

**TO:** DEVELOPMENT REVIEW BOARD  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 68-DR-2003  
**REQUEST:** Approve site plan & elevations for a restaurant to be located in an existing building  
**PROJECT NAME:** Loco Patron  
**LOCATION:** 4228 N Scottsdale Rd  
**DEVELOPER/OWNER:** Simonson Buildings Inc  
**ARCHITECT/DESIGNER:** Tebo LLC  
**APPLICANT/COORDINATOR:** Tebo LLC/Robert Briggs  
1330 W Culver St  
Phoenix, AZ 85007  
602-254-0151

**DATE:** December 4, 2003

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

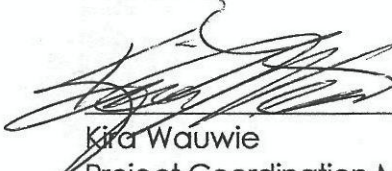
**REQUEST:** Elevations and site plan approval for a restaurant.

**LOCATION & ZONING:** West of Scottsdale Road, between 3<sup>rd</sup> Avenue and 5<sup>th</sup> Avenue  
C-2 DO (Central Business District, Downtown Overlay)

**CHARACTERISTICS:** This site is improved with an existing building and parking.

**DISCUSSION:** The proposal will rehabilitate the existing building and some of the enclosed area on the east side of the building will be replaced with a patio. The walls of the building will be refurbished with primary attention to the east side which will be enhanced with a shed roof, tower feature, new windows, and doors. The colors proposed include rust, tans with limestone at the base. A wrought iron gate and window decoration give emphasis to the entrance.

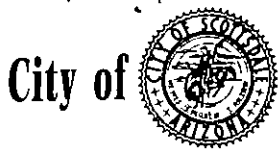
Asphalt paving meets the front of the building. That will be replaced with a landscape planter for which plans will need to be submitted for design approval. In addition to the landscaping, an 8-foot wide sidewalk will be installed along a new street curbing. Off of that sidewalk, and between landscape beds, a 6-foot sidewalk leads to the building entrance.

  
Kira Wauwie  
Project Coordination Manager  
480-312-7000

**APPROVED**  
12.4.03  
DATE INITIALS

**ATTACHMENTS.**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Elevations
- #6-Floor Plan
- A-Stipulations/Ordinance Requirements



# City of Scottsdale PROJECT NARRATIVE



68-DR-2003  
9-16-2003

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case , 96 -PA- 03

Project Name LOCO PATRON

Location 4228 N. SCOTTSDALE RD

Applicant ROBERT BRIGGS  
TEBO LLC

## SITE DETAILS

Proposed/Existing Zoning	<u>CZ W/DO</u>	Parking Required	<u>28</u>
Use	<u>RESTAURANT</u>	Parking Provided	<u>13 *</u>
Parcel Size	<u>12155 SF</u>	# Of Buildings	<u>1</u>
<input checked="" type="checkbox"/> Gross Floor Area	<u>3199 SF</u>	Height	<u>20'</u>
<input checked="" type="checkbox"/> Floor Area Ratio	<u>26.3%</u>	Setbacks	N- <u>NONE</u> S- <u>NONE</u> E- <u>20'</u> W- <u>NONE</u>

In the following space, please describe the project or the request

THIS PROJECT IS FOR A RESTAURANT TO GO INTO AN EXISTING BUILDING. THE BUILDING HAS HISTORICALLY BEEN USED AS A RESTAURANT. WE ARE PROPOSING TO REDUCE THE EXISTING GROSS SQFTG OF THE BUILDING THEN PROVIDE FOR AN OUTSIDE DINING PATIO. WE ARE ALSO PROPOSING A REVISED ENTRY ELEMENT TO UPGRADE THE SCOTTSDALE ROAD ELEVATION

\* SEE ATTACHED PARKING ANALYSIS REGARDING PARKING PROVIDED



68-DR-2003  
9-16-2003



8-22-03

Kira Wauwie, AICP  
Project Coordination Manager  
Planning and Development Services  
City of Scottsdale  
Re: Loco Patron Parking Analysis  
4228 North Scottsdale Road  
Scottsdale, Arizona  
TEBO Job Number 0315

