

Marked Agendas
Approved Minutes
Approved Reports

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 4, 2014 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Crossroads South Pad 25-DR-2014

Location: 18511 N. Scottsdale Rd.

Request: Request approval of the site plan, building elevations, and landscape plan for a new 2-story commercial building with approximately 19,300 square feet of building area, including space for office, restaurant, retail, and financial uses, and a drive-through service lane, all on approximately 1.2 acres.

OWNER

Diversified Partners
480-947-8800

ARCHITECT/DESIGNER

RKAA
Neil Feaser
602-955-3900

ENGINEER

Kimley Horn & Associates
Traver Jones
602-944-5500

APPLICANT CONTACT

Kimley Horn & Associates
Traver Jones
602-944-5500

BACKGROUND

Zoning

This site is zoned Planned Community District (PCD) and is part of the Crossroads East planned community development. Zoning and land use are determined by a Land Use Budget, approved as part of the zoning case, 19-ZN-2002 which was subsequently amended under case 19-ZN-2002#2 to identify comparable zoning districts, allowed uses, and maximum acreage and density for each

zoning district. On June 18, 2013, City Council approved an amendment to the Development Plan, and amendment to the Planned Community District zoning for the Crossroads East master planned development, including approval of a new Development Plan, with amendments to the comparable Planned Regional Center (PRC) site development standards which include open space requirements, method for determining building height, and floor area ratio.

Context

Located at the northeast corner of N. Scottsdale Road and E. Chauncey Blvd, this site is bounded by the Arizona State Land Department to the south and east, the new auto dealership (Bell Lexus) to the north, and City of Phoenix to the west.

Adjacent Uses and Zoning

- North Highway Commercial District, Planning Community District, zoned C-3 PCD.
- South Planned Community District, zoned PCD.
- East Planned Community District, zoned PCD.
- West City of Phoenix

Key Items for Consideration

- Development Review Board Criteria.
- Second phase of a mixed-use project on 12 acres.
- No public comment received as of date of this report.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of the site plan, building elevations, and landscape plan for a mixed use project comprised of office, restaurant, retail space and a bank, on a 7.9-acre portion of a 12-acre parcel.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the applicant's request and the site is posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Access to the site is provided by E. Chauncey Lane and N. Scottsdale Road. As required by the PRC zoning district, the buildings are orientated in response to the existing driveway openings, and internal streets within the Master Plan.

The proposed architecture, building design and orientation of the building is a continuation of the already established design theme of Crossroads East Planned Community District. Materials for the building are a combination of complex materials, and various textures ranging from smooth face masonry painted "Bone", jagged split face masonry painted "Charcoal" and metal coping painted "Classic Bronze". Building paring colors include Dunn Edwards "Porous Stone", "Looking Glass" and Resysta "Aged Teak" and "Walnut". *The City of Scottsdale Commercial Design Guidelines (2002) indicates that building colors should emphasize muted earth tones. Staff is recommending that applicant revise the material and color scheme to muted colors that are found in the surrounding desert context.*

On-site trees are placed throughout the site with sensitivity to pedestrian and vehicular circulation to

provide shaded walking and parking areas. Native trees are placed around the buildings and decomposed granite is applied throughout the site to match and enhance the desert floor. Plant materials include Palo Verde, Velvet Mesquite, Ironwood, Ocotillo, and Golden Barrel Cactus. Landscape materials, pavers and pedestrian promote connectivity to the Planned Community District.

Development Information

- | | |
|-----------------------------|--|
| • Existing Use: | Vacant, undeveloped parcel |
| • Proposed Use: | Mixed-use |
| • Parcel Size: | 1.2 gross acres
7.9 net acres |
| • Proposed Building Use: | |
| Office space: | 10, 984 square feet |
| Restaurant space: | 3, 992 square feet |
| Retail Space: | 2, 193 square feet |
| Bank space: | 2, 121 square feet |
| Total: | 19, 290 square feet |
| • Building Height Allowed: | 36 feet, excluding rooftop appurtenances |
| • Building Height Proposed: | 36 feet, excluding rooftop appurtenances |
| • Parking Required: | 60 spaces |
| • Parking Provided: | 62 spaces |
| • Open Space Required: | 79, 499 square feet / 1.83 acres |
| • Open Space Provided: | 92, 539 square feet / 2.12 acres |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Crossroads South Pad per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

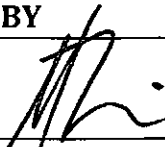
Planning and Development Services

Current Planning Services
Stormwater Management
Traffic Engineering
Plan Review

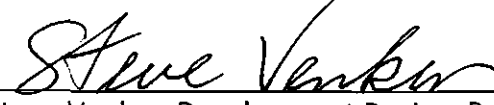
STAFF CONTACT

Meredith Tessier
Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY


Meredith Tessier, Report Author

10/20/2014
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

8/20/14
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Conceptual Master Site Plan (Reference Only)
 - 7. Building Elevations
 - 8. Perspective
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Crossroads South Pad
Case Number: 25-DR-2014**

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

APPLICABLE DOCUMENTS AND PLANS:

1. 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 building elevations submitted by Kimley Horn & Associates, with a city staff date of 07/22/2014.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kimley Horn & Associates, with a city staff date of 07/22/2014.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kimley Horn & Associates, with a city staff date of 07/22/2014.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002, 19-ZN-2002#2, 19-ZN-2002#3.

ARCHITECTURAL DESIGN:

Ordinance

- B. Roof-mounted storage containers, mechanical equipment and satellite dishes shall be screened by a solid wall or louver system at least as tall as the tallest object being screened. The louver system shall completely obstruct the view of the object that is being screened.
- C. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

DRB Stipulations

2. *With the final plans submittal, the applicant shall demonstrate compliance with roof-mounted storage requirements. The proposed material, finish and color are subject to the satisfaction and approval of city planning staff.*

3. *Any pneumatic tube delivery systems for drive-through facilities shall be either located underground, or integrated into the architecture of the drive-through canopy. No exposed tube systems shall be allowed.*
4. *With the final plans submittal, the applicant shall revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context.*
5. *With the final plans submittal, the applicant shall provide the Light Reflective Value for all paint colors.*
6. *With the final plans submittal, the applicant shall indicate that the roof access ladder shall be located where it is not visible to the public or from an offsite location, per Scottsdale Design Standards & Policies Manual Section 2-1.401.3.*
7. *With the final plans submittal, the applicant shall indicate that the roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations, per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.*
8. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.

SITE DESIGN:

Ordinance

- D. A minimum of one percent of the net site area of the overall Planned Regional Center (PRC) project site shall be set aside as a common area courtyard to provide a setting the buildings. The courtyard area shall be located at the intersection of the internal streets and may be provided at one corner of the intersection, or distributed to multiple corners of the intersection.

DRB Stipulations

10. *At time of final plans, the owner shall demonstrate compliance with common area courtyard requirements. The courtyard location and design are subject to the satisfaction and approval of city planning staff.*
11. *With the final plans submittal, the applicant shall revise the site plan to increase the sidewalk width at locations where parking spaces abut the sidewalk, so that the width of the adjacent pedestrian path shall comply with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.*
12. All drive-thru lanes shall provide a minimum of 120 feet of queuing distance.
13. The refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of the refuse enclosure can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1 for single enclosures, and #2147-1 for double enclosures.

