

Marked Agendas
Approved Minutes
Approved Reports

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 17, 2012 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

84-DR-2011#2 Restoration Hardware at Scottsdale Quarter (site walls)

Location: 15015 N. Scottsdale Rd.

Request: Request approval of the site walls and landscaping on the south and west sides of the new Restoration Hardware building.

OWNER

Glimcher Development Corporation
180 E. Broad Street
Columbus, Ohio 43215

TENANT

Restoration Hardware

ARCHITECT/DESIGNER

George Melara / Gwen Jarick
Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85254

ENGINEER

David Evans & Associates
4600 E. Washington Street, Suite 430
Phoenix, AZ 85034

APPLICANT CONTACT

George Melara / Gwen Jarick
Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85254
480-949-6800

BACKGROUND

Action Taken _____

Zoning

The site is zoned Planned Regional Center District (PRC). The PRC zoning district allows a broad range of general merchandise and service uses, and can include office and residential uses. This district allows retail uses, as proposed with this request.

Context

The Scottsdale Quarter site is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd Street on the east, and E. Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed use development with a contemporary design style. The Restoration Hardware building is located at the southwest corner of the development, at the corner of N. Scottsdale Road and E. Butherus Road.

Adjacent Uses and Zoning

- North Dominick's restaurant, zoned Planned Regional Center (PRC).
- South E. Butherus Road, farther south is vacant land, zoned Industrial Park District (I-1).
- East Interior private street and parking structure, zoned Planned Regional Center (PRC).
- West Scottsdale Road, farther west is Kierland shopping center, zoned commercial (Phoenix).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The Development Review Board heard the proposal for Restoration Hardware (84-DR-2011) on February 16, 2012. The Board unanimously approved the proposal, with the exception of the site walls and landscaping that was proposed adjacent to the building on the south and west sides. With concerns over the height, mass and proximity to the public sidewalk, the Board requested that the site wall, and landscaping as affected, be revised and come back for review at another hearing.

The owner and architect have made revisions to the design of the site walls which include reduction in height by 1 foot and moving the wall back from the sidewalk in order to provide additional site area for landscape and berming, that reduce the apparent mass of the wall.

Development Information (overall)

- Existing Use: Vacant building
- Proposed Use: Retail
- Parcel Size: 23.52 acres (net)
- Building Size: 22,405 SF
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.8
- Building Height Allowed: 60 Feet
- Building Height Proposed: 57'-6" (from avg. TOC +1)

- Parking Required: 2,987 spaces
- Parking Provided: 3,191 spaces
- Open Space Required: 204,911 SF
- Open Space Provided: 226,636 SF

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the site walls and related landscaping for Restoration Hardware per the attached stipulations, finding that the provisions of the General Plan policies and goals, master plans, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

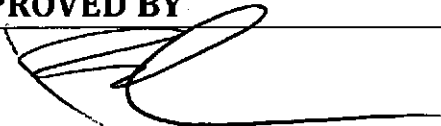
Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Bryan Cluff, Planner 480-312-2258 E-mail: Bcluff@scottsdaleaz.gov

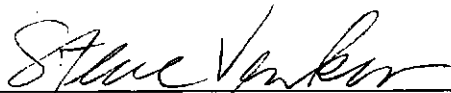
APPROVED BY



Bryan Cluff, LEED AP, Planner

Report Author

5/10/12
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

5/10/12
Date

ATTACHMENTS

- A. Stipulations
1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Perspective
8. Building Section
9. 84-DR-2011 Plans (For reference only)

**Stipulations for the
Development Review Board Application:
Restoration Hardware
Case Number: 84-DR-2011#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABILITY:

1. Except as stipulated below, all approvals and stipulations from case 84-DR-2011 shall continue to apply to the site.

APPLICABLE DOCUMENTS AND PLANS:

2. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), 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 site wall elevations submitted by Nelsen Partners, Inc., with a city staff date of 4/30/2012.
 - b. The location and configuration of all site wall improvements shall be consistent with the site plan submitted by submitted by Nelsen Partners, Inc., with a city staff date of 4/30/2012.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Nelsen Partners, Inc., with a city staff date of 4/30/2012.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases were 14-ZN-2005, 10-DR-2007 and 84-DR-2011.

**SCOTTSDALE QUARTER
GLIMCHER/ RESTORATION HARDWARE**

April 30, 2012

PROJECT NARATIVE

The project request is for development review board approval of the south site wall for Restoration Hardware. At our last DRB hearing and approval for the Restoration Hardware building, concern was raised by board member Ortega, regarding the overall height of the south screen wall. This application addresses the concerns raised and we are anticipating DRB approval of the site walls for the project, which is under construction.

The existing site is raised +/- 4' from the existing surrounding sidewalk grade with an existing elevation of 69.00. This was due to the nature of trying to minimize steps in the buildings to provide a pedestrian friendly experience for the overall Scottsdale Quarter development. The issue was the height of the screen wall in relationship to the pedestrian and proximity to the sidewalk. The previous scheme had a low wall at the sidewalk and the south screen wall had the rotunda engaged at the sidewalk area only set back about 18" from the sidewalk. The new solution reduces the height of the wall by 1'-0" and eliminates the smaller wall and sets the wall and rotunda back 6'-8" at the closest spot to the sidewalk. This solution allows us to berm the ground plane up to the wall thus reducing the overall appearance of height to the wall. In addition we have increased the plant variety and landscaping around the screen walls. The walls are venetian plaster and it will have a cap at the top of the wall. The City of Scottsdale ordinance prevents us from lowering the walls or providing openings in the wall, because of the nature of the merchandise on the interior and the requirement to screen it from public view.

