



Development Review (Minor) Staff Approval

265-SA-2015

Fairmont Scottsdale Princess -
Sunset Beach Pool

APPLICATION INFORMATION

LOCATION:	7575 E Princess Dr	APPLICANT:	Stephen Hunt
PARCEL:	215-08-695	COMPANY:	Allen & Philp Architects
Q.S.:	37-45	ADDRESS:	7154 E Stetson Dr Scottsdale, AZ 85251
CODE VIOLATION #:		PHONE:	480-990-2800

Request: New pool facility located directly east of the new hotel room wing at the Fairmont Scottsdale Princess.

STIPULATIONS

1. Plans submitted for permits shall be consistent with the site plan, elevations and landscape plans with 265-SA-2015 with a stipulation set staff approval date of 7/31/2015.
2. Due to the broad arching form of the leaves and flower stems of Hesperaloe parviflora Red Yucca, submit a revised landscape plan with the final plans submittal placing this plant at least five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas.
3. Submit plans as required by the One Stop Shop for final plan/construction document review.

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 review:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 2 additional site plans and elevations.
IMPROVEMENTS: ☒ 4 sets of civil improvement grading and drainage plans, and landscape 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:

K. Niederer

Keith Niederer

DATE:

8-3-2015

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



Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

Official Use:		Staff Signature: <u>Walter Niederer</u>	
City Staff Contact: <u>Niederer</u>		Email: <u>kniederer@scottsdaleaz.gov</u>	
Phone: <u>480-312-2953</u>			
Project Name: <u>FAIRMONT PRINCESS RESORT - SUNSET BEACH POOL</u>			
Property's Address: <u>7575 E. PRINCESS BLVD.</u>		A.P.N.: <u>215-08-695</u>	
Property's Zoning District Designation: <u>C-2</u>			
Application Request: <u>NEW 7,000 S.F. SWIMMING POOL WITH OUTDOOR BAR - BEVERAGES ONLY.</u>			
Owner: <u>MARTHA WEST/LAUREL EDGAR</u>		Applicant: <u>STEVE HUNT</u>	
Company: <u>CITY OF SCOTTSDALE</u>		Company: <u>ALLEN + PHILP ARCHITECTS</u>	
Address: <u>7447 E. INDIAN SCHOOL RD, SCOTTSDALE</u>		Address: <u>7154 E. STETSON DR. 4TH FLR SCOTTSDALE</u>	
Phone: <u>480-312-7800</u> Fax: _____		Phone: <u>480-990-2800</u> Fax: _____	
E-mail: <u>MWEST@SCOTTSDALEAZ.GOV</u>		E-mail: <u>shunt@allenphilp.com</u>	

Submittal Requirements: Please submit materials requested below. All plans must be folded.

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.00</u> (fee subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan (<u>2</u> copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections – for all cuts and fills applications
<input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications	<input checked="" type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc.
<input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative – describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input checked="" type="checkbox"/> Color photographs of site – include area of request	<input checked="" type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting.
<input checked="" type="checkbox"/> Site plan (<u>2</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc.	
<input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (<u>2</u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed	

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

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

<u>Laurel Edgar, Contract Administrator</u> Owner Signature	<u>Steve Hunt</u> Agent/Applicant Signature
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Review Methodologies

Planning and Development Services

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Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

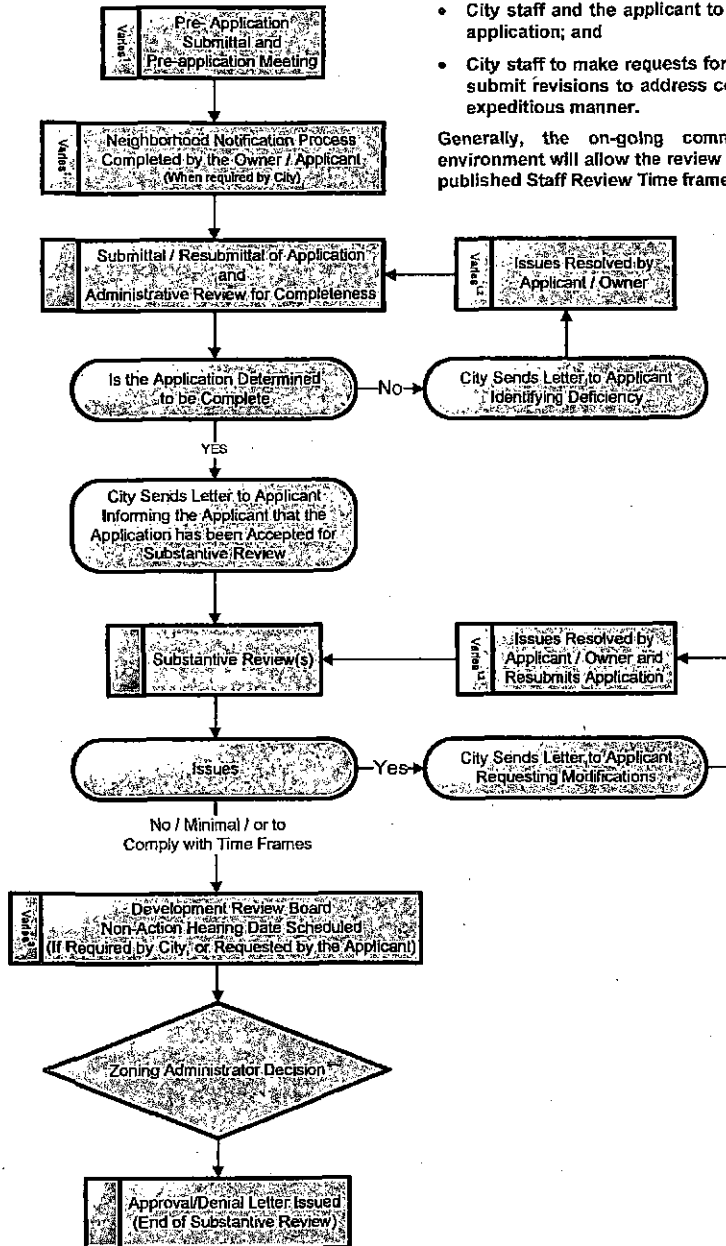
Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

Application Types:

- a. Development Review – Minor (SA)
- b. Wash Modifications (WM)
- c. Land Division – Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial
5 Staff Working Days Per Review	50 Total Staff Working Days; Multiple City Reviews in This Time Frame	234 Letter Issued



Development Review (Minor)

(Administrative Staff Approval)

Arizona Revised Statutes Notice

59-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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

This request concerns all property identified in the development application.

Pre-application No: 605 - PA - 2015

Project Name: Sunset Beach Pool - Fairmont Princess Resort

Project Address: 7575 E. Princess Blvd.

STATEMENT OF AUTHORITY:

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

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent:

Martha West

Print Name

David Edgar
Signature Contract Admin
KE. Dept.

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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



July 07, 2015

RE: Fairmont Scottsdale Princess Hotel
Sunset Beach Pool
7575 E. Princess Blvd.
Scottsdale, AZ.

Attn: Staff

On behalf of Strategic Hotels, we are pleased to provide you this design review narrative for the new Sunset Beach Pool at the existing hotel.

The new pool area will consist of a 7,000 SF wading pool with a zero edge entry. An outdoor bar area will be provided that will serve beverages only. No food service will be prepared in this area. The pool building will include restroom facilities for each gender, and a family toilet facility. There will be an approx. 9,000 SF new beach sand area for our customers. The deck area is anticipated to be "Kool-Deck" variety, and will accommodate a number of chaise lounge chairs. There will also be (6) private cabanas for VIP guest's use. The pool will of course be surrounded by an attractive pool security fencing, and richly landscaped throughout with a large variety of trees, turf, and plantings.

The project's architectural character for the new construction will maintain the same style and colors as those previously approved for the hotel. The materials used to construct the proposed outdoor bar area will be painted stucco walls, exposed wood trellis for shading, and decorative concrete columns. We intend to use a "Kool-Deck" mortar topping instead of concrete pavers for this pool. The use of this product will reduce surface heat, and provide a reliable non-skid finish for our guests. We propose a flat roof system for the building, and intend to use split-system refrigeration to reduce the level of rooftop equipment. The intent is to provide guests with a non-obstructive view of the pool when viewed from the existing spa/salon buildings above.

Since this pool is intended for the use of our guests only, we don't anticipate it to result in any additional traffic or parking requirements. This proposed pool will be a state-of-the-art facility which will enhance the property greatly, and provide the level of 5 Star treatment the Fairmont is known for.....We anticipate this project to be a welcome addition to our resort, both as a benefit to our customers and to the City of Scottsdale.

If I can answer any questions for you regarding this submittal, please do not hesitate to call myself or Steve Hunt at (480) 990-2800.

Regards.....

Jeff Consbruck, P.A.