EXTERIOR LIGHTING:

DRB Stipulations

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting and landscape lighting.
15. All lighting fixtures shall be flat black or dark bronze.
16. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
17. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
18. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation except ATM drive-thru canopy areas.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation ATM drive-thru canopy areas.
- c. The initial vertical luminance at 6-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.

ATM Drive-thru Canopy Lighting:

- d. Lighting on the drive-thru canopy shall be mounted flush, and screened by the fascia. The bottom of fascia shall be no less than 8-inches below the bottom of fixture lens.
- e. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed seven-point-five (7.5) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifteen (15) foot-candles.
- f. Lights shall not be mounted on the top or sides of the canopy.
- g. The sides or fascias of the canopy shall not be illuminated.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- E. Accessible covered and/or garage parking spaces shall be provided at a percentage equal to the percentage of non-accessible covered/garage parking spaces.

DRB Stipulations

19. Bike rack design shall be consistent with Scottsdale Detail #2285. The detail number shall be called out on the Site Details sheet of the final construction plans.
20. As part of the final plans submittal, the applicant shall revise the site plan to show the location of covered/garage accessible spaces.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- F. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

21. Final improvement plans shall be consistent with the approved Basis of Design reports for Crossroads East Planning Unit IV Project. Any design that modifies the approved report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff.
22. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.
23. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the final basis of design report and plan from the Water Resources Department.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. With the improvement plan submittal, the owner shall submit a final drainage report and improvement plans that demonstrates consistency with the Design Standards and Policies Manual, the case drainage report accepted in concept by the Manager or designee of the Stormwater Management department, and the Scottsdale Revised Code, Chapter 37 – Floodplain and Stormwater Regulation. The property owner shall construct all required drainage improvements before any Certificate- of-Occupancy is issued for the sites.
25. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

ADDITIONAL ITEMS:

DRB Stipulations

26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
27. Exterior signage is not approved as part of this submittal. Separate review and approval required.
28. No exterior vending or display shall be allowed.



25 DR 2014

DATE: 07/23/14

NEC Scottsdale & Chauncey
Scottsdale

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE. | <input checked="" type="checkbox"/> 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS. | <input checked="" type="checkbox"/> 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION. |
| <input checked="" type="checkbox"/> 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION. | <input checked="" type="checkbox"/> 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. |
| <input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:
<input checked="" type="checkbox"/> A. KNOX BOX
<input type="checkbox"/> B. PADLOCK
<input type="checkbox"/> C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES | <input type="checkbox"/> 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET. |
| <input checked="" type="checkbox"/> 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM. | <input checked="" type="checkbox"/> 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL. |
| <input checked="" type="checkbox"/> 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS. | <input type="checkbox"/> 14. _____ |
| <input checked="" type="checkbox"/> 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS. | <input type="checkbox"/> 15. _____ |
| <input checked="" type="checkbox"/> 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES. | <input type="checkbox"/> 16. _____ |
| | <input type="checkbox"/> 17. _____ |
| | <input type="checkbox"/> 18. _____ |

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

ATTACHMENT B



Design Narrative

The architectural elements of the proposed building are both consistent and aesthetically compatible with the neighboring architectural design. Life cycle considerations and ease of maintenance have been high priorities in selecting the materials and colors for this project.

The design team is committed to creating an exceptionally well designed project that will enhance the area, while continuing to benefit from the surrounding commercial properties.

The Owner is also committed to developing a high quality, low maintenance product which will bind the overall shopping center into a cohesive whole that the neighborhood and the City can take pride in. The quality and design of this development is of paramount importance to the Owner and its adjacent tenants.

Development Review Board Criteria

(Scottsdale Zoning Ordinance Sec. 1.904)

- A. In considering any application for development, the Development Review Board shall be guided by the following criteria:
1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - a. **Response: OK**
 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - a. **Response: This submittal consists of a proposed mixed-use office retail building. The proposal also includes site related work which will not have any negative effect or impact on the neighboring properties. The intent of this project is to establish cohesion between the adjacent properties and unify the retail center and surrounding neighborhood.**
 - b. Avoid excessive variety and monotonous repetition;
 - a. **Response: The architectural character is based on a continuation of the already established design theme of the neighborhood but also strives to create an identity of its own, thereby creating a destination. The architectural forms of Crossroads are contemporary, and relate to**

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North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP
Edgar Felix

both the geometric massing of the existing buildings to the west as well as the proposed buildings on site. The light sophisticated material palette of sand finish stucco and accents provided by more refined sleek finishes provides variety, texture and aesthetic interest. Architectural anodized metals will be seen at the fascia, sunscreens and exterior corridor railings which will contribute to the contemporary architectural feel. Projecting elements and recessed glazing provide much desired shade within the retail, bank, restaurant and office spaces without obstructing the views and also contribute to aesthetic interest, thereby circumventing visual uniformity. The architectural form, materials, colors, palette and landscaping theme are all compatible with the character elements and design features of adjacent developments.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

- a. Response: The proposed building and site will incorporate the distinctive qualities and character established by the neighboring properties and overall region. The site design incorporates a logical hierarchy of masses with the buildings increasing in height as they move away from the main street, thus preserving views into and out of the site and reducing the visual impact of the building massing along the frontage. The building design incorporates a number of features that emphasize the juxtaposition of indoor and outdoor spaces by projecting or recessing program elements, thus creating shade and implying enclosure. As a secondary effect, this also reinforces the pedestrian component of the site and the continuity thereof in the surrounding area. The complex material palette also underscores regional consideration by blending a variety of textures, ranging from sand finish stucco to jagged split face masonry. The design also takes the prevailing climatic conditions into account by utilizing a number of additional shading elements both on and around the building. The landscape concept recognizes and responds to the unique natural character of the Sonoran Desert by emphasizing natural arrangements of plant groupings, boulders, and selection of native plant species with a variety of textural and visual appeal. The perimeter of the site creates a deliberately lower-density planting design to provide a more natural transition to the undisturbed desert landscape surrounding the site. Trees are placed throughout the site with sensitivity to pedestrian circulation to provide shaded walking and parking areas.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the (ESL) Overlay District; and

- a. Response: This proposal is not within the ESL district, therefore it is not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, set back or architectural details, in the Historic Property Overlay District.

- a. Response: This proposal is not within the Historic Property Overlay District, therefore it is not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

- a. Response: The encouragement of on-site pedestrian circulation is an important feature and design consideration of Crossroads, insofar that numerous retail, employment, and entertainment uses are accessible and very walkable from this site. The site is part of the Crossroads East Planned Community District and will be subject to the Amended Planned Regional Center Standards of the Crossroads

Planned Community District (Case No. 19-ZN-2002#3). These standards dictate the site development constraints, including parking ratios, building heights, building setbacks, site density, and permitted uses. The building orientation and shape on the site is a design response to the use of existing driveway openings and pedestrian connections within the Master Plan and across Scottsdale Road to the west.



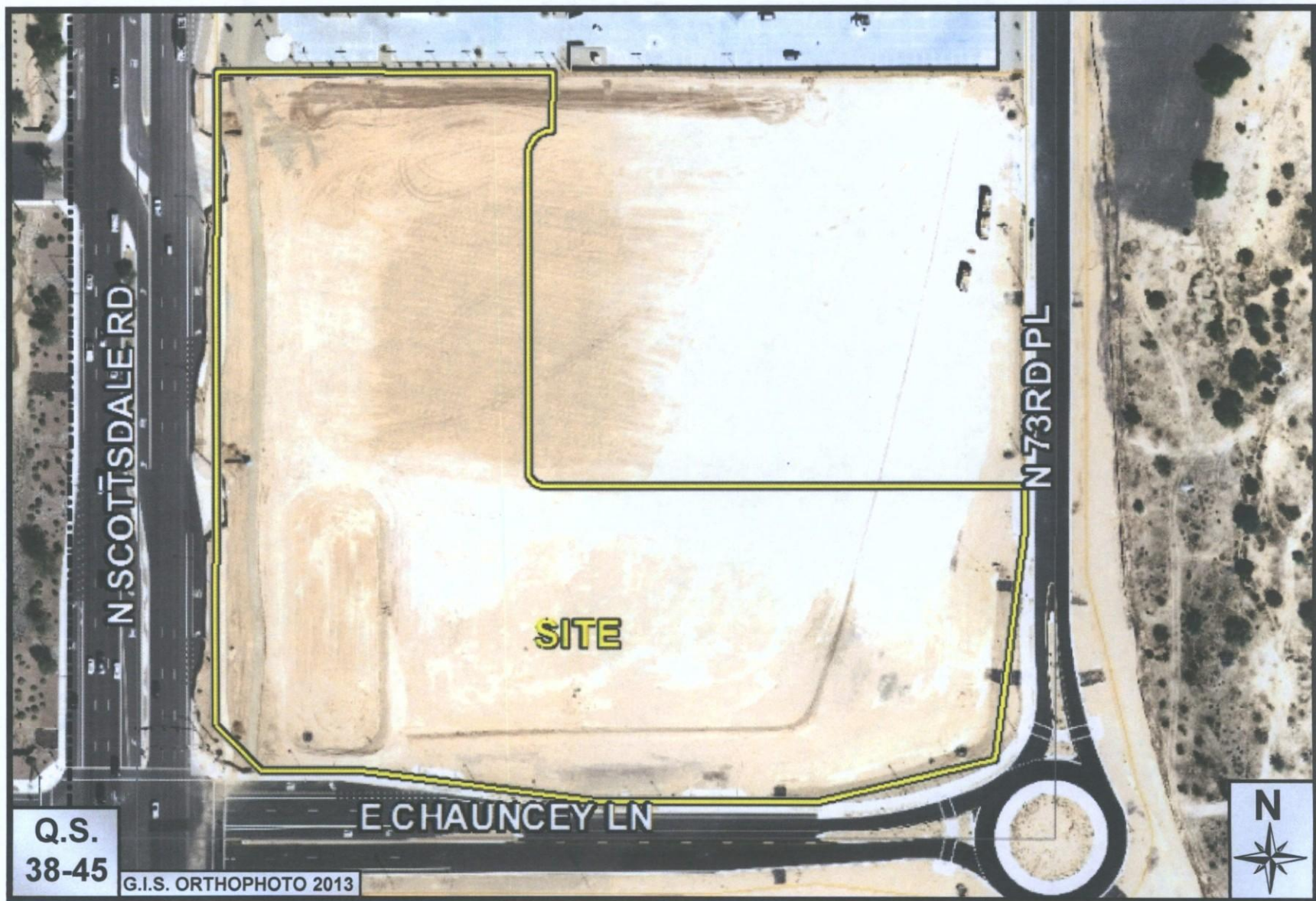
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - a. Response: The HVAC units are screened using design features that are consistent with the fundamental building design methodology. These elements are incorporated into the design in such a way that they effectively contribute to the enhancement of the overall aesthetic in and of themselves and not appear as simply afterthought.
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - a. Response: This proposal is not within the downtown district, therefore it is not applicable.
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - a. Response: This proposal is not within the downtown district, therefore it is not applicable.
 - c. Reflect contemporary and historic interpretation of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - a. Response: This proposal is not within the downtown district, therefore it is not applicable.
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - a. Response: This proposal is not within the downtown district, therefore it is not applicable.
 - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - a. Response: This proposal is not within the downtown district, therefore it is not applicable.
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - a. Response: Not applicable
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - a. Response: Not applicable
 - c. Location near the primary pedestrian or vehicular entrance of a development
 - a. Response: Not applicable
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - a. Response: Not applicable



Crossroads South Pad

25-DR-2014

ATTACHMENT #2

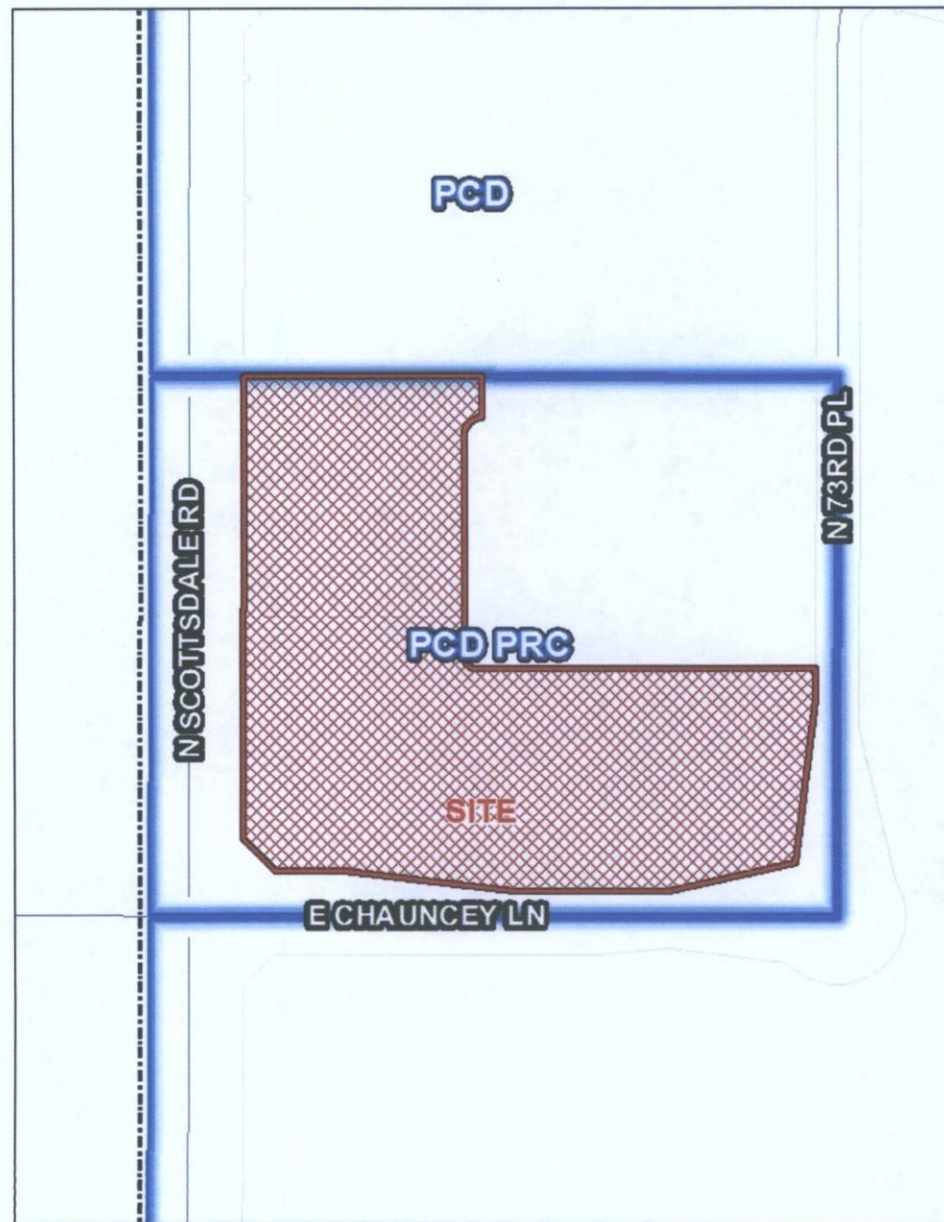


Crossroads South Pad

25-DR-2014

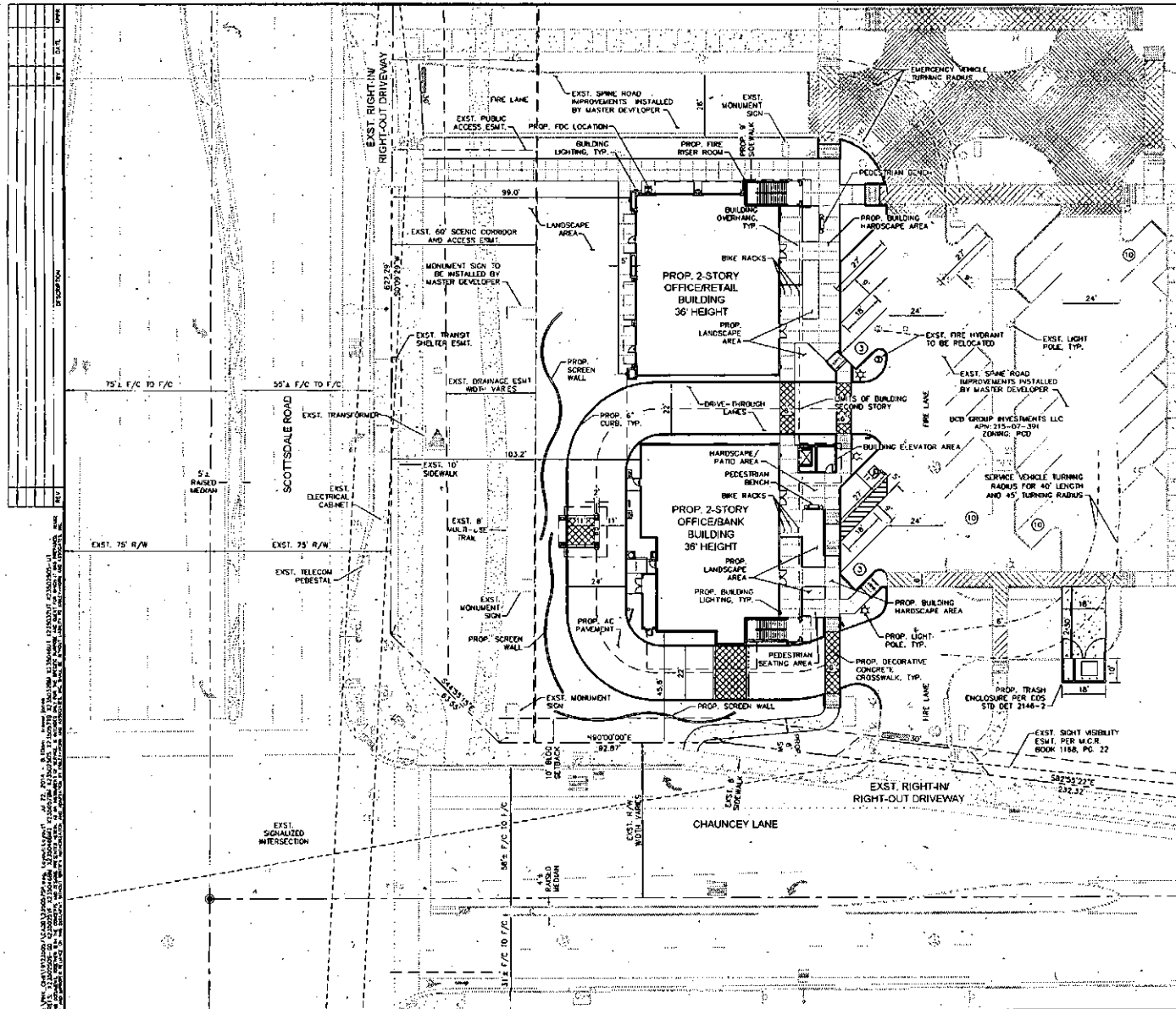
ATTACHMENT #2A

Zoning Map



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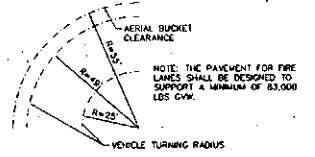
ATTACHMENT #3



SITE DATA

EXISTING ZONING	PCD
PROPOSED ZONING	PCD
MAX. ALLOWED BUILDING HEIGHT	36'
PROPOSED BUILDING HEIGHT	36'
PROPOSED BUILDING USE	2,193 SF
RETAIL	2,121 SF
OFFICE	3,092 SF
RESTAURANT	10,884 SF
TOTAL	16,209 SF
PARKING REQUIRED:	1 SPACE PER 325 SF
	12,230/325 = 38 SPACES
PARKING PROVIDED:	62 (38 STANDARD, 3 ADA)
GROSS SITE AREA:	1.74 ACRES
NET SITE AREA:	7.98 ACRES
BICYCLE PARKING REQUIRED:	6 SPACES
BICYCLE PARKING PROVIDED:	12 SPACES

*PARKING SPACES IN ADDITION TO THOSE SHOWN ON THIS SITE PLAN ARE PROVIDED FOR THIS DEVELOPMENT.

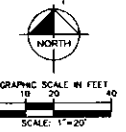


LAND SURVEYOR
 SURVEY INNOVATION GROUP
 7301 EAST EVANS ROAD
 SCOTTSDALE, ARIZONA 85260
 PH: (480) 972-0730
 CONTACT: JASON SEGHER, SLS

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 CONTACT: SUE HANEY, PE

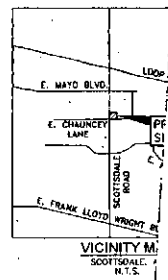
DEVELOPER/OWNER
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 CONTACT: KELLY GANNIER

ARCHITECT
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25-DR-2014
 7/22/2014