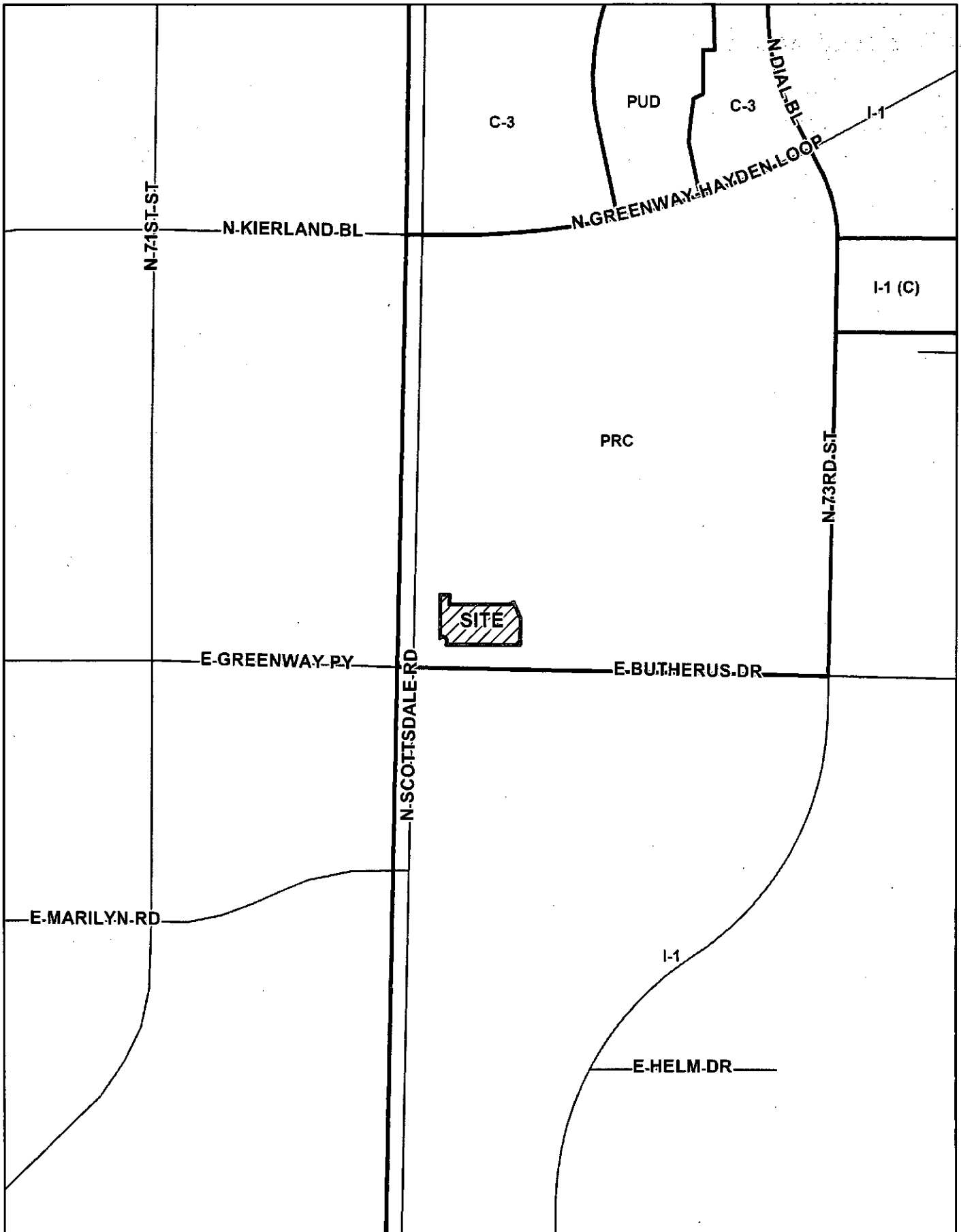
We believe that our combined strategy of lowering the height of the wall by 1' and by moving the south screen wall back and providing a larger landscape buffer 6'-8" minimum, it will reduce the overall height in relationship to the pedestrians along Butherus. The modified landscape along Butherus and Scottsdale road up against the terrace walls is intended to provide more variety and interest.



