

Case Research

History

682-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: <u>Scottsdale Executive Villas</u> | |
| Property's Address: <u>6200-6390 E. Thomas Rd</u> | APN: <u>128-49-002H</u> <u>128-49-235</u> |
| Property's Zoning District Designation: <u>SR</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>Curt Kremer</u> | Applicant: <u>Jason Boyer</u> |
| Company: <u>Everwest Real Estate Partners</u> | Company: <u>Gensler</u> |
| Address: <u>3200 N Central Ave, Suite 1100</u> <u>Phoenix, AZ 85012</u> | Address: <u>201 E. Washington, Suite 750</u> <u>Phoenix, AZ 85004</u> |
| Phone: <u>602-351-2081</u> Fax: _____ | Phone: <u>602-523-4900</u> Fax: <u>602-523-4949</u> |
| E-mail: <u>curt.kremer@everwest.com</u> | E-mail: <u>jason_boyer@gensler.com</u> |
| Owner Signature:  | Applicant Signature:  |
| Official Use Only | Submittal Date: <u>7/24/15</u> Application No.: <u>682-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 checked="" 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) | <input type="checkbox"/> Single-Family Residential |
| <input type="checkbox"/> Minor Amendment (MA) | | <input type="checkbox"/> Other |

Submittal Requirements: (fees subject to change every July)

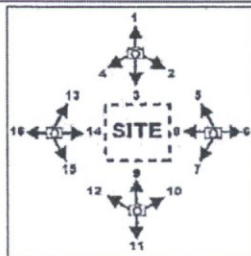
☒ Pre-Application Fee: \$ 87
(No fees are charged for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ 21
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

- 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

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

Memorandum

Gensler

| | | | |
|---------------------|--|--|--------------|
| To | City of Scottsdale Planning and Development Services Department | Fax No. Telephone No. | |
| From | Jason Boyer | Date | 23 July 2015 |
| Project | 6210-6390 E. Thomas Rd | Project Number | TBD |
| Subject | Application Narrative | File | ME |
| Distribution | Curt Kremer | This is page | 1 of |

Memorandum/Discussion/Observations

The purpose of this request is to review the process requirements for rezoning all or a portion of the property located North of Thomas Road bordered between N 61st Place on the West and N 64th St on the East. This property is comprised of two (2) parcels: APN128-49-235 and APN128-49-002H

We understand there is a major and minor rezoning process and we seek a minor rezoning of the subject parcel to support a move from Service Residential (SR) to Commercial (C-1) or other similar use that supports the overall complex redevelopment concept. We understand this may require us to keep the size of the overall rezones areas to 10AC or less. The combination of both parcels is greater than the 10AC threshold, further APN128-49-002H is also slightly greater than the 10AC threshold. Further clarification from the City of Scottsdale about the inclusion of half-street areas surrounding the parcel will aid us in determining the defined gross area zoning boundary.

The purpose of the rezoning is to support the addition of a restaurant amenity anchor to the proposed redevelopment of both parcels. The proposed redevelopment would seek to enhance the overall small office community, currently referred to as Scottsdale Executive Villas, by improving the overall street frontage along Thomas Road, architectural improvements to the existing 1980's buildings to present a building image that supports the creation of a contemporary creative office / small professional user office complex. Component of the project include:

Site Circulation + Parking

The site circulation would largely remain intact with one major revision to the center of the property within parcel 128-49-002H that would realign a portion of the parking to improve flow and capacity (reference attached sketches). Building address 6330 E Thomas is proposed to be demolished to support the site circulation redesign. The South edge of the property is proposed to be redesigned with low-water use desert vegetation. The overall site circulation scheme would be enhanced with a focus on making an active pedestrian and bicycle connection to the 64th St recreational corridor. Existing Parking on site is 707 spaces at approximately 4.4 cars per 1000sf of gross building area. Proposed modification would yield approximately 771 spaces at approximately 5.2 cars per 1000sf of gross building area.

Drainage

Grading and drainage throughout the redevelopment would remain largely as is with modifications limited to the parking lot modifications within the central area of the property. It is possible that additional rework may be required that is not known at this time based on current City of Scottsdale development requirements.

