



Development Review (Minor) Staff Approval

258-SA-2015

The Shops at Gainey Village

APPLICATION INFORMATION

LOCATION: 8777 N Scottsdale Rd	APPLICANT: Jeremy Lear
PARCEL: 174-29-143B	COMPANY: Evolution Design
Q.S.: 26-45	ADDRESS: 51 W 3rd St Ste 115 Tempe, AZ 85281
CODE VIOLATION #:	PHONE: 480-921-0880

Request: Request for exterior site upgrades and remodel for the existing The Shops at Gainey Village.

STIPULATIONS

1. The proposed site improvements shall be consistent with the site plan sheets by Evolution Design, stamped approved by City staff 9/18/15.
2. Landscaping shall be installed in conformance with the landscape plan by Collaborative V Design Studio, Inc., stamped approved by City staff 9/18/15.
3. Except as stipulated below, the proposed repaint of the building shall be consistent with the building elevations and color palette by Evolution Design, stamped approved by City staff 9/18/15. The approved color palette is as follows:
A – SW 6036, B – SW 6142, C – SW 6388, E – SW 6082, F – SW 6011, G – SW 7020
4. The proposed building repaint shall not include paint transitions from one color to another on an outside edge/corner of a building wall.
5. Prior to start of building repaint, the owner/applicant shall coordinate with City planning staff to arrange a field inspection, at which time City staff shall give final approval of the locations and treatment of paint color transitions.
6. With the final plans submittal, the owner/applicant shall clearly demonstrate that all emergency and service vehicle turning radii are in conformance with the applicable City standards.
7. No new exterior lighting is reviewed or approved with this application.
8. All signs shall require separate review and permit.

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 2

Form Revision Date: 12/11/2014

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:

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation.

IMPROVEMENTS: ☒ 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: _____



Bryan Cluff, LEED AP
Planner

DATE: 9/18/15 _____

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 2 of 2

Form Revision Date: 12/11/2014

Pre-Application No.: 305 -PA- 2015 Submittal Date: 7/9/15

Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

Official Use:

City Staff Contact:



Staff Signature:

Phone:

Email:

Project Name: Exterior Remodel (minor)

Property's Address: 8777-8989 N. Scottsdale Rd.

A.P.N.: 174-29-143B

Property's Zoning District Designation: C2-PCD

Application Request: Minor site plan amendments/paint colors/parking relocate.

Owner: Paula Mathews

Applicant: Jeremy Lear

Company: Main Street Realty Advisors

Company: Evolution Design, Inc.

Address: 7333 E. Doubletree, Scottsdale

Address: 51 W. 3rd St., Tempe, AZ

Phone: 480.398.2222

Fax: 398.2217

Phone: 480.921.0880

Fax: 921.1881

E-mail: pmathews@msrea.net

E-mail: jlear@evolutiondesigninc.com

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

☒ Completed Application (this form) and Application Fee - \$ 57.00 (fee subject to change every July)

☒ Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below

☐ Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Deductions

☒ Request for Site Visits and/or Inspections form

☒ Narrative - describing nature of request

☐ Homeowners or Property Owners Association Approval

☐ Color photographs of site - include area of request

☒ Site plan (3 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.

☒ Material Samples - color chips, awning fabric, glazing, etc.

☒ Elevation Drawings or Color Photo simulations (2 copy(ies) - of additions, buildings, or other changes with materials and colors noted and keyed

☒ Landscape Plan (2 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.

☐ Cross Sections - for all cuts and fills applications

☐ Conceptual Grading & Drainage Plan - show existing, proposed drainage flows, channels, retention, etc.

☐ Copy of Liquor License Application (for all bars or restaurants patio applications)

☐ Airport Vicinity Development Checklist

☐ Floor Plan(s) - show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☐ Exterior Lighting - provide cut sheets, details and photometrics for any proposed lighting.

☒ Other: SITE PLAN WORKSHEET FOR PARKING LOT LANDSCAPING

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

☐ Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☒ Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Paula Mathews
 Owner Signature
 Paula Mathews
 Senior Property Manager
 Main Street Real Estate Advisors
 as Managing Agent for

Jeremy Lear
 Agent/Applicant Signature

Review Methodologies

Gainey Village Retail Center, LLC

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

Methodologies and Required Notice

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. 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.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Required Notice

1. Pursuant to A.R.S. 59-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator or designee. All such requests must be submitted in accordance with the A.R.S. 59-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251



Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

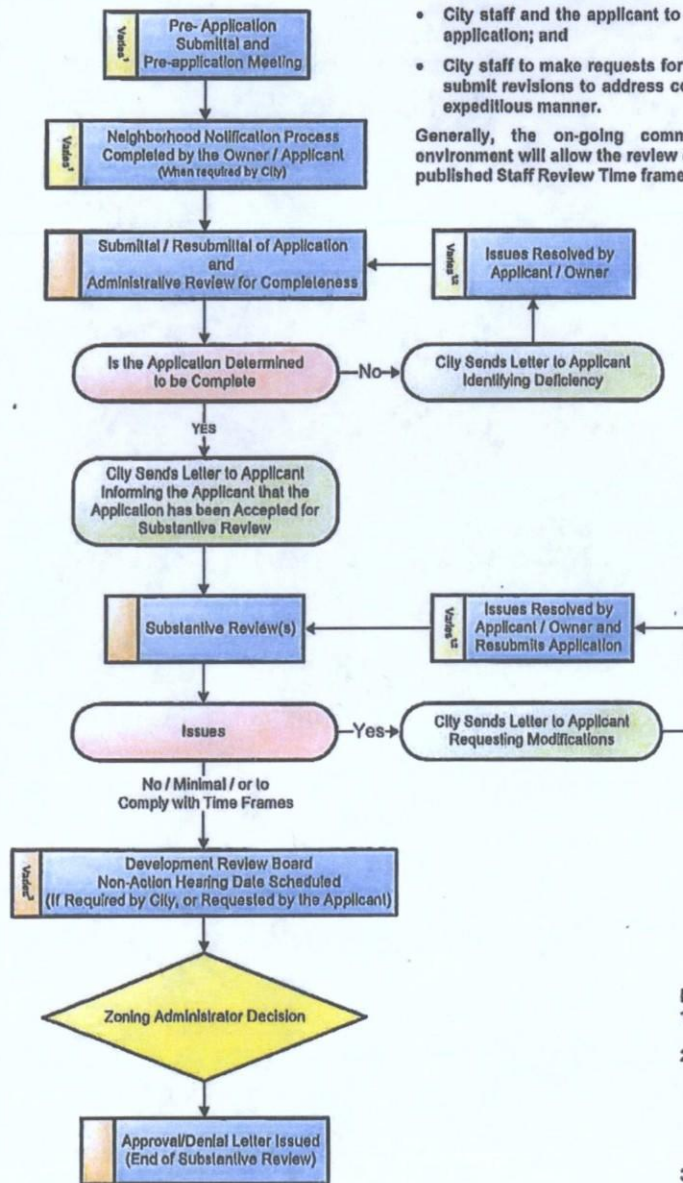
Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish 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
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame ^{2,3,4}	Letter Issued



