



STAFF APPROVAL LETTER

364-SA-2014

Forever 21

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 170
PARCEL: 215-56-414
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Jennifer Horta
COMPANY: Forever 21
ADDRESS: 3880 N Mission Rd Los Angeles, Ca
PHONE: 213-763-2884

Request: Request approval for a material change on the north elevation of Building E in Scottsdale Quarter.

STIPULATIONS

1. The proposed material change shall be consistent with the renderings stamped approved by City staff 9/3/14.
2. The metal panel material shall be consistent with the material sampled labeled SL-1809 WHITE MT-4(B), and stamped approved by City staff 9/3/14.
3. All signs shall require separate review and approval.

Related Cases: 10-DR-2007#3

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 9/3/14

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

364-SA-2014

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

9/3/14
DATE

INITIALS

BUILDING F NORTH
PROPOSED



364-SA-2014

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

9/3/14
DATE

INITIALS

BUILDING F NORTH
PROPOSED

NEW PANELS



Attn: Bryan Cluff



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: Forever 21	
Property's Address: <u>15257</u> <u>170</u> 45279 N SCOTTSDALE RD BUILDING F SUITE 100	
APN: _____	
Property's Zoning District Designation: _____	
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: <u>ALAN BOGART</u>	Applicant: JENNIFER HORTA
Company: GLIMCHER	Company: FOREVER 21
Address: 15037 N. Scottsdale Rd. Scottsdale, AZ, 85254	Address: 3880 N. MISSION ROAD
Phone: <u>64 561-5659</u> 480-270-6125	Phone: 213.763 2884
Fax: _____	Fax: _____
E-mail: <u>ABOGART@GLIMCHER.COM</u>	E-mail: JENNIFER.H@FOREVER21.COM
Owner Signature: <u>[Signature]</u>	Applicant Signature: _____
Official Use Only: Submittal Date: <u>07/30/14</u>	Application No.: <u>707-PA-2014</u>
Project Coordinator: _____	

Planning, Neighborhood & Transportation Division

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

Page 1 of 2

Revision Date 04/15/2013



Pre-Application Request

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 type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" 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	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ _____

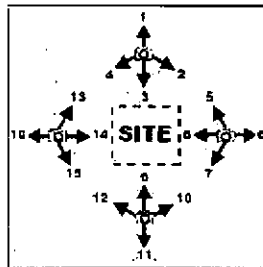
☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

☐ Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

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

FOREVER 21®

3880 N. MISSION ROAD, LOS ANGELES, CA 90031
T: 213.741.5100 F: 213.741.5161

Thursday, August 21, 2014

Bryan D. Cluff
Planner
City of Scottsdale
Planning, Neighborhood & Transportation

RE: 15257 N. Scottsdale Road, Suite 170
Scottsdale, AZ 56260

Dear Mr. Cluff:

Based on the latest developments in regards to the metal color samples for the storefront, we have decided to stop pursuing the approval of the two (2) different paint finishes (semi-gloss and matte). Therefore, we prefer to have only one (1) paint finish: "**Brite White**" (see enclosed sample). This color is our storefront standard and would like to keep the consistency of our brand throughout our stores.

We have tried numerous times to comply with your request for a more flat/matte finish but came up empty handed. Please consider our proposed alternative finish and wish that we can come to a mutual agreement.

