



STAFF APPROVAL LETTER

120-SA-2014

Dr. Martens Tenant Improvement At
Scottsdale Quarter

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 15257 N Scottsdale Rd Ste 125
PARCEL: 215-56-414
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Gwen Jarick
COMPANY: Nelsen Partners
ADDRESS: 15210 N Scottsdale Rd Scottsdale, AZ 85254
PHONE: 480-949-6800

Request: Request approval for storefront modifications (including minor changes to shell) for tenant build out.

STIPULATIONS

1. The proposed storefront improvements shall be in conformance with the site plan, storefront plan, and building elevations by Nelsen Partners, Inc., stamped approved by City staff 4/4/14.

Related Cases: 10-DR-2007, 10-DR-2007#3

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 4/4/14

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Dr. Marten's Tenant Improvement at Scottsdale Quarter	
Property's Address: 15257 N. Scottsdale Rd. Scottsdale AZ 85260 Suite F-125	APN: 215-05-056G
Property's Zoning District Designation: PRC	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Steve Bruch	Applicant: Gwen Jarick
Company: Kierland Crossing LLC	Company: Nelsen Partners Inc.
Address: 180 E. Broad St. Columbus, Ohio	Address: 15210 N. Scottsdale Rd. Scottsdale AZ 85254
Phone: 614-887-5657 Fax:	Phone: 480-949-6800 Fax: 480-949-6801
E-mail: sbruch@glimcher.com	E-mail: gjarick@nelsenpartners.com
Owner Signature	Applicant Signature
Official Use Only Submittal Date: 3/20/14	Application No.: 260 -PA- 2014
Project Coordinator:	

Planning, Neighborhood & Transportation Division

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

Nelsen Partners, Inc.
Architecture Planning Interiors

Austin · Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6801

www.nelsenpartners.com

Principals
Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Associate Principals
Helen Bowling, AIA
Michael Martin, AIA
George Wickwire, AIA

03/19/2014

Bryan Cluff
City of Scottsdale Planner
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

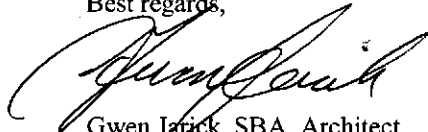
RE: Narrative -Dr. Martens Tenant Improvement – Scottsdale Quarter Suite F125

Dear Mr. Cluff,

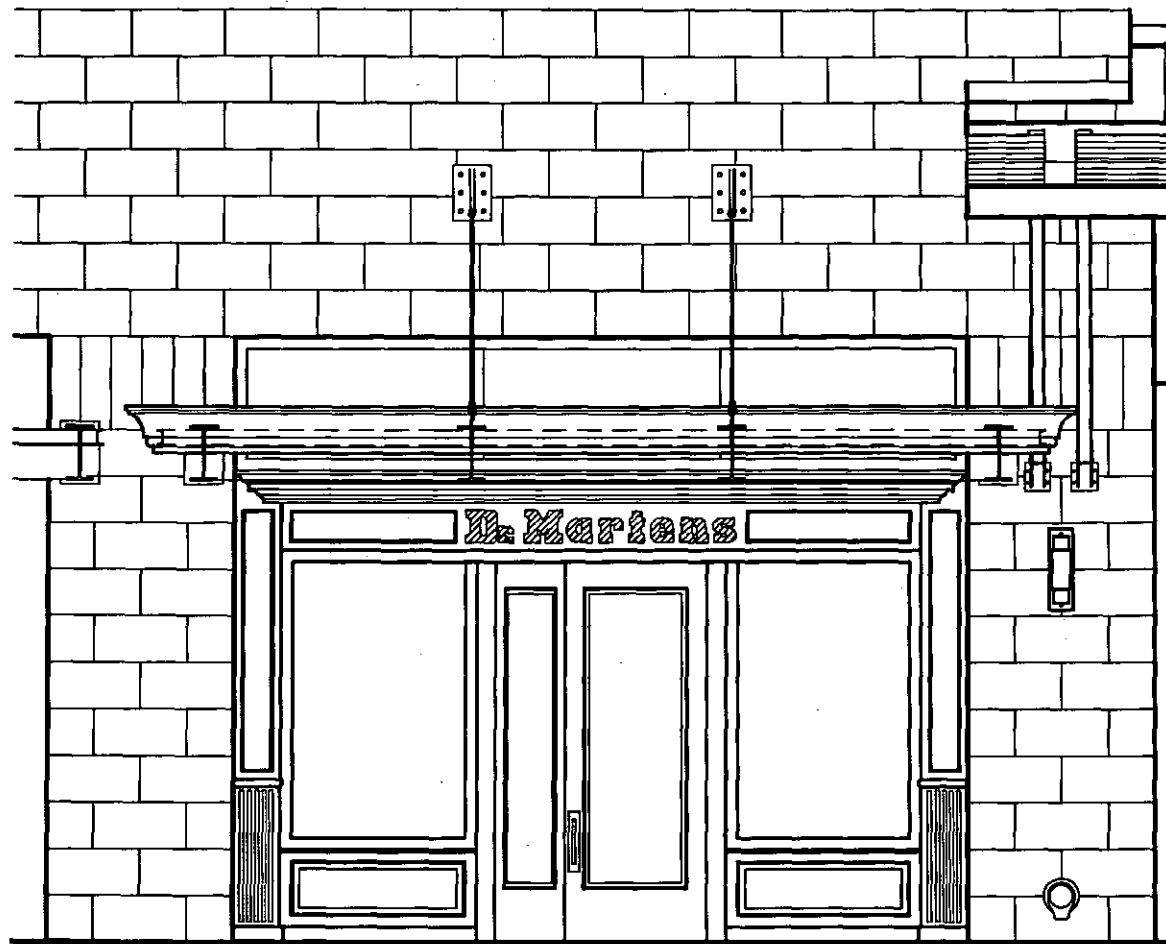
The tenant has requested we change a small portion of the shell to accommodate their trade dress. We request that the EIFS that is above the current storefront be removed and replaced with glass. We also request that a cladding be added to the canopy edge to enhance the trade dress. The neighboring tenants have done similar changes to the EIFS and it would be a cohesive change. The new storefront will be cladded in wood that will be stained black. This design is a wonderful addition to the variety of the tenants already present on the quad.

