHMENT #1

SUMMARY

The development of Building T will solidify the overall development of Market Street as a unique commercial center serving both DC Ranch and the City of Scottsdale. The proposed uses at Building T will be in conformance with the approved PCD zoning governed by the DC Ranch Development Agreement. The overall design of Building T will blend seamlessly with existing Market Street development and the proposed Building T uses will complement and enhance existing Market Street uses.



DC Ranch Market Street – Building T

90-DR-2006

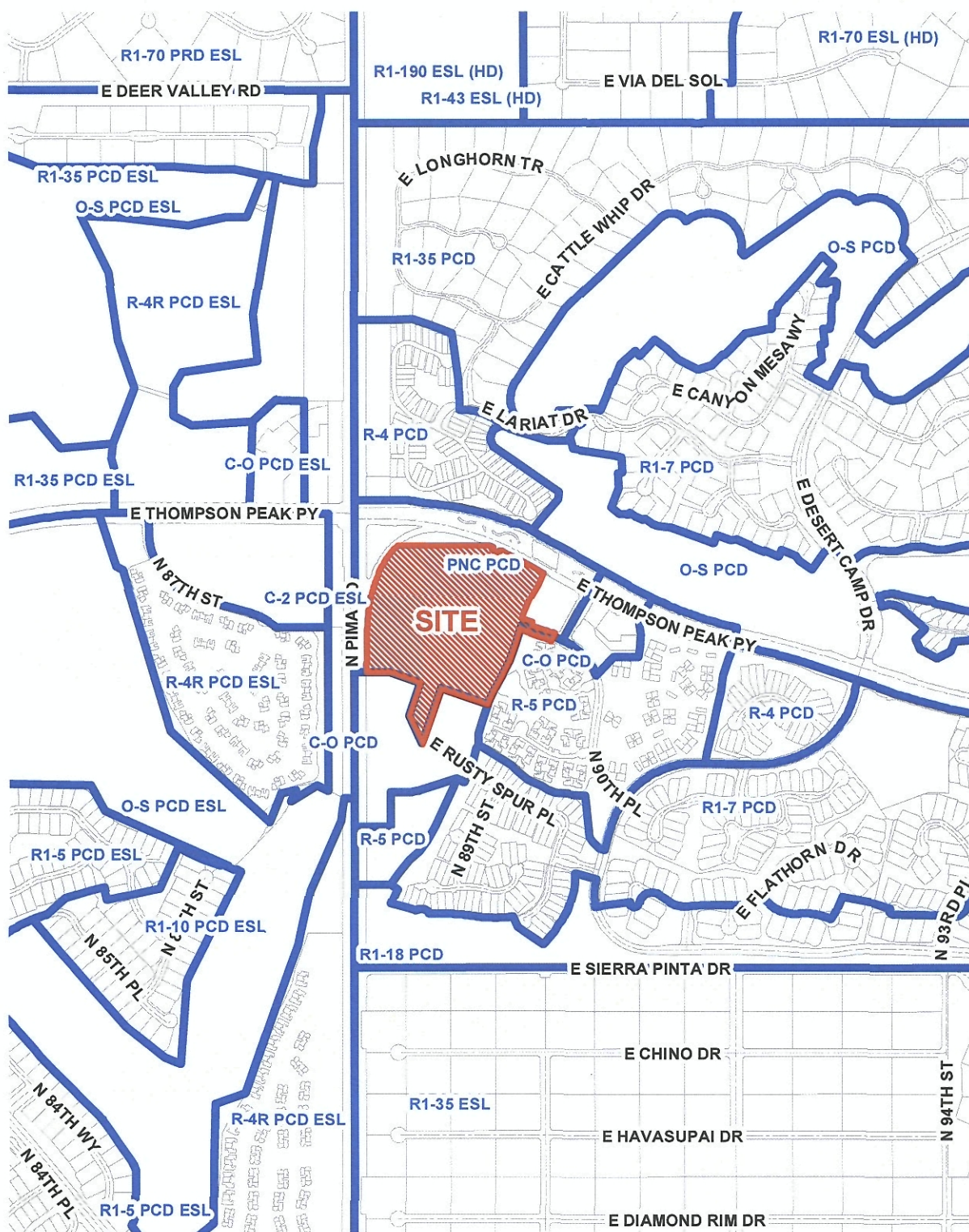
ATTACHMENT #2



DC Ranch Market Street – Building T

90-DR-2006

ATTACHMENT #2A



90-DR-2006

ATTACHMENT #3



Site Information:

Site Information:

Zoning: P.N.C. & CO
Net lot Area: 1,553,751 sf

Parking Requirements

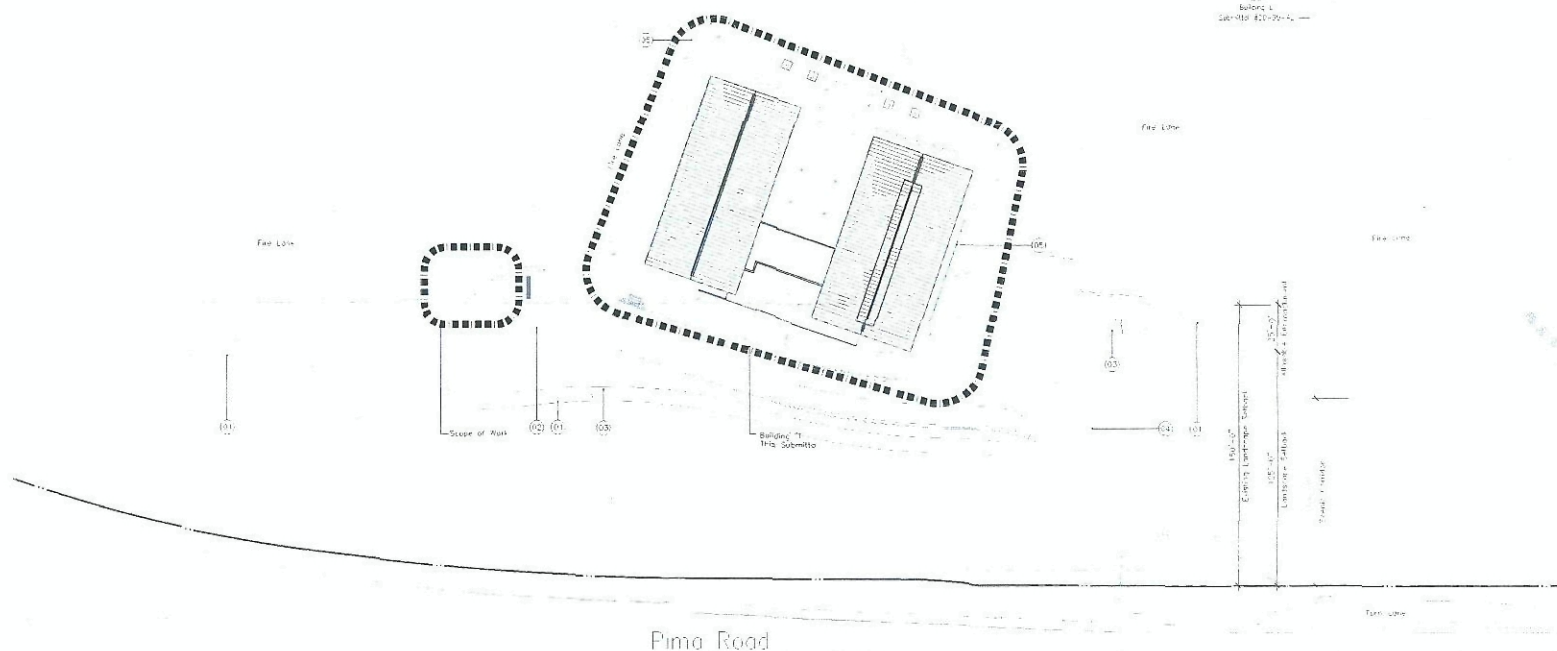
Master Parking Plan for DC Ranch, Market Street

Open Space

Total site area = 1,553,751 sf
Total open space required = 1,553,751 sf x .27% = 419,512 sf
Total open space provided = 495,251 sf

Footnote: when shown, landscaped area, built up, paved area, etc. is 100% TSSA.