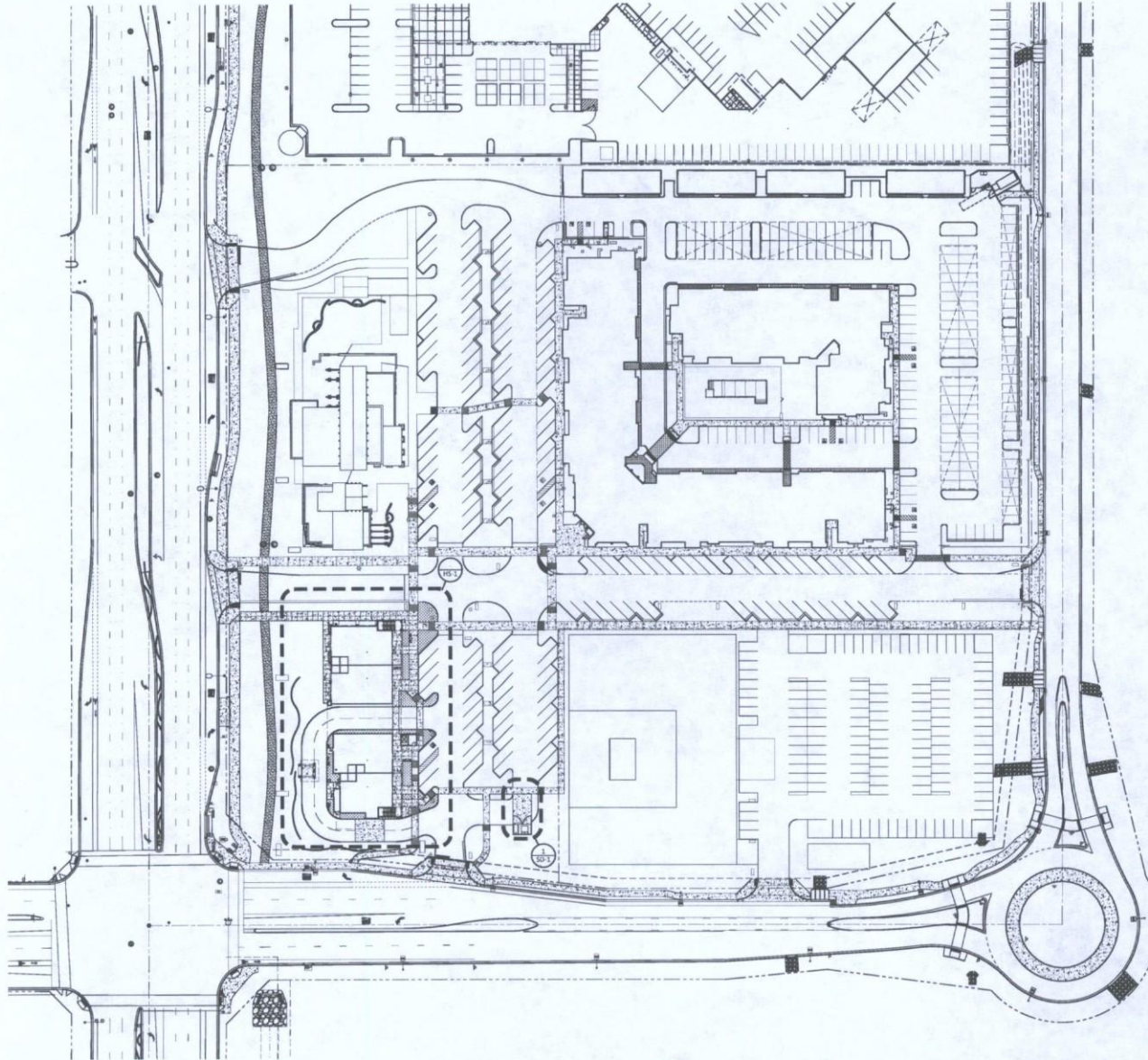
Kimley-Horn
 C 2014 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

DIVERSIFIED PARTNERS
 National Road Estate Services

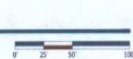
PRELIMINARY SITE PLAN
 NEC SCOTTSDALE ROAD AND CHAUNCEY LANE
 SCOTTSDALE, ARIZONA

PROJECT NO: 191230507
 SCALE (H): 1"=20'
 SCALE (V): NONE
 DRAWN BY: TMJ
 DESIGN BY: TMJ
 CHECK BY: SEM
 DATE: 07/22/14

SP1
 1 OF 1 SHEETS



SITE PLAN
SCALE: 1" = 50'-0"



CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

MSP-1

RKAA# 13061.51

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25-DR-2014
7/22/2014





PARTIAL EAST FIRST FLOOR PLAN

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



PARTIAL WEST FIRST FLOOR PLAN

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

M1 - MASONRY - 8"x8"x16"
SUPERLITE BLOCK, INC.
SMOOTH FACE
BONE 62.17.3

M2 - MASONRY - 8"x8"x8"
SUPERLITE BLOCK, INC.
SPLIT FACE
TERRA BROWN 62.11.3

M3 - MASONRY - 8"x8"x8"
SUPERLITE BLOCK, INC.
SMOOTH FACE
CHARCOAL 62.15.3

M4 - MASONRY - 8"x8"x8"
SUPERLITE BLOCK, INC.
SPLIT FACE
CHARCOAL 62.15.3

M5 - MASONRY - 8"x4"x16"
SUPERLITE BLOCK, INC.
FOUNDERS FINISH
PLATINUM BLEND

P1 - PAINT
DUNN EDWARDS
FLAT FINISH
POROUS STONE
LVR: 57

P2 - PAINT
DUNN EDWARDS
FLAT FINISH
LOOKING GLASS
LVR: 23

S1 - TRIM
METAL COPING
CLASSIC BRONZE

S2 - TRIM
MULLION
ANNOXIDIZED ALUMINUM
CLEAR

W1 - HORIZONTAL MEMBER
RESYSTA
AGED TEAK
FVG C-23

W2 - HORIZONTAL MEMBER
RESYSTA
SIAM
FVG C-34

W3 - HORIZONTAL MEMBER
RESYSTA
WALNUT
FVG C-51

EL 1

RKAA# 13061.51

D **DIVERSIFIED PARTNERS**

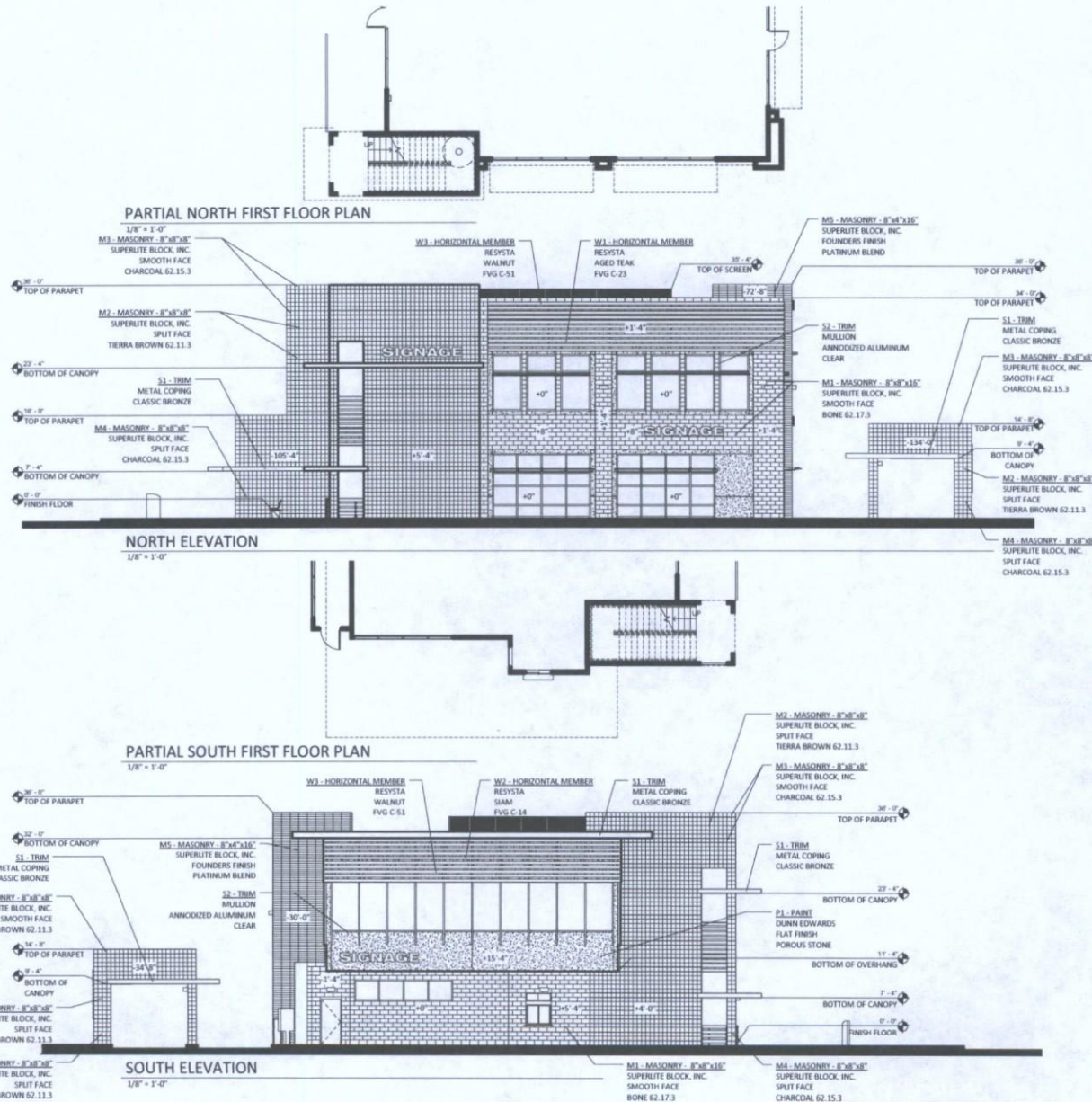
Nationwide Real Estate Services

25-DR-2014
7/22/2014



CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

ATTACHMENT #7



CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

EL 2

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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

25-DR-2014
7/22/2014



OVERALL NORTH WEST VIEW



OVERALL SOUTH WEST VIEW



VIEW OF SOUTH STAIRWELL TOWER



VIEW OF ELEVATOR TOWER



VIEW OF NORTH STAIRWELL TOWER



VIEW OF NORTH WEST CORNER



VIEW OF PORTE COCHERE (SOUTH)



VIEW OF PORTE COCHERE (NORTH)



VIEW OF PORTE COCHERE (EAST)



CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

EL 6

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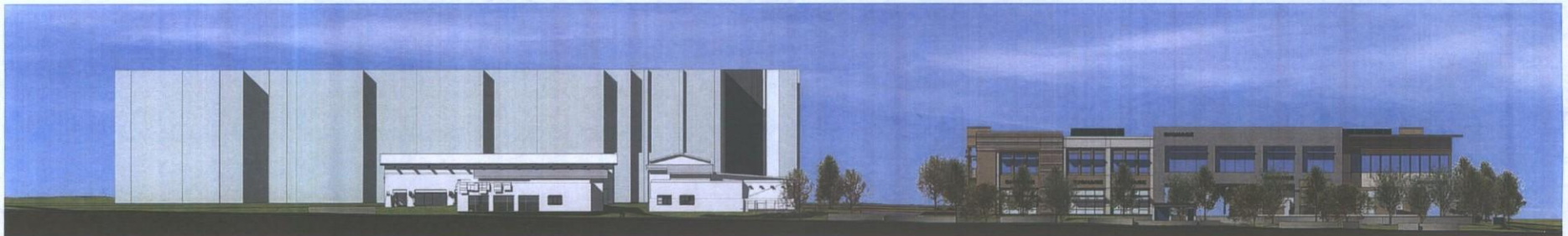


ATTACHMENT #8

25-DR-2014
7/22/2014



STREET VIEW NORTH EAST PERSPECTIVE



STREET VIEW WEST ELEVATION

1" = 20'-0"



CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

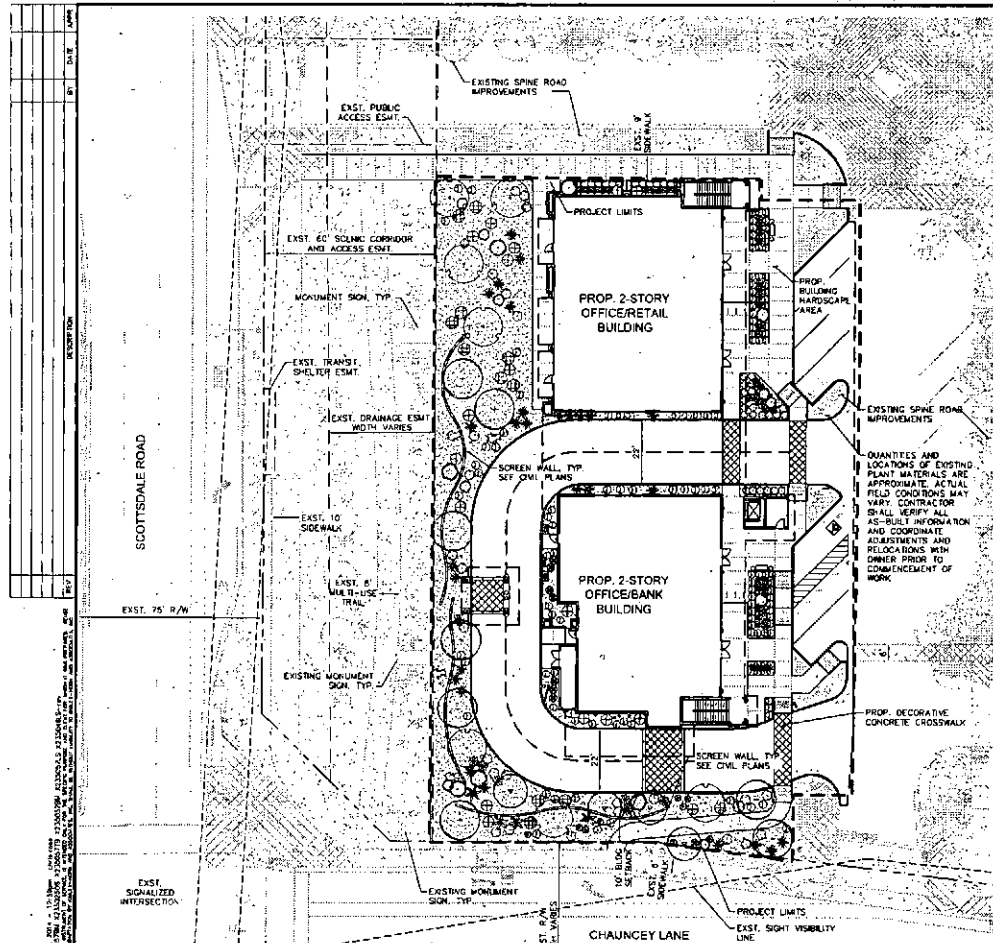
EL 7

RKAA# 13061.51

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25-DR-2014
7/22/2014



ENVIRONMENTAL & LANDSCAPE DATA REQUIREMENTS

1. WATER INTENSIVE LANDSCAPE ACREAGE LIMITED TO 10% FOR FIRST 9,000 SF, AND 5% FOR REMAINDER
TOTAL SITE = 9,285 SF
928 SF NON-ADIR MATERIAL ALLOWED
0 SF NON-ADIR MATERIAL PROPOSED
2. TURF PROPOSED: 0 SF
3. ALL TREES 15 GAL MIN.
ALL PROPOSED TREES 24" MIN. BOX SIZE
4. 50% OF ALL TREES ARE NATIVE
(19) TREES x 50% 2" CAL. MIN. x 5 REQUIRED
(19) 2" CAL. MIN. TREES PROPOSED
5. PARKING LANDSCAPE AREAS ARE 7' WIDE MIN. AND 120 SF MIN.
6. TOTAL LANDSCAPE WATER USAGE:
TREES 58,664 gal/year
SHRUBS 91,842 gal/year
150,506 gal/year = 0.46 acre-feet/year

CITY OF SCOTTSDALE LANDSCAPE NOTES

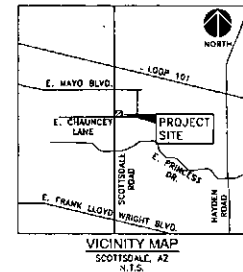
1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/ROCKCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED) BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS OF THE PROVIDED TREES SHALL BE MATURE TREES, PLANTING TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 8, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 8, SECTION 10.301.
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURN AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL TALL BUILDINGS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-248 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-248 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
10. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
11. THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
12. THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
13. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
14. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
15. ALL REVEGETATED AREAS SHALL BE WATERED FOR 3 YEARS AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED AREAS SHALL BE PERMANENTLY DISCONNECTED.
16. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NADSS) AREAS.

AREA OPEN SPACE (NADSS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM

1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENDEAVOR INTO AREAS DESIGNATED AS NADSS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
2. ALL NADSS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NADSS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
B. 1-THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED EQUIVAL, SHALL BE SET ALONG THE NADSS AND LOC, AND CONNECTED WITH GOLD ROPEING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE, DIRECTLY ADJACENT, WITHIN TWO FEET OF THE NADSS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
D. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPEING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL REMOVE STAKING, ROPEING, AND FENCING AFTER RECEIPT OF THE UTILITY RECEPTANCE CERTIFICATE, OR OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

MAINTENANCE

1. AFTER THE 90 DAY PLANT ESTABLISHMENT PERIOD, AS DESCRIBED IN THE TECHNICAL SPECIFICATIONS, THE OWNER SHALL PROVIDE MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEMS.
2. ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING MEDIANS), SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LITTER AND WEED-FREE CONDITION, IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICES MANUAL, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA.



LANDSCAPE MATERIALS SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	ADIR (Y/N)
TREES				
○	<i>Olneya tesota</i> Ironwood Multi-Trunk, Upright	24" BOX, 2" CAL. MIN.	4	Y
○	<i>Parsonsia florida</i> Pala Verde Single-Trunk, Upright	24" BOX 2" CAL. MIN.	8	Y
○	<i>Prosopis velutina</i> Velvet Mesquite Multi-Trunk	24" BOX, 2" CAL. MIN.	7	Y
AGROES / CAUSSES				
★	<i>Agave americana</i> Century Plant	5 GAL	4	Y
★	<i>Agave parviflora</i> Twin Flower Agave	5 GAL	8	Y
★	<i>Agave parryi</i> Parry's Agave	5 GAL	47	Y
★	<i>Dasylirion wheeleri</i> Desert Spoon	5 GAL	29	Y
★	<i>Dasylirion longistylis</i> Toothgrass Spoon	5 GAL	11	Y
★	<i>Echinocactus grusonii</i> Golden Barrel Cactus	12" DIA 8 HT.	9	Y
★	<i>Fouquieria splendens</i> Ocotillo	6 HT. 8 CANES	3	Y
★	<i>Lantana hybrid 'New Gold'</i> New Gold Lantana	1 GAL	62	Y
★	<i>Lantana macrodon</i> Lantana Trailing Lantana	1 GAL	124	Y
★	<i>Opuntia violacea var. Santa Rita</i> Purple Prickly Pear	5 GAL	4	Y
★	<i>Pachycereus marginatus</i> Mexican Fence Post	3'-5" HT.	7	Y
★	<i>Schinus molle</i> Dwarf Jabba	5 GAL	20	Y
INFILL				
○	1/2" SCREENED D.G. Madison Gold SUBMIT SAMPLE TO OWNER FOR APPROVAL	2" DEPTH	9,285 SF	
○	LANDSCAPE BOULDERS, COLOR TO MATCH D.G. SURFACE SELECT, EVEN MIX OF SIZES, FREE OF SCARS & BLEMISHES	18"-4'	21	

LANDSCAPE ORDINANCE	REQUIRED	PROVIDED
General Requirements:		
One (1) Tree per every 500 SF of Landscape Area	9,285 SF/500 = 18.57 Trees	19 Trees
Total Landscape Area: 8,152 SF		
Fifty (50) Percent of Trees Must Be Mature (3" Box, 2" Cal or 12" Min. for Palms)	19 Trees/2 = 9.5 Mature Trees	19 Mature Trees
Total Trees: 8		