Development Application Process

Standard Application Review

Staff Review Applications: SA, WM, & MD

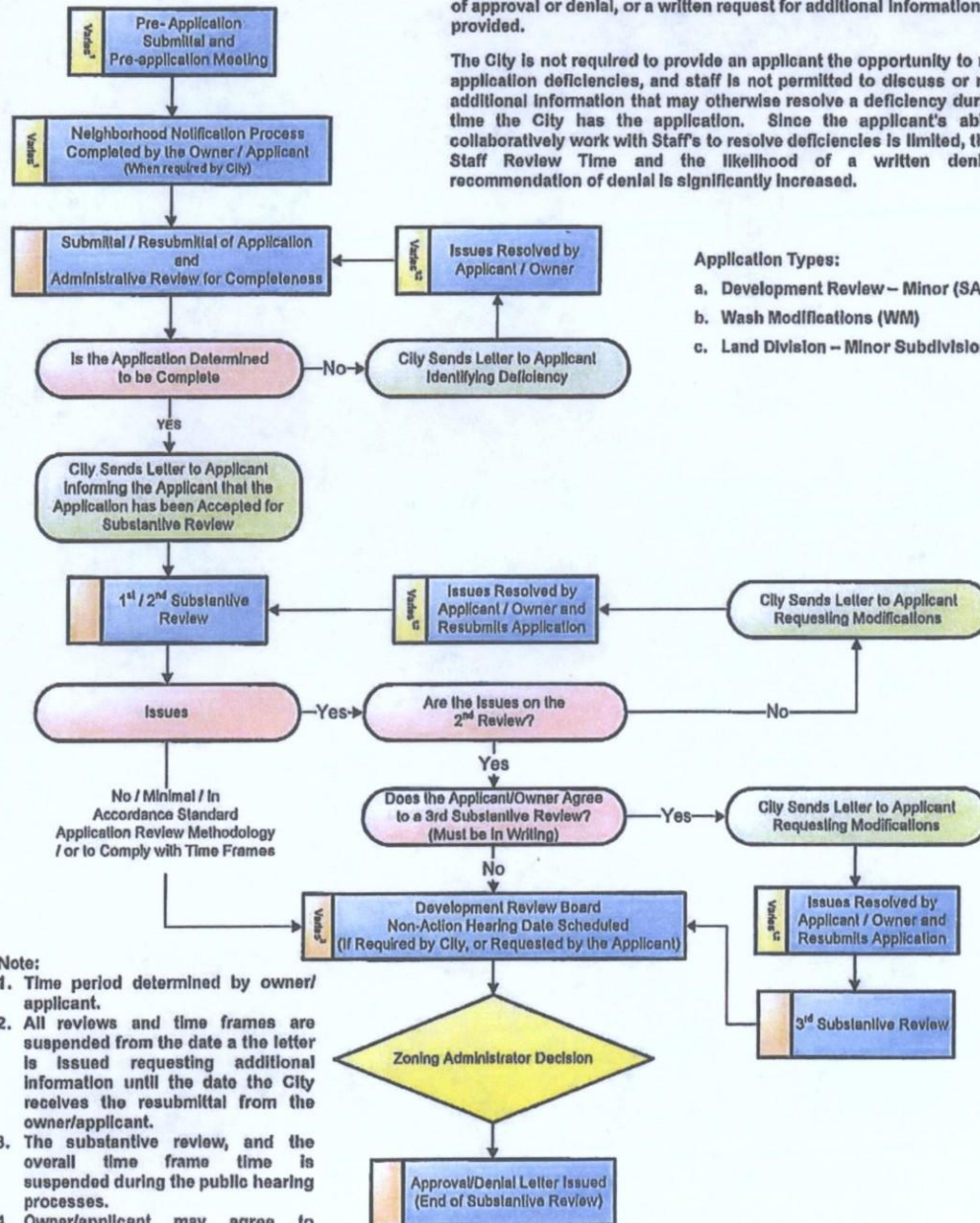
Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

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 letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 84251 • Phone: 480-312-7000 • Fax: 480-312-7088
City of Scottsdale Website: www.scottsdaleaz.gov



July 8th, 2015

Attn: City of Scottsdale – One Stop Shop

Re: The Shops at Gainey Village – Project Narrative

The attached design review (minor) request is for the site remodel that is planned for The Shops at Gainey Village with Main Street Real Estate Advisors. The intent of the design package is to review the improvements that the ownership would like to make at the property and are listed below:

1. Landscape upgrade, replacement of aged items.
2. Re-paint of center – utilizing existing paint scheme with darker hues only.
3. Minor parking increase/adjustment by relocation of landscape islands.
4. New center signage at north, south and center entrances on Scottsdale Road (for reference only, under separate permit)
5. Sidewalk increase at narrow locations
6. Dumpster relocation to more secured area
7. Asphalt to paver changes

Please review the list above along with the attached overall site and landscape plans that cover the initial scopes reviewed and discussed with the building ownership. If any comments or questions prior to the meeting, please don't hesitate to contact us.

Thank you,


Jeremy Lear
Evolution Design
jlear@evolutiondesigninc.com
480.921.0880



jeremylear
principal
jlear@evolutiondesigninc.com

51 west 3rd street
suite 115
tempe, arizona
85281

t . 480.921.0880
f . 480.921.1881
c . 602.505.8557



June 25, 2015

City of Scottsdale

Dear City of Scottsdale,

Please accept this letter as Ownership's approval for Evolution Design to meet with the City of Scottsdale to discuss proposed site changes, including but not limited to site reconfiguration, painting, landscape and signage changes, at The Shops of Gainey Village located at the southeast corner of Scottsdale Road and Doubletree Ranch Road, Scottsdale, AZ 85253.

Should you have any questions, please give me a call at 480-398-2211.

Sincerely,

MAIN STREET REAL ESTATE ADVISORS

As Managing Agent for
Gainey Village Retail Center, LLC

Paula J. Mathews, RPA®
Senior Property Manager



evolution design

August 31st, 2015

The Shops at Gainey Village Exterior
8777 - 8989 N. Scottsdale Rd.
Scottsdale, Arizona

Attn: Bryan Cluff, City of Scottsdale

Please note that we have received design review comments on the above project and are re-submitting those now for final review.

Design Review comments:

1. The proposed ADA spaces at the north end of the site do not meet our current standard of 11 feet wide with a 5 foot wide access aisle. Please update the striping to meet this standard.

Response: ADA spaces at the north end have been moved over to the east and now meet the current standards. Please refer to Architectural sheets for additional information.

2. The proposed new curb line on the east side of the shops building (NWC of the center) has an abrupt 90 degree angle back towards the building. This may cause issue with traffic flow through the driveway and also have the appearance of parallel parking spaces along this curb. Please revise the curb line to taper across this section rather than the hard angle as proposed. (see attached scan for reference).

Response: Curb line has been revised in the set, please refer to Architectural sheets for additional information.

3. Please provide calculations to justify the removal of the double refuse enclosure at the north end of the center. Per DSPM Section 2-1.804, one refuse enclosure is required for every 20,000 square feet of commercial, retail, office floor area and restaurants each require their own unless otherwise approved by the City engineering staff. In 2006, when a restaurant space was added to the adjacent building, a new double refuse enclosure was supposed to be installed. This plan also included 2 trash compactors located within the service yard area north of the building. See attached plan for reference.

Response: Double refuse enclosure to remain at its current location, please refer to Architectural sheets for additional information.

4. The most recent site plan worksheet that you sent over does not correctly calculate the required open space. Per Section 5.1404.C, the total open space requirement is 10% of the net lot area for the first 12' of building height. In addition, .004 (each foot of height above 12) x (net lot area) is required.
 - If the buildings are more or less than 30' tall, the calculations would change accordingly. Please update the calculations to comply with the ordinance requirements as shown. A couple of updates that also need to be made to the site plan worksheet:

4A. The area within the service yard adjacent to the north building cannot be counted as open space

4B. There is a strip along the east property line that is counted as frontage open space. This cannot be frontage open space since it does not have frontage to a street. This can be changed to general open space.

4C. We usually calculate the parking lot area using this formula – number of parking spaces x (270 SF). This accounts for the area of each parking space plus half of the access aisle. By using this calculation you will likely reduce the amount of parking lot landscaping that is required since it will not include the area of the drive aisles that are not directly serving a parking space. Based on your provided parking of 710 spaces this would be $710 \times 270 = 191,700$ SF instead of the 279,095 you submitted. This could allow some of that landscape area to be converted to other open space if needed.

Response: Open space calculation has been recalculated using the formula listed above, please refer to Landscape sheets for additional information.

5. The elevation sheets that were included in the submittal are in b&w. Please provide color copies of the elevation sheets for review and approval of the proposed re-paint.

Response: Color elevation sheets have been included with the submittal, please refer to Architectural sheets for additional information.

Thank you,

Kailey Griffin, Evolution Design, Inc.
PHN 480.921.0880
FAX 480.921.1881

Cluff, Bryan

From: Jeremy Lear <JLear@evolutiondesigninc.com>
Sent: Wednesday, June 17, 2015 9:27 AM
To: Cluff, Bryan
Cc: 'Michael Mathews (mmathews@msrea.net)'; 'Hayes Martin'; 'Paul Vecchia (paulv@collaborativev.com)'; Kailey Griffin
Subject: RE: Gailey Center - meeting follow up

Hello Bryan,

Just following up on the items below. We are updating the renderings with altering colors and to show where the yellow will go – knowing there will be some flexibility in the field when applying the paints. We are also more concerned about the other major items from our meeting like the signage and the landscaping. Paul (landscaping) and his team have some updated plans and calculations that should make you and the city happy, but again – didn't want to bombard you with multiple items or plan updates, trying to concentrate time on your end. Please advise on how you want to proceed with these updates and if this is still planning to go through the administrative review process and we'll do what we need to keep this rolling along.

Thank you,
Jeremy

jeremylear
principal
evolutiondesign,inc
51 west third street
suite 115
tempe, arizona 85281
p.480.921.0880 / c.602.505.8557
f.480.921.1881

www.evolutiondesigninc.com



From: Jeremy Lear
Sent: Wednesday, June 10, 2015 10:19 PM
To: 'Cluff, Bryan'
Cc: 'Michael Mathews (mmathews@msrea.net)'; 'Hayes Martin'; 'Paul Vecchia (paulv@collaborativev.com)'; Kailey Griffin
Subject: RE: Gailey Center - meeting follow up

Hello Bryan,

As stated in our meeting, these colors are flexible and the locations are certainly up for discussion if not up to Scottsdale standards. We will pull (2) additional colors that are "dialed" down per your request below. In addition, can you please advise on the other issues – including the landscape discussion and signage size increase for any size tenant that we proposed? We would like to get you additional information if needed. As always, any information you can provide would be greatly appreciated.

Thanks,
Jeremy

jeremylear
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f.480.921.1881

www.evolutiondesigninc.com

From: Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]

Sent: Tuesday, June 09, 2015 9:07 AM

To: Jeremy Lear

Cc: 'Michael Mathews (mmathews@msrea.net)'; 'Hayes Martin'; 'Paul Vecchia (paulv@collaborativev.com)'; Kailey Griffin

Subject: RE: Gainey Center - meeting follow up

Hello Jeremy,

Steve and I had a chance to look over the proposed color palette. For the most part everything is acceptable, however we do have some concern with color "F" (SW 6012). This is a fairly dark bold color and is proposed in a limited body capacity, rather than a trim/accent capacity. We would recommend the use of an alternative color for "F" such as SW 6011 or SW 6046. These colors are in the same family but toned down a bit.



We also have a question regarding the use of "D" (SW 6139). I don't see that identified anywhere on the buildings. Where/how is this color used?

Thank you,

Bryan D. Cluff, LEED AP
Planner
City of Scottsdale
Planning, Neighborhood & Transportation
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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From: Jeremy Lear [<mailto:JLear@evolutiondesigninc.com>]

Sent: Friday, May 29, 2015 3:29 PM

To: Cluff, Bryan

Cc: 'Michael Mathews (mmathews@msrea.net)'; 'Hayes Martin'; 'Paul Vecchia (paulv@collaborativev.com)'; Kailey Griffin

Subject: RE: Gainey Center - meeting follow up

Hello Bryan,

Attached is the updated rendering with a legend and keynotes to show which color is where. Please keep in mind that this is still a little fluid so we have some say if colors need to change or locations need to be adjusted. Please advise if any comments or questions.

Thanks,

Jeremy

****Please note I will be out of the office from 6.1 through 6.5, returning on 6.8****

jeremylear
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f.480.921.1881

www.evolutiondesigninc.com

From: Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]
Sent: Thursday, May 28, 2015 2:54 PM
To: Jeremy Lear
Cc: 'Michael Mathews (mmathews@msrea.net)'; 'Hayes Martin'; 'Paul Vecchia (paulv@collaborativev.com)'
Subject: RE: Gainey Center - meeting follow up

Jeremy,

Thank you for dropping off the samples. Steve and I looked over the landscape plan as discussed. The palette looks good, however, the streetscape thread tree (elm) should be at a closer spacing of 32' on center (per the streetscape design guidelines).

We had a hard time determining which color is which on the building elevations. Some of the colors are similar and with the print out there is not enough contrast to distinguish between some of them. Can you please provide elevations with key notes identifying each of the different colors as they are located on the building?

Thanks,

Bryan D. Cluff, LEED AP
Planner
City of Scottsdale
Planning, Neighborhood & Transportation
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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From: Jeremy Lear [<mailto:JLear@evolutiondesigninc.com>]
Sent: Wednesday, May 27, 2015 3:04 PM
To: Cluff, Bryan
Cc: Michael Mathews (mmathews@msrea.net); Hayes Martin; Paul Vecchia (paulv@collaborativev.com)
Subject: RE: Gainey Center - meeting follow up

Thanks Bryan,

Appreciate the time and information below. You should have the paint colors for Gainey at your office (front desk) so please let us know if questions or comments. We'll reach out shortly with any questions but look forward to your response on staff approval in the coming days.

Thank you,
Jeremy

****Please note I will be out of the office from 6.1 through 6.5, returning on 6.8****

jeremylear
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f.480.921.1881

www.evolutiondesigninc.com

From: Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]
Sent: Wednesday, May 27, 2015 8:05 AM
To: Jeremy Lear
Cc: Michael Mathews (mmathews@msrea.net); Hayes Martin; Paul Vecchia (paulv@collaborativev.com)
Subject: RE: Gainey Center - meeting follow up

Jeremy,

Based on a quick search, it looks like the original DR case for the center is 94-DR-1998. The case should be scanned in to our system and you can access the documents through our website at this link:

<https://eservices.scottsdaleaz.gov/eServices/cases/default.aspx>

If the case does not come up, there is also a companion case 94-DR-1998#2 that should have the same information.


Let me know if you have any questions.

Thanks,

Bryan D. Cluff, LEED AP
Planner
City of Scottsdale
Planning, Neighborhood & Transportation
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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From: Jeremy Lear [<mailto:JLear@evolutiondesigninc.com>]
Sent: Tuesday, May 26, 2015 10:13 PM
To: Cluff, Bryan

Cc: Michael Mathews (mmathews@msrea.net); Hayes Martin; Paul Vecchia (paulv@collaborativev.com)

Subject: Gainey Center - meeting follow up

Hello Bryan,

Thanks again for your time today. Can you please direct us in the right direction to find out any of the original stipulations on landscape or other documents for the shops at Gainey Center that we met on this morning? I don't believe we have access to those original documents or the most recent approved stipulations and that would certainly help us moving forward. If you can advise, or point us to another team member who can assist, that would be much appreciated. As for the paint samples, we are pulling those and will drop off ASAP to your attention.

Thank you,

Jeremy Lear

Thanks again for the meeting time today.

jeremylear

principal

evolutiondesign,inc

51 west third street

suite 115

tempe, arizona 85281

p.480.921.0880 / c.602.505.8557

f.480.921.1881

www.evolutiondesigninc.com

Cluff, Bryan

From: Cluff, Bryan
Sent: Thursday, July 30, 2015 10:08 AM
To: 'Hayes Martin'
Cc: 'Michael Mathews'; 'Paul Vecchia'; 'Kailey Griffin'; 'Jeremy Lear'; 'RPA Paula J. Mathews'; 'Martin, Cody'
Subject: RE: Gainey Center - meeting follow up
Attachments: Site.pdf; Dish approval.jpg

Hello all,

We have completed the review of the submitted application for changes at the Gainey Center. For the most part the proposal is acceptable, however, there are a few items we need clarification on before design review approval can be given.

- The proposed ADA spaces at the north end of the site do not meet our current standard of 11 feet wide with a 5 foot wide access aisle. Please update the striping to meet this standard.
- The proposed new curb line on the east side of the shops building (NWC of the center) has an abrupt 90 degree angle back towards the building. This may cause issue with traffic flow through the driveway and also have the appearance of parallel parking spaces along this curb. Please revise the curb line to taper across this section rather than the hard angle as proposed. (see attached scan for reference).
- Please provide calculations to justify the removal of the double refuse enclosure at the north end of the center. Per DSPM Section 2-1.804, one refuse enclosure is required for every 20,000 square feet of commercial, retail, office floor area and restaurants each require their own unless otherwise approved by the City engineering staff. In 2006, when a restaurant space was added to the adjacent building, a new double refuse enclosure was supposed to be installed. This plan also included 2 trash compactors located within the service yard area north of the building. See attached plan for reference.
- The most recent site plan worksheet that you sent over does not correctly calculate the required open space. Per Section 5.1404.C, the total open space requirement is 10% of the net lot area for the first 12' of building height. In addition, .004 (each foot of height above 12) x (net lot area) is required. For example, if your buildings are 30' tall the calculations would be as follows:
 - $622,834 (.10) = 62,283$
 - $.004 (18) \times (622,834) = 43,599$
 - $62,283 + 43,599 = 105,882 \text{ SF required}$

If the buildings are more or less than 30' tall, the calculations would change accordingly. Please update the calculations to comply with the ordinance requirements as shown. A couple of updates that also need to be made to the site plan worksheet:

- The area within the service yard adjacent to the north building cannot be counted as open space.
- There is a strip along the east property line that is counted as frontage open space. This cannot be frontage open space since it does not have frontage to a street. This can be changed to general open space.
- We usually calculate the parking lot are using this formula – number of parking spaces x (270 SF). This accounts for the area of each parking space plus half of the access aisle. By using this calculation you will likely reduce the amount of parking lot landscaping that is required since it will not include the area of the drive aisles that are not directly serving a parking space. Based on your provided parking of 710 spaces this would be $710 \times 270 = 191,700 \text{ SF}$ instead of the 279,095 you submitted. This could allow some of that landscape area to be converted to other open space if needed.
- The elevation sheets that were included in the submittal are in b&w. Please provide color copies of the elevation sheets for review and approval of the proposed re-paint.

You had previously asked for some timing information on permitting. This review is a preliminary design review approval. Approval of this application will allow you to submit for permit review. Once you submit for permit review, the reviews will be on a 20 day review cycle. You should plan for 2-3 review cycles. Please let me know if you have any questions.

Thank you,

Bryan D. Cluff, LEED AP

Planner

City of Scottsdale

Planning, Neighborhood & Transportation

Phone: 480-312-2258

Fax: 480-312-7088

bcluff@ScottsdaleAZ.gov

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From: Hayes Martin [<mailto:hayesmartin@cox.net>]

Sent: Monday, July 27, 2015 11:41 AM

To: Cluff, Bryan

Cc: 'Michael Mathews'; 'Paul Vecchia'; 'Kailey Griffin'; 'Jeremy Lear'; RPA Paula J. Mathews; Martin, Cody

Subject: RE: Gainey Center - meeting follow up

Good afternoon Bryan,

Thanks for taking a moment to update me this morning on the status of our project. Per your request, ATTACHED is the full site Open Space calculation plan, updated per your previous request.

As mentioned, we are looking at getting our permits as quickly as possible so that construction can be completed prior to the holiday season. As a reply to this email, please provide our team with an ETA for the completion of your review, and an anticipated date that the project should be "permit ready".

Thank you again for your assistance. We will keep an eye out for your update.

Much appreciated.

Hayes Martin

Managing Member

HS Martin Management, LLC

602-803-9709 | hayesmartin@cox.net

305-PA-2015



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; or, may they be submitted digitally at following website: <https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

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: The Shops at Gainey Village			
Property's Address: 8777-8989 N. Scottsdale Road		APN:	
Property's Zoning District Designation: C-2 PCD			
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:		Applicant: Jeremy Lear	
Company: Main Street Real Estate Advisors		Company: Evolution Design, Inc.	
Address: 7333 E. Doubletree, Suite #280, Scottsdale, AZ		Address: 51 W. Third Street, Suite #115, Tempe, AZ	
Phone: 480.398.2222	Fax: 480.398.2205	Phone: 480.921.0880	Fax: 480.921.1881
E-mail:		E-mail: jlear@evolutiondesigninc.com	
Owner Signature: <i>Paul J. Mathews, Managing Agent</i>		Applicant Signature: <i>[Signature]</i>	
Official Use Only: Submittal Date: 3/27/15		Application No: 305-PA-2015	
Project Coordinator:			

Planning and Development Services

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



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)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

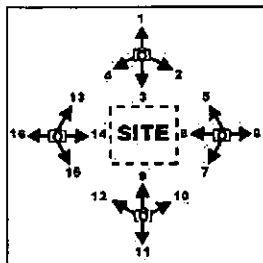
☒ Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

☒ 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)
- ☐ Areal 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 and Development Services

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

305-PA-2015
Pre App



March 26, 2015

Attn: City of Scottsdale – One Stop Shop

Re: The Shops at Gainey Village – Project Narrative

The attached pre-application request is for the minor site remodel that is planned for The Shops at Gainey Village with Main Street Real Estate Advisors. The intent of the pre-application meeting is to discuss the improvements that the ownership would like to make at the property and are listed below:

1. Landscape upgrade, replacement of aged items.
2. Re-paint of center – utilizing existing paint scheme with darker hues only.
3. Minor parking increase by relocation of landscape islands.
4. New center signage at north, south and center entrances on Scottsdale Road.
5. Sidewalk increase at narrow locations
6. Dumpster relocation to more secured area
7. Asphalt to paver changes

Please review the list above along with the attached overall site and landscape plans that cover the initial scopes reviewed and discussed with the building ownership. If any comments or questions prior to the meeting, please don't hesitate to contact us.

Thank you,

Jeremy Lear
Evolution Design

jlear@evolutiondesigninc.com

480.921.0880



305-PA-2015
Pre-App

March 27, 2015

City of Scottsdale

Dear City of Scottsdale,

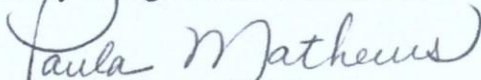
Please accept this letter as Ownership's approval for Evolution Design to meet with the City of Scottsdale to discuss proposed site changes at The Shops of Gainey Village located at the southeast corner of Scottsdale Road and Doubletree Ranch Road, Scottsdale, AZ 85253.

Should you have any questions, please give me a call at 480-398-2211.

Sincerely,

MAIN STREET REAL ESTATE ADVISORS

As Managing Agent for
Gainey Village Retail Center, LLC

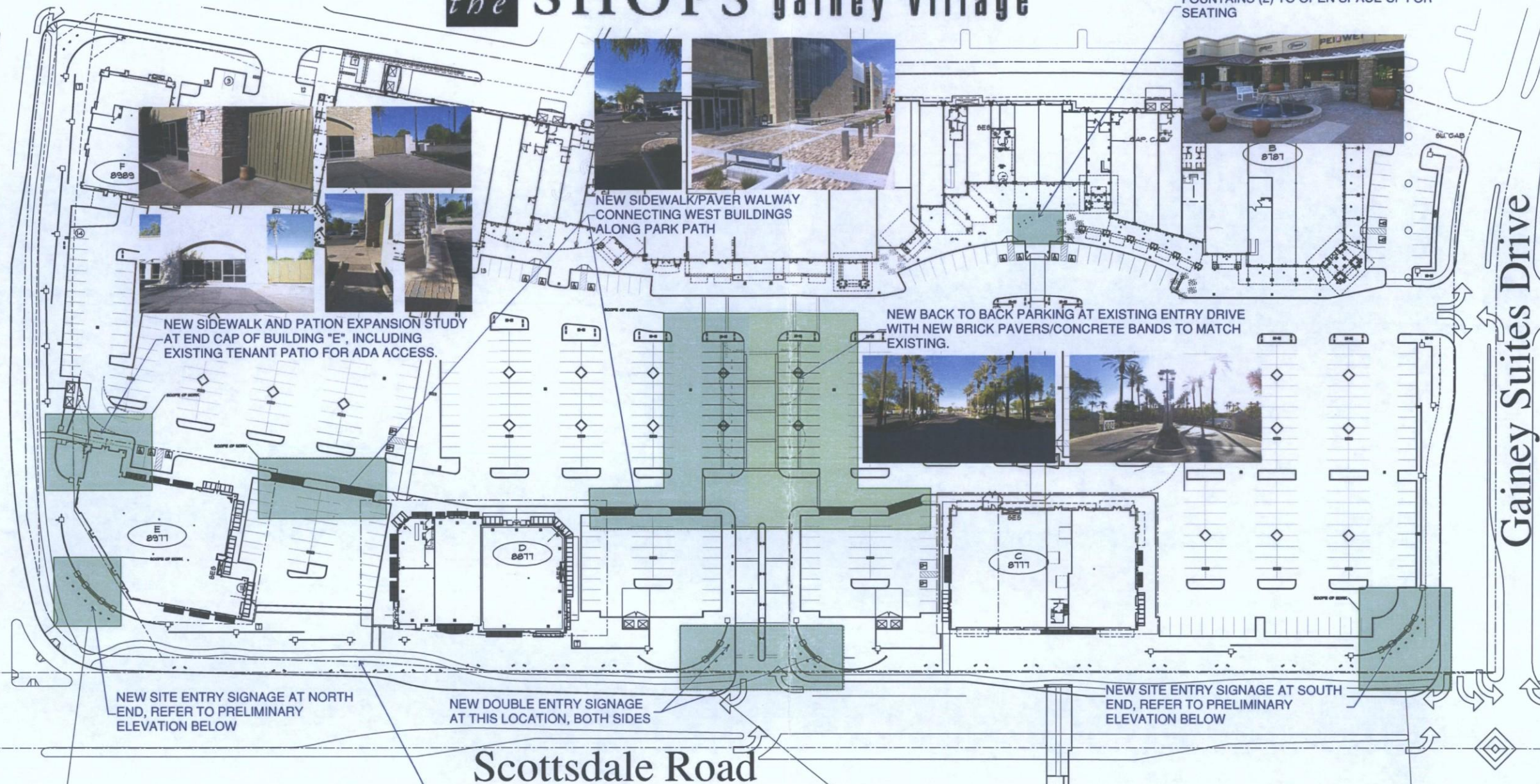

Paula J. Mathews, RPA®
Senior Property Manager

the SHOPS gainey village

REMODEL/RE-WORK EXISTING FOUNTAINS (2) TO OPEN SPACE UP FOR SEATING

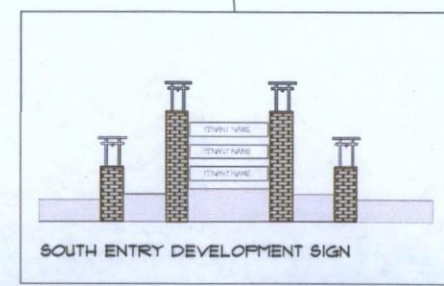
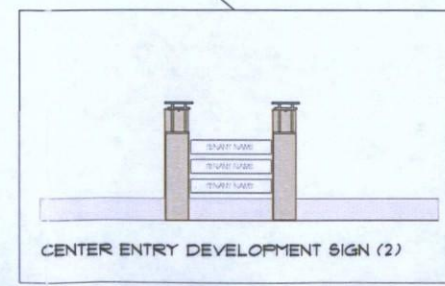
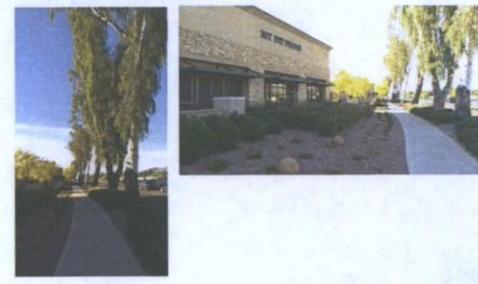
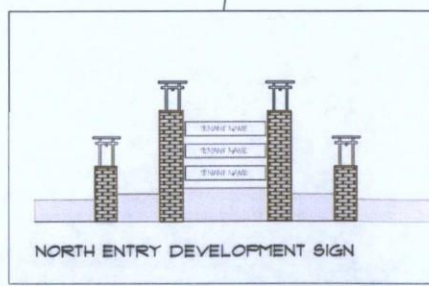
Doubletree Ranch Road

Gainey Suites Drive



Scottsdale Road

SHOPS AT GAINEY VILLAGE SITE PLAN
SCALE: N.T.S.
NORTH



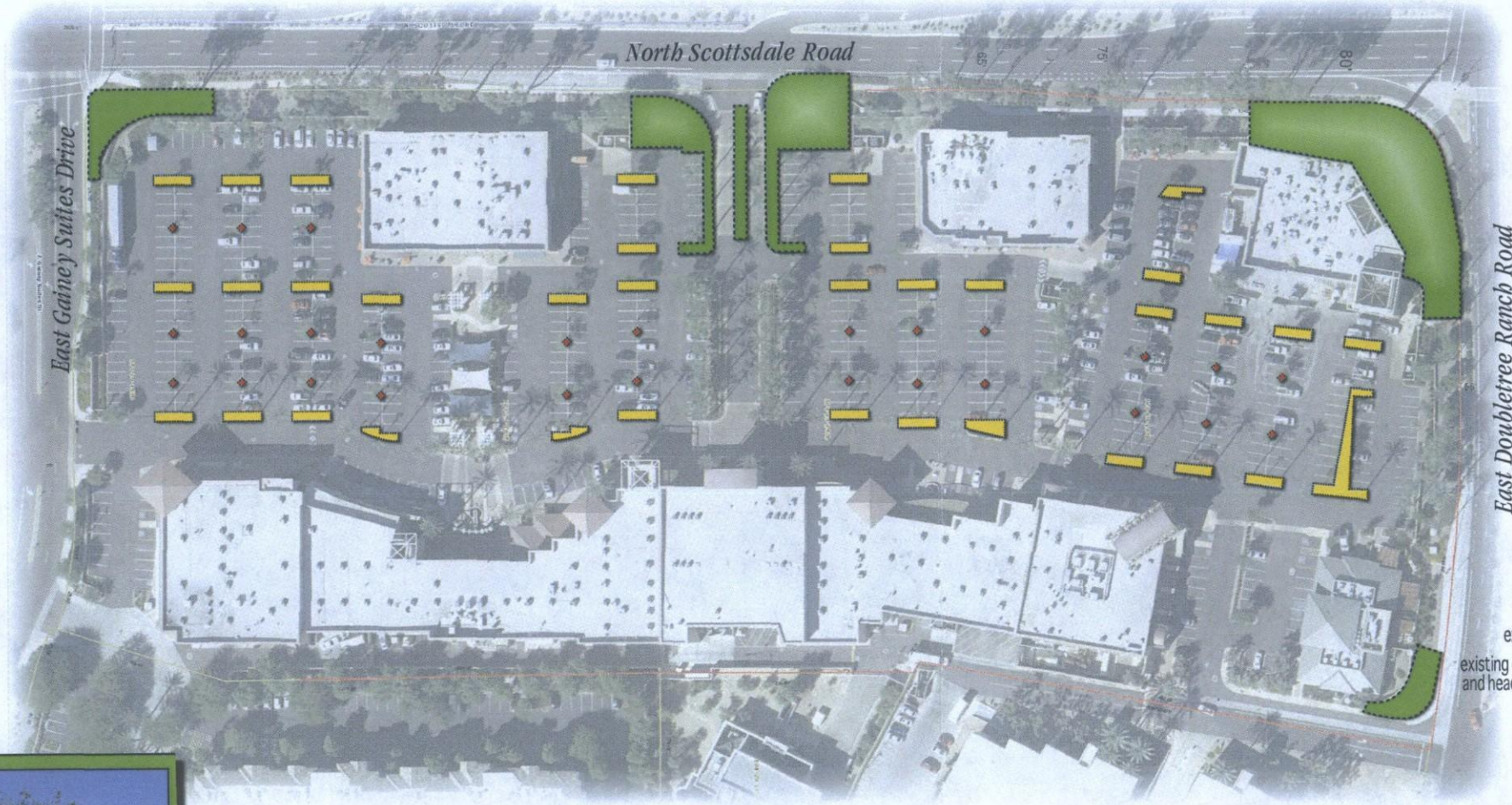
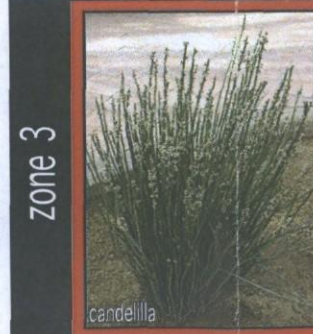
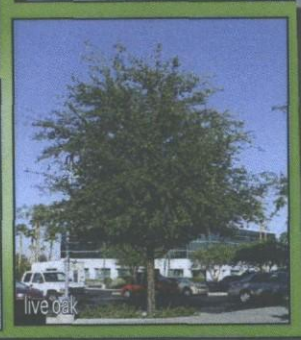
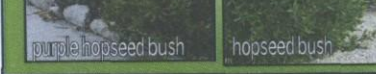
evolution design
Preliminary
02/20/2015 1:10:17 PM

PRELIMINARY SITE PLAN REMODEL
THE SHOPS AT GAINEY VILLAGE
8787 - 8989 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

REVISIONS
BY
CHECKED BY
DATE
JOB NUMBER
SHEET NAME
FLOOR PLAN
IA1.0

Pre-App 305-PA-2015

zone 1

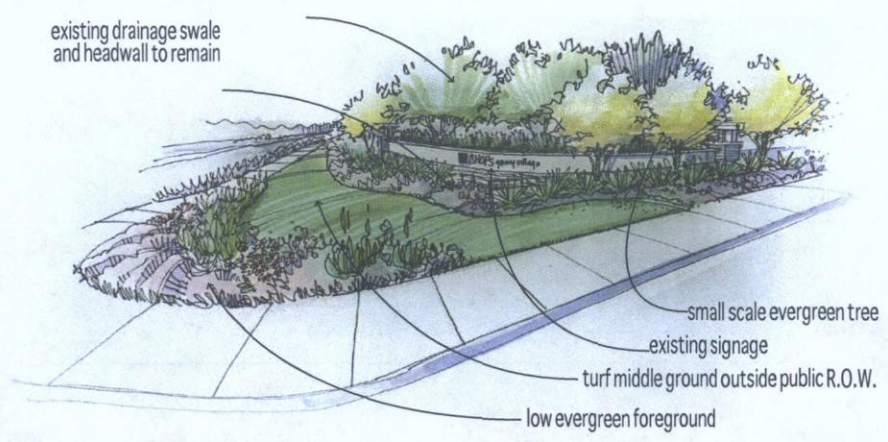


LANDSCAPE SITE PLAN
scale: 1"=40'-0"

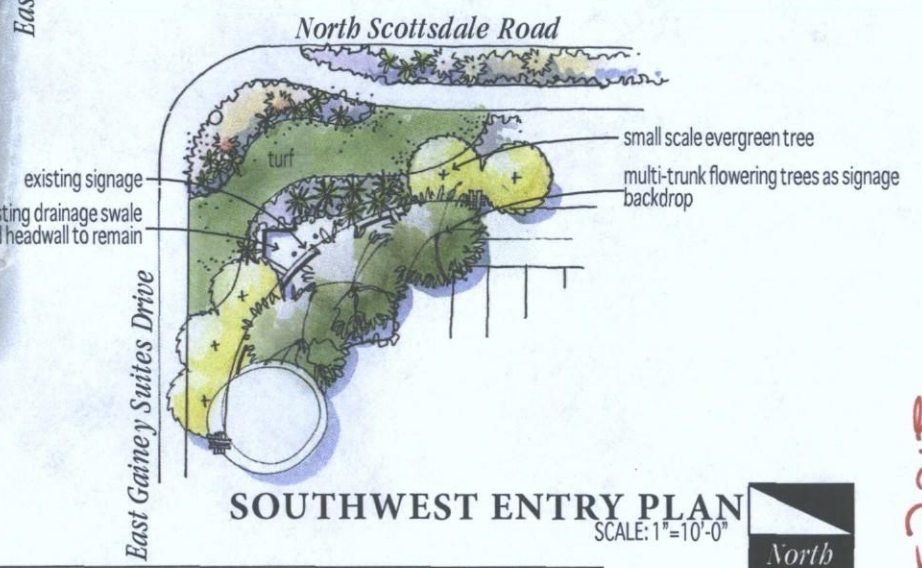


multi-trunk flowering trees as signage backdrop

existing drainage swale and headwall to remain



SOUTHWEST ENTRY PERSPECTIVE
not to scale



SOUTHWEST ENTRY PLAN
SCALE: 1"=10'-0"



PLANT LEGEND

		zone 1	zone 2	zone 3	comments
TREES					
Yellow Bird of Paradise	Caesalpinia gilliesii	X			Evergreen, Yellow Flowering Summer-Fall
Chitalpa	Chitalpa tashkentensis	X			Multi-Trunk, Pink Flowering in Summer
Live Oak	Quercus virginiana	X			Evergreen, Slow Growing
SHRUBS					
Hopseed Bush	Dodonaea viscosa	X			Evergreen Screen Planting
Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'	X			Evergreen Screen Planting
Winter Blaze	Eremophila glabra 'Winter Blaze'	X	X		Evergreen, Red Flowering Year Round
Blue Bells	Eremophila hygrophana	X	X		Evergreen, Purple Flowering Year Round
Coral Fountain	Russelia equisetiformis	X	X		Evergreen, Red Flowering Spring-Fall
ACCENTS					
Agave	Agave species	X			Structural
Medicinal Aloe	Aloe barbadensis	X	X	X	Yellow Flowering Winter-Summer
Topaz Aloe	Aloe x 'Topaz'	X	X		Orange Flowering Winter-Summer
Toothless Spoon	Dasyliro quadrangulatum	X	X		Structural
Candellilla	Euphorbia antisiphilitica	X		X	Upright Grower
VINES					
Lady Banks Rose	Rosa banksiae	X	X		White/Yellow Flowering in Spring
Bougainvillea Vine	Bougainvillea species	X	X		Pink Flowering Spring-Fall
Orange Jubilee Vine	Tacoma x 'Orange Jubilee'	X	X		Evergreen, Orange Flowering Spring-Fall
GROUND COVERS					
Little John	Callistemon x 'Little John'	X	X	X	Evergreen, Red Flowering Spring-Fall
Outback Sunrise	Eremophila glabra 'Outback Sunrise'	X	X		Evergreen, Yellow Flowering in Spring
Lantana species	Lantana	X	X		Range of Colors, Flowering Spring-Fall
Germander	Teucrium chamaedrys	X	X		Evergreen, Purple Flowering Spring/Fall

the SHOPS gainey village

Pre-App 305-P4-2015