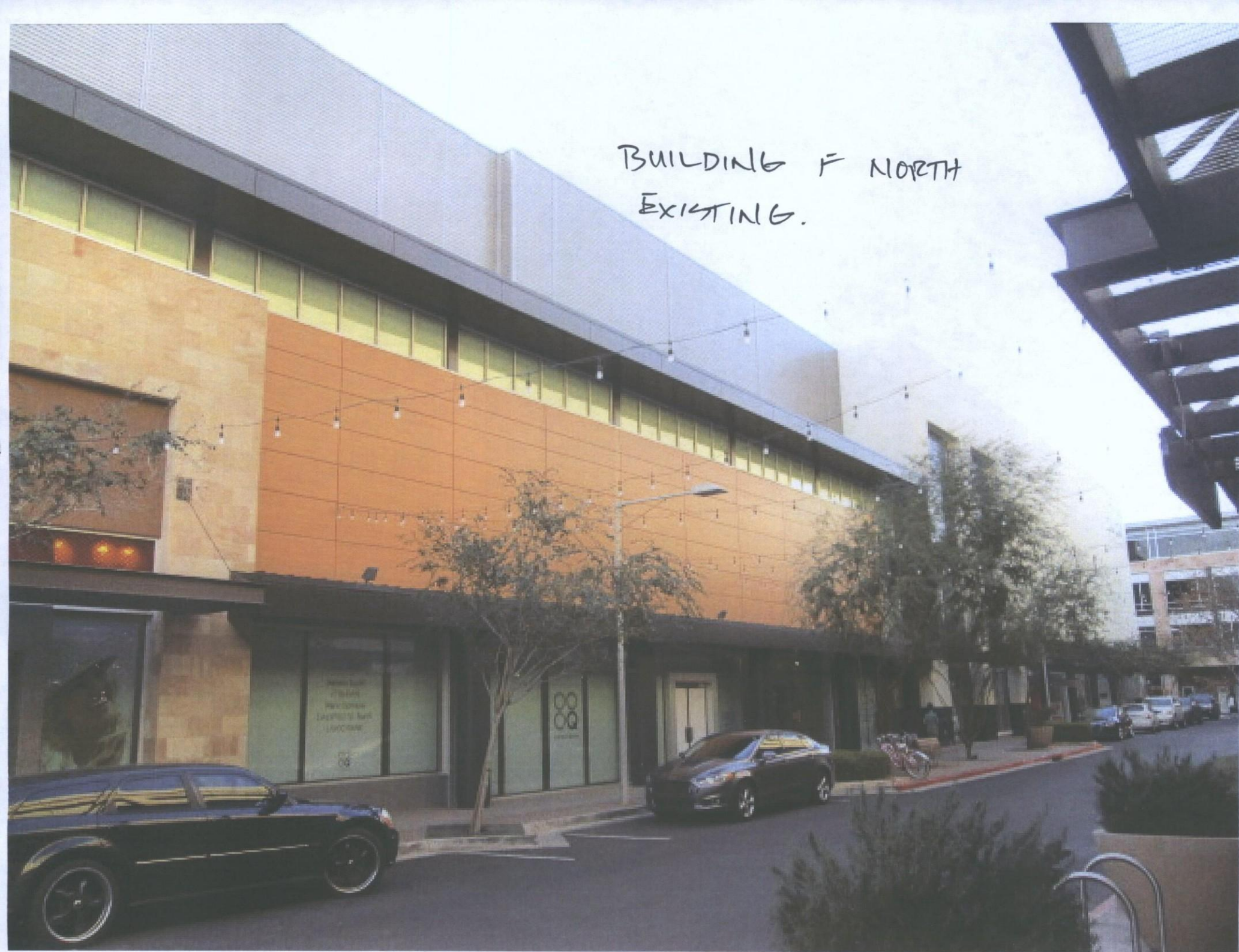
Please do not hesitate to contact me should you have any questions

Best regards,

Leon Lopez
Project Manager
Architecture Department



BUILDING F NORTH
EXISTING.



