



Development Review (Minor) Staff Approval

25-SA-2015

Crossroads East Pad - South

APPLICATION INFORMATION

LOCATION: 18511 N Scottsdale Rd	APPLICANT: Traver Jones
PARCEL: 215-07-391	COMPANY: Kimley Horn
Q.S.: 38-45	ADDRESS: 7740 N 16Th St Ste 300 Phoenix, AZ 85020
CODE VIOLATION #n/a	PHONE: 602.944.5500

Request: Minor exterior and site modifications to case #25-DR-2014: Crossroads East, South Pad. Request also includes court yard location and design approval to satisfy Development Review Board stipulations.

STIPULATIONS

1. 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 01/26/2015.
2. 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 01/26/2015.
3. 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 01/26/2015.
4. Courtyard design and common area amenities, including dimensions, materials, color, and hardscape, shall be constructed to be consistent with the elevation and site details submitted by RKAA, with a city staff date of 01/26/2015.
5. At time of final plans, the applicant shall relocate the bicycle racks to a location that does not conflict with business suite entry.
6. At time of final plans, that applicant shall demonstrate compliance with all applicable zoning district requirements.
7. All applicable previous case stipulations shall continue to apply: 19-ZN-2002,#2-3

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

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

- ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation.
- IMPROVEMENTS: ☒ 4 sets of civil improvement plans
- ☒ 4 sets of landscape/ improvement plans

Expiration of Development Review (Minor) Approval

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.

Staff Signature: _____

Meredith Tessier

DATE: _____

01/26/2015

Planning and Development Services

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

Page 1 of 1

Form Revision Date: 12/11/2014



Application Narrative

Crossroads East – 18511 N. Scottsdale Road

The purpose of this Pre-Application request is to gain approval for a proposed two story 22,236 SF mixed-use office retail building at the north east corner of Chauncey Lane and Scottsdale Road. The design team is committed to creating an exceptionally well designed project that will compliment 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 mixed-use 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.

Site Circulation

The proposed mixed-use building is located on a portion of lot 3 which is a large mixed-use property approximately 7.9 acres at the north east corner of Chauncey Lane and Scottsdale Road. The proposed building is sited south west corner of lot 3 with a main drive aisle north of the proposed building from Scottsdale Road and a minor site entrance to the east of the proposed building on Chauncey Lane. Internal site circulation incorporates a double drive thru lane to serve a proposed bank tenant and drive thru restaurant tenant. Accessible and pedestrian connectivity is provided between at proposed buildings on-site to include: mixed-use (retail/office), hotel, residential and restaurant. Pedestrian circulation on-site, properties are important features of Crossroads, in as much as numerous retail, employment, and entertainment uses are very walkable from this site.

Parking and Design

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.

Drainage

The majority of the site infrastructure for the building will be constructed by the master developer. This site infrastructure will consist of a parking area to the east of the new building, and access drives to Scottsdale Road and Princess Drive. New infrastructure to be constructed with this project includes a drive-thru, sidewalks, and building

Arizona Office

2233 East Thomas Road

Phoenix, AZ 85016

Office: (602) 955-3900

rkaa.com

California Office

150 Paularino Avenue

Suite D-170

Costa Mesa, CA 92612

Office: (949) 954-8785

Licensed in:

Arizona
Arkansas
California
Colorado
Florida
Georgia
Idaho
Illinois
Indiana
Kansas
Louisiana
Maryland
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Mexico
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

hardscape areas. Site drainage infrastructure will be provided by the master developer and will be in place prior to the construction of the proposed building.

Architecture

The architectural forms of Crossroads are contemporary, and relate to both the geometric massing of the existing buildings to the west as well as the proposed buildings on site. The light sophisticated material pallet of sand finish stucco and accents provide 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. The architectural form, materials, colors, palette and landscaping theme are all compatible with the character elements and design features of adjacent developments.

Proposed Land Use

The proposed building is planned to have a bank, drive thru restaurant, retail tenants on the first floor and office tenants on the second floor.

Lot Design

The parcel is part of the Planned Regional Standards (PRC) of Crossroads East Planned Community District (PCD). One of the intents of the PRC district is to provide a courtyard setting for the buildings, as well as a focal point for pedestrian activity. It is a requirement of the ordinance and a stipulation of the zoning case (1% of the net lot area of the PRC district site) the development plan achieves this goal by providing the potential for open space area on all four corners of the intersection of the spine streets. This proposal does not decrease the activation of the pedestrian areas. Pavers and crosswalks are provided to clearly identify this location as an area of pedestrian activity.





City of Scottsdale Cash Transmittal

99517

99517
00712455
11/21/14 PLN-18TOP
067KNONS HP60061028
11/21/2014 8:11 AM
\$87.00

Received From :

Kimley Horn
7740 N 16TH ST STE 300
PHOENIX, AZ 85020
602-216-1232

Bill To :

RKAA ARCHITECTS INC
2233 E THOMAS RD
PHOENIX, AZ 85016
602-955-3900

Reference # 338-PA-2014

Issued Date 11/21/2014

Address 18511 N SCOTTSDALE RD

Paid Date

Subdivision SEC SCOTTSDALE ROAD & UNION HILLS DRIVE

Payment Type CREDIT CARD

Marketing Name

Lot Number 3

Cost Center

MCR 1168-22

County No

Metes/Bounds No

APN 215-07-391

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

DIVERSIFIED PARTNERS

Net Lot Area

Sewer Type

7500 E MACDONALD DR STE 100A

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85250

Density

QS 38-45

480-947-8800

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$87.00	100-21300-44221

SIGNED BY TRAVER JONES ON 11/21/2014

Total Amount

\$87.00

(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 # 99517



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 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: \$ 87.00

☒ Records Packet Fee: \$ N/A

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:

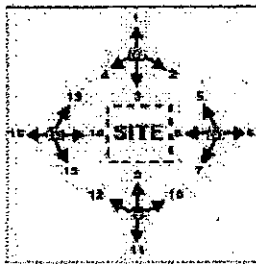
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☒ 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) *with parking cates*
- ☐ 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).

Courtyard Site Plan/Cates

Planning, Neighborhood & Transportation Division

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



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: <u>Crossroads South Parks</u>	
Property's Address: <u>18511 N. Scottsdale Road</u>	APN: <u>215-07-391</u>
Property's Zoning District Designation: <u>PRC</u>	
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>Diversified Partners</u>	Applicant: <u>Traver Jones</u>
Company: <u>Diversified Partners</u>	Company: <u>Kimley-Horn</u>
Address: <u>7500 E. McDonald Drive #1004</u>	Address: <u>7740 N. 16th Street #300 Phoenix</u>
Phone: <u>480 947 8800</u> Fax:	Phone: <u>602 944 5500</u> Fax:
E-mail: <u>walt@dpw.com</u>	E-mail: <u>traver.jones@kimley-horn.com</u>
Owner Signature _____	Applicant Signature <u>[Signature]</u>
Official Use Only Submittal Date: _____ Application No. <u>5780</u> PA <u>2019</u>	
Project Coordinator: <u>Meredith Tessier</u> <u>980-812-4211</u>	

Planning, Neighborhood & Transportation Division

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



Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 18511 North Scottsdale Road
- b. County Tax Assessor's Parcel Number: 215-07-391
- c. General Location: NEC of Scottsdale Road and Chauncey Lane
- d. Parcel Size: 2.5+/- Acres
- e. Legal Description: Portion of Lot 3 of Minor Subdivision Plat of The Crossroads, MCR Book 1168, Page 22

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

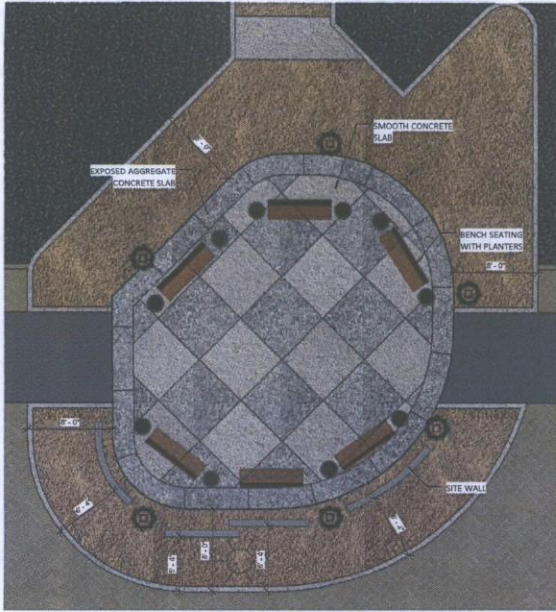
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

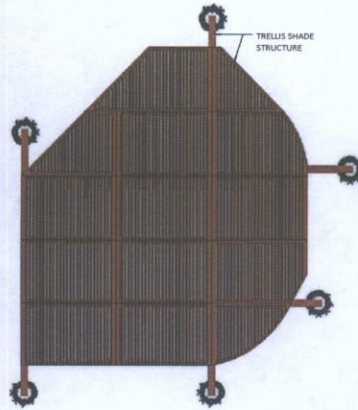
Name (printed)	Date	Signature
<u>Kelly Gantner</u>	<u>11-14</u> , 20 <u>14</u>	<u>[Signature]</u>
_____	_____, 20____	_____
_____	_____, 20____	_____
_____	_____, 20____	_____

Planning and Development Services

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



HARDSCAPE PLAN AT COMMON AREA NORTH
3/16" = 1'-0"



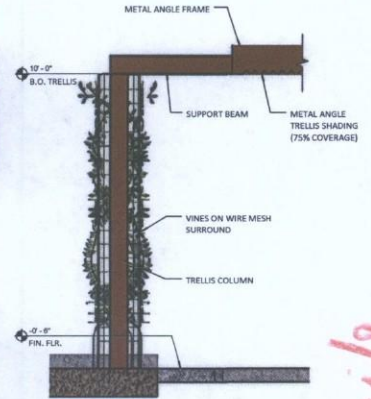
ROOF PLAN AT NORTH COMMON AREA
3/16" = 1'-0"



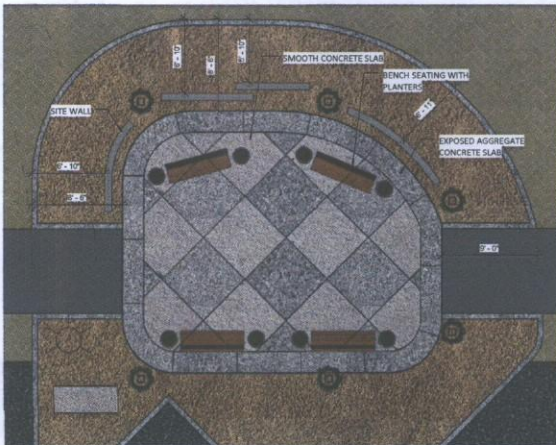
NORTH COMMON AREA PERSPECTIVE



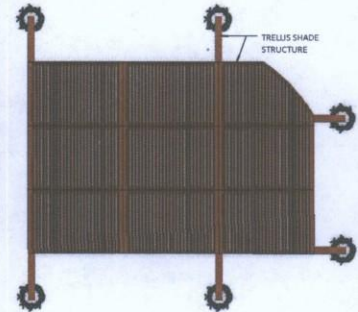
NORTH COMMON AREA PERSPECTIVE 2



TRELLIS SECTION
1/2" = 1'-0"



HARDSCAPE PLAN AT COMMON AREA SOUTH
3/16" = 1'-0"



ROOF PLAN AT SOUTH COMMON AREA
3/16" = 1'-0"



SOUTH COMMON AREA PERSPECTIVE



3D TRELLIS VIEW

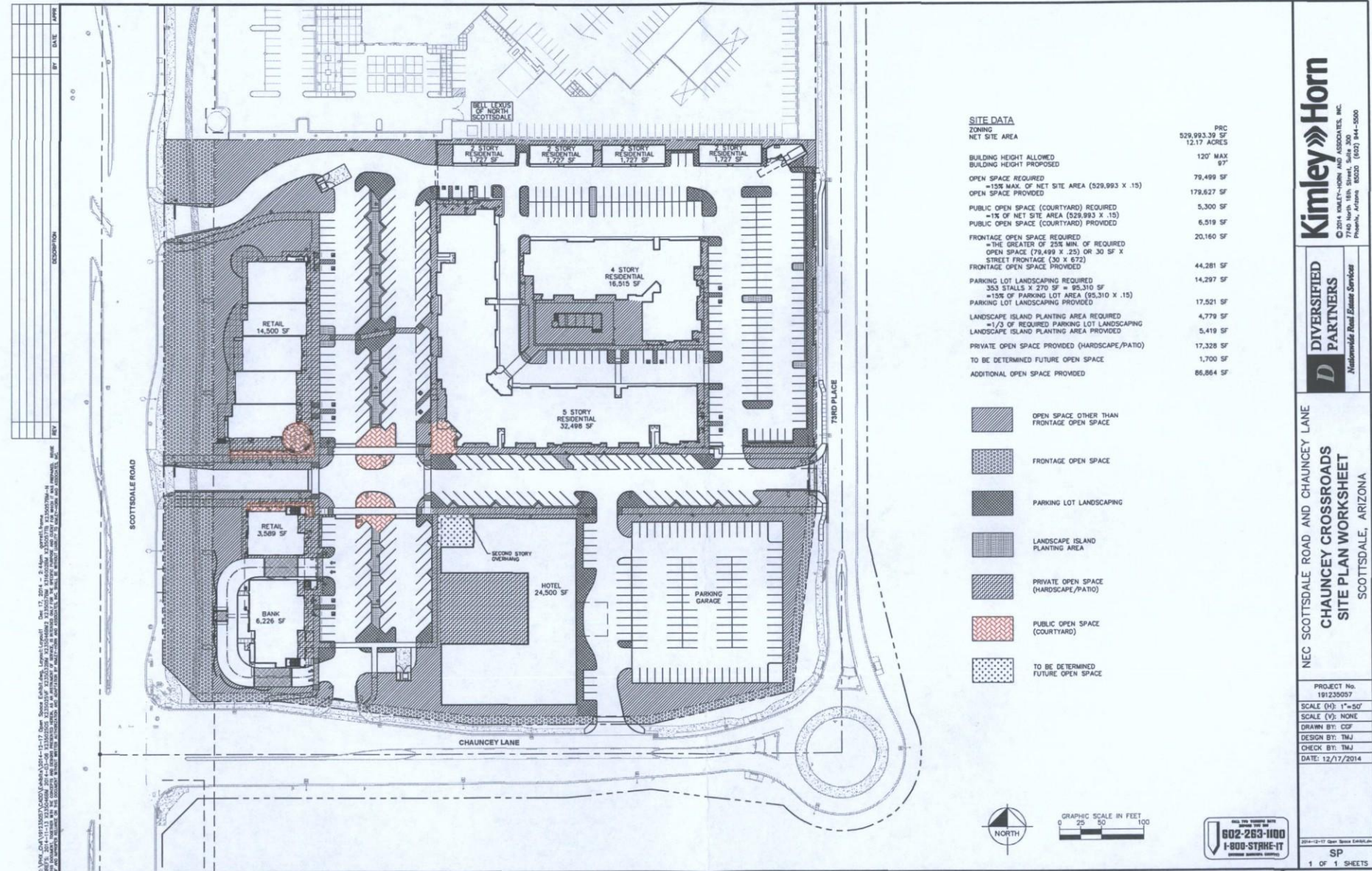


CROSSROADS EAST
NORTH PAD
NEC SCOTTSDALE RD. & CHANCEY LN.
SCOTTSDALE, ARIZONA
DATE: 01-12-15 (PRELIMINARY)

25-DR-2015 EXHIBIT 1
COMMON AREAS
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 01/26/2015 INITIALS

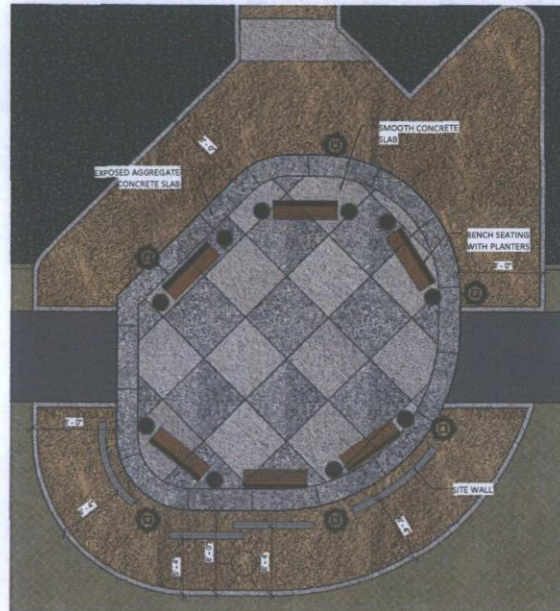


Courtyard & Common Area Details

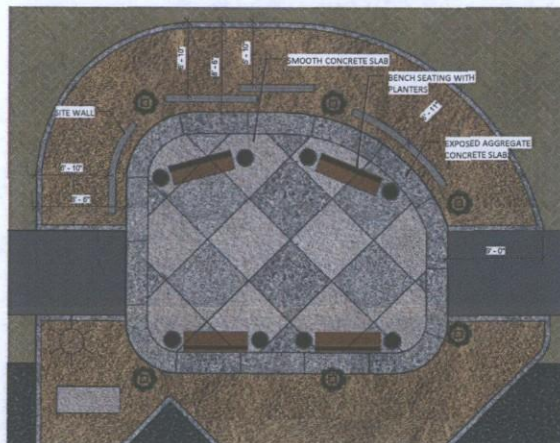


25-DR-2015
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 01/26/2015
 DATE INITIALS

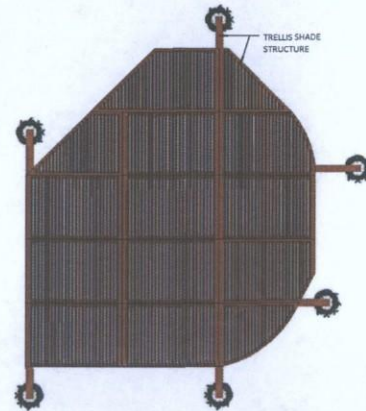
Courtyard + Open Space



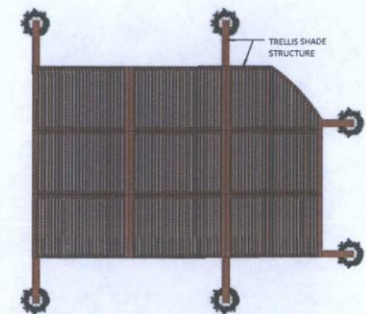
HARDSCAPE PLAN AT COMMON AREA NORTH
3/16" = 1'-0"



HARDSCAPE PLAN AT COMMON AREA SOUTH
3/16" = 1'-0"



ROOF PLAN AT NORTH COMMON AREA
3/16" = 1'-0"



ROOF PLAN AT SOUTH COMMON AREA
3/16" = 1'-0"



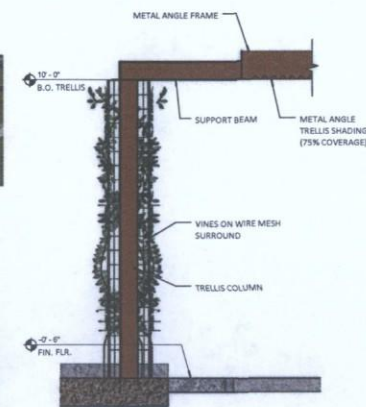
NORTH COMMON AREA PERSPECTIVE



NORTH COMMON AREA PERSPECTIVE 2



SOUTH COMMON AREA PERSPECTIVE



TRELLIS SECTION
1/2" = 1'-0"



3D TRELLIS VIEW



CROSSROADS EAST
NORTH PAD
NEC SCOTTSDALE RD. & CHANCEY LN.
SCOTTSDALE, ARIZONA
DATE: 01-12-15 (PRELIMINARY)

EXHIBIT 1
COMMON AREAS
RKAA# 13061.51



25-02-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
01/24/2015 DATE
[Signature] INITIALS

Courtyard & Common Area Details