Vicinity Map



01 Site Plan

Scale: 1" = 50'-0"

Keynotes:

- 01 Existing Trail
- 02 Existing Utility Cabinets
- 03 Proposed Trail
- 04 Proposed Access to Safeway
- 05 Existing Fire Hydrant
- 06 4'-0" Tall Precast Concrete Screen Wall

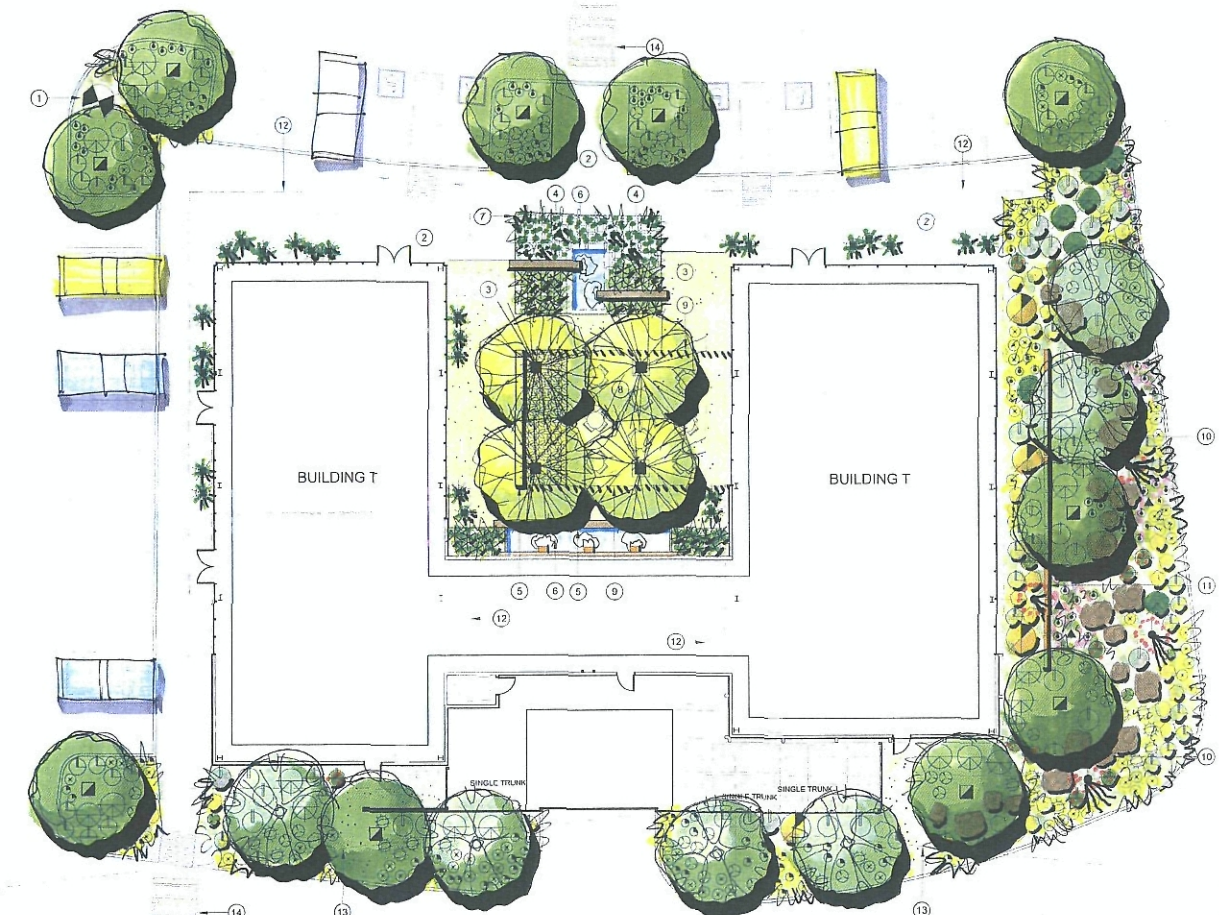


Site Plan

A1.02

Building on-site Street
10/20/2006

Circle West
10/20/2006



KEYNOTES

- | | | |
|---------------------------------------------|---------------------------------------------------------|------------------------------------------|
| 1 FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING | 5 C.I.P. CONCRETE BENCH | 10 SURFACE SELECT BOULDER RETAINING WALL |
| 2 CONCRETE TYPE A - NATURAL GRAY COLOR | 6 WATER FEATURE | 11 STEEL SCREEN |
| 3 PEPPER TREE - NATURAL RANCH | 7 BLACK MEDIUM MEXICAN BEACH PEPPER TREE - NATURAL AREA | 12 OVER-HEAD ROOFLINE - SEE |
| 4 SCREEN WALL WITH WATER FEATURE | 8 SEPARATION FENCE | 13 SITE VISIBILITY TRIANGLE |
| | | 14 EXPOSED AGGREGATE CROSSWALK LOCATION |

WATER INTENSIVE PLANT CALCULATION

ANALYZE: 9905 SQ. FT.
PROVIDED: 0 SQ. FT.