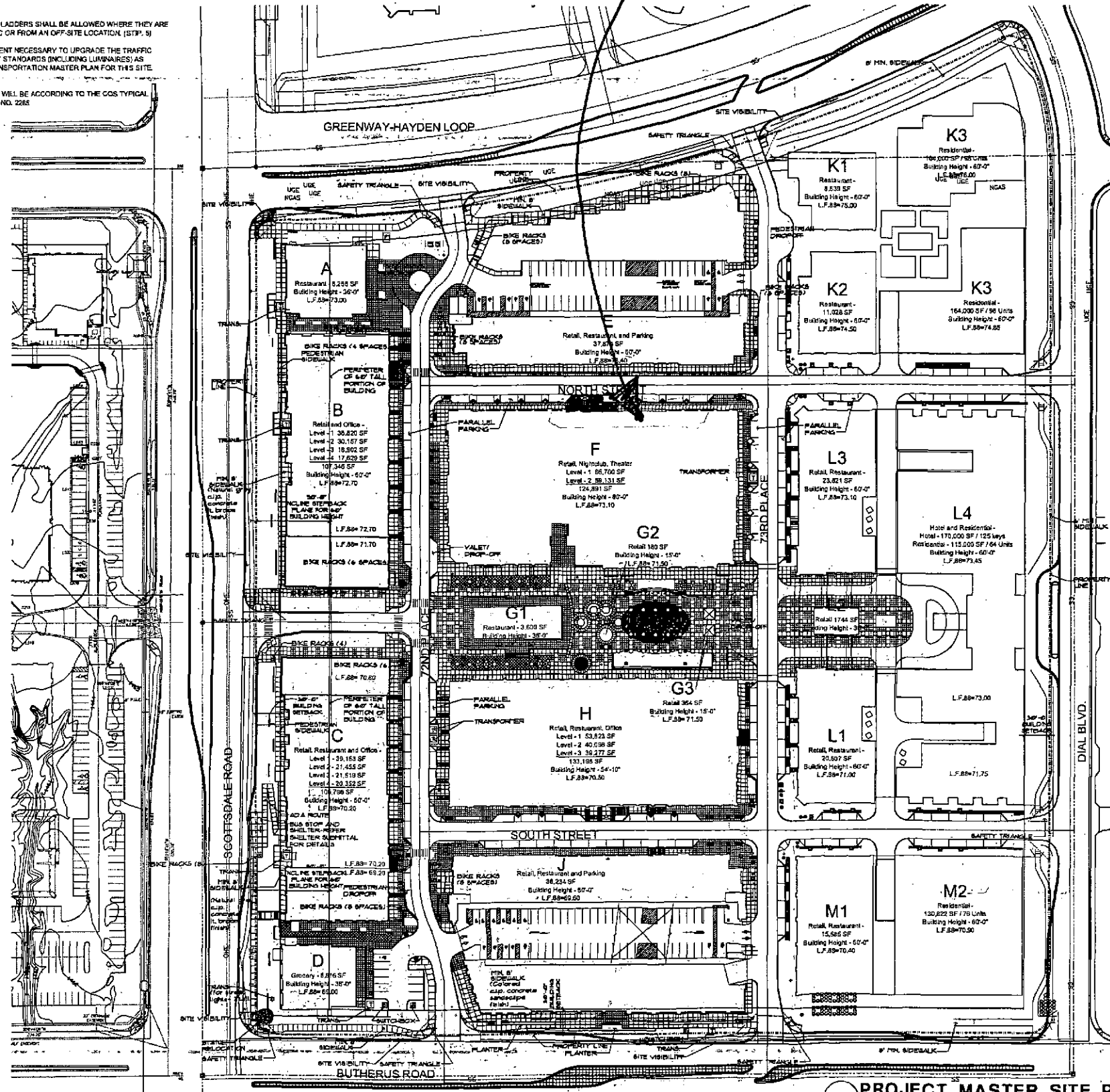
BUILDING F NORTH
EXISTING



LOCATION OF PROPOSED ELEVATION CHANGE.

NOTE

1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION (STIP. 5)
2. POLES AND EQUIPMENT NECESSARY TO UPGRADE THE TRAFFIC SIGNALS TO CURRENT STANDARDS INCLUDING LUMINAIR, AS SPECIFIED IN THE TRANSPORTATION MASTER PLAN FOR THIS SITE (STIP. 53)
3. ALL BICYCLE RACKS WILL BE ACCORDING TO THE COS TYPICAL BICYCLE RACK DETAIL NO. 2285



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF
Net Site Area	1,024,555.00 SF
Open Space Required	204,911 SF
Open Space Provided	247,111 SF
Frontage Open Space Required	51,228 SF
Frontage Open Space Provided	62,405 SF
Parking Lot Landscape Area	3,268 SF
Parking Lot Landscape Req'd	490 SF
Parking Lot Landscape Provided	673 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
FAR Proposed	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Proposed	238,433 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF
VOLUME CALC	
18' x NET SITE: 16,392,880	
A-254,848 G-72,000	
B-1,722,768 H-2,259,420	
C-1,558,280 J-2,546,200	
D-215,842 K-3,149,020	
E-3,457,980 L-5,459,420	
F-3,559,200 M-2,504,964	

