

Case Research



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: Crossroads North Pads	
Property's Address: 18529 North Scottsdale Road	APN: 215-07-391
Property's Zoning District Designation: PCP	
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: Kelly Gantner	Applicant: Traver Jones
Company: Diversified Partners	Company: Kimley-Horn & Associates
Address: 7500 E. McDonald Drive, Suite 100A	Address: 7740 N. 16th Street, Suite 300
Phone: 480-947-8800 Fax: 480-947-8830	Phone: 602-944-5500 Fax: 602-944-7423
E-mail: kelly@dpcrc.com	E-mail: traver.jones@kimley-horn.com
Owner Signature	Applicant Signature
Official Use Only Submittal Date: 1/14/14	Application No.: 653 PA: 2014
Project Coordinator:	



Pre-Application Request

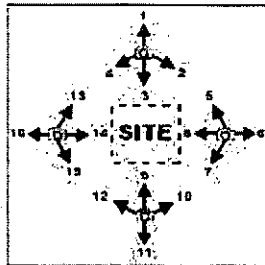
Development Application Type: Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (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	<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 ½ 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

Project Narrative for Crossroads East – (North Pad)

The purpose of this Pre-Application request is to obtain approval for a proposed single story 14,000 SF retail building at the northeast corner of Chauncey Lane and Scottsdale Road. The design team is committed to creating an exceptionally well designed project that will compliment the area as well as the surrounding parcels. 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 building is sited northwest corner of Lot 3 with a main drive aisle from Scottsdale Road to the south of the proposed building. Accessible and pedestrian connectivity is provided between the proposed building and the remainder of the site. The Crossroads site will include the following uses: mixed-use (retail/office), hotel, residential and restaurant. Pedestrian circulation is an important feature of the Crossroads development, 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 has been provided by the master developer. New infrastructure to be constructed with this project includes sidewalks, building hardscape areas, as well as future patio locations. Site drainage infrastructure is in place and already provided by the master developer.

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 metal canopies are provided to provide additional shading at the storefronts, horizontal roof slats for the mechanical screens will contribute to the contemporary architectural feel. Projecting elements and recessed glazing provide much desired shade 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 restaurant and retail tenants.

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 activity of the pedestrian areas. Pavers and crosswalks are provided to clearly identify this location as an area of pedestrian activity.



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
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rkaa.com

California Office
150 Paularino Avenue
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Texas
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Washington
West Virginia
Wisconsin
Wyoming

Principals:

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

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