Architecture

The existing complex is comprised of four (4) clusters of four (4) buildings totaling approximately 160,000 GSF. With demolition of the 6330 Building new totals would be approximately 149,000GSF. Existing buildings were permitted in 1985 with construction completed in 1986. The architecture consists of both 1 and 2-story buildings, the 2-story building areas are partially depressed below grade by a ½ level. Building materials are heavy stucco finish with tile roofs and "Colonial" style perimeter balustrades at the exterior balcony locations. (reference attached photos).

The redevelopment of the site would seek to modernize the overall building complex by re-skinning the buildings, providing indoor/outdoor connections through transparency supported by canopies, new building overhangs and shaded walkways. Roof tile would likely be replaced with a more contemporary and timeless material such as

201 E Washington Street
Suite 750
Phoenix AZ 85004
Tel: +1 602.523.4900
Fax: +1 602.523.4949

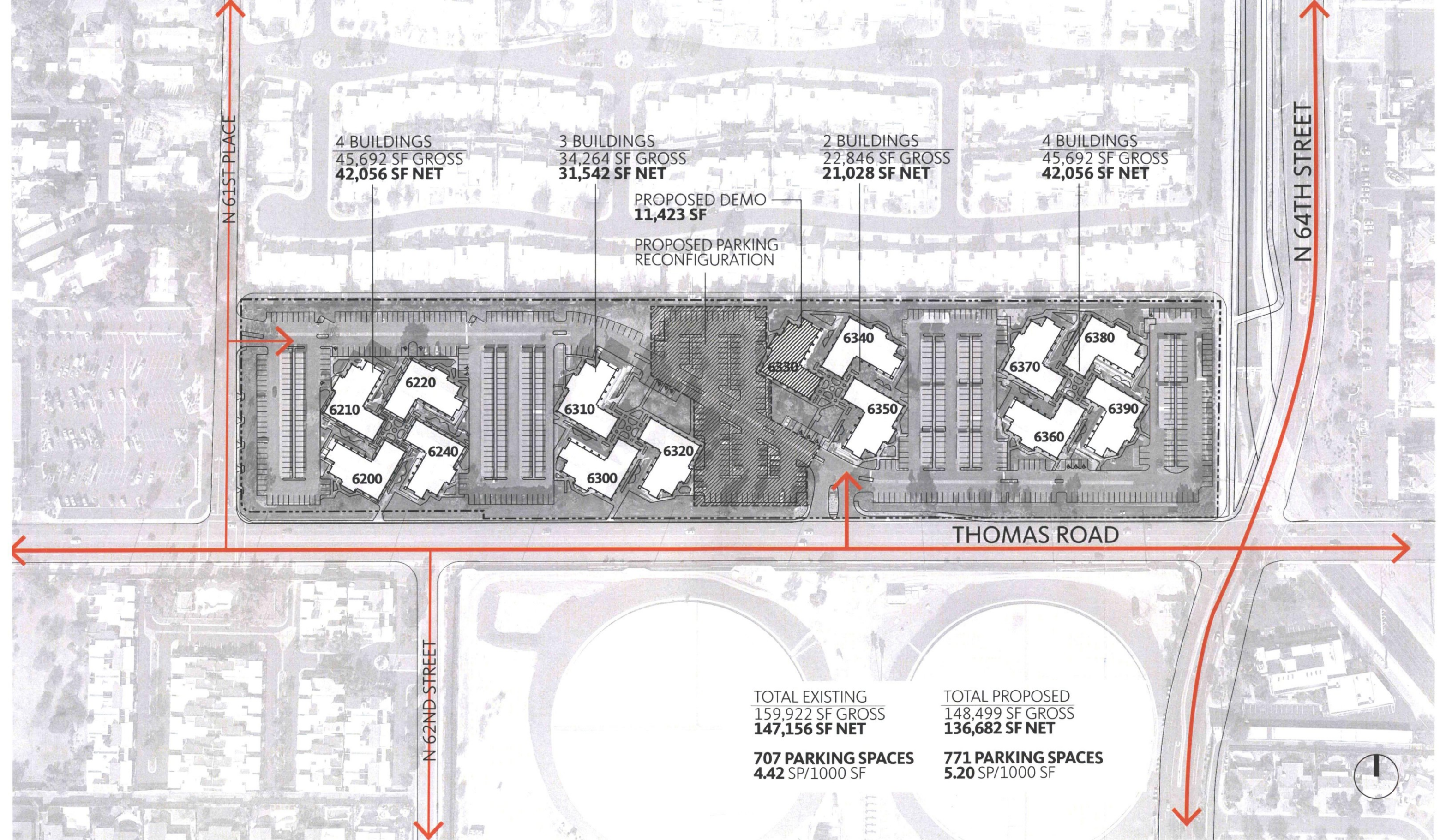
Memorandum continued

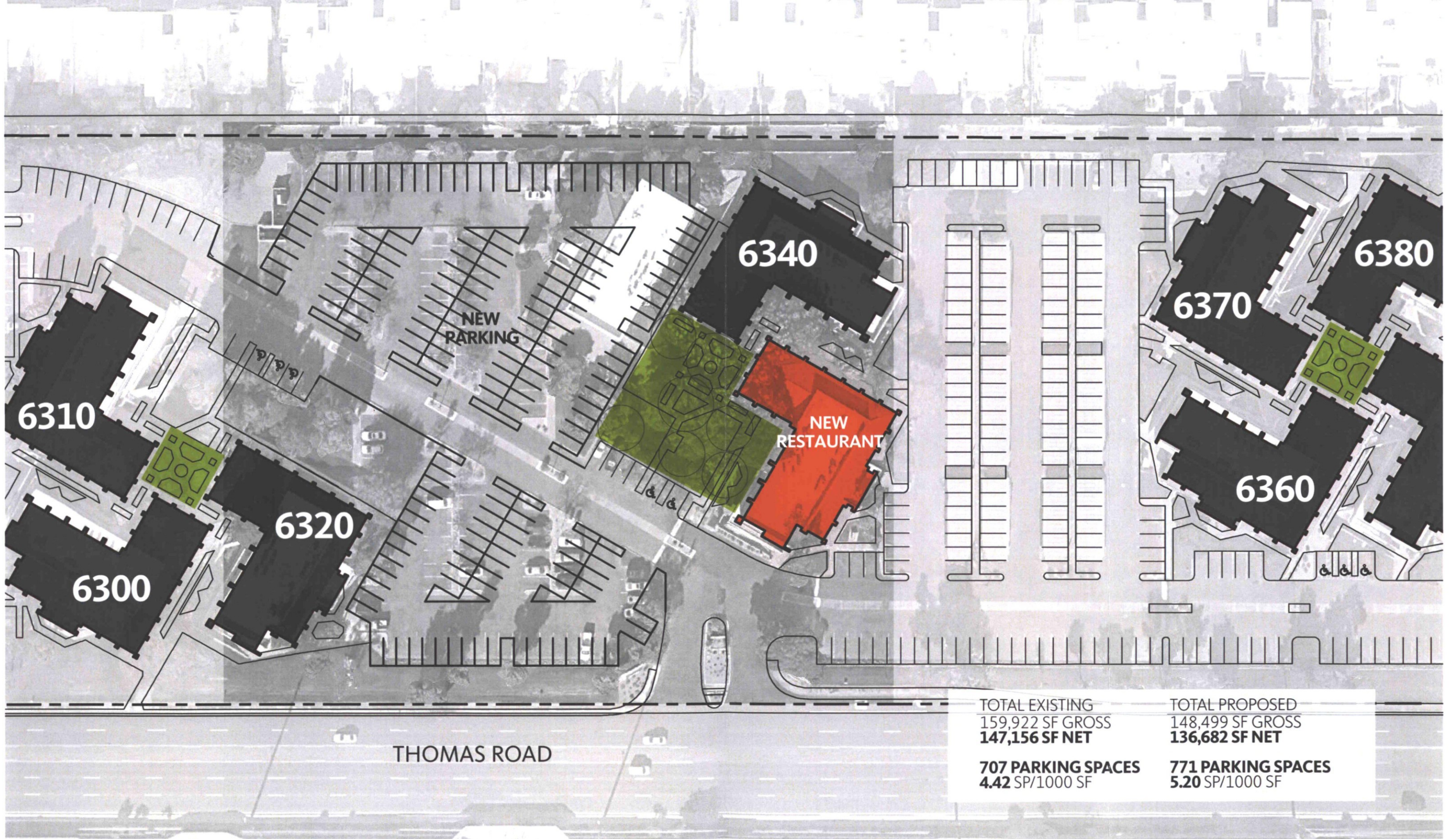
Gensler

| | | | |
|----------------|------------------------|-----------------------|------|
| Project | 6210-6390 E. Thomas Rd | Project Number | TBD |
| Date | 23 July 2015 | This is page | 2 of |

Memorandum / Discussion / Observations

standing seam metal. Each cluster of four (4) buildings currently center around an outdoor courtyard that provide office users outdoor amenities such as shaded seating areas and water features. We expect the overall landscape scheme of the project to be improved while still work with the existing mature shade trees found on the property.