Restoration Hardware

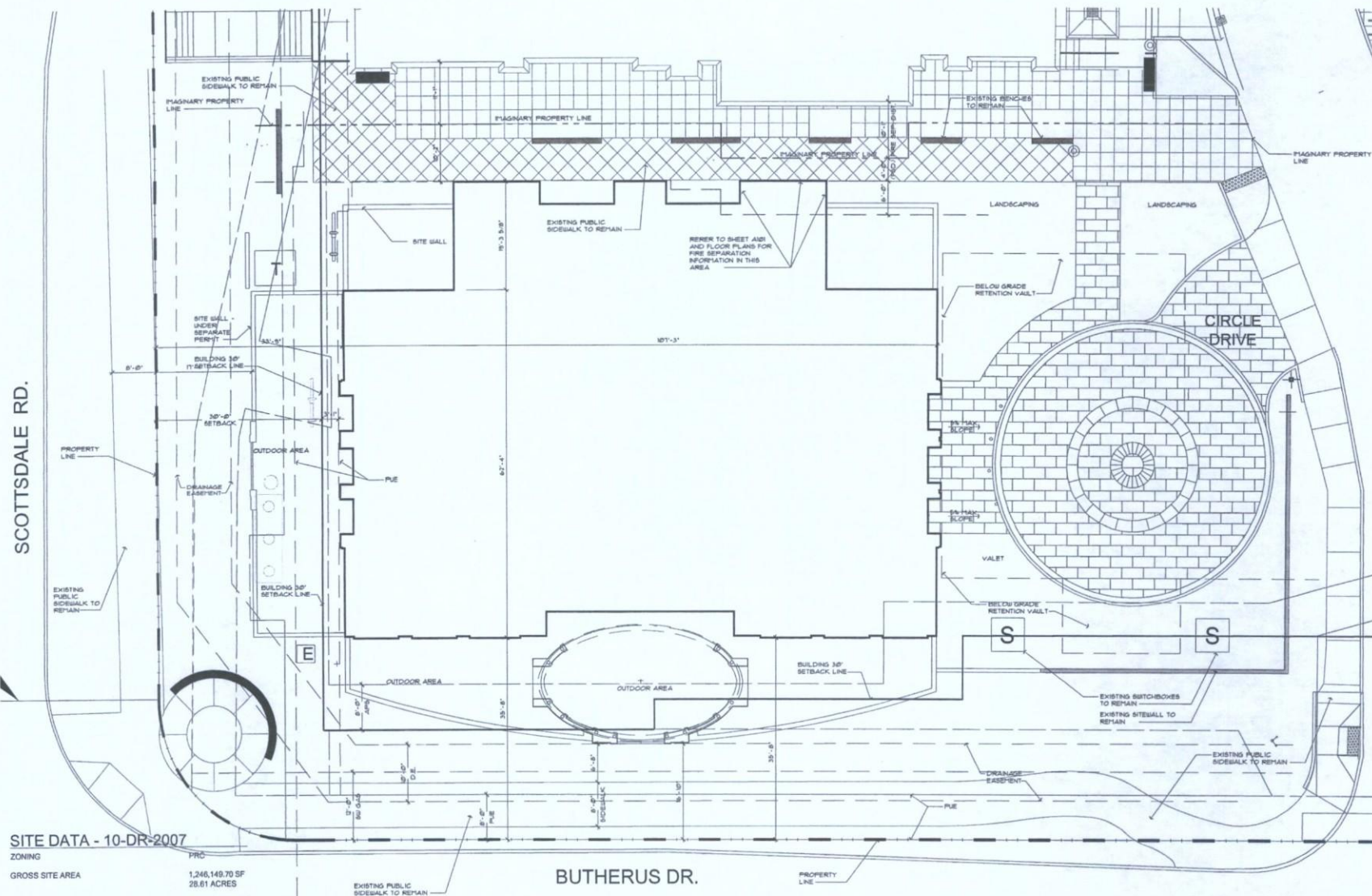
84-DR-2011#2

ATTACHMENT #2A



84-DR-2011#2

ATTACHMENT #3



SITE DATA - 10-DR-2007

ZONING	PRC
GROSS SITE AREA	1,246,149.70 SF 28.61 ACRES
NET SITE AREA	1,024,555.00 SF 23.52 ACRES
OPEN SPACE REQUIRED *20% MAX. OF NET SITE AREA	204,911 SF
OPEN SPACE PROVIDED	214,792 SF
FRONTAGE OPEN SPACE REQUIRED *25% OF OPEN SPACE	51,228 SF
FRONTAGE OPEN SPACE PROVIDED	64,692 SF
BUILDING HEIGHT ALLOWED	60' MAX.
BUILDING SETBACK	30' AT ALL STREETS

BUTHERUS DR.

SITE PLAN
SCALE: 1/8"=1'-0"



Assessor's Parcel no.
215-05-056G

ATTACHMENT #4

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Restoration Hardware - Site Walls
15015 N. Scottsdale Rd.
Scottsdale, AZ 85260