TABULATIONS

BUILDING A	8,255 SF	BUILDING G1, G2	3,500 SF
LEVEL 1 (RESTAURANT)		G1 (RESTAURANT)	180 SF
BUILDING B	34,022 SF	G2 (RETAIL)	364 SF
LEVEL 1 (OFFICE)	8,638 SF	TOTAL	4,144 SF
LEVEL 2 (RETAIL)	8,810 SF	BUILDING H	43,442 SF
LEVEL 3 (OFFICE)	21,347 SF	LEVEL 1 (RETAIL)	5,899 SF
LEVEL 4 (OFFICE)	18,902 SF	LEVEL 1 (OFFICE)	4,512 SF
TOTAL	107,546 SF	LEVEL 2 (OFFICE)	40,098 SF
BUILDING C	29,842 SF	TOTAL	39,277 SF
LEVEL 1 (RETAIL)	7,582 SF	BUILDING J	13,198 SF
LEVEL 1 (OFFICE)	6,962 SF	LEVEL 1 (RETAIL)	12,819 SF
LEVEL 2 (OFFICE)	21,455 SF	TOTAL	25,816 SF
LEVEL 3 (OFFICE)	21,516 SF	BUILDING K1, K2, K3	19,067 SF
LEVEL 4 (OFFICE)	20,352 SF	LEVEL 1 (RESTAURANT)	164,000 SF / 88 UNITS
TOTAL	106,706 SF	TOTAL	183,667 SF
BUILDING D	6,818 SF	BUILDING L1, L2, L3, L4	34,140 SF
LEVEL 1 (GROCERY)		LEVEL 1 (RETAIL)	170,000 SF / 125 KEYS
BUILDING E	16,055 SF	TOTAL	115,000 SF / 84 UNITS
LEVEL 1 (RESTAURANT)	21,816 SF	BUILDING M1, M2	15,525 SF
TOTAL	37,874 SF	LEVEL 1 (RETAIL)	130,822 SF / 78 UNITS
BUILDING F	57,307 SF	TOTAL	146,407 SF
LEVEL 1 (RETAIL)	8,433 SF		
LEVEL 2 (RESTAURANT)	10,820 SF		
LEVEL 3 (COMMON)	12,321 SF		
LEVEL 4 (CINEMA)	36,000 SF		
TOTAL	124,891 SF		

PARKING SUMMARY

TOTAL RETAIL	273,136 SF (1 car/200 sf)	1365 cars
TOTAL OFFICE	217,609 SF (1 car/300 sf)	725 cars
TOTAL RESTAURANT	103,294 SF (1 car/300 sf)	344 cars
TOTAL GROCERY	6,818 SF (1 car/300 sf)	23 cars
TOTAL PATIOS	15 PATIOS (1057 sf each)	65 cars
TOTAL CINEMA	(350 seats) 35,000 SF (1 car/10 seats)	35 cars
TOTAL HOTEL	170,000 SF (1 carroom + employee)	210 cars
TOTAL RESIDENTIAL	409,822 SF (238 Units at 2 cars/unit)	476 cars
GRAND TOTAL (non-shared)	1,228,465 SF	3,565 cars
SHARED PARKING STUDY		
Commercial Shared Demand	(20% reduction max., see attached Master Parking Plan)	2,484 cars
Non-Shared Residential and Hotel Demand		686 cars
Total Shared Parking Required		3,150 cars
Accessible Parking Required (3,153 / .02)		63 cars
PARKING PROVIDED		
GARAGE BUILDING E		1,183 cars
GARAGE BUILDING J		1,165 cars
GARAGE BUILDING L and M		697 cars
SURFACE		133 cars
TOTAL		3,188 cars
REQUIRED BIKE PARKING: Phase I, II, & III (commercial use only)		
1 bike space per 10 cars parked (2,484 + 120 hotel cars / 10)		258 bike spaces
Phase I provided		78 bike spaces
Phase II provided		100 bike spaces
Phase III provided		80 bike spaces
Total provided		258 bike spaces
Note:		
1. All bike spaces are located within 50' of building entrance. Please refer landscape DRB sheet L1.07 for locations in Phase II & III.		

NelsenPartners, Inc.

Architecture Planning Interiors
Scottsdale / Austin

15211 North Scottsdale Road, Suite 100
Scottsdale, Arizona 85254
TEL (480) 944-8800
FAX (480) 944-8801
www.nelsenpartners.com



SCOTTSDALE QUARTER PHASE II

15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date:

JUNE 16 2008

Project No.

37508

Sheet

A101.1

MASTER SITE PLAN

01 PROJECT MASTER SITE PLAN - CURRENT

Scale: 1" = 60'-0"

REF: NORTH

10-DR-2007 #3
5/2/2008