## Parking Analysis

The required number of parking spaces is as follows under the Downtown Overlay:

Restaurant requires one space per 120 sf of gross area =  $3199 \text{ sf} / 120 = 26.66 \text{ spaces}$

Patio requires one space per 350 sf, less the first 500 sf when the patio is next to and oriented towards a publicly owned walkway therefore  $674 \text{ sf} - 500 \text{ sf} = 174 \text{ sf} / 350 = .50 \text{ spaces}$

$26.66 \text{ spaces} + .50 \text{ spaces} = 27.16 \text{ spaces, rounded} = 28 \text{ spaces required.}$

\*The number of provided parking spaces on site equals 13. This site also has a parking credit of 2.83. This gives us a total of 15.83 parking spaces. The Downtown Overlay Section 9.104.H, allows us to use parking credits based upon the current use or of the most recent use if the building is vacant. The last documented use on the site that directly addresses the parking requirements on site was a zoning case number BA-33-82. This was a parking variance request for the Rev's Deli. This hearing indicated that the two current uses of the building, Rev's and Alpha Graphics, are required to have 23 spaces. Therefore, by the Downtown overlay section mentioned above, the credits allotted to this development would be 23. We need to use 12.17 of these credits to equal the number of spaces required for this proposed use. This would bring our parking provided up to 28.  $13 + 2.83 + 12.17 = 28 \text{ spaces.}$

Restaurant + 28 req.  
BAR = 42.36 Spaces  
14.36 Spaces required for a Bar

Credit of 2.83  
28 - 12.17 = 15.83  
if they still exist

3199 GFA

$3199 / 80 = 39.99 \text{ spaces}$

718-PA-2005  
10-12-05

8-UP-2006  
3-30-06



Loco Patron

68-DR-2003

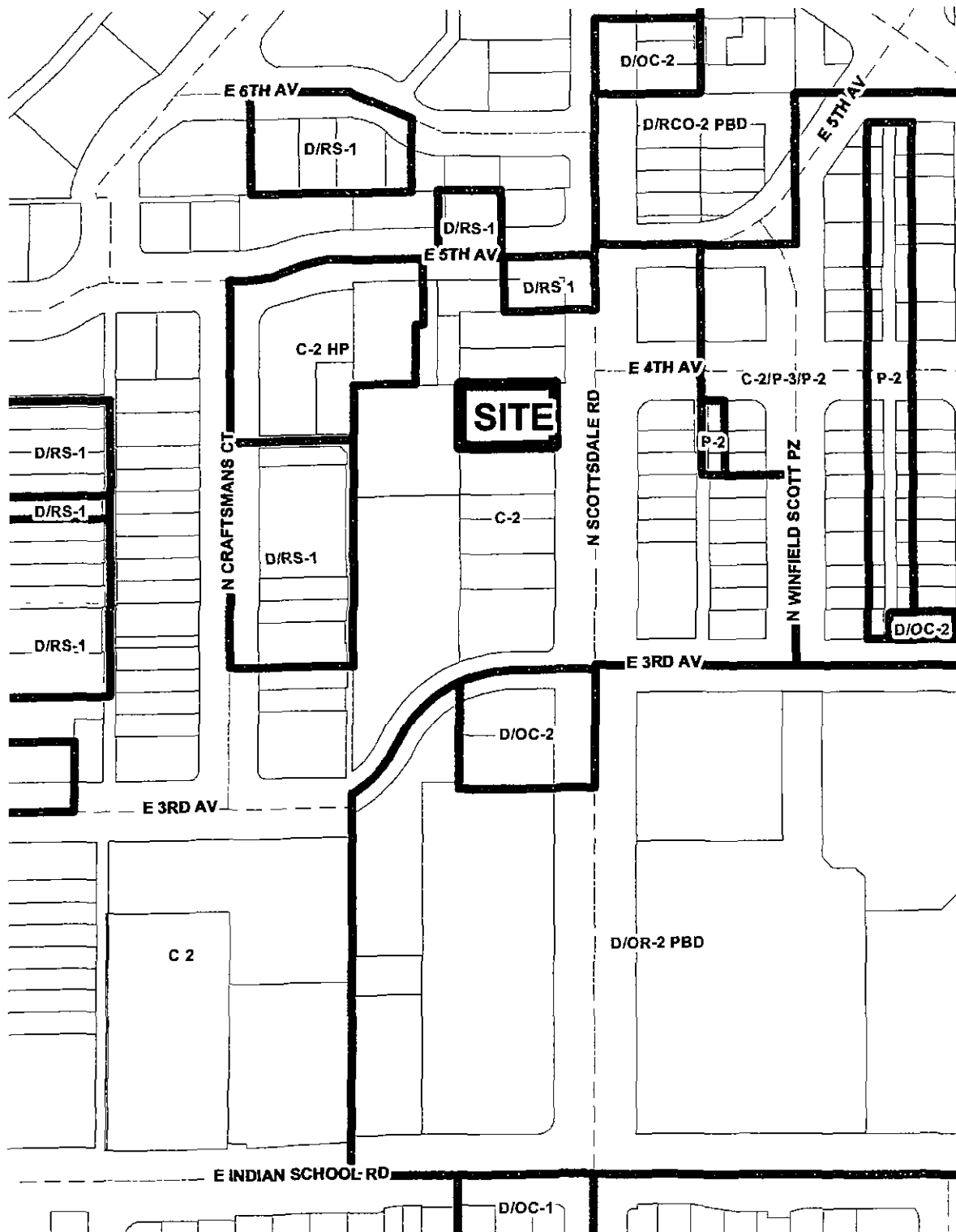
ATTACHMENT #2



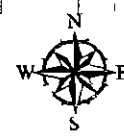
Loco Patron

68-DR-2003

ATTACHMENT #2A

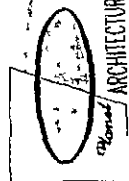


68-DR-2003  
ATTACHMENT #3



[illegible]

**LOCO PATRON RESTAURANT**

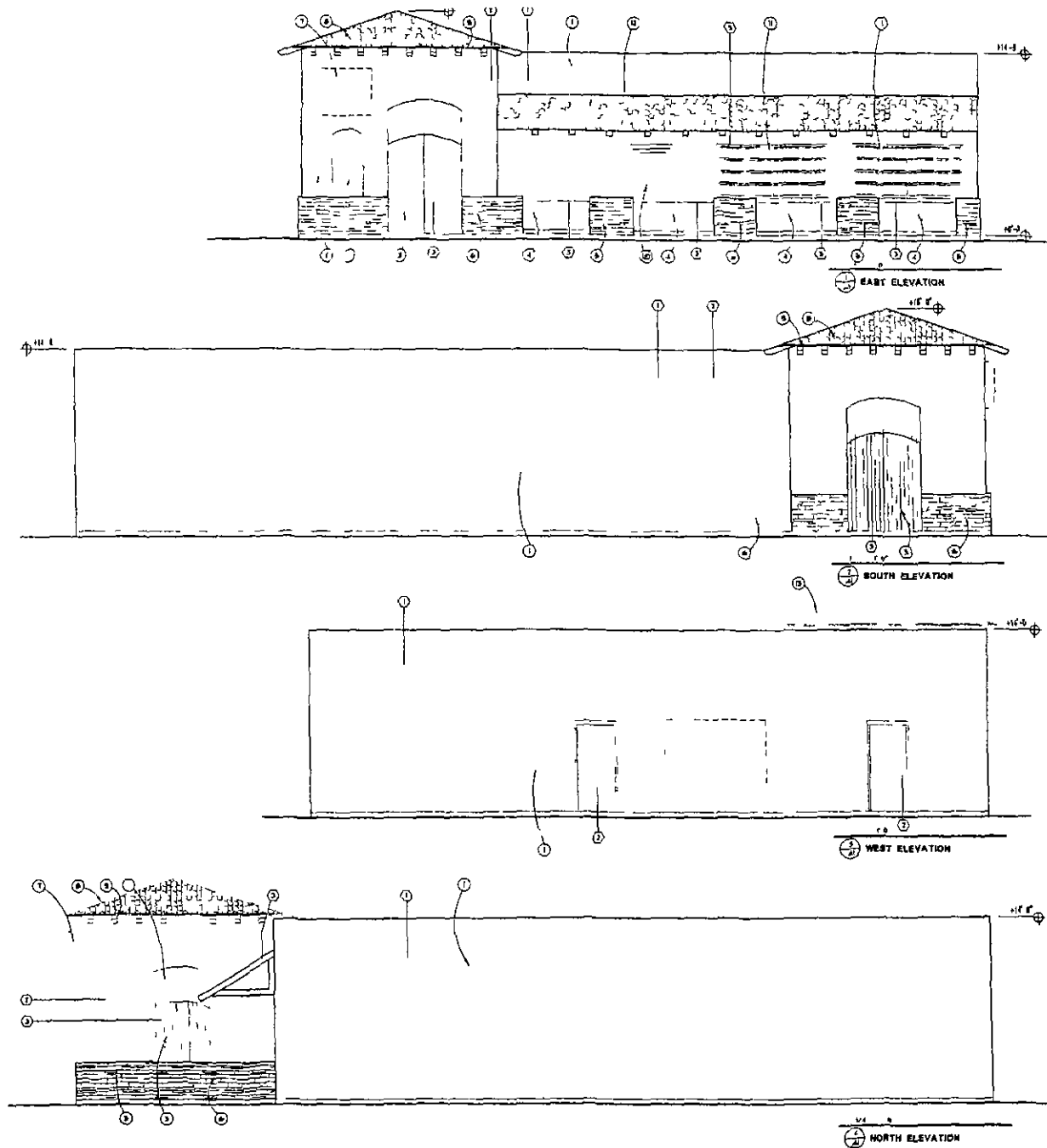


CHANGE FOR  
CONSTRUCTION

JOB NUMBER 0315  
DATE 10-28-05  
CONTENTS  
SITE PLAN

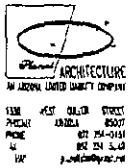
68-DR-2003





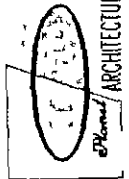
- KEY NOTES**
1. BRICK PLASTER STUCCO FINISH, PAINTED
  2. BRICKWORK, RED
  3. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  4. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  5. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  6. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  7. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  8. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  9. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  10. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  11. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  12. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  13. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  14. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM
  15. BRICKWORK, IMPERIAL STONE CLAY, PAINTED, 1/2" NOM

- PAINT SCHEDULE**
1. BRICK COLOR RED, TERRAZZO
  2. BRICK COLOR RED, TERRAZZO
  3. BRICK COLOR RED, TERRAZZO



LOCO PATRON RESTAURANT

4228 NORTH SCOTTSMOORE ROAD  
SCOTTSMOORE, ARIZONA

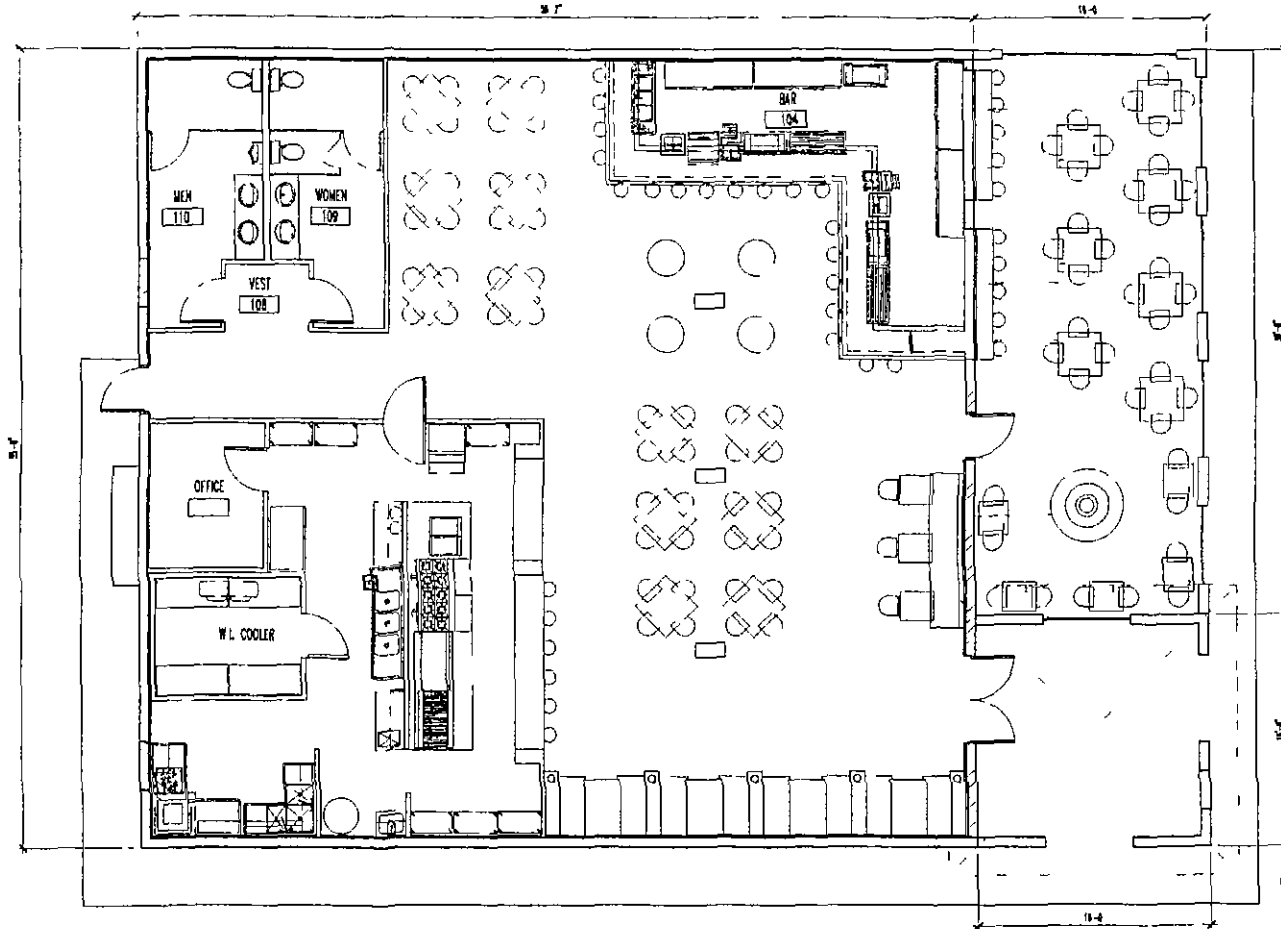


FOR  
CONSTRUCTION

JOB NUMBER: 0313  
DATE: 10-7-03  
CONTENTS:  
EXTERIOR ELEVATIONS

A-2

68-DR-2003  
9-16-2003

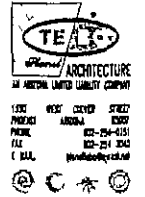


KEY NOTES

1. THIS BUILDING PROJECT
2. 15'-0" FRONT YARD SETBACK
3. 15'-0" SIDE YARD SETBACK
4. 15'-0" REAR YARD SETBACK
5. 5'-0" FEED LINE EASEMENT
6. 4'-0" ELECTRICAL EASEMENT
7. PROPERTY LINE
8. EXISTING SIDEWALK
9. PAVED PARKING AREA
10. TRUCK EXITS/ENTRIES
11. RETENTION AREA
12. 4'-0" BLOCK WALL
13. NON-PAVED ADDITIONAL PARKING FOR COMPANY VEHICLES COVERED WITH 2" CONCRETE AND FOR BARRIERS
14. LANDSCAPE AREA
15. MANUAL ROLLING GATE PROVIDE DOOR BOX ON EXTERIOR FOR FIRE ACCESS
16. PROVIDE POWER CO. AND HANGERS TRANSFORMER
17. PROVIDE CONCRETE PAD FOR POWER CO. SPECIFICATIONS ELECTRICAL SERVICE ENTRANCE SECTION. REFER TO ONE LINE DRAWING
18. SECONDARY CIRCUITS TO POWER CO. AND HANGERS TRANSFORMER. PROVIDE CIRCUITS, TRUCKS AND BACKFILL FOR POWER CO. REQUIREMENTS
19. PROVIDE CONDUIT TO POWER TO POINT OF CONNECTION. VERIFY EXISTING ROUTING WITH POWER CO. PROVIDE CONDUITS, TRENCH AND BACKFILL FOR POWER CO. REQUIREMENTS
20. PROVIDE MAIN TELEPHONE NETWORK BOARD
21. 2-4 E.G. WITH FULL USE PER CITY COMMUNICATIONS REQUIREMENTS. PROVIDE CONDUITS TRENCH AND BACKFILL FOR CITY COMMUNICATIONS REQUIREMENTS
22. TELEPHONE WIRE AND IS DIRECTED BY CITYING SPECIFICATIONS
23. 4' WIDE PARKING STRIP
24. USE LINE, ROAD CURBS AND SIGN PER CITY REQUIREMENTS
25. NEW DRIVE CURB
26. DRIVE STRIPS OF EXISTING CURB CUT AND INSTALL AS SHOWN. SEE C&G DRAWINGS
27. EXISTING CURB CUT
28. EXISTING FIRE HYDRANT
29. EXISTING SINKED LOT
30. EXISTING SIDEWALK
31. ACCESS TO WALKWAY AVENUE
32. FURNISHING ROAD
33. SHOW EXISTING CONCRETE SLAB
34. SHOW EXISTING FEE

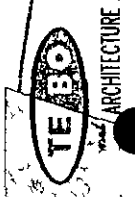
FLOOR PLAN

1/4" = 1'



LOCO PATRON RESTAURANT

1400 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA



JOB NUMBER: 0315  
DATE: 8-15-03  
CONTRACTS

FLOOR PLAN



ATTACHMENT #6

**Stipulations for Case:  
Loco Patron  
68-DR-2003**

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 TEBO L L C Planet Architecture with a plan drawing date of 10/7/2003
  - b The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by TEBO L L C Planet Architecture with a plan drawing date of 10/28/2003

**ARCHITECTURAL DESIGN**

**DRB Stipulations**

- 2 The face of the service entrance section(s) shall be painted to match the building
- 3 All new 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' higher than the tallest unit
- 4 No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location
- 5 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
- 6 Wall enclosures for refuse bins or trash compactors, if provided, shall be constructed of materials that match the building(s) on the site in terms of color and texture
- 7 All walls shall match the architectural color, materials and finish of the building(s)
- 8 All wall-mounted light fixtures shall be painted to match the main building stucco color (ICI 693 MP#44YY41/152 Montana Tan or approved similar color)

**LANDSCAPE DESIGN**

**DRB Stipulations**

- 9 Prior to the submittal of Final Plans the applicant shall submit a landscape plan for Development Review Board review and approval
- 10 The landscape plan shall, at a minimum specify hardscape materials as well as plant materials, including species, size, spacing of all plants

### **EXTERIOR LIGHTING DESIGN**

#### **DRB Stipulations**

- 11 All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting. If landscape lighting is proposed after Development Review Board approval, then the applicant shall return for Staff Approval of all landscape lighting.
- 12 The individual luminaire lamp shall not exceed 250 watts.
- 13 The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 14 Incorporate into the project's design, the following  
Parking Lot, Site, and Building Mounted Lighting
  - a All bollards shall be a flat black or dark bronze
  - b All luminaires shall be recessed or shielded so the light source is not directly visible from property line
  - c Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall
  - d The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles
  - e The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation
  - f The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation

### **VEHICULAR AND BICYCLE PARKING**

#### **Ordinance**

- A The handicapped accessible parking space shall be re-striped to dimensions that match the universal design (11 feet wide with a 5' accessible aisle on the right)

### **ADDITIONAL PLANNING ITEMS**

#### **DRB Stipulations**

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

#### **ORDINANCE**

- 18 Water features, if proposed, shall receive approval from the Water Resources Department prior to Final Plans submittal

### **RELEVANT CASES**

#### **Ordinance**

- B At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site was 33-BA-82

## ENGINEERING

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

Preliminary site plan

### CIVIL IMPROVEMENT PLAN REQUIREMENTS

#### **DRB Stipulations**

- 19 Demonstrate safe provisions for truck access/deliveries for this site
- 20 The property owner shall provide a pedestrian easement across this property to provide access to/from the parcel located west of this site. The pedestrian easement shall be shown on the final civil plans and shall be recorded prior to issuance of a Building Permit
- 21 Show new curb, gutter and sidewalk along Scottsdale Road. The sidewalk width shall not be decreased

### DRAINAGE AND FLOOD CONTROL

#### **DRB Stipulations**

- 22 Before the approval of improvement plans by city staff, the developer shall submit a drainage statement with the final civil plans for review and acceptance by the City staff
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator
  - (2) Drywells are not permitted

#### **DRB Stipulations**

- 23 With the final plans submittal, provide plans that show how the cross access easement with the property to the north and south is designed for the easement purpose

#### **DRB Stipulations**

- 24 The developer shall design the dead-end parking aisle in general conformance with the Design Standards and Policies Manual, subject to Final Plans approval

#### **Ordinance**

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

EASEMENT / DEDICATION	DESCRIPTION
7-foot ROW along Scottsdale Road	Dedicate right-of-way along Scottsdale Road
Cross access easement	Along the north side of this property
8-foot wide Pedestrian easement	Across this site, along the north side of the property, connecting Scottsdale Road to the lot located to the west of this site



**DRB Stipulations**

25 Sight distance easements shall be dedicated over sight distance triangles

- a Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height
- b Refer to the following figures 3 1-13 and 3 1-14 of Section 3 1 of the City's Design Standards and Policies Manual, published December 1999

26 Vehicular Non-Access Easement

- a Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location

**REFUSE****DRB Stipulations**

27 The developer shall coordinate with the City of Scottsdale and to enter into an agreement with the surrounding property owners (coordinated by the City of Scottsdale Transportation Department/Parking, contact Madeline Clemann @ 480-312-2732) for a solution regarding refuse enclosure location, needed to serve this property between this site's completion and April 2004 (Phase one, pre-construction of the garage parking) and between April 2004 and until the City of Scottsdale 5<sup>th</sup> Avenue parking garage construction completion (Phase two- Approximately November 2004)

- a) The above agreement outlined above, must be obtained prior to final plans submittal and must be made a part of the final plans submittal package to the City of Scottsdale
- b) The developer shall not be allowed to place the restaurant's refuse enclosure at the proposed on-site location, as shown on the preliminary site plan, as there is not sufficient turning area for the refuse truck

28 Enclosures must

- a Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet
- b Be positioned to facilitate collection without "backtracking "
- c Be easily accessible by a simple route
- d Not require backing more than 35 feet
- e Not be located on dead-end parking aisles
- f Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive
- g Or other means acceptable by the City

**Ordinance**

D Refuse enclosures are required as follows

Restaurants One per restaurant

E Underground vault-type containers are not allowed

F Refuse collection methods, i e , site plan circulation will be approved at final plan review

G Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600

**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.

**DRB Stipulations**

- 29 Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply
- a For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe
  - b For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access

**GREASE INTERCEPTORS**

- H 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**

**Ordinance**

- I Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]