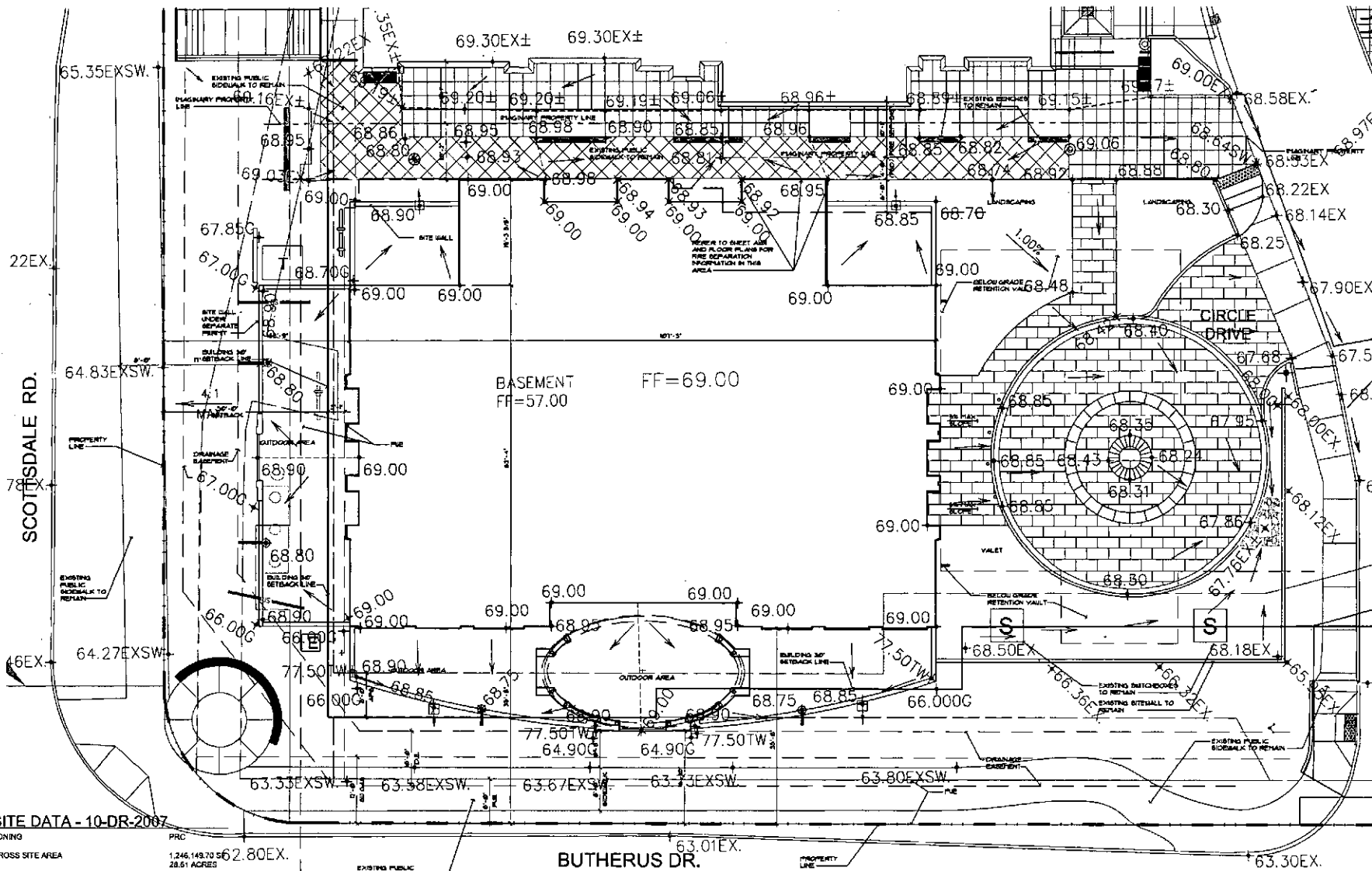
Date
April 30, 2012

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Project No.

A110
SITE PLAN



SITE DATA - 10-DR-2007

ZONING	PRC
GROSS SITE AREA	1,246,149.70 SF 28.61 ACRES
NET SITE AREA	1,024,525.00 SF 23.52 ACRES
OPEN SPACE REQUIRED *20% MAX. OF NET SITE AREA	204,911 SF
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BUILDING SETBACK	30' AT ALL STREETS

BUTHERUS DR.

SITE PLAN
SCALE: 1/8" = 1'-0"



Assessor's Parcel no.
215-05-056G

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Restoration Hardware - Site Walls
15015 N. Scottsdale Rd.
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Date:
April 30, 2012

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SITE PLAN

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15015 N Scottsdale Rd.
Scottsdale, Arizona 85260

ATTACHMENT #5

L-1.0
SHEET 2 OF 4



SOUTH ELEVATION



EAST ELEVATION

ATTACHMENT #6

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RESTORATION HARDWARE

15015 N. Scottsdale
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Date
April 30, 2012

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RESTORATION HARDWARE

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Date:
12/15/2012

Project No.
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ELEVATIONS



3-D PERSPECTIVE
South West Corner

ATTACHMENT #7

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RESTORATION HARDWARE
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Date
April 30, 2012

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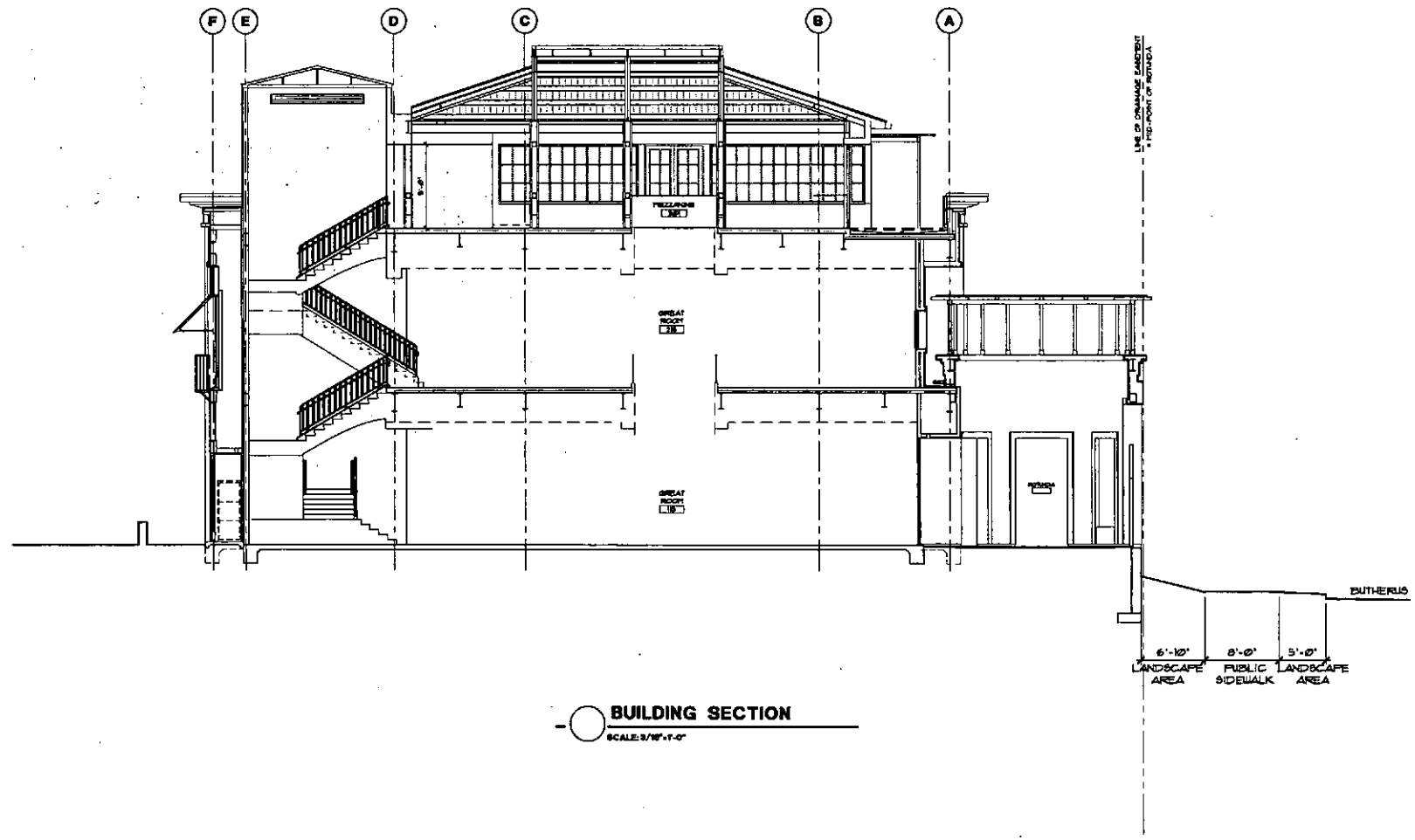
Restoration Hardware - Site Walls
15015 N. Scottsdale Rd.
Scottsdale, AZ 85250