TOTAL LANDSCAPED AREA

TOTAL PLANTABLE AREA: 7680 SQ. FT.
NUMBER OF MATURE TREES PROVIDED: 20

PLANT LEGEND

SYM. (COMMON NAME)	BOTANICAL NAME	SIZE	MIN. CAL.	QTY.
TREES				
1	PROSPERIS JULIFLORA	36" BOX	2.5'	10
2	NATIVE MESQUITE	MULTI		
3	CERIDONIA FLORIDA	36" BOX	2.5'	3
4	BLUE PALM VERDE	36" BOX	2.5'	3
5	CERIDONIA FLORIDA	36" BOX	2.5'	1
6	DESHIRI PALM VERDE	MULTI		
SHRUBS				
7	ERIGONIA LARGIFOLIA	1 GAL.		42
8	TURPENTINE BUSH	1 GAL.		19
9	JUSTICIA CALIFORNICA	5 GAL.		4
10	LAUREA TRIDENTATA	5 GAL.		25
11	CHENOPODIUM	5 GAL.		37
12	LEUCOPHYLLUM LAEVIGATUM	5 GAL.		35
13	CHROMOLAENA	1 GAL.		
14	ERIGONIA LARGIFOLIA	5 GAL.		14
15	ERIGONIA LARGIFOLIA	5 GAL.		4
16	ERIGONIA LARGIFOLIA	5 GAL.		25
17	ERIGONIA LARGIFOLIA	5 GAL.		46
18	ERIGONIA LARGIFOLIA	5 GAL.		9
19	ERIGONIA LARGIFOLIA	5 GAL.		28
20	ERIGONIA LARGIFOLIA	5 GAL.		57
21	ERIGONIA LARGIFOLIA	5 GAL.		36
22	ERIGONIA LARGIFOLIA	5 GAL.		5
23	ERIGONIA LARGIFOLIA	5 GAL.		32
ACCENTS				
24	ERIGONIA LARGIFOLIA	5 GAL.		14
25	ERIGONIA LARGIFOLIA	5 GAL.		4
26	ERIGONIA LARGIFOLIA	5 GAL.		25
27	ERIGONIA LARGIFOLIA	5 GAL.		46
28	ERIGONIA LARGIFOLIA	5 GAL.		9
29	ERIGONIA LARGIFOLIA	5 GAL.		28
30	ERIGONIA LARGIFOLIA	5 GAL.		57
31	ERIGONIA LARGIFOLIA	5 GAL.		36
32	ERIGONIA LARGIFOLIA	5 GAL.		5
33	ERIGONIA LARGIFOLIA	5 GAL.		32
GROUND COVER				
34	ERIGONIA LARGIFOLIA	1 GAL.		96
35	ERIGONIA LARGIFOLIA	1 GAL.		112
36	ERIGONIA LARGIFOLIA	1 GAL.		60
TOPDRESS / DUST CONTROL				
37	ERIGONIA LARGIFOLIA	1 GAL.		7310 S.F.
NOTES				
1. ALL PLANTING AREAS INCLUDING FOTS TO BE PLANTED WITHIN 2 WEEKS OF DISCLOSURE GRANITE LIND. REFER TO LANDSCAPE PLANS				
2. ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE AIA LANDSCAPE PLANTING ASSOCIATION				
3. ALL LANDSCAPE AREAS WILL BE ILLUMINATED BY AN AUTOMATICALLY OPERATING IRRIGATION SYSTEM				
4. SURFACE SELECT BOULDERS FROM THE BANGHAWANTON LANDSCAPE ARCHITECT TO SELECT				



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

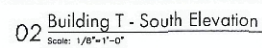
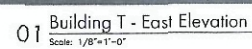
THIS PROJECT CONSISTS OF ONE NEW "SHELL ONLY" RESTAURANT BUILDING WITH DESIGNS TO CLIMATE INTO THE EXISTING AREA. THE NEW BUILDING WILL HOUSE MULTITENANT RESTAURANT OCCUPANTS AND SHALL INCLUDE ALL SELL REQUIRED UTILITIES AND STUBS FOR FUTURE TENANTS



DATE: 11/20/2006
PROJECT: 90-DR-2006
SHEET: 101
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DRB: [Name]
LANDSCAPE: [Name]
PLAN: [Name]
L-101

BLVD. MARKET ST.



Materials:

