



# Pre-Application Questionnaire

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Cost Center (COS Projects Only): \_\_\_\_\_

Project Name: MONDRIAN HOTEL

Location: 7353 E. INDIAN SCHOOL Zip Code: \_\_\_\_\_

Current Zoning: C-2 Parcel Number(s): 130-23-206 Quarter Section: 16-45

Is this property owned by the State Land Department? ☒ No ☐ Yes

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Gross Lot Size: 6.25 AC Sq Ft / \_\_\_\_\_ AC Building Height: 32'

Net Lot Size: \_\_\_\_\_ Sq Ft / \_\_\_\_\_ AC Current Use: HOTEL

Compliance Order Issued? ☒ No ☐ Yes By whom? \_\_\_\_\_

For what reason? \_\_\_\_\_

## Case Type:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat*      | <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Master Sign Program          |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning                      | <input type="checkbox"/> Use Permit                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Zoning Interpretation         | <input type="checkbox"/> Appeal Interpretation        |
| <input type="checkbox"/> Text Amendment         | <input type="checkbox"/> Abandonment                   | <input type="checkbox"/> Staff Approval               |
| <input type="checkbox"/> ESLO Wash Modification | <input type="checkbox"/> ESLO Hardship Exemption       | <input type="checkbox"/> Don't Know/Exploring Options |
| <input type="checkbox"/> Other: _____           |  |   |

\*Planning water features? ☒ No ☐ Yes Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: MARC GORDON

Company: MHG SCOTTSDALE HOLDING, LLC

Phone: 212 277 4140 Fax: 212 277 4270

E-mail: \_\_\_\_\_

Address: 475 10th Ave, New York, NY 10018

Applicant Signature

Applicant Contact: GEORGE C. RICE NCARB

Company: DLR GROUP INC

Phone: 602-381-8580 Fax: 602-956-8358

E-mail: grice@dlrgroup.com

Address: 6225 N. 24TH STREET PHX, AZ 85016

Date

9-21-06

**82-DR-2006**

**REV: 09/27/2006**

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





# Pre-Application Questionnaire

## Project Narrative

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA -

Coordinator: \_\_\_\_\_

Cost Center (COS Projects Only): \_\_\_\_\_

### Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use. **EXISTING**
- What improvements and uses currently exist on the property? **EXISTING HOTEL**
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development? **NO**

Target Date to Begin Construction: 8.1.06

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

#### LANDSCAPE/SITE

The landscape renovation at the Mondrian involves adding a handful of key elements while reviving a few areas with fresh planting. The new entry to the hotel will be marked by 25' tall topiary doors created of vines on a metal structure. From there, a lacy pattern stenciled on the parking lot invites guests to the hotel's entrance. Vines planted at each of the stair towers around the site will grow and climb, hiding the blank canvas of the building behind living greenery. A short trail of new pavers will create better access between the cabanas and the main pool, and the existing turf yoga circle near the circular pool will be replaced with pavers to become an outdoor massage area. On the site's east side, the sidewalk adjacent to the parking lot will be straightened, with existing slopes maintained, allowing for greater access to the Sky Bar. The angular planter at the Sky Bar will be softened by replacing 2 sides with a curved wall in a manner that allows the existing trees to retain as much soil as possible. At the south side of the Asia de Cuba patio, a row of sour orange trees with the lower branches removed will provide a green backdrop for the restaurant without closing off visual access between the restaurant and the civic plaza. A new pedestrian-scale entry feature at that patio will serve as a threshold for restaurant staff to welcome guests entering from the plaza side. The intent with the planting plan is to retain as many existing healthy plants as possible. Planting will be augmented with the same species on the original plant list, serving to refresh the look.

#### BUILDING EXTERIOR COLORS

1. The Hotel proposes to do an interim modification to the existing building colors as follows:

- a. Paint all stair towers Navajo White to match existing exterior colors.
- b. Paint all related site walls Navajo White to match existing building.
- c. All existing exterior corridor colors to remain.

2. The Hotel proposes (at a future date) to make the following permanent modifications to both building and corridors.

- a. Benjamin Moore - White

**82-DR-2006**  
**REV: 09/27/2006**

### Planning and Development Services Department

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# Pre-Application Questionnaire

Date: 7-13-06Project No.: 544-PA-2006-0

Coordinator: \_\_\_\_\_

Cost Center (COS Projects Only): \_\_\_\_\_

Project Name: MONDRIAN HOTELLocation: 7353 E. INDIAN SCHOOL

Zip Code: \_\_\_\_\_

Current Zoning: C-2Parcel Number(s): 130-23-206Quarter Section: 16-45

Is this property owned by the State Land Department?

☒ No ☐ Yes

## Property Details:

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Net Lot Size: \_\_\_\_\_ Sq Ft / \_\_\_\_\_ AC

Current Use: HOTEL

Compliance Order Issued?

☒ No☐ Yes

By whom? \_\_\_\_\_

For what reason? \_\_\_\_\_

## Case Type:

☐ Preliminary Plat\*☒ Development Review☐ Master Sign Program☐ General Plan Amendment☐ Rezoning☐ Use Permit☐ Variance☐ Zoning Interpretation☐ Appeal Interpretation☐ Text Amendment☐ Abandonment☒ Staff Approval☐ ESLO Wash Modification☐ ESLO Hardship Exemption☐ Don't Know/Exploring Options☐ Other: \_\_\_\_\_

\*Planning water features?

☒ No☐ Yes

Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: YASIN ABDULLAHApplicant Contact: George C. RiceCompany: MORGANS HOTEL GROUPCompany: DLR Group IncPhone: 212-277-4116

Fax: \_\_\_\_\_

Phone: 602-381-8580Fax: 602-956-8358E-mail: YASIN.ABDULLAH@morganshotelgroup.comE-mail: grice@dlrgroup.comAddress: 475 TENTH AVE N.Y. N.Y. 10018Address: 6225 N. 24th ST. PHX. 85016Applicant Signature: George C. RiceDate: 7/12/06

## Planning and Development Services Department

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OK TO  
SUBMIT RA  
7-13-6



## Pre-Application Questionnaire

### Project Narrative

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Cost Center (COS Projects Only): \_\_\_\_\_

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- Describe the site circulation, parking and design, drainage, architecture, and proposed land use. *Existing*
- What improvements and uses currently exist on the property? *EXISTING HOTEL*
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development? *NO*

Target Date to Begin Construction: 8/1/06

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

*This request is for consideration of repainting stair wells and site walls new white see sample.*

**Planning and Development Services Department**

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## DEVELOPMENT CONFERENCE

544-PA-2006

PROJECT NAME

MONDRIAN HOTEL

PROJECT LOCATION

7353 E. INDIAN SCHOOL ROAD

PROJECT USE

### PARTICIPANTS

MAC CUMMINS

DLR GROUP INC. – GEORGE C. RICE

### DISCUSSION

### CONCLUSION

DATE

MONDAY, JULY 24<sup>TH</sup> @ 3:30 P.M.

82-DR-2006  
8/18/2006

7447 E. INDIAN SCHOOL RD. • SCOTTSDALE, ARIZONA 85251 • (480) 312-7000