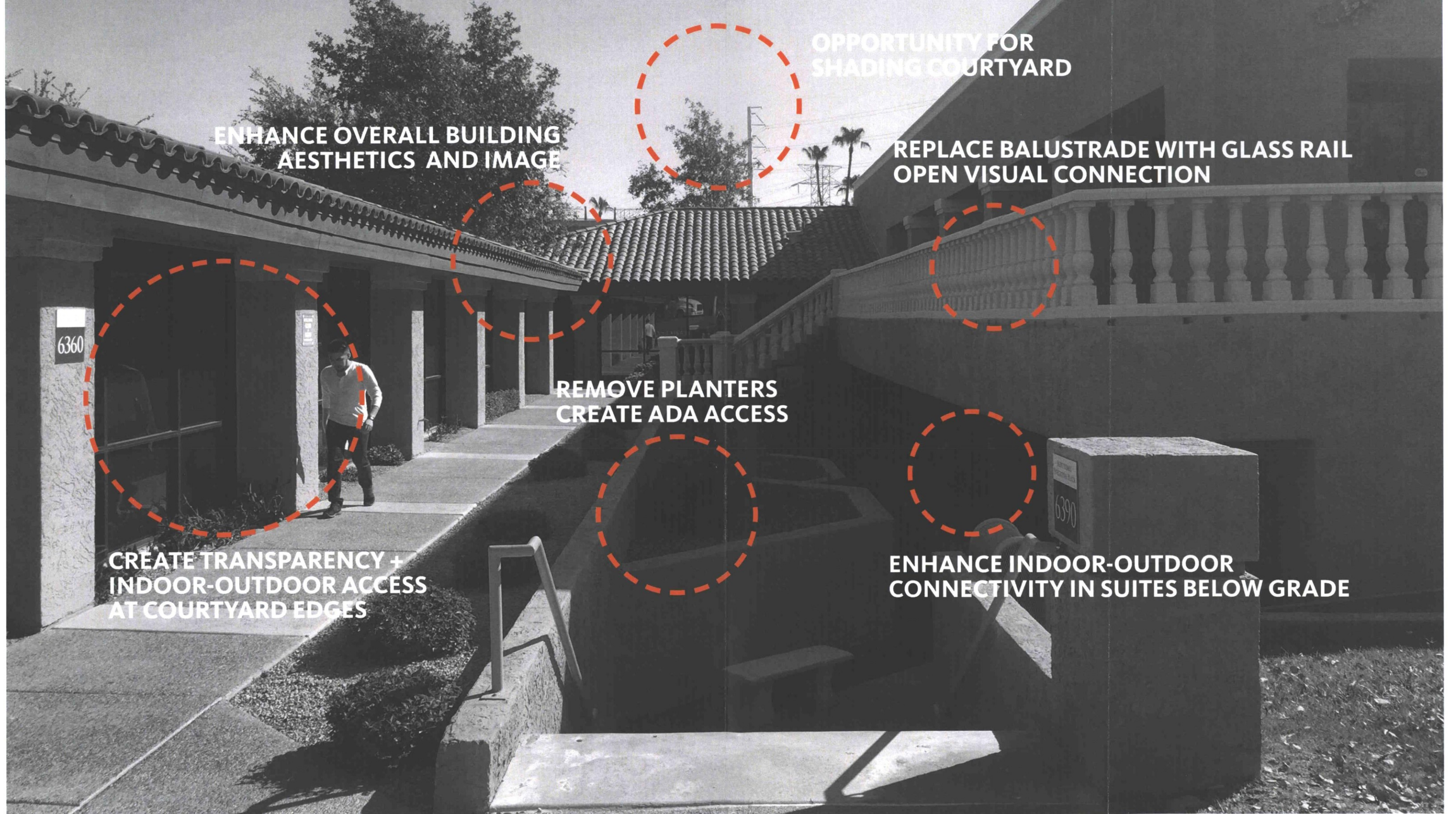




ENTRANCE TO SITE FROM THOMAS ROAD



6330 - 6350 APPROACH FROM SOUTH



6360 - 6390 APPROACH FROM SOUTH







0 50 100 200 300 400 Feet

1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

Aerial



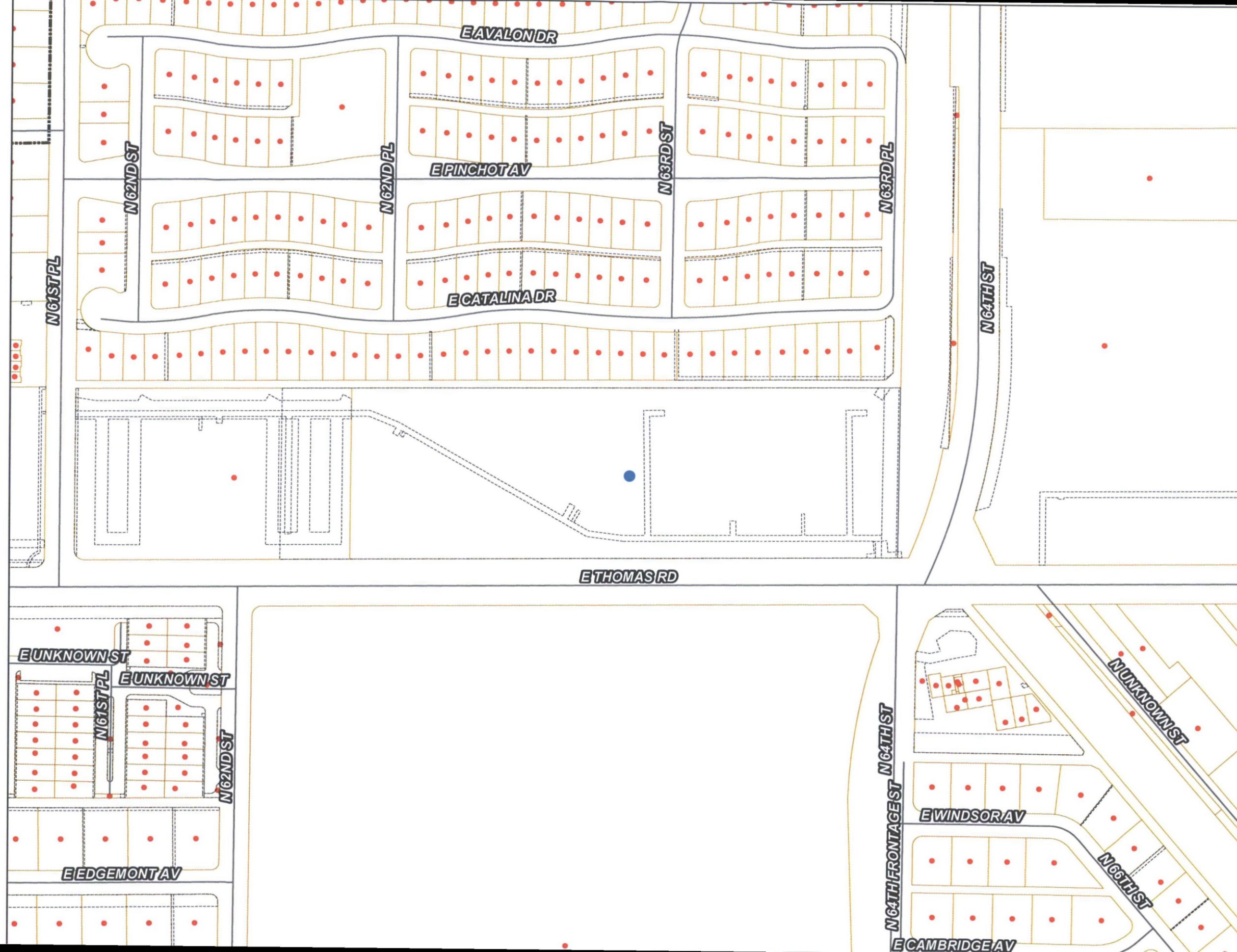
0 50 100 200 300 400 Feet

1 inch = 200 feet*

* Scale valid for original print only.
Reproductions may alter the scale
and render this value inaccurate.

Notice: This document is provided for general
information purposes only. The City of
Scottsdale does not warrant its accuracy,
completeness, or suitability for any particular
purpose.
It should not be relied upon without field
verification.

ROW





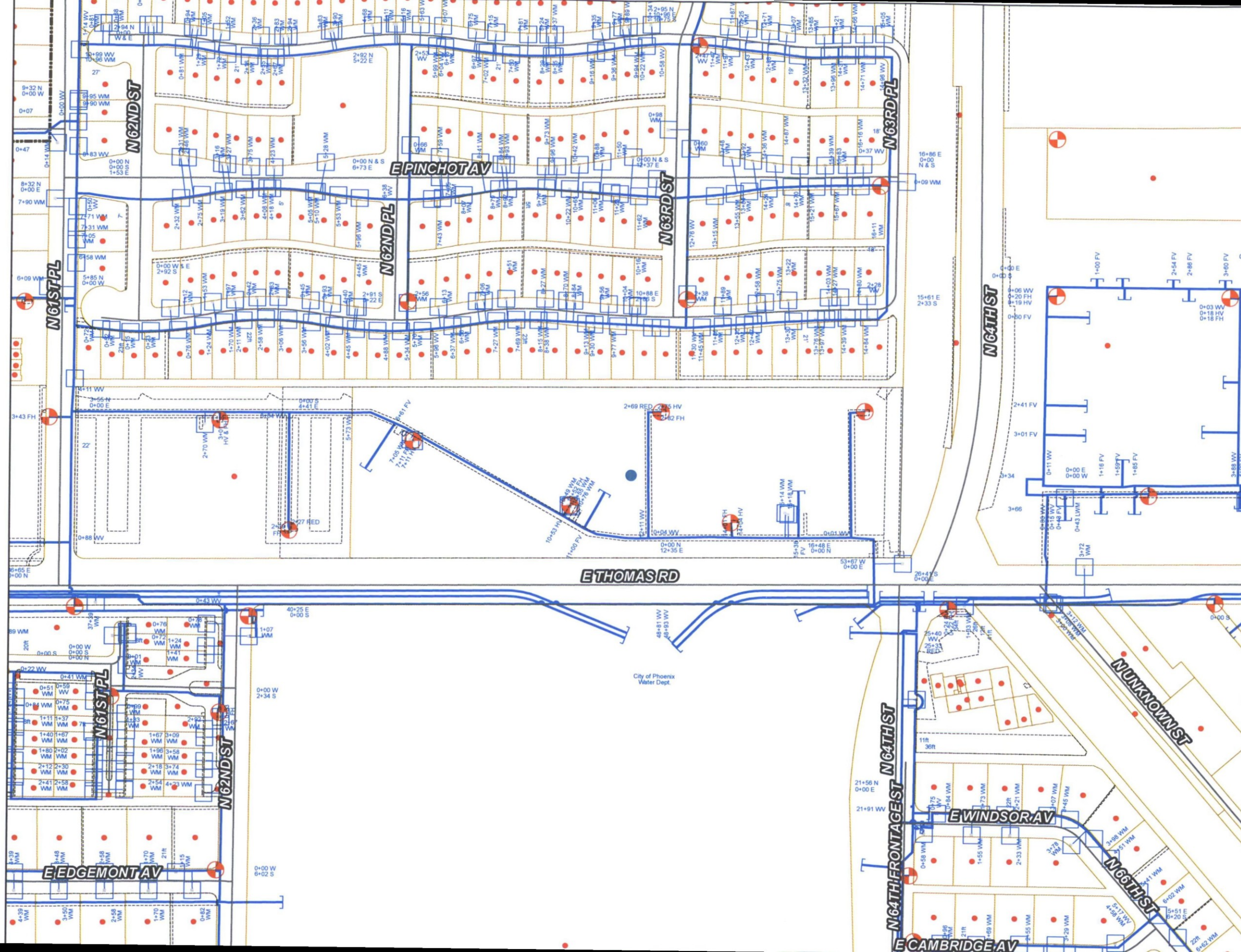
0 50 100 200 300 400 Feet

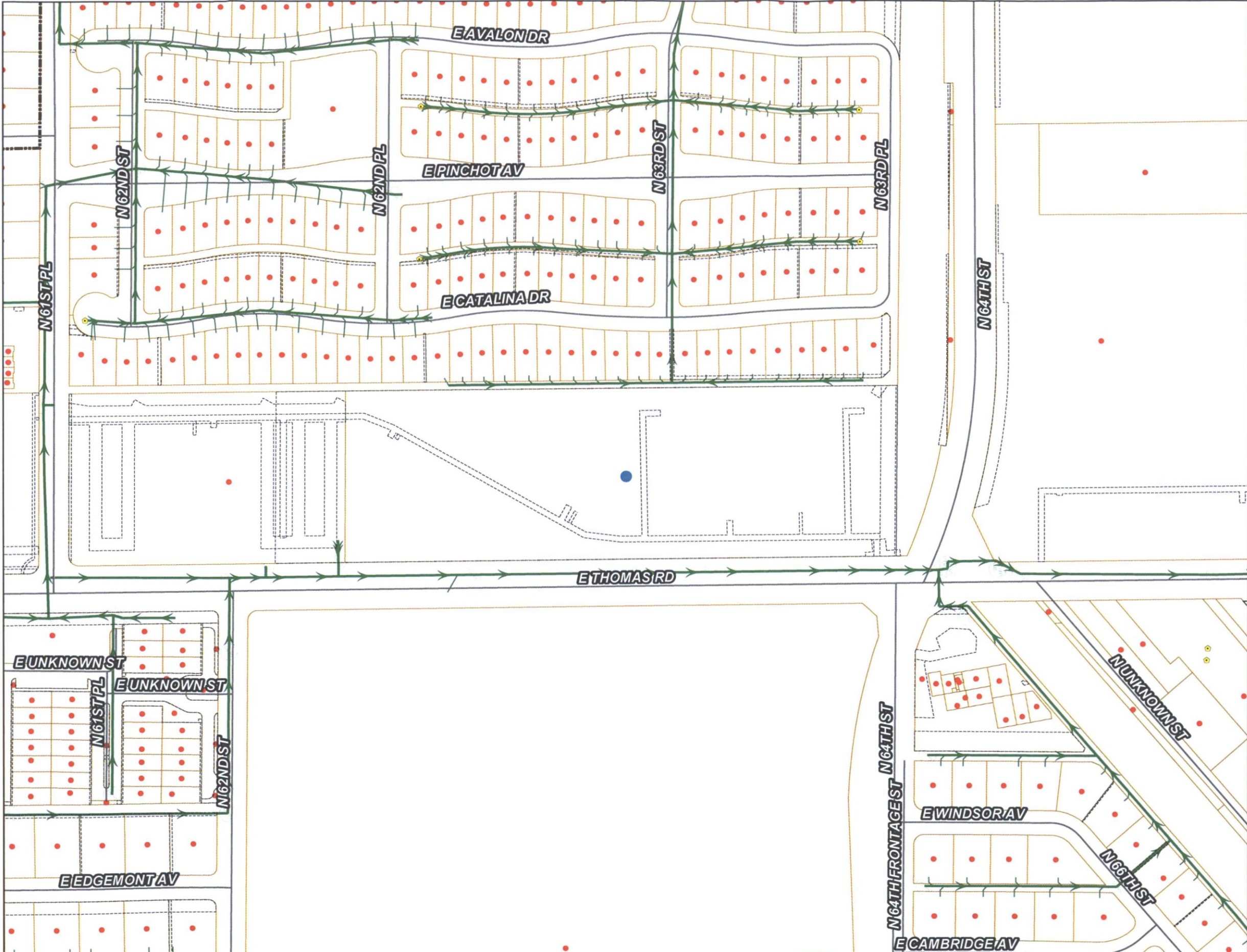
1 inch = 200 feet*

* Scale valid for original print only.
Reproductions may alter the scale
and render this value inaccurate.

Notice: This document is provided for general
information purposes only. The City of
Scottsdale does not warrant its accuracy,
completeness, or suitability for any particular
purpose.
It should not be relied upon without field
verification.

Water





0 50 100 200 300 400 Feet

1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

Sewer



0 50 100 200 300 400 Feet

1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

Zoning

