



# Development Review (Minor) Staff Approval

380-SA-2015

Silverstone Landscape Island  
Redesign

## APPLICATION INFORMATION

LOCATION:	23271 N Scottsdale Rd	APPLICANT:	David Doederlein
PARCEL:	212-03-595	COMPANY:	HIRO ASSOCIATES, LLC DBA 18/8 Fine Mens Salons
Q.S.:	44-45	ADDRESS:	6018 E Dale Ln Cave Creek, AZ 85331
CODE VIOLATION #:		PHONE:	602-615-9053

**Request:** Request to modify an existing landscape parking island within the Silverstone retail center to add a walkway

## STIPULATIONS

1. Conceptual approval to modify the existing landscape parking island within the Silverstone shopping center by adding a 36" wide concrete walkway and relocating the existing landscaping within the parking island as shown on plans submitted and approval by City staff on 11/9/15.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, to the One-Stop-Shop with a permit application to obtain a Minimum Building permit.

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](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)*

## 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: \_\_\_\_\_

Doris McClay

DATE: \_\_\_\_\_

11/9/15

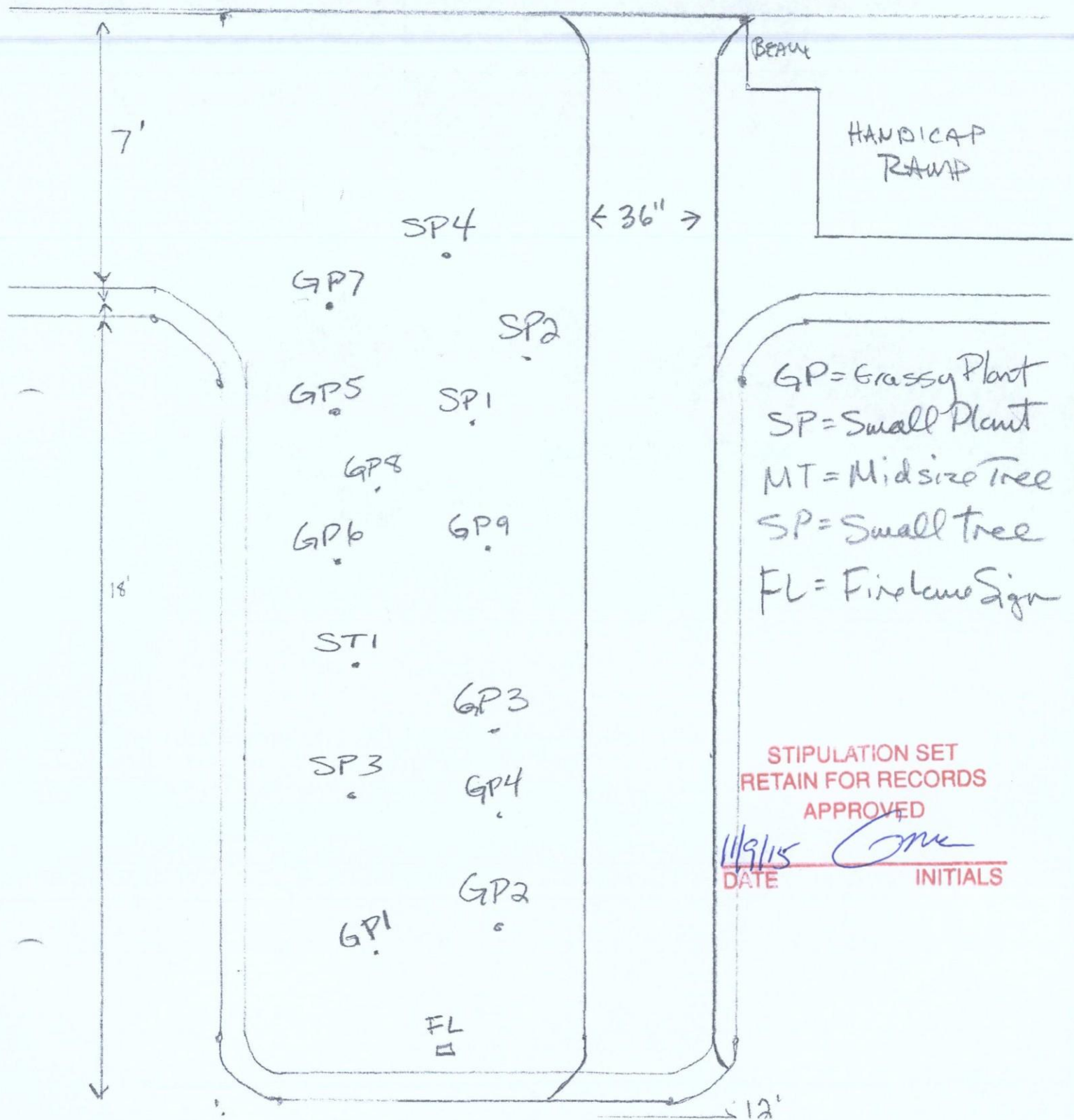
## Planning and Development Services

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](http://www.scottsdaleaz.gov)

MT = Relocated to Barren Island  
Across parking lot East of Egg N' Joe

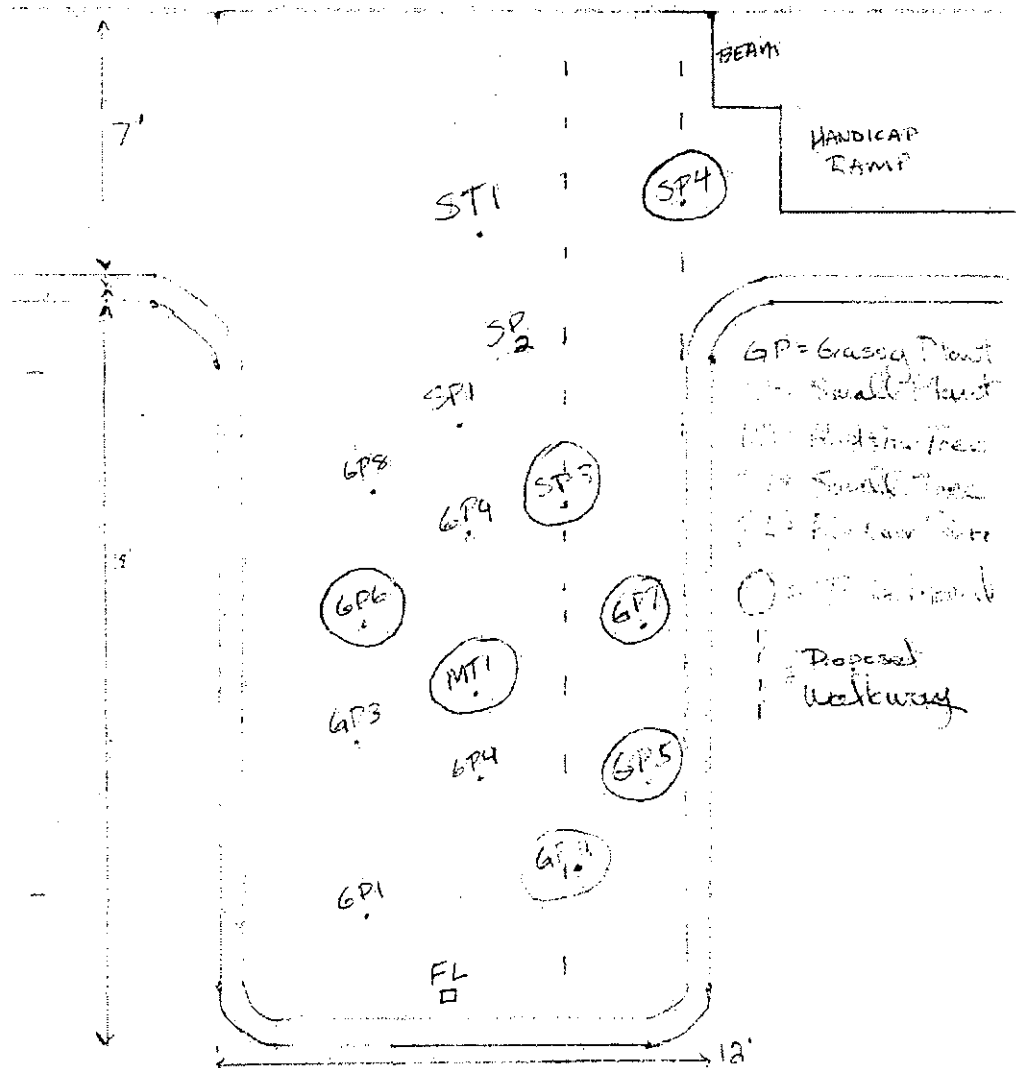
# Landscape Island Proposed Design



23271 N. Scottsdale Rd, Ste A-103 Scottsdale, AZ 85255, Silverstone Center  
Landscape Island Repurposing, Pre Application Request – CURRENT ISLAND

Repurpose the landscape island to enable access  
to 18|8 Fine Men's Salons

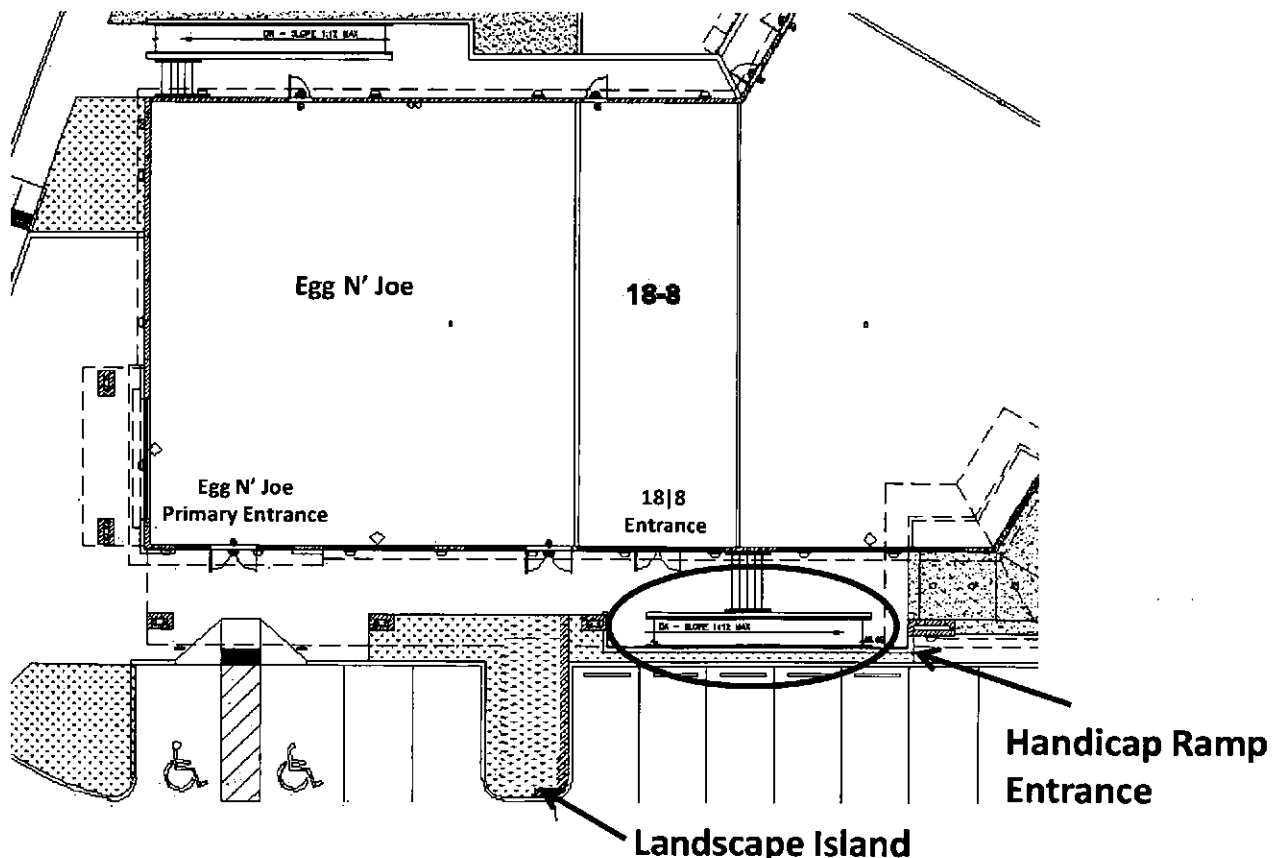
Landscape Island  
Concept Design  
11.9.15



**23271 N. Scottsdale Rd, Ste A-103 Scottsdale, AZ 85255, Silverstone Center  
Landscape Island Repurposing, Pre Application Request – CURRENT STATE**

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- Space next to/east of California Pools & Landscape was originally a contiguous suite.
- Suite was subsequently demised for Egg N' Joe, who leased endcap space at east end of property but left 1,280 sft of space next to Californian Pools/Landscape unleased.
- Egg N' Joe's primary entry point into their suite is at the east-end of the building (below, picture #4).
- Landscape island in question (below, picture #9) was constructed prior to demising space between Egg N' Joe and 18|8.
- 18|8 has no convenient access point into their newly demised suite due to:
  - Handicap ramp disallowing direct access
  - Landscape island forcing customers to access suite by
    - a) walking up the handicap ramp which starts in front of California Pools and Landscape at far end of the east wing (below, picture #2),
    - b) walking down to the east end of the east wing in front of Egg N' Joe's main entrance (below, picture #4), or
    - c) walking between cars parked in front of Egg N' Joe (below, picture #12)



**23271 N. Scottsdale Rd, Ste A-103 Scottsdale, AZ 85255, Silverstone Center  
Landscape Island Repurposing, Pre Application Request – STOREFRONT VIEW**

**Combination of landscape island and handicap ramp placements inhibit access to  
18|8 storefront from parking lot**

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**Repurpose the landscape island to enable access  
to 18|8 Fine Men's Salons**

- **Install a 36" concrete walkway through the center of the landscape island to connect the parking lot to the sidewalk immediately to the east of 18|8's entrance**
- **Rearrange the plants in the landscape island to line each side of the walkway**
  - All plants currently in the island will remain in the island, but rearranged
- **Relocate the two trees currently in the island to landscaped areas bordering the east side of the property**

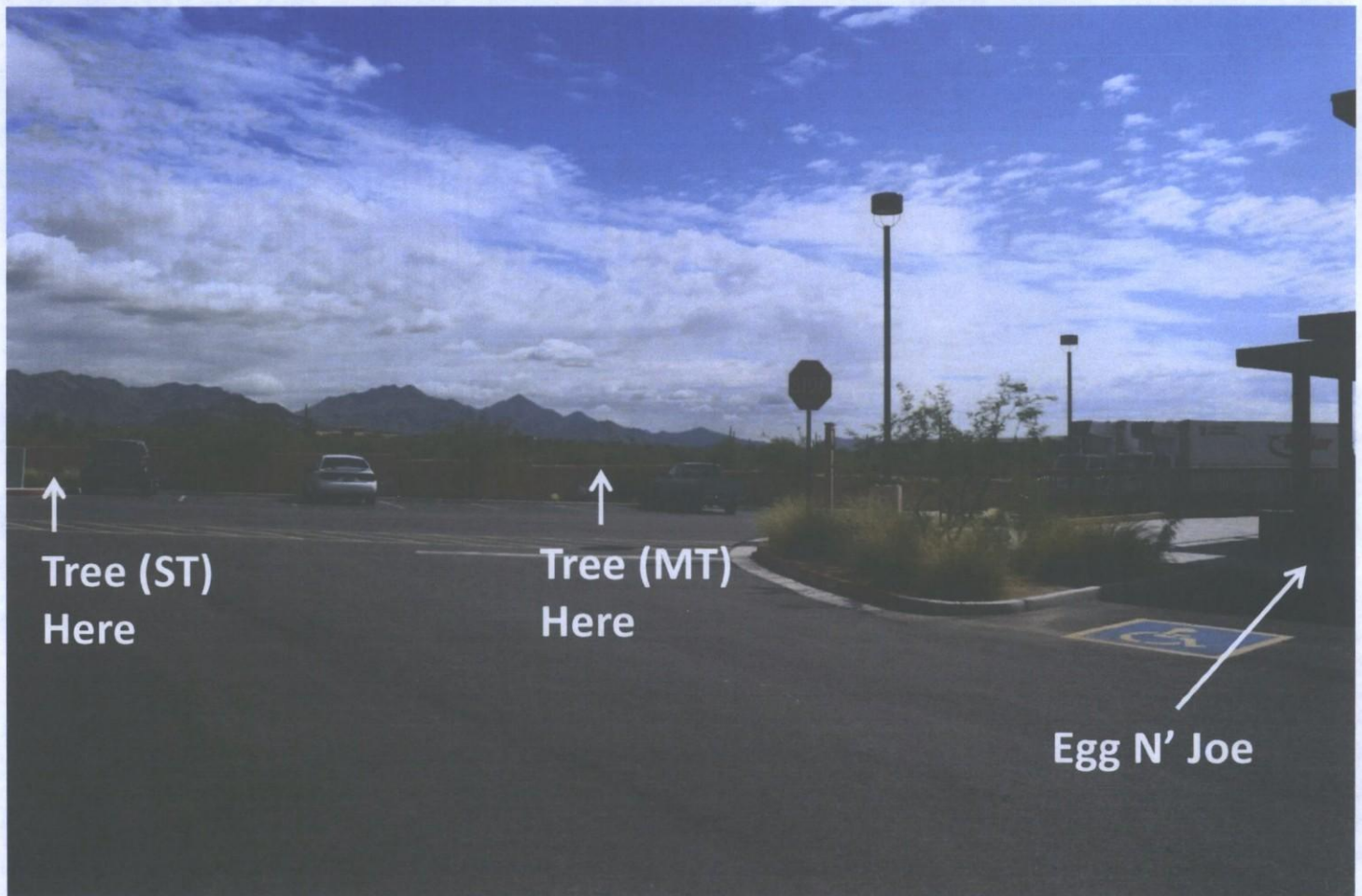


**23271 N. Scottsdale Rd, Ste A-103 Scottsdale, AZ 85255, Silverstone Center  
Landscape Island Repurposing, Pre Application Request – TREE RELOCATION**

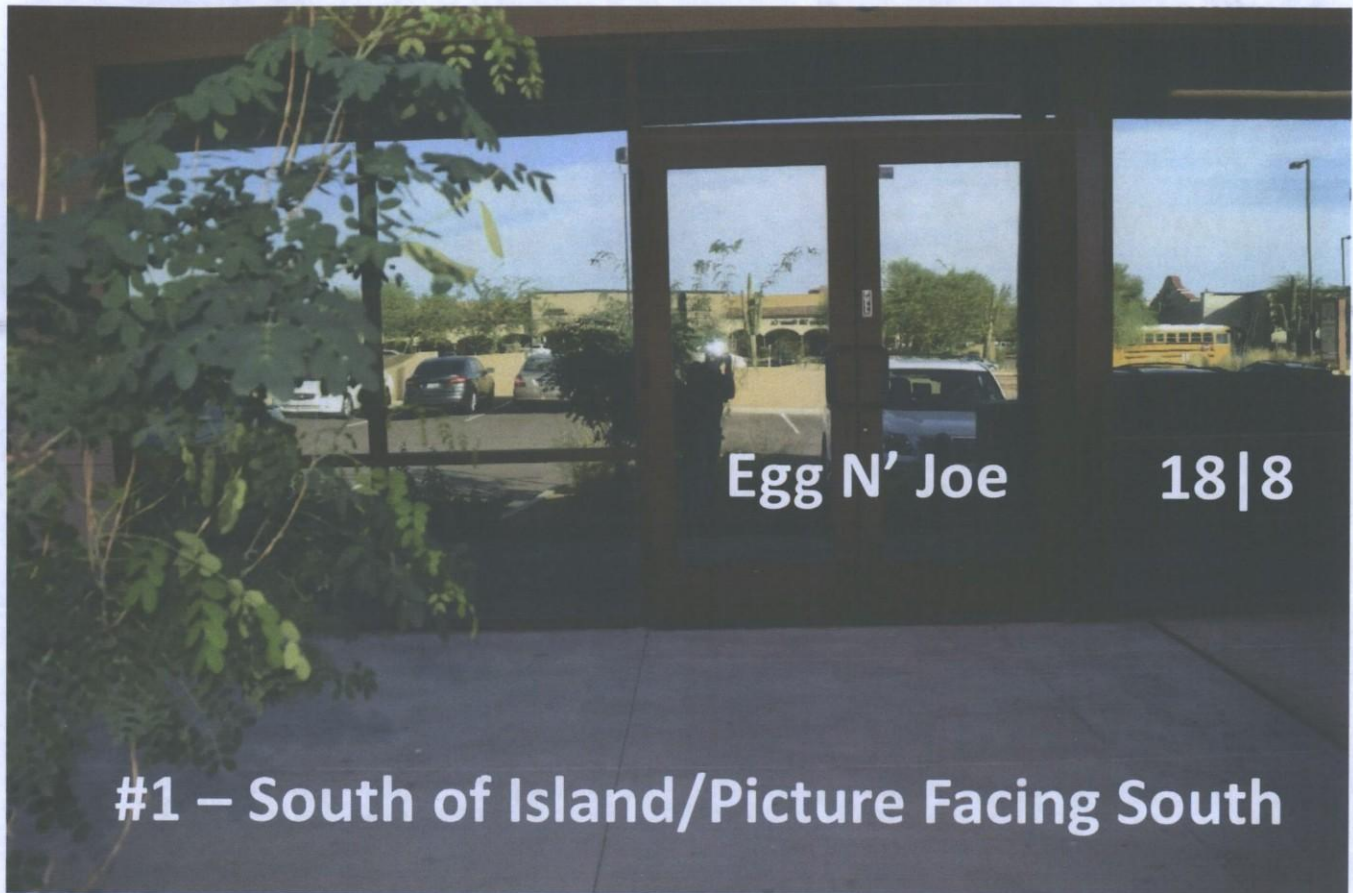
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**Repurpose the landscape island to enable access  
to 18|8 Fine Men's Salons**

- Relocate the two trees currently in the island to landscaped areas bordering the east side of the property











# 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: <u>Silverstone Landscape Island Redesign</u>	
Property's Address: <u>23271 N. Scottsdale Rd #A103 Scottsdale</u> APN: <u>85255</u>	
Property's Zoning District Designation:	
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>RHVT Limited Partnership</u>	Applicant: <u>David Doederlein</u>
Company: <u>1/6 Eisenberg Company</u>	Company: <u>Hiro Associates, LLC DBA 18/8 Fine Men's Salons, North Scottsdale</u>
Address: <u>2390 E Camelback Rd #202</u>	Address: <u>6018 E Dale Ln, Camel Creek AZ 85331</u>
Phone: <u>602-468-6100</u> Fax:	Phone: <u>602-615-9053</u> Fax:
E-mail: <u>paula@eisenbergcompany.com</u>	E-mail: <u>doederlein@eighteen8.com</u>
Owner Signature: <u>[Signature]</u>	Applicant Signature: <u>David Doederlein</u>
Official Use Only	Submittal Date: <u>10/29/15</u> Application No: <u>1013-PA-2015</u>
Project Coordinator:	

## Planning and Development Services Department

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: \$ 87  
(No fees are changed for Historic Preservation (HP) properties.)

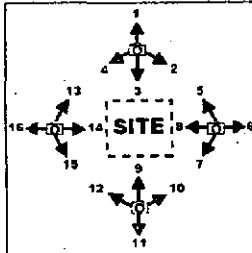
☒ Records Packet Fee: \$ N/A  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ 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.



☒ Other

See Attached for statement of need, description of work and photographs

- 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
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☒ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ 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 Department

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**#7 – West of Island/Picture Facing North**



**#8 – West of Island/Picture Facing East**

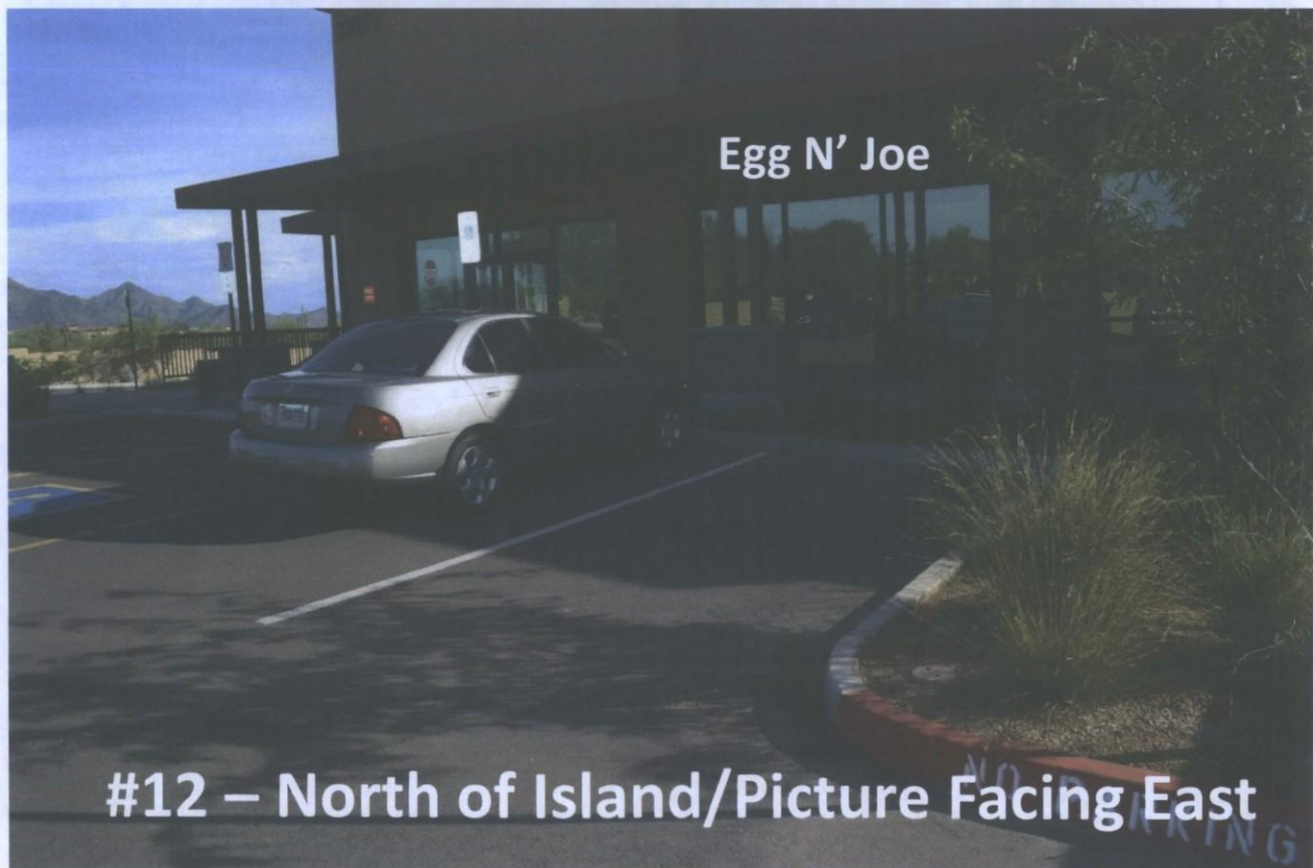








**#11 – North of Island/Picture Facing North**



**#12 – North of Island/Picture Facing East**

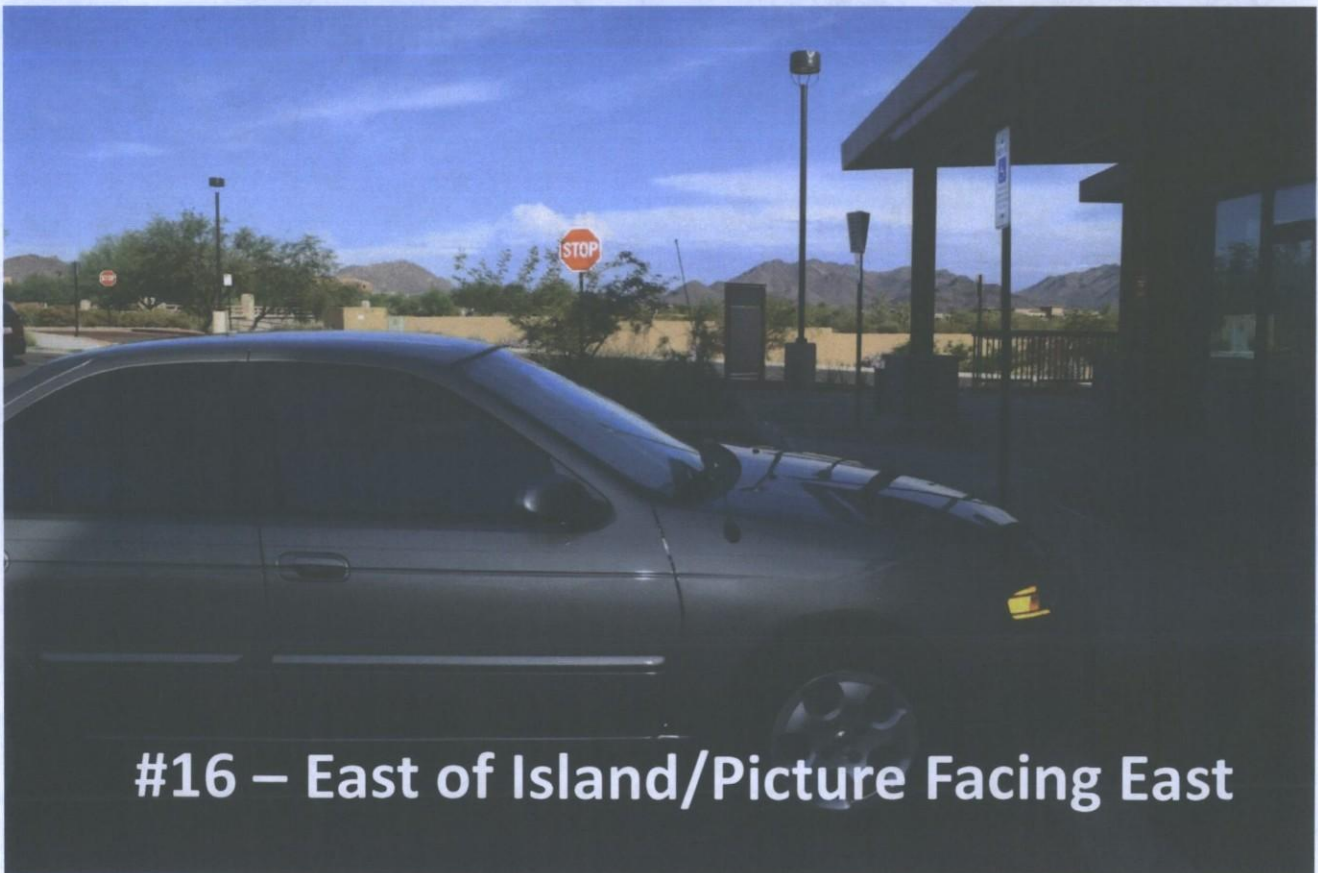






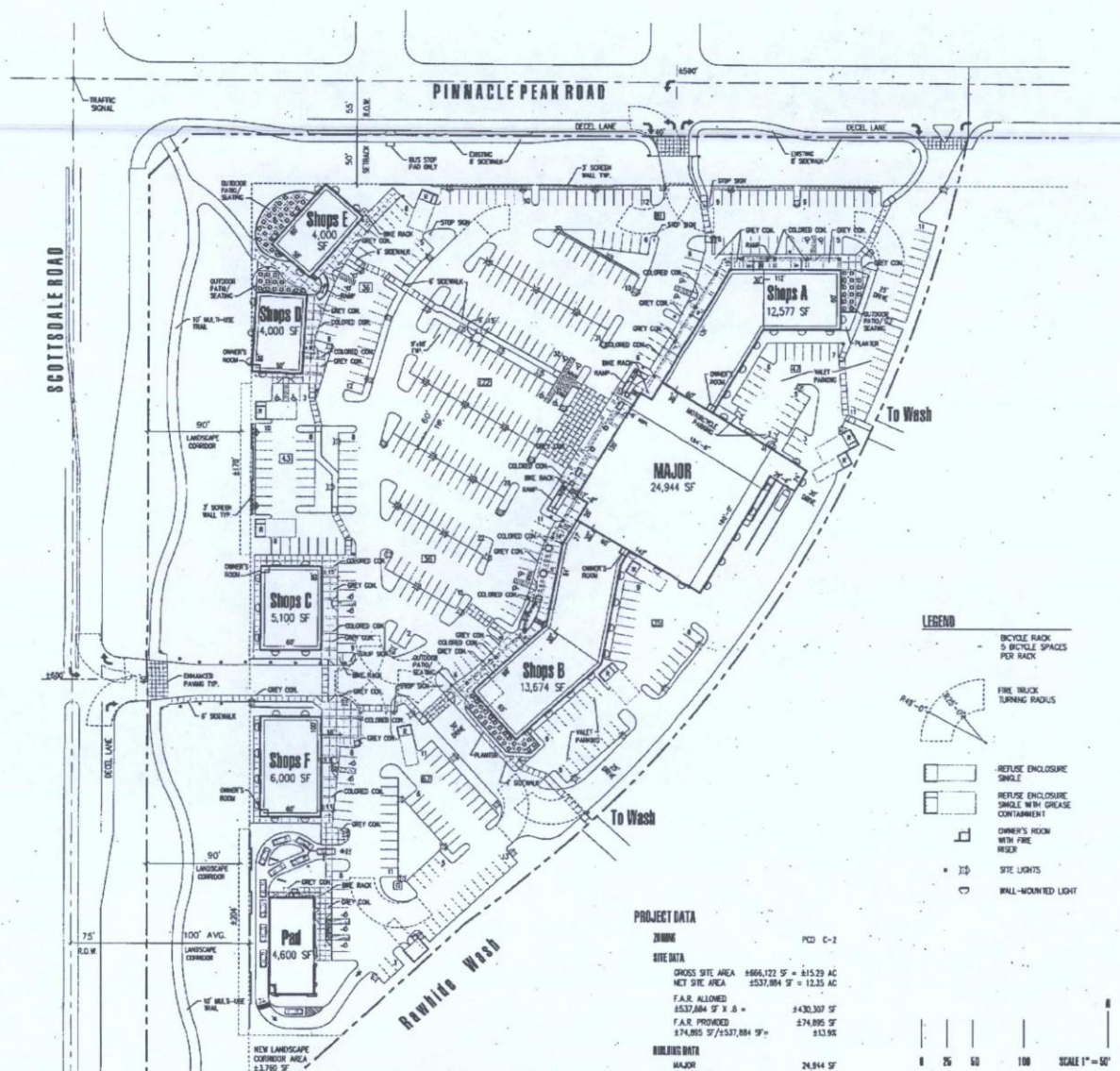


**#15 – East of Island/Picture Facing North**



**#16 – East of Island/Picture Facing East**





# **CITY APPROVED SITE PLAN** **12-19-2013**

**Design Team**  
Architect:  
Ellermann, Schick & Bruno  
1555 E. Camelback Rd.  
Phoenix, AZ 85016  
P-602,266,6262  
F-602,265,6213  
Contact: Larry Ellermann

Landscape Architect:  
G.K. Flanagan Associates  
4626 N. 44th Street  
Phoenix, AZ 85018  
P-602,912,9091  
F-602,912,9093  
Contact: Greg Flanagan

Civil:  
Wood/Parisi  
2851 W. Northern Ave.  
Phoenix, AZ 85021  
P-602,355,8560  
Contact: Daniel Wood

Electrical:  
Kremer Consulting Engineers, P.L.L.C.  
2050 W. Whispering Will Drive, Suite 158  
Phoenix, AZ 85025  
P-602,293,1609  
F-602,285,9450  
Contact: Mark Bentley

**FOR REFERENCE**  
**- SEE**  
**STIPULATIONS**

## **PROJECT DATA**

<b>NAME</b>	PCD C-2
<b>SITE DATA</b>	
GROSS SITE AREA	1866,122 SF = 42.52 AC
NET SITE AREA	1537,884 SF = 35.23 AC
F.A.R. ALLOWED	1537,884 SF x 0.8 = 1,230,307 SF
F.A.R. PROVIDED	1,230,307 SF / 1537,884 SF = 0.8
<b>BUILDING DATA</b>	
MAJOR	24,944 SF
SHOPS A-F	45,351 SF
POOL	4,600 SF
<b>TOTAL</b>	74,895 SF

## **PARKING DATA**

<b>TOTAL REQUIRED</b>	250 SP
<b>NEED USE (1/200)</b>	
<b>TOTAL PROVIDED</b>	487 SP
<b>ACCESSIBLE REQUIRED</b>	20 SP
<b>ACCESSIBLE PROVIDED</b>	21 SP
<b>VAN ACCESSIBLE REQUIRED</b>	3 SP
<b>VAN ACCESSIBLE PROVIDED</b>	3 SP
<b>BICYCLE PARKING REQUIRED</b>	25 SP
<b>BICYCLE PARKING PROVIDED</b>	25 SP
<b>MOTORCYCLE PARKING PROVIDED</b>	4 SP
<b>OPEN SPACE</b>	
<b>REQUIRED:</b>	
100' x 537,884 SF =	53,788 SF
PLUS	
[0.004 x (31'-12") x 537,884 SF =	640,879 SF
<b>TOTAL REQUIRED =</b>	694,667 SF
<b>TOTAL PROVIDED =</b>	1,230,307 SF

## **PARKING LOT LANDSCAPE**

<b>REQUIRED:</b>	
150' x (487 SP x 270 SF) =	119,724 SF
<b>TOTAL PROVIDED =</b>	1,230,307 SF

## **LEGEND**

- BICYCLE RACK
- 5 BICYCLE SPACES PER RACK
- FIRE TRUCK TURNING RADIUS
- REFUSE ENCLOSURE SINGLE
- REFUSE ENCLOSURE SINGLE WITH GREASE CONTAINMENT
- OWNER'S ROOM WITH FIRE RISER
- SITE LIGHTS
- WALL-MOUNTED LIGHT

## **conceptual site plan**

DESIGNED BY: 25015  
REVISION 19 OCTOBER 2012  
REVISION 15 AUGUST 2012  
REVISION 27 JULY 2012  
REVISION 17 JUNE 2012  
REVISION 18 APRIL 2012  
REVISION 21 NOVEMBER 2011  
8 AUGUST 2011

**SILVERSTONE**  
**COMMERCIAL DEVELOPMENT**  
SEC SCOTTSDALE ROAD + PINNACLE PEAK ROAD  
**for EISENBERG COMPANY**

**ELDERMAN, SCHICK & BRUNO**  
ARCHITECTURE PLANNING