Please contact me if you should have questions or concerns regarding this submittal.

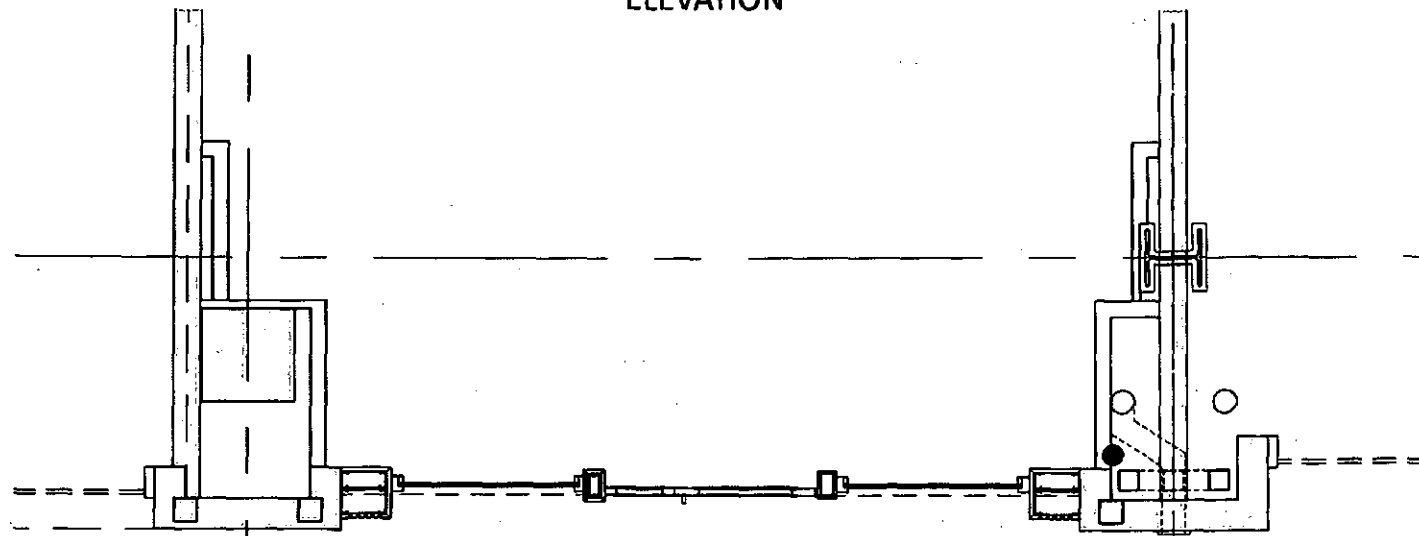
Best regards,



Gwen Jarick, SBA, Architect
Nelsen Partners Inc.



ELEVATION

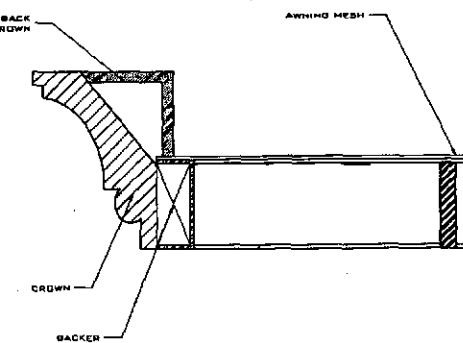


PLAN

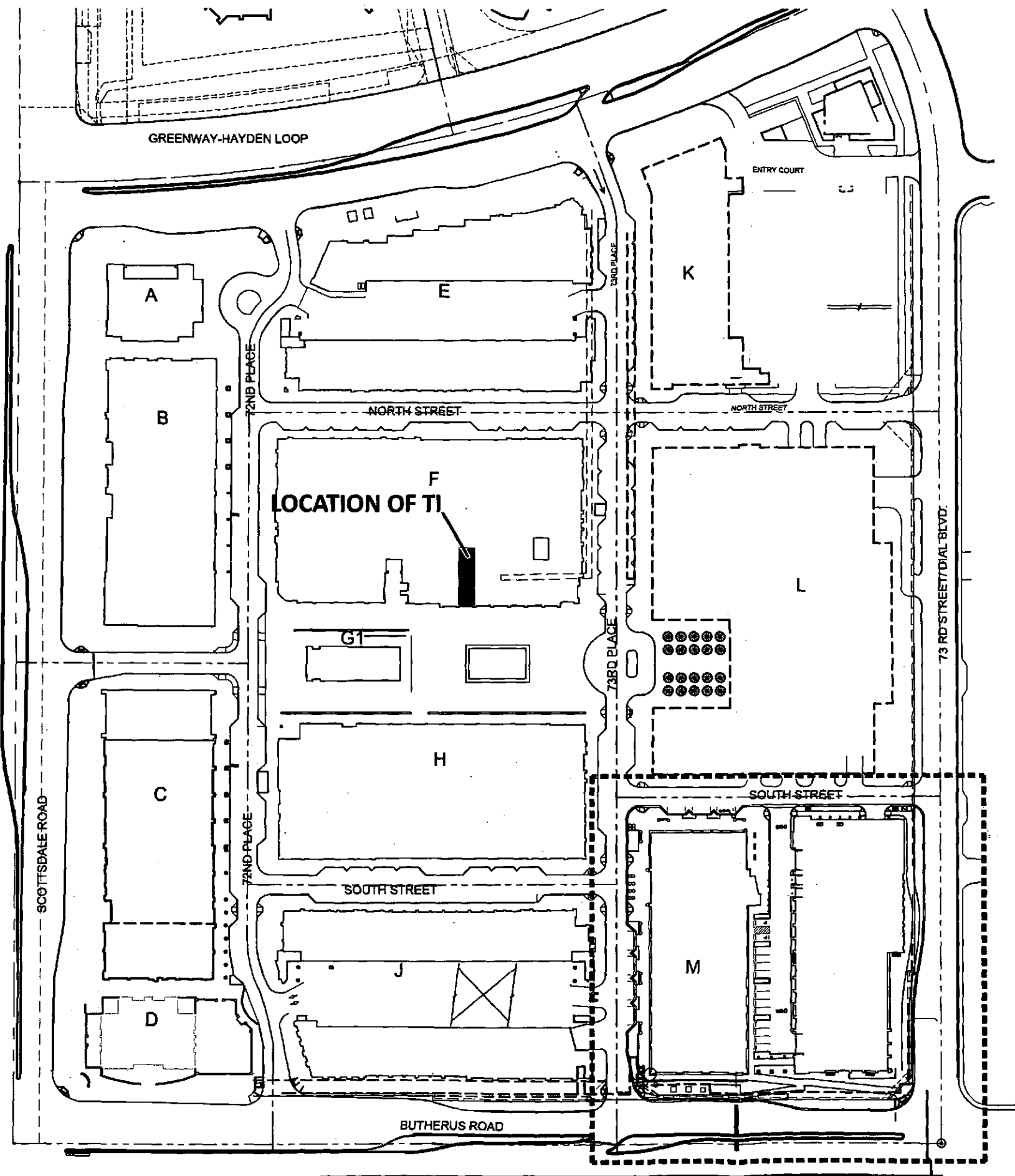


RENDERING

120-CA-2014
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 4/4/14
 DATE INITIALS



CANOPY CROWN DETAIL



Open Space Calculations

Zoning:	PRC
Gross Site Area:	1,248,149.70
Net Site Area:	28.61 Acres
	1,024,555.00
	20.52 Acres
Open Space Required:	204,911 sf
= 20% max of net site area (1,024,555 x .2)	
Total Open Space Provided:	281,232 sf
Frontage Space Required:	51,228 sf
=25% of Net'd Open Space (204,911 x .25)	
Frontage Space Provided:	59,437 sf
Maximum Building Height:	80'-0"
Building Height Proposed:	80'-0"
Building Setback:	30' (varies on 73rd Street)
FAR Allowed (w/o residential):	0.8 (819,844 SF)
FAR Proposed (w/o residential):	1.0 (1,024,555.00 SF)
Office Allowed (40% of Commercial):	(1,024,555 x .40) 409,822 SF
Office Proposed:	252,243 SF
Residential Allowed (50% of Commercial):	409,822 SF
Residential Proposed (Cap at .8 FAR):	409,822 SF

TABULATIONS

PHASE 1A2		BUILDING G1, G2, G3		PHASE 2	
BUILDING A	LEVEL 1 (RESTAURANT)	7,889 SF	BUILDING H	LEVEL 1 (RESTAURANT)	1,886 SF
	PATIO	1,886 SF		PATIO	4,479 SF
BUILDING B	LEVEL 1 (RETAIL)	37,444 SF	BUILDING I	LEVEL 1 (RETAIL)	50,339 SF
	LEVEL 2 (RETAIL/OFFICE)	37,200 SF		LEVEL 2 (RETAIL)	51,038 SF
	LEVEL 3 (ENTRANCE)	30,551 SF		LEVEL 3 (OFFICE)	28,623 SF
	TOTAL	105,185 SF		TOTAL	130,000 SF
	PATIO	0 SF		PATIO	3,276 SF
BUILDING C	LEVEL 1 (RETAIL/REST.)	40,867 SF	BUILDING J	LEVEL 1 (RETAIL)	50,340 SF
	LEVEL 2 (RETAIL)	22,678 SF		PATIO	1,678 SF
	LEVEL 3 (ENTRANCE)	44,808 SF		TOTAL PHASE 1A2	246,800 SF
	TOTAL	108,353 SF		NET SITE AREA PHASE 1A2	632,375 SF
BUILDING D	LEVEL 1 (RETAIL)	51,234 SF			
BUILDING E	LEVEL 1 (RETAIL)	41,845 SF			
	PATIO	3,181 SF			
BUILDING F	LEVEL 1 (RETAIL)	53,229 SF			
	LEVEL 2 (ENTRANCE)	20,718 SF			
	TOTAL	132,947 SF			
	PATIO	1,938 SF			

120-3A-2014

STIPULATION SET

RETAIN FOR RECORDS

APPROVED

4/4/14

DATE

INITIALS

VOLUME CALC =

16' x NET SITE = 18,392,880

A- 254,848

B- 1,722,768

C- 1,538,280

D- 215,842

E- 3,457,980

F- 3,569,200

G- 98,620

H- 2,258,420

J- 2,948,200

K- 4,485,320

L- 4,571,520

M- 4,221,980

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT BLOCK K = 282 DU
- 43 STUDIO UNITS = 53.75 PARKING SPACES
- 175 ONE BEDROOM UNITS = 227.5 PARKING SPACES
- 57 TWO BEDROOM UNITS = 96.0 PARKING SPACES
- 578.15 PARKING SPACES REQ'D 402 PARKING SPACES PROVIDED
- HOTEL PARKING REQUIREMENT = 118 ROOMS @ 1.25 SPACE/ROOM = 145 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 557 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 557 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 1,024,555 SF @ 1 SPACE/325 SF = 3,152 SPACES
- TOTAL PARKING REQUIRED = 3,152 SPACES
- TOTAL PARKING PROVIDED = 3,237 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = .02 X TOTAL PROVIDED = .02 X 557 SPACES = 11 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 11 SPACES

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

SCOTTSDALE QUARTER PHASE III

BLOCK M

N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

Date
FEBRUARY 27, 2014
Revisions

PROGRESS SET - CITY

Overlays and other marked approvals
shall remain visible and unaltered
work of this project and shall not be
deleted, altered, or otherwise modified
without the approval of the architect.

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Project No.
31374

A110
OVERALL SITE PLAN

OVERALL SITE PLAN

01

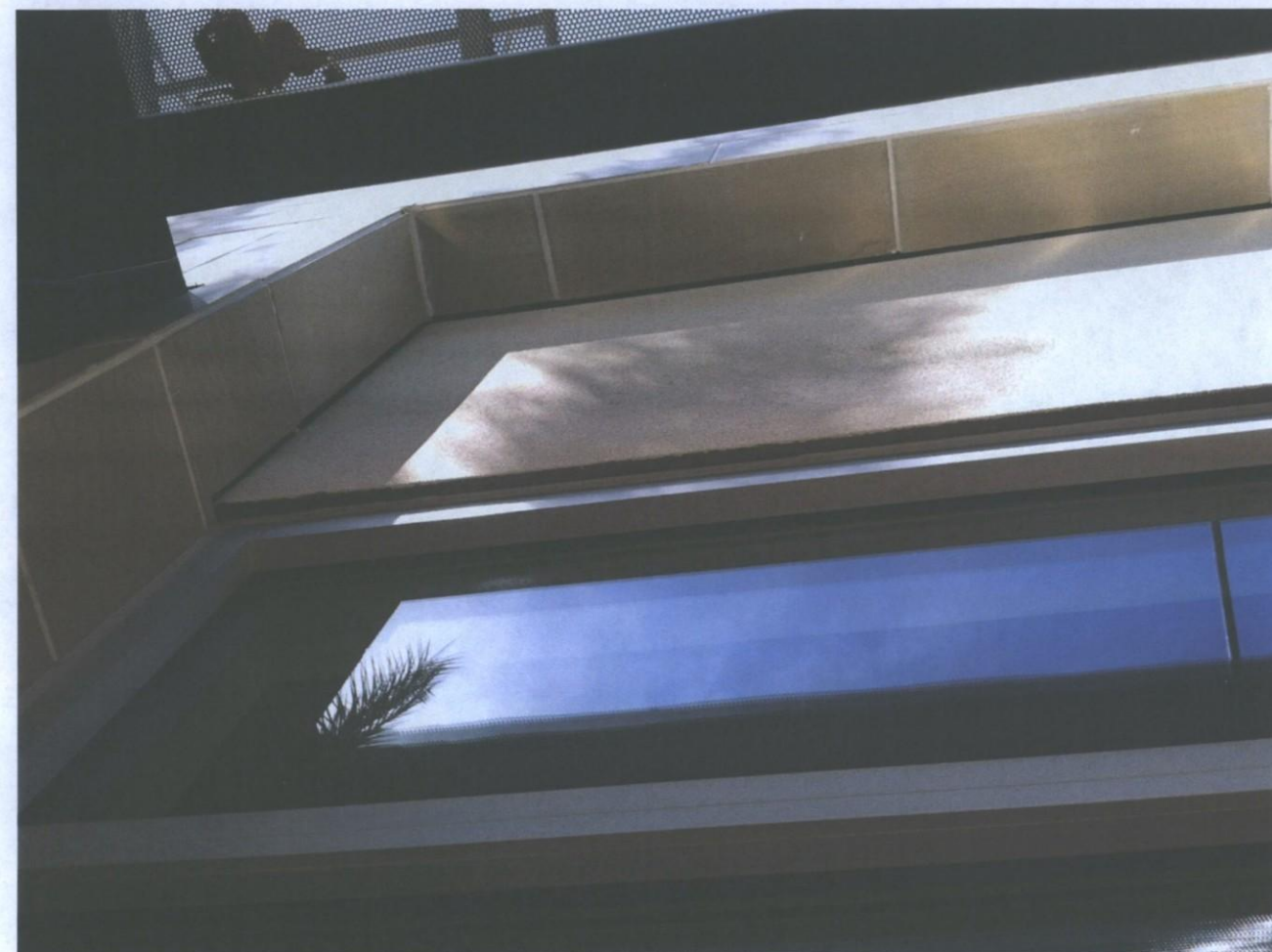
SCALE: 1"=50'

NORTH

REF:



EXISTING STOREFRONT



EIFS TO BE REMOVED