

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



Development Application

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Harley Davidson of Scottsdale

Property's Address: 15656 N. Hayden Road

Property's Current Zoning District Designation: C-4 (CONDITIONAL)

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: ROBERT PARSONS	Agent/Applicant: LEW KAPLAN
Company: LZ DELTA PLLC	Company: K/G ARCHITECTS
Address: 15475 N. 84TH STREET	Address: 7585 E. REDFIELD ROAD SUITE 102
Phone: 480-398-2525 Fax:	Phone: 480-443-3705 Fax:
E-mail: STEVE@YAMHOLDINGS.COM	E-mail: LEW@KGARCHITECTS.NET
Designer: LEW KAPLAN	Engineer: MIKE JACKSON
Company: K/G ARCHITECTS	Company: TMAD TAYLOR & GAINES
Address: 7585 E. REDFIELD ROAD, SCOTTSDALE, AZ	Address: 4300 N. MILLER ROAD #122 SCOOTSDALE
Phone: 480-443-3705 Fax:	Phone: 602-371-1333 Fax:
E-mail: LEW@KGARCHITECTS.NET	E-mail: MJACKSON@TTGCRP.COM

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



City of Scottsdale Cash Transmittal

94895

94895
 00609587
 11/04/13 PLN-1310P
 KUNHEILER HPDC600524
 11/4/2013 9426 AR
 \$1,515.00

Received From :

K/G ARCHITECTS PLLC
 7585 E REDFIELD RD STE 102
 SCOTTSDALE, AZ 85260-6937
 480-443-3705

Bill To :

K/G ARCHITECTS PLLC
 7585 E REDFIELD RD STE 102
 SCOTTSDALE, AZ 85260-6937
 480-443-3705

Reference # 258-PA-2013
 Address 15656 N HAYDEN RD
 Subdivision PROPERTY DIVISION

Issued Date 11/4/2013
 Paid Date 11/4/2013
 Payment Type CREDIT CARD

Marketing Name
 MCR 762-38
 APN 215-51-001X

Lot Number 2
 County No
 Gross Lot Area 0
 NAOS Lot Area 0
 Net Lot Area
 Number of Units 1
 Density

Cost Center
 Metes/Bounds No
 Water Zone
 Water Type
 Sewer Type
 Meter Size
 QS 35-48

Owner Information

LZ DELTA, LLC
 15750 N NORTHSIGHT BLVD
 SCOTTSDALE, AZ 85260
 480-398-2525

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

58-DR-2013
 11/4/2013

SIGNED BY LEWIS KAPLAN ON 11/4/2013

Total Amount

\$1,515.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 94895



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 258 - PA - 2013

Project Name: Harley Davidson of Scottsdale

Project Address: 15656 N. Hayden Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

~~Property owner~~/Property owners agent: Lewis Kaplan

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

Project Narrative Development Review Board

While preparing the project narrative, please refer to the Development Review Board Criteria (refer to attachment #A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.
- Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.
- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.
- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.
- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.
- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.
- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.
- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.
- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.
- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No: 258 -PA-2013

Coordinator: Bryan Cluff

Case No: _____

Project Name: Harley Davidson of Scottsdale

Project Location: 15656 N. Hayden Road

Property Details: Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: C-4 (conditional) Proposed Zoning: C-4 (conditional)

Number of Buildings: 1 Parcel Size: 4.29 acres

Gross Floor Area/Total Units: _____ Floor Area Ration/Density: _____

Parking Required: 118 Parking Provided: 122

Setbacks: N - 0 E - 0 S - 50 W - 0

Description or Request:

LZ DELTA, LLC intends to develop a new Harley Davidson motorcycle facility on their existing property at 15656 North Hayden Road. Facilities will include a new two-story dealership building with below grade storage and public parking accommodations. All are consistent with the Northsight Auto Mall development guidelines and will enhance the "passers-by's" visual relationship to the site.

The new facilities will total approximately 146,600 square feet, with 45,200 square feet of indoor display space, merchandizing, sales and support facilities, including parts storage and service bays on the first floor, 14,300 square feet of administration and support space on the second floor and an 87,100 square feet in the below grade parking garage and storage structure.

The design will feature an aluminum composite material tower, stone and stucco walls with metallic accents and numerous shade canopies for both pedestrian comfort and vehicle protection complete the fenestration. The high point of the tower will be at 57.5 feet above finish grade as allowed by the zoning code exception B in Sec. 7.102, while the highest point of the main structure will be at 35.5' above finish grade. All roof top mechanical units will be concealed by the building parapets. At grade units will be placed behind site walls as required by code.

A pedestrian connector with unified streetscapes including decorative paving stones, lighting and landscaping, enhance the facility and provide a dramatic statement fronting the newly constructed roundabout. A raised outdoor activity plaza provides an oasis for customer seating and gathering. This synergy zone provides an area for special events. The centerpieces will be a stage and barbeque area.

Site circulation and ingress/egress has been designed respective of the roundabout and Northsight alignment. The existing alignment of the Hayden shared ingress has been preserved as well as the access point along Northsight. On-grade and below-grade parking are connected by a centrally located ramp structure.

The 4.29 acre site presently houses several vacant auto dealership buildings, all of which will be razed to make way for the new construction. The site will be landscaped consistent with the current zoning and modified by the new development. The use of approved date palm specimens and native landscape material will provide a visual focal point for the site. Circulation and parking has been designed to allow for the placement of the new building and as defined by our parking analysis. Site grading has been engineered to ensure proper drainage to the new on-site retention basins. Drainage from the neighboring property has been included in our calculations per City guidelines.

This project, when completed, will not only be consistent with the established business environment but respective of the Design Guidelines created when the Northsight Auto Mall was rezoned in 1987.

Project Narrative prepared by K/G Architects

Planning, Neighborhood & Transportation Division

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

PROJECT NARRATIVE

HARLEY DAVIDSON OF SCOTTSDALE
15656 N. HAYDEN ROAD
258-PA-2013
Revised 1-30-14

LZ DELTA, LLC intends to develop a new Harley Davidson motorcycle facility on their existing property at 15656 North Hayden Road. Facilities will include a new two-story dealership building with below grade storage and public parking accommodations. All are consistent with the Northsight Auto Mall development guidelines and will enhance the “passers-by’s” visual relationship to the site.

The new facilities will total approximately 146,600 square feet, with 45,200 square feet of indoor display space, merchandizing, sales and support facilities, including parts storage and service bays on the first floor, 14,300 square feet of administration and support space on the second floor and an 87,100 square feet in the below grade parking garage and storage structure.

The high point of the featured aluminum composite material tower will be at 57.0 feet above finish grade as allowed by the zoning code exception B in Sec. 7.102, while the highest point of the main structure will be at 35.5’ above finish grade. All roof top mechanical units will be concealed by the building parapets. At grade units will be screened by site walls as required by ordinance.

In keeping with the principles outlined in the Section 1.904 of the Zoning Ordinance, the building design and color palette is intended to enhance and strengthen the surrounding context and newly developed roundabout. With its muted earth tone color scheme, fashioned from stone and stucco walls and with metallic accents and numerous shade canopies for both pedestrian comfort and vehicle protection the project is responsive to the desert environment as well as incorporating unique architectural features.

Accessible pedestrian connectors with unified streetscapes including decorative paving stones, lighting and landscaping, enhance the facility and provide a dramatic statement fronting the newly constructed roundabout. A raised shaded outdoor events plaza provides an oasis for customer seating and gathering. The centerpieces will be a stage and barbeque area. Indoor/outdoor special relationships are not only encouraged throughout the design but an integral part of the motorcycle experience.

Site circulation and ingress/egress has been designed respective of the roundabout and Northsight alignment. The existing alignment of the Hayden shared ingress has been preserved as well as the access point along Northsight. On-grade and below-grade parking are connected by a centrally located ramp structure.

The 4.29 acre site presently houses several vacant auto dealership buildings, all of which will be razed to make way for the new construction. The site will be landscaped

consistent with the current zoning and modified by the new development. The use of approved date palm specimens and native landscape material will provide a visual focal point for the site. Circulation and parking has been designed to allow for the placement of the new building and as defined by our parking analysis. Site grading has been engineered to ensure proper drainage to the new on-site retention basins. Drainage from the neighboring property has been included in our calculations per City guidelines.

The vision for this facility is to create not only a thriving business venture but a must visit destination attracting all enthusiasts to this location at the center of the motorcycle environment. This project, when completed, will not only be consistent with the established business environment but respective of the Design Guidelines created when the Northsight Auto Mall was rezoned in 1987.

Project Narrative prepared by K/G Architects