Date
April 30, 2012

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BUILDING SECTION



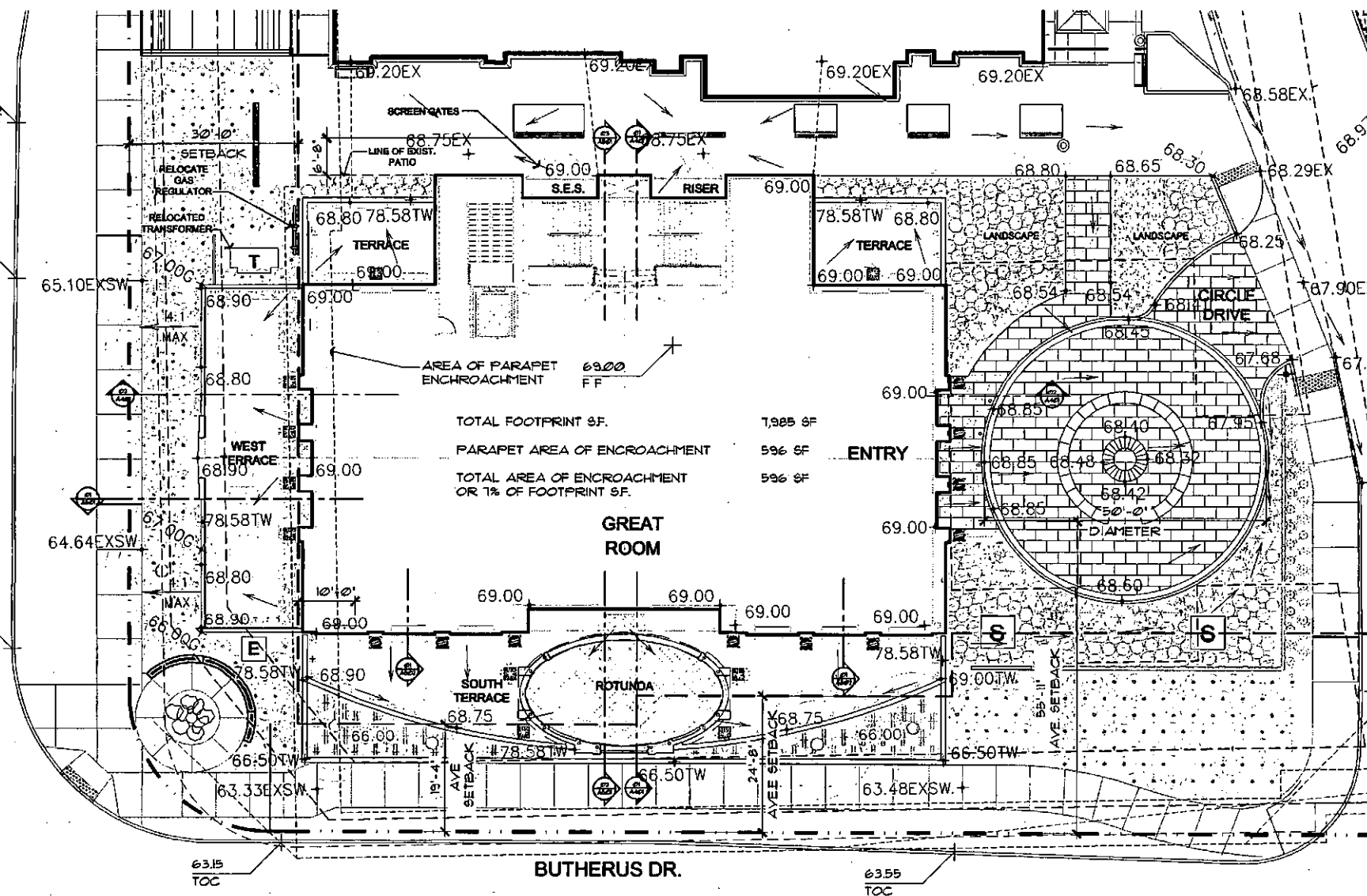
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TOC

ATTACHMENT #9

SCOTTSDALE RD.

63.95
TOC

84-DR-2011
2nd: 1/20/12



01 SITE PLAN
SCALE: 1/8"=1'-0"

REF

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Restoration Hardware

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Scottsdale, Arizona 85260

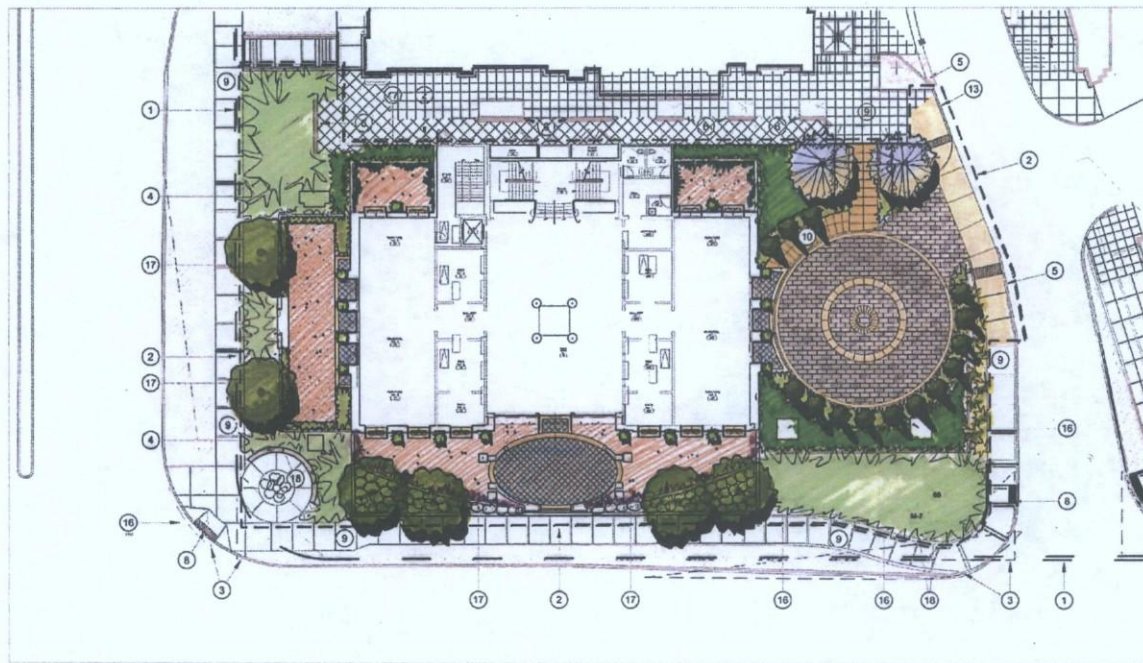
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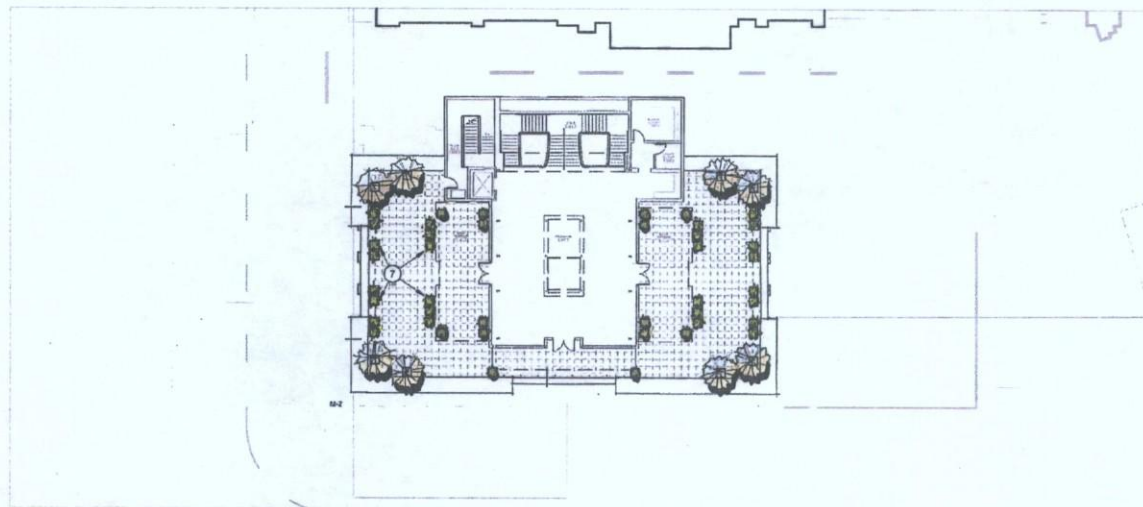
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Project No.
311DB
A110
SITE PLAN

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GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

PLANT LEGEND

SYM.	COMMON NAME	SIZE	MIN. CAL.	HT & W	QTY.
TREES					
1	CUPRESSUS SEMPERVIRENS	15 GAL	10" CAL	8' H X 6" W	14
2	ITALIAN CYPRESS	30" BOX	20" CAL	12' H X 8" W	2
3	OLEA EUROPEA	24" BOX	18" CAL	8' H X 6" W	8
4	SWAN HILL OLIVE	30" BOX	20" CAL	10' H X 8" W	8
SHRUBS					
5	LEUCOPHYLLUM CANDIDUM	5 GAL			8
6	THUNDER CLOUD SAGE	5 GAL			221
7	MUSA EMMERGIA CAPILLARIS	5 GAL			221
8	REGAL HIBT DEER GRASS	5 GAL			182
9	MYRTIS COMMENS	5 GAL			52
10	DWARF MYRTLE	5 GAL			
11	ROSMARINUS OFFICINALIS	5 GAL			
12	TUSCAN BLUE ROSEMARY	5 GAL			
13	RUELLIA BRITTONIANA	5 GAL			
14	RUELLIA	5 GAL			
ACCENTS					
15	PHOENIX ROSEBUSH	15 GAL			10
16	PIYANT GATE PALM	15 GAL			12
17	STRELITZIA REGINAE	5 GAL			28
18	BIRD OF PARADISE	5 GAL			
19	YUCCA PALMIDA	5 GAL			
20	PALE YUCCA	5 GAL			
VINES					
21	FICUS PLUMBA	5 GAL			10
22	GRIPPING FIG VINE	5 GAL			12
23	YUCCA CARACALLA	5 GAL			
24	SMALL VINE	5 GAL			
TOPDRESS / DUST CONTROL					
25	1/2" MINUS DECOMPOSED GRANITE				5,190 S.F.
26	7" MIN. DEPTH L.I.D. COLOR EXPRESS BROWN				
27	SOURCE: GRANITE EXPRESS (480) 345-8808				
28	1/4" MINUS STABILIZED DECOMPOSED GRANITE				2,870 S.F.
29	7" MIN. DEPTH L.I.D. COLOR GOLDEN PEARL				
30	SOURCE: GRANITE EXPRESS (480) 345-8808				
31	3/8" - 5/8" MEDICAN BEACH PEBBLES (IN POTS)				440 S.F.
32	7" MIN. DEPTH L.I.D. COLOR BALUTE				
33	SOURCE: GRANITE EXPRESS (480) 345-8808				

KEYNOTES

1. R.O.W. / PROPERTY LINE.
2. LIMIT OF CONSTRUCTION.
3. SIGHT VISIBILITY TRIANGLE.
4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS.
5. EXISTING CURB TO REMAIN.
6. EXISTING SEATWALL TO REMAIN.
7. DISPLAY MODEL PLANTER POTS.
8. ADA RAMP.
9. EXISTING SIDEWALK TO REMAIN.
10. CONCRETE SIDEWALK.
11. CONCRETE PAVEMENT DROP CIRCLE.
12. CUT CONNECTION BLUESTONE PAVING.
13. C.I.P. CONCRETE CURB.
14. STEEL HEADER.
15. STABILIZED DECOMPOSED GRANITE.
16. EXISTING SCREEN WALL.
17. COURTYARD WALL.
18. EXISTING CACTI - SALVAGE AND RELOCATE TO NW CORNER OF DEVELOPMENT PROPERTY.

LANDSCAPE CALCULATIONS

TOTAL AREAS OF LANDSCAPE	8,850 SQ FT
TOTAL AREAS OF WATER INTENSIVE PLANTS / WATER FEATURES	0 SQ FT.

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Restoration Hardware

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Scottsdale, Arizona 85260

Date
01.19.2012

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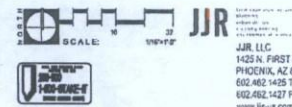
Project No.

31185

LANDSCAPE PLAN

L-1.0

SHEET 1 OF 1



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84-DR-2011
2nd: 1/20/12



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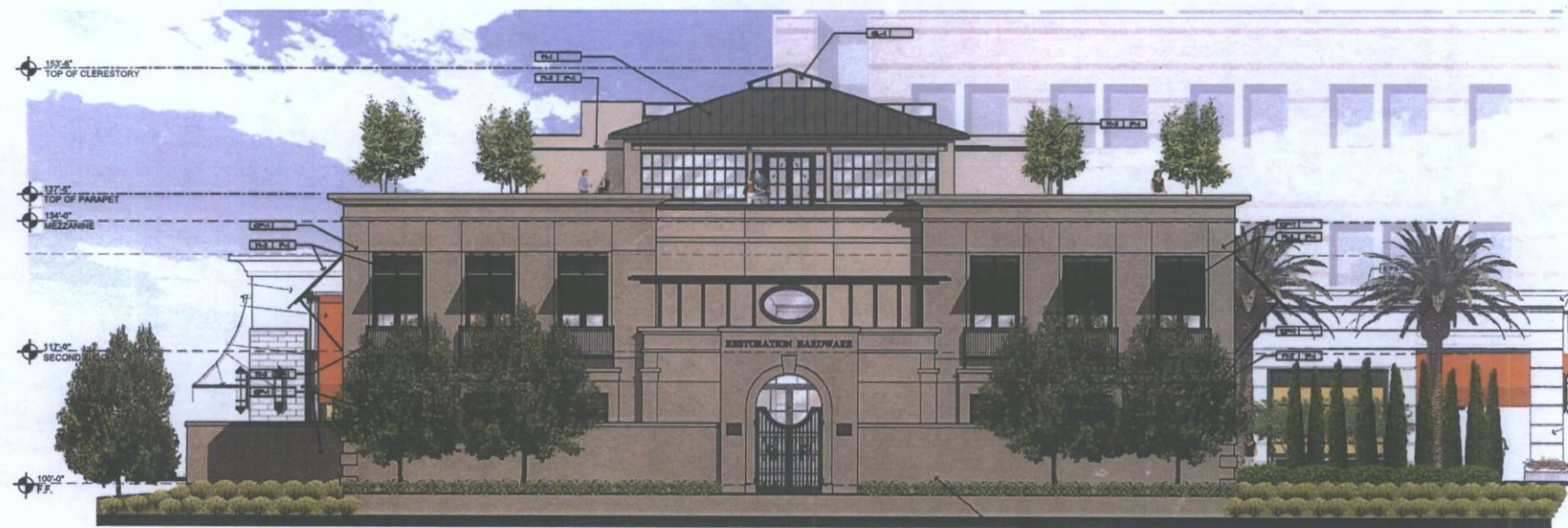
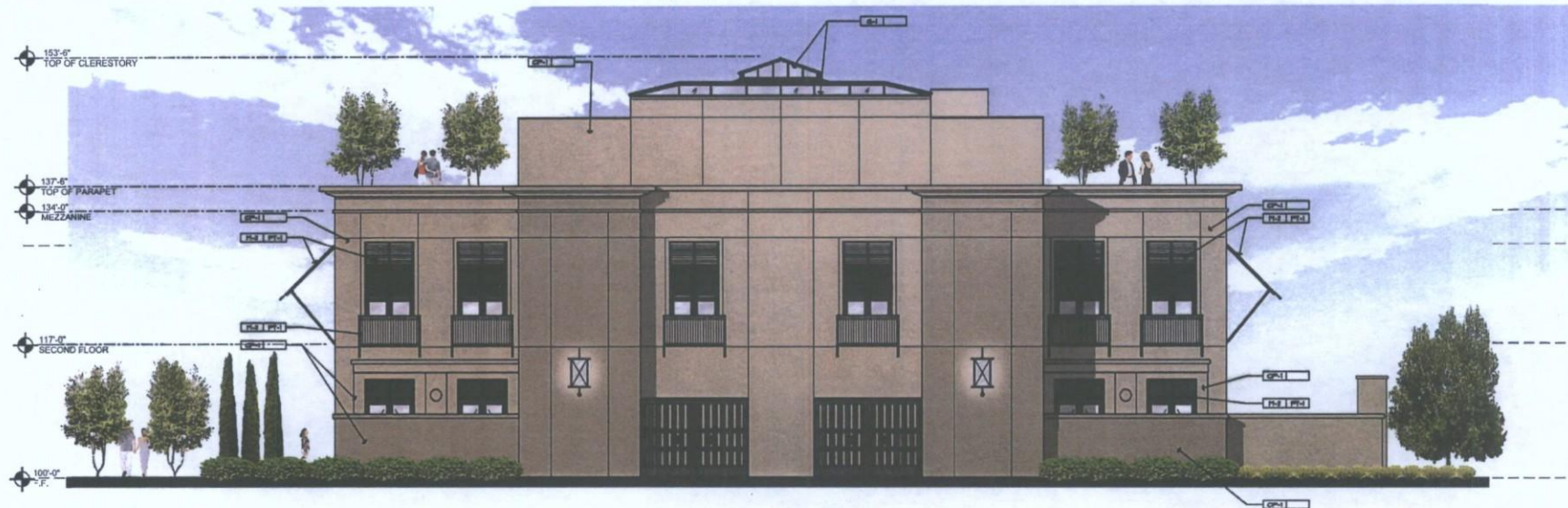
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A301
ELEVATIONS

34-DR-2011
1st: 12/23/2011



SOUTH ELEVATION

84-DR-2011
2nd: 1/20/12

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Project No.
31185

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

**SCOTTSDALE QUARTER
GLIMCHER/ RESTORATION HARDWARE
SITE WALL PACKAGE**

August 23, 2012

PROJECT NARATIVE

The project request is for development review board approval of the south site wall for Restoration Hardware. At our last DRB hearings and approval for the Restoration Hardware building, concern was raised, regarding the overall height of the south screen wall. We spent some time reaching out to board members Ali Fakhri and Chris Jones to better understand and formulate a design solution that would work for all. This application addresses the concerns raised and we are anticipating DRB approval of the site walls for the project, which is under construction.

The following where the issues raised and our proposed solution:

SOUTH ELEVATION

The relationship of the gate opening to the sidewalk, there is a +/-5'-4" difference in grade- We have created a terraced step area out of steel plate (1'-8") with plantings in order to mitigate the relationship of the interior courtyard finish floor and the sidewalk. In addition we have changed the design of the gate and made it relate to the steel detailing on the interior of the space and it is more of a decorative grill than a gate. We have introduced a decorative steel grid for climbing white bougainvillea and sage massing hedge in between the steel panels, there are 4 on each side of the elevation for a total of 8. This creates a rhythm and breaks up the wall vertically.

WEST ELEVATION

We have employed a similar strategy to the south side developing a terraced step area out of steel plate with plantings in order to mitigate the relationship of the interior courtyard finish floor and the sidewalk. We have addressed the vertical wall in similar fashion by adding the vertical steel grids 2 on each side of the elevation for a total of 4 to create a rhythm and break up the wall vertically.

The landscape plan has been adjusted to accommodate the new terracing on the South side and we have increased the landscape. We are proposing to add 2 additional Texas Ebony's to three per side for a total of six. We have also added two Palo Verde trees on the east side of the existing wall. We believe these modifications and adjustments we have made will create a nicer setting and ground the building while providing a better pedestrian experience.

**SCOTTSDALE QUARTER
GLIMCHER/ RESTORATION HARDWARE
SITE WALL PACKAGE**

August 23, 2012

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