602-263-1180
1-800-STONE-IT

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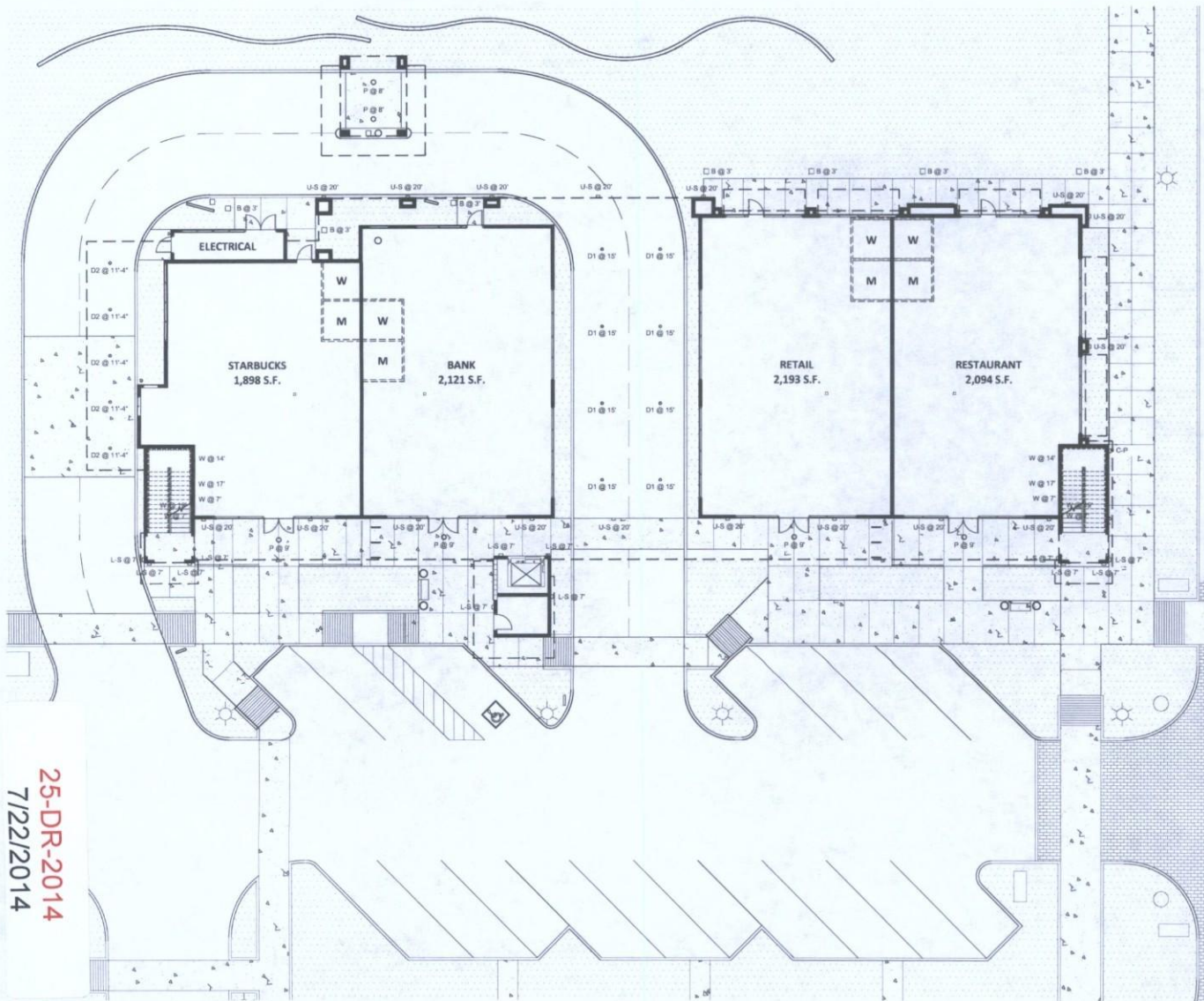
DIVERSIFIED PARTNERS
National Real Estate Services

PRELIMINARY LANDSCAPE PLAN
SCOTTSDALE, ARIZONA

PROJECT No.
181235057

SCALE (H): 1"=20'
SCALE (S): NONE
DRAWN BY: KT
DESIGN BY: KT
CHECK BY: CWR
DATE: 07/22/14

LS1
1 OF 1 SHEETS



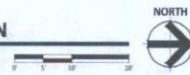
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	No. Lamps	Footcandle	Lumens Per Lamp	Light Loss Factor	Wattage
□	B	7	Hess Lighting	LH990 / LANS90 / W200	Linear 990 / Two 990 / recess 200	1001 in. 33 W	1	LH990 High-Output 3000K	1001	0.9	33
○	D1	8	Guthrie Architectural Lighting	EVO 3502 60W U.S. WD 120	8" LED DOWNLIGHT, 3500K, 2000 LUMENS, WIDE DISTRIBUTION WITH SPECULAR REFLECTOR	LED	1	EVO 35, 22, 60W, U.S. WD 120 in	1923.437	0.9	31.59
○	D2	5	Guthrie Architectural Lighting	EVO 3010 60W U.S. WD 120	8" LED DOWNLIGHT, 3000K, 1000 LUMENS, WIDE DISTRIBUTION WITH SPECULAR REFLECTOR	LED	1	EVO 35, 12, 60W, U.S. WD 120 in	1068.489	0.9	16.1
□	L-S	12	Viva Lighting	OW1048 2020 MHVLT	FORMED WHITE ACRYLIC DIFFUSER, ENCLOSED IN FORMED FRAMEWORK, DIFFUSE WHITE PAINTED INTERIOR BACK PANEL	1900 75-WATT T8-18, EACH RATED 1100 LUMENS	2	OW1048-2N75 IL5	1800	0.75	95
○	P	8	Viva Lighting	CP348 48024	FABRICATED STEEL WHITE ENAMEL BALLAST HOUSING, WHITE DIFFUSE CYLINDRICAL PLASTIC ENCLOSURE, OPEN TOP, BLACK ALUMINUM REFLECTOR IN LOWER APERTURE	FOUR 18024 U-LAMP RATED 2000 LUMENS EACH	4	CP348-48024 IL5	2000	0.81	79
□	U-S	17	Viva Lighting	OW1048 2020 MHVLT	FORMED WHITE ACRYLIC DIFFUSER, ENCLOSED IN FORMED FRAMEWORK, DIFFUSE WHITE PAINTED INTERIOR BACK PANEL	1900 75-WATT T8-18, EACH RATED 1100 LUMENS	2	OW1048-2N75 IL5	1800	0.75	95
□	W	10	3854-US	2854P	SQUARE WALLCEILING MOUNTED LUMINAIRE, 8" DIE CAST ALUMINUM HOUSING, HEAVY PRESSED GLASS FRAME	(1) 18W OF QUAD 2P	1	2854P	860	0.75	17
□	C-P	1	L.C. & D. LIGHT CONTROLS	DR1416 ENC	AUTOMATED TIME CLOCK CONTROL PANEL						

NOTE:
ALL EXTERIOR LIGHTS SHALL BE TURNED OFF AT 10PM TO DAWN, WITH EXCEPTION OF LIGHTS NEEDED FOR SECURITY PURPOSES. PER CITY OF SCOTTSDALE EXTERIOR LIGHT POLICY AND ORDINANCE

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LIGHTING SITE PLAN
SCALE: 1" = 10'-0"



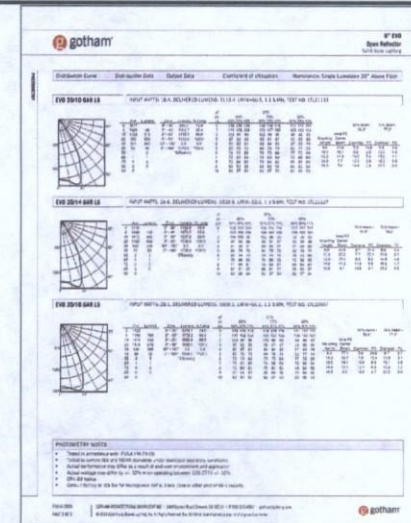
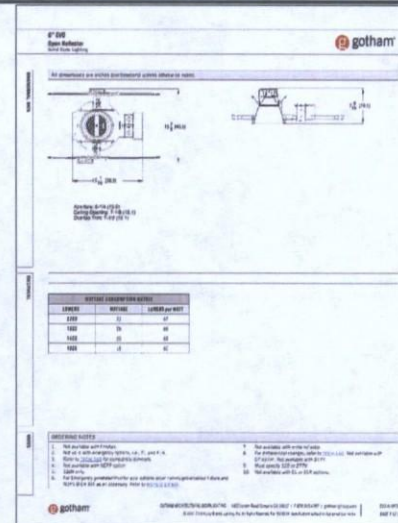
CROSSROADS EAST
NEC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA
DATE: 07-22-14 (PRELIMINARY)

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RKAA# 13061.51

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**The